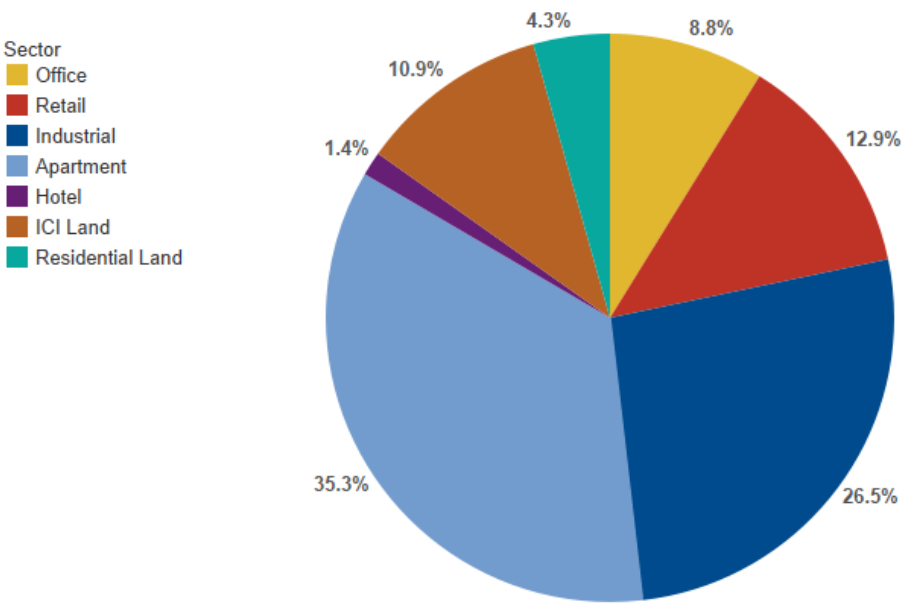

Montreal Market Area Commercial Q3 2023 Statistics

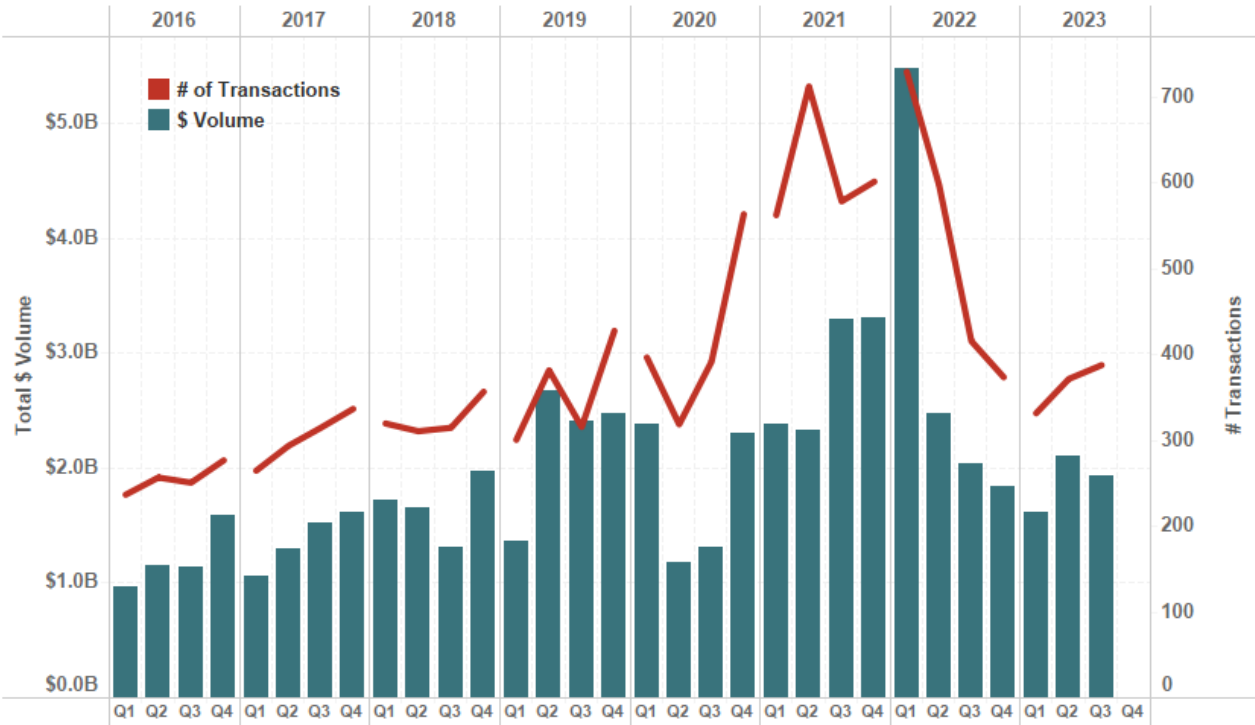


Q3 2023 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



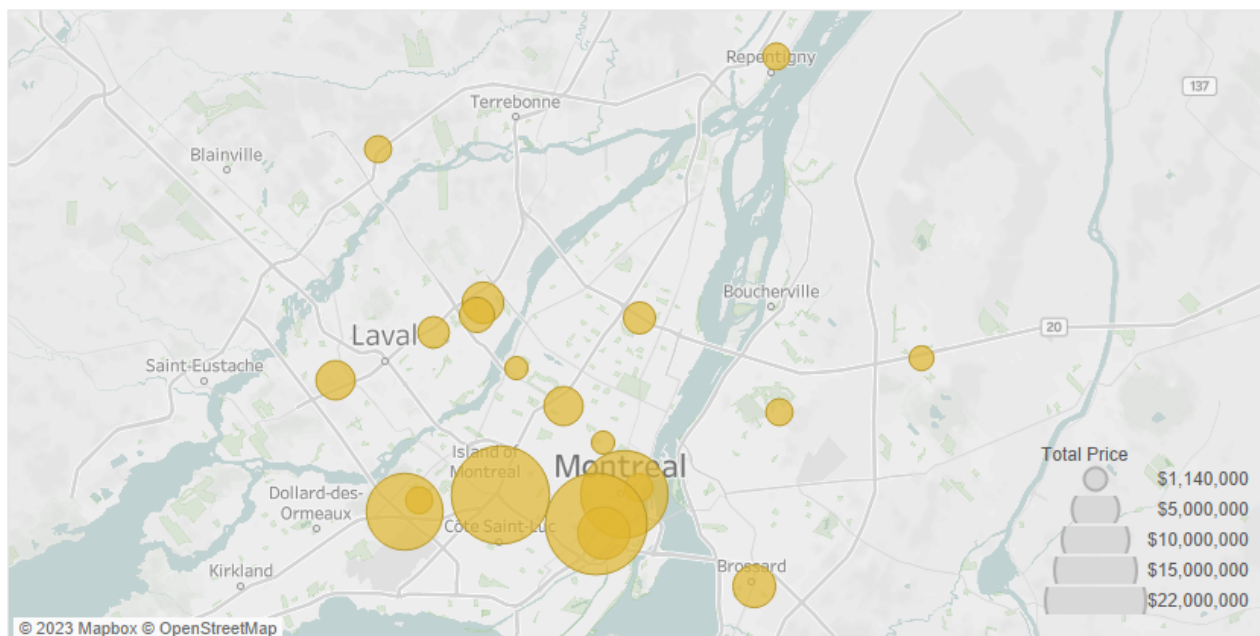
Source: Altus Group

	Q3 2023		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$87.90M	11	\$381.47M	42	\$356
Laval	\$11.68M	4	\$83.66M	8	\$234
Longueuil	\$1.57M	1	\$2.70M	2	\$311
North Shore	\$3.11M	2	\$16.35M	10	\$290
South Shore	\$5.17M	2	\$13.78M	7	\$380
Grand Total	\$109.42M	20	\$497.96M	69	\$333

Office - Significant Transactions Q3 2023

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1245 Greene Avenue	Island of Montréal	Westmount	\$22,000,000	39,974	\$550
8585 Décarie Boulevard	Island of Montréal	Mont-Royal	\$20,450,000	22,124	\$924
625 René-Lévesque Boulevard West	Island of Montréal	Ville-Marie	\$16,225,000	120,000	\$135
8851 Transcanadienne Highway (A-40)	Island of Montréal	Saint-Laurent	\$12,500,000	53,000	\$236
3451 Saint-Jacques Street	Island of Montréal	Le Sud-Ouest	\$5,797,200	15,000	\$761

Office Property Transactions - Q3 2023

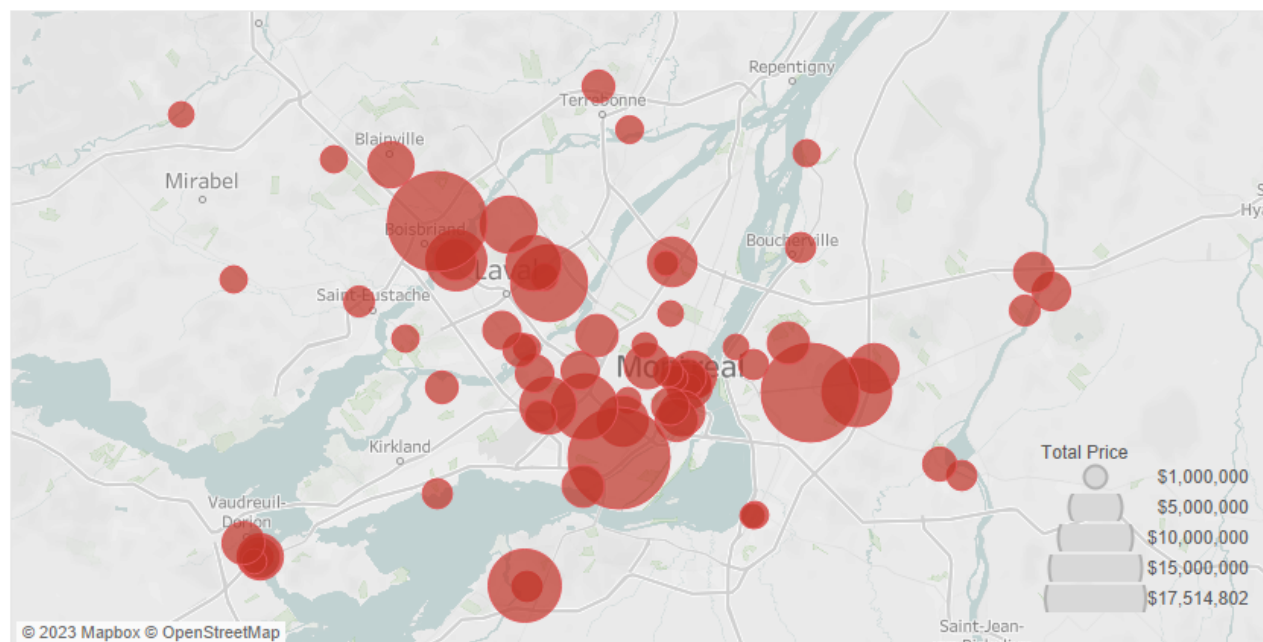


	Q3 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$86.00M	28	\$298.98M	77	\$391
Laval	\$37.80M	10	\$143.78M	22	\$299
Longueuil	\$21.96M	4	\$43.64M	13	\$288
North Shore	\$28.63M	8	\$105.93M	28	\$273
South Shore	\$50.00M	18	\$135.20M	37	\$299
Grand Total	\$224.38M	68	\$727.54M	177	\$334

Retail - Significant Transactions Q3 2023

First Address	Region	Municipality	Total Price	Building Size	Price/SF
7277 Saint-Jacques Street	Island of Montréal	Côte-des-Neiges-Notre-Dame-de-Grâce	\$17,514,802	110,000	\$159
1 Bouthillier Street	North Shore	Rosemère	\$16,925,428	113,000	\$150
5035 Cousineau Boulevard	Longueuil	Saint-Hubert	\$16,409,713	110,000	\$149
1215 des Laurentides Boulevard	Laval	Laval	\$9,950,000	36,100	\$276
75A d'Anjou Boulevard	South Shore	Châteauguay	\$9,000,000	39,000	\$231

Retail Property Transactions - Q3 2023

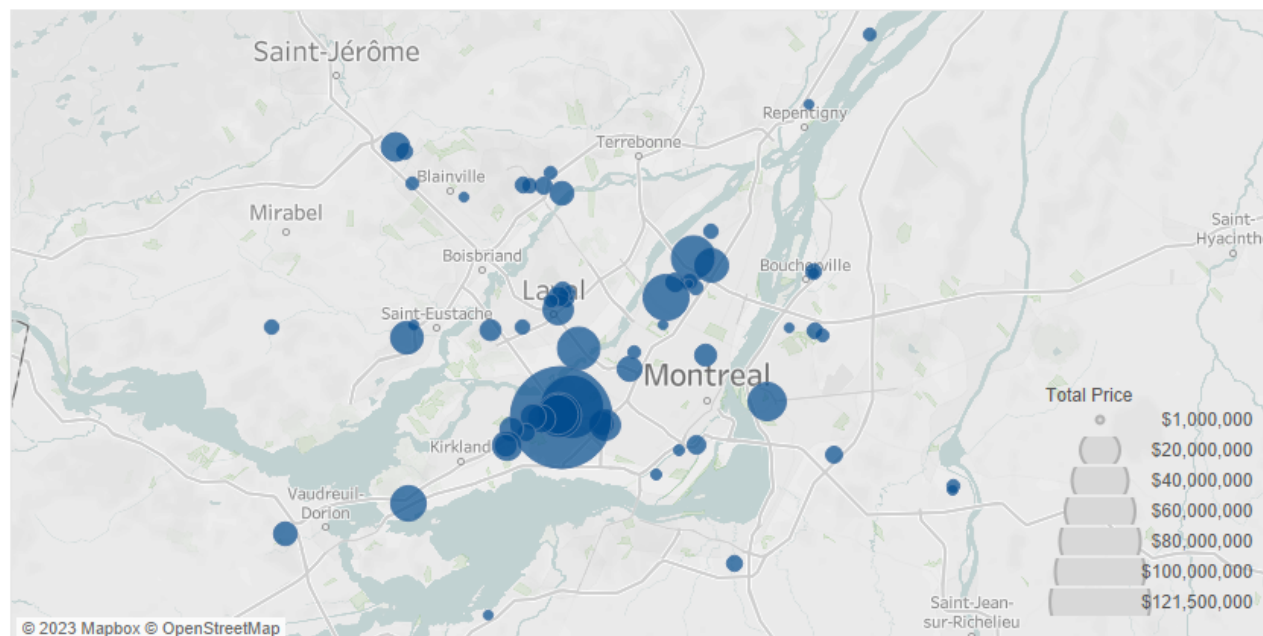


	Q3 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$384.67M	30	\$922.26M	79	\$231
Laval	\$57.12M	9	\$192.63M	25	\$309
Longueuil	\$4.55M	2	\$39.06M	5	\$264
North Shore	\$53.23M	15	\$181.29M	46	\$263
South Shore	\$38.60M	9	\$162.38M	30	\$266
Grand Total	\$538.17M	65	\$1,497.62M	185	\$256

Industrial - Significant Transactions Q3 2023

First Address	Region	Municipality	Total Price	Building Size	Price/SF
9200 Transcanadienne Highway (A-40)	Island of Montréal	Saint-Laurent	\$121,500,000	575,795	\$211
5400 Thimens Boulevard	Island of Montréal	Saint-Laurent	\$43,600,000	235,512	\$185
4855 des Grandes-Prairies Boulevard	Island of Montréal	Saint-Léonard	\$24,550,000	130,370	\$188
9305 Transcanadienne Highway (A-40)	Island of Montréal	Saint-Laurent	\$24,100,000	113,256	\$213
7801 Henri-Bourassa Boulevard East	Island of Montréal	Rivière-des-Prairies-Pointe-aux-Trembles	\$22,592,764	120,578	\$187

Industrial Property Transactions - Q3 2023

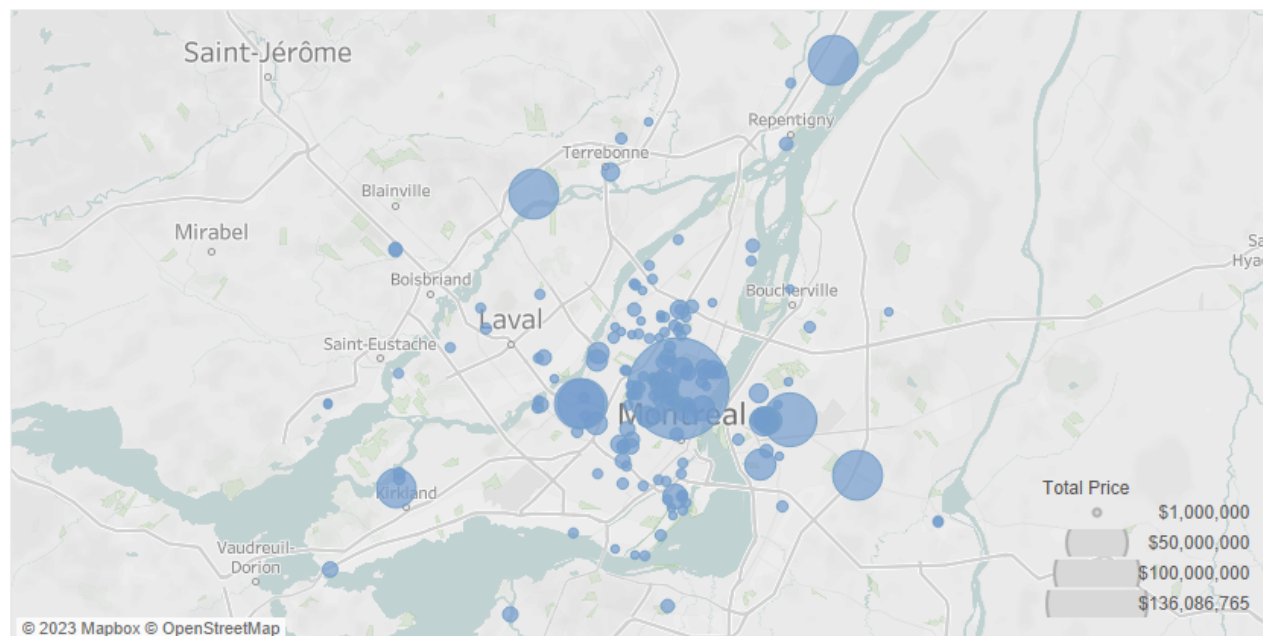


	Q3 2023		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$472.09M	130	\$1,246.27M	379	\$237,863
Laval	\$11.62M	9	\$223.39M	31	\$211,763
Longueuil	\$160.67M	22	\$242.82M	42	\$168,013
North Shore	\$82.28M	11	\$156.45M	32	\$228,326
South Shore	\$14.30M	9	\$122.91M	31	\$157,193
Grand Total	\$740.96M	181	\$1,991.84M	515	\$225,173

Apartment - Significant Transactions Q3 2023

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
3040 Masson Street	Longueuil	Vieux-Longueuil	\$37,750,000	144	\$262,153
239 Deguire Boulevard	Island of Montréal	Saint-Laurent	\$33,050,000	185	\$178,649
1440 Iberville Boulevard	North Shore	Repentigny	\$32,550,000	102	\$319,118
751 Marcel-De La Sablonnière Street	North Shore	Terrebonne	\$32,550,000	102	\$319,118
8105 Cousineau Boulevard	Longueuil	Saint-Hubert	\$32,550,000	112	\$290,625

Apartment Property Transactions - Q3 2023

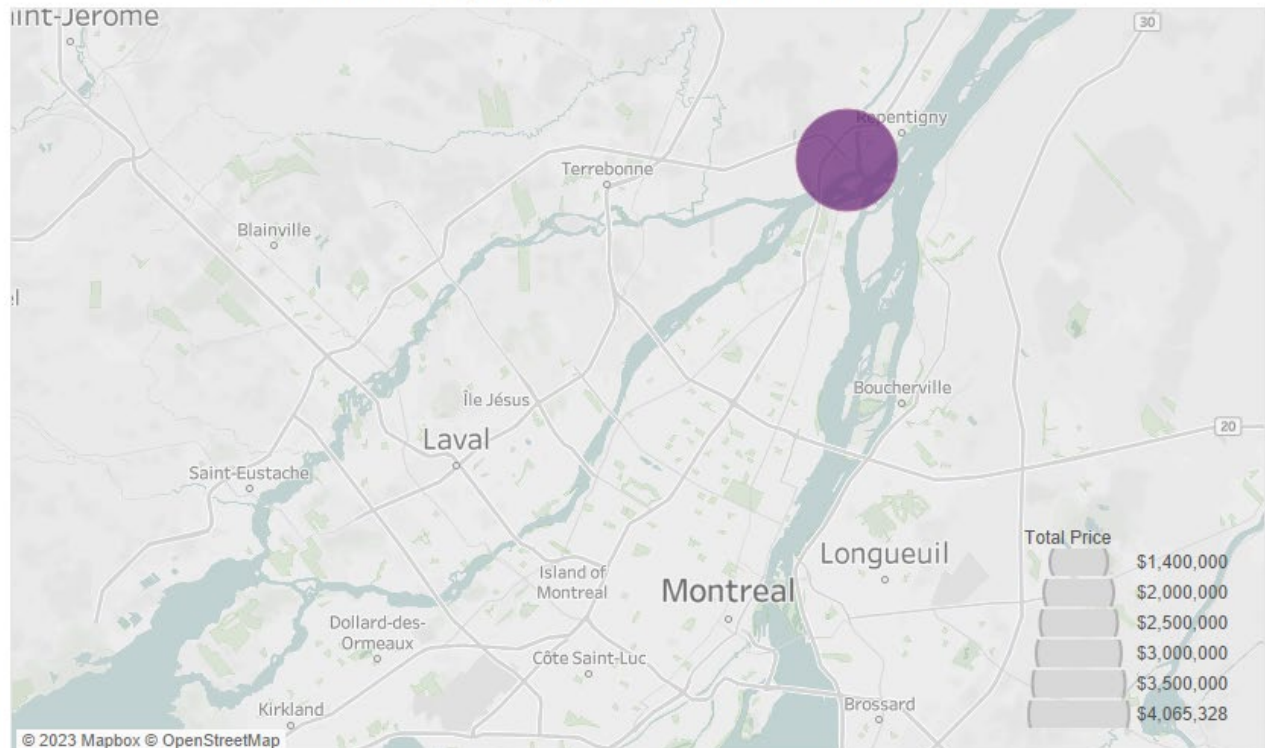


Q3 2023			YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montréal			\$61.83M	6	\$237,565
Laval			\$7.50M	1	\$69,444
Longueuil					
North Shore	\$4.07M	1	\$7.07M	2	\$86,463
South Shore	\$1.40M	1	\$1.40M	1	\$116,667
Grand Total	\$5.47M	2	\$77.79M	10	\$178,443

Hotel - Significant Transactions Q3 2023

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
115 Céline-Dion Boulevard	North Shore	Charlemagne	\$4,065,328	36	\$112,926
255 Principale Street	South Shore	Beauharnois	\$1,400,000	12	\$116,667

Hotel Property Transactions - Q3 2023

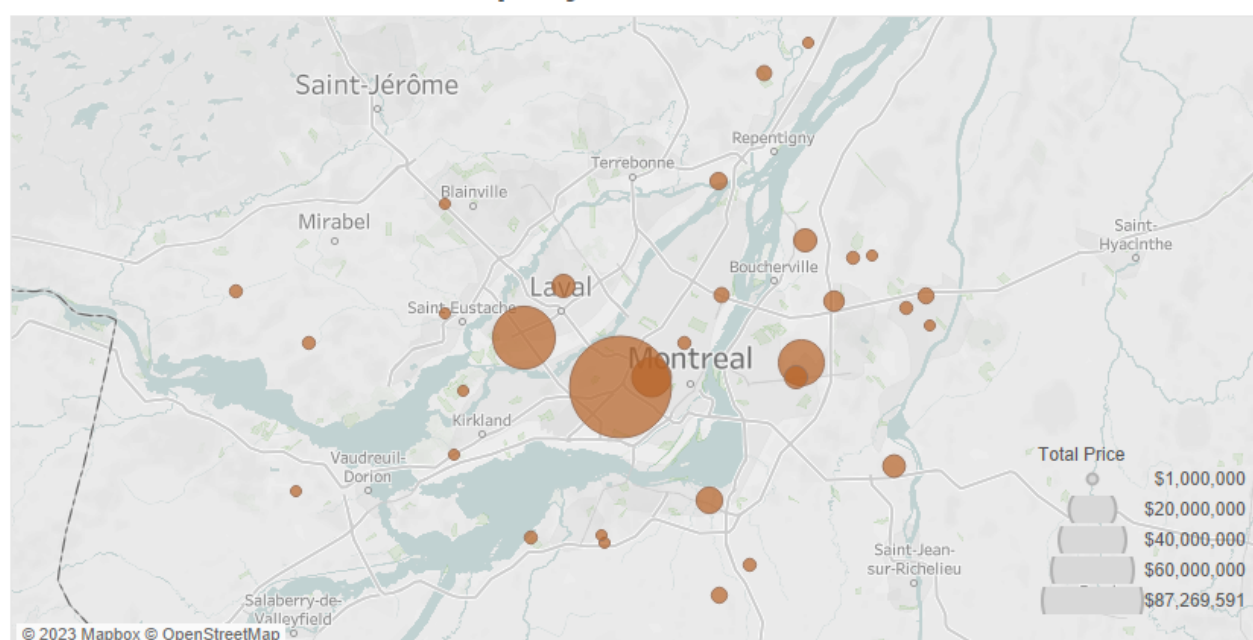


	Q3 2023	#	YTD	#	YTD - Avg \$/Acre
	\$ Volume		\$ Volume		
Island of Montréal	\$105.30M	6	\$180.77M	17	\$2,852,997
Laval	\$37.70M	2	\$164.82M	11	\$2,660,489
Longueuil	\$22.36M	2	\$22.36M	2	\$871,200
North Shore	\$11.66M	8	\$112.88M	20	\$377,998
South Shore	\$32.26M	14	\$132.37M	41	\$484,659
Grand Total	\$209.28M	32	\$613.21M	91	\$1,034,586

ICI Land - Significant Transactions Q3 2023

First Address	Region	Municipality	Total Price	Lot Area	Price/Acre
Cote de Liesse Road	Island of Montréal	Saint-Laurent	\$87,269,591	11.892	\$7,395,728
Cléroux Boulevard	Laval	Laval	\$33,000,000	2.167	\$15,277,777
Eugène-Héroux Street	Longueuil	Saint-Hubert	\$17,607,216	20.210	\$871,200
Van Horne Avenue	Island of Montréal	Côte-des-Neiges-Notre-Dame-de-Grâce	\$13,000,000	1.487	\$8,744,140
Principale Street North	South Shore	Delson	\$5,866,820	7.482	\$784,081

ICI Land Property Transactions - Q3 2023

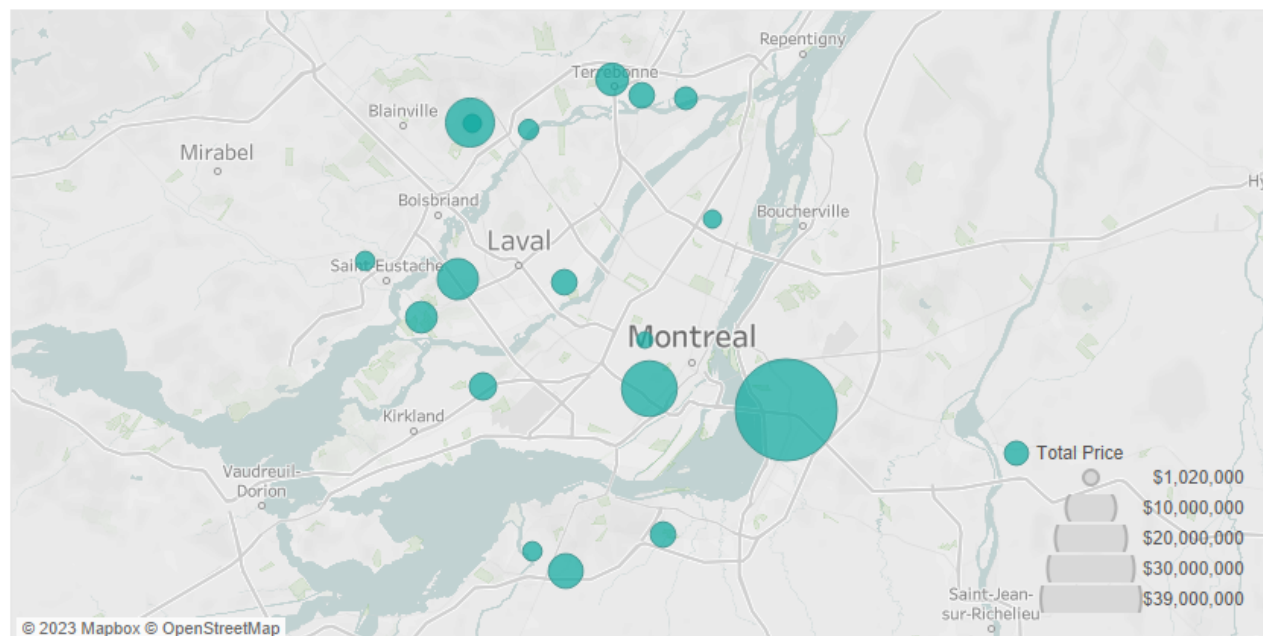


	Q3 2023	#	YTD	#	YTD - Avg \$/Acre
	\$ Volume		\$ Volume		
Island of Montréal	\$16.67M	4	\$87.02M	16	\$3,398,066
Laval	\$12.41M	3	\$33.25M	5	\$1,169,078
Longueuil			\$13.31M	1	\$1,834,110
North Shore	\$23.71M	9	\$42.95M	14	\$1,240,573
South Shore	\$47.10M	4	\$68.01M	9	\$2,338,994
Grand Total	\$99.88M	20	\$244.54M	45	\$1,795,146

Residential Land - Significant Transactions Q3 2023

First Address	Region	Municipality	Total Price	Lot Area	Price/Acre
1875 Panama Street	South Shore	Brossard	\$39,000,000	6.400	\$6,093,750
4845 De La Côte-Saint-Luc Road	Island of Montréal	Côte-des-Neiges-Notre-Dame-de-Grâce	\$11,600,000	0.378	Null
de Chambéry Boulevard	North Shore	Blainville	\$8,950,000	7.167	\$1,248,734
Autoroute 13	Laval	Laval	\$6,321,558	4.453	\$1,420,575
Kennedy Boulevard	South Shore	Châteauguay	\$4,500,000	Null	Null

Residential Land Property Transactions - Q3 2023



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