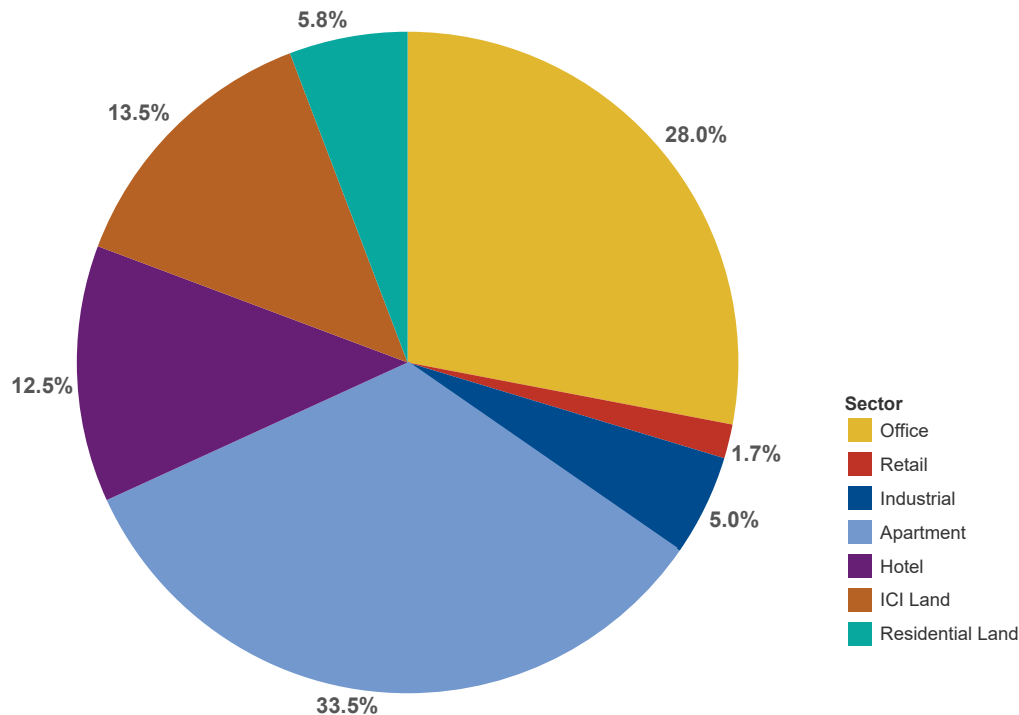

Ottawa & Gatineau Market Area Commercial Q1 2024 Statistics



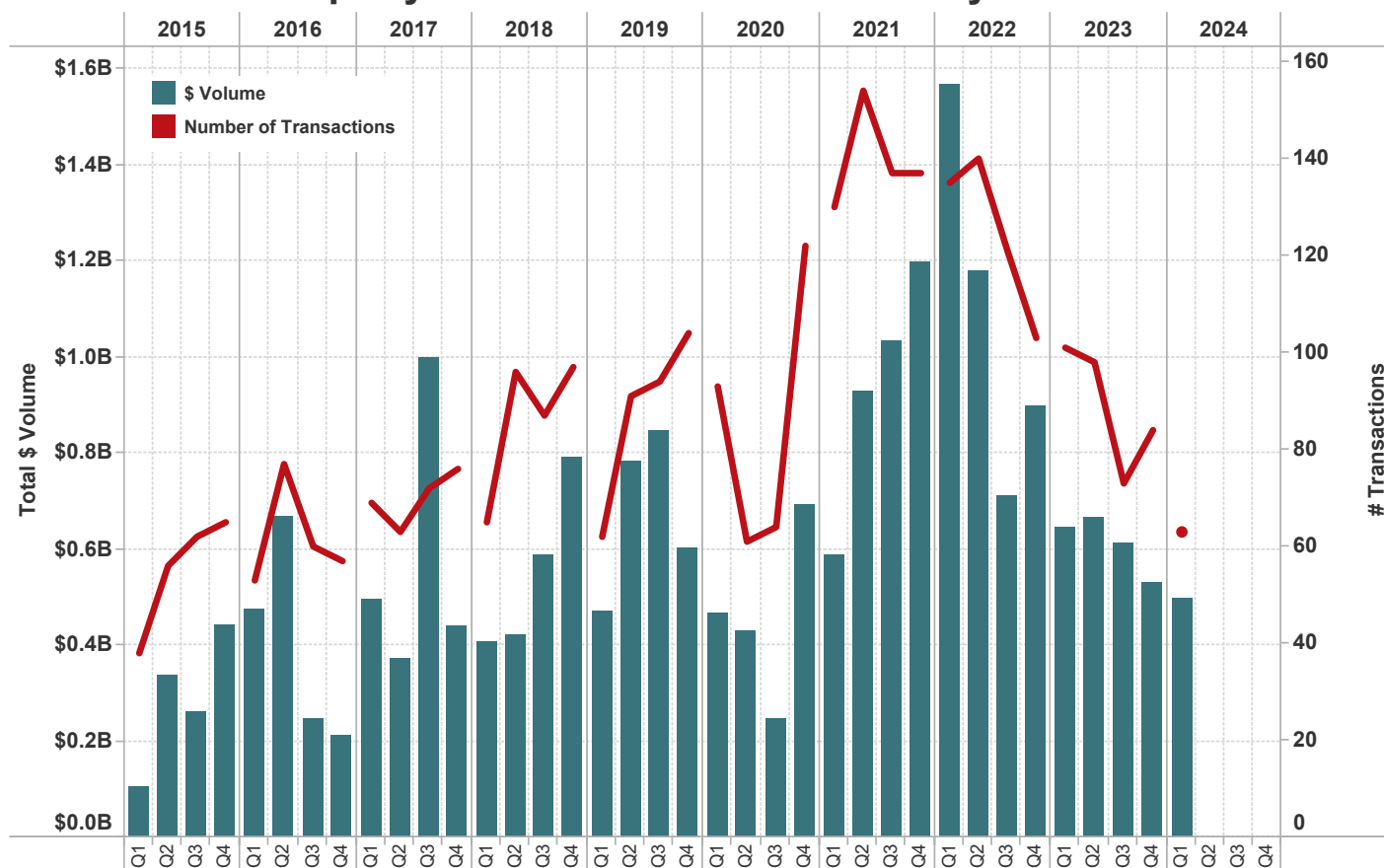
AltusGroup

Q1 2024 Property Transactions - Total \$ Volume by Sector



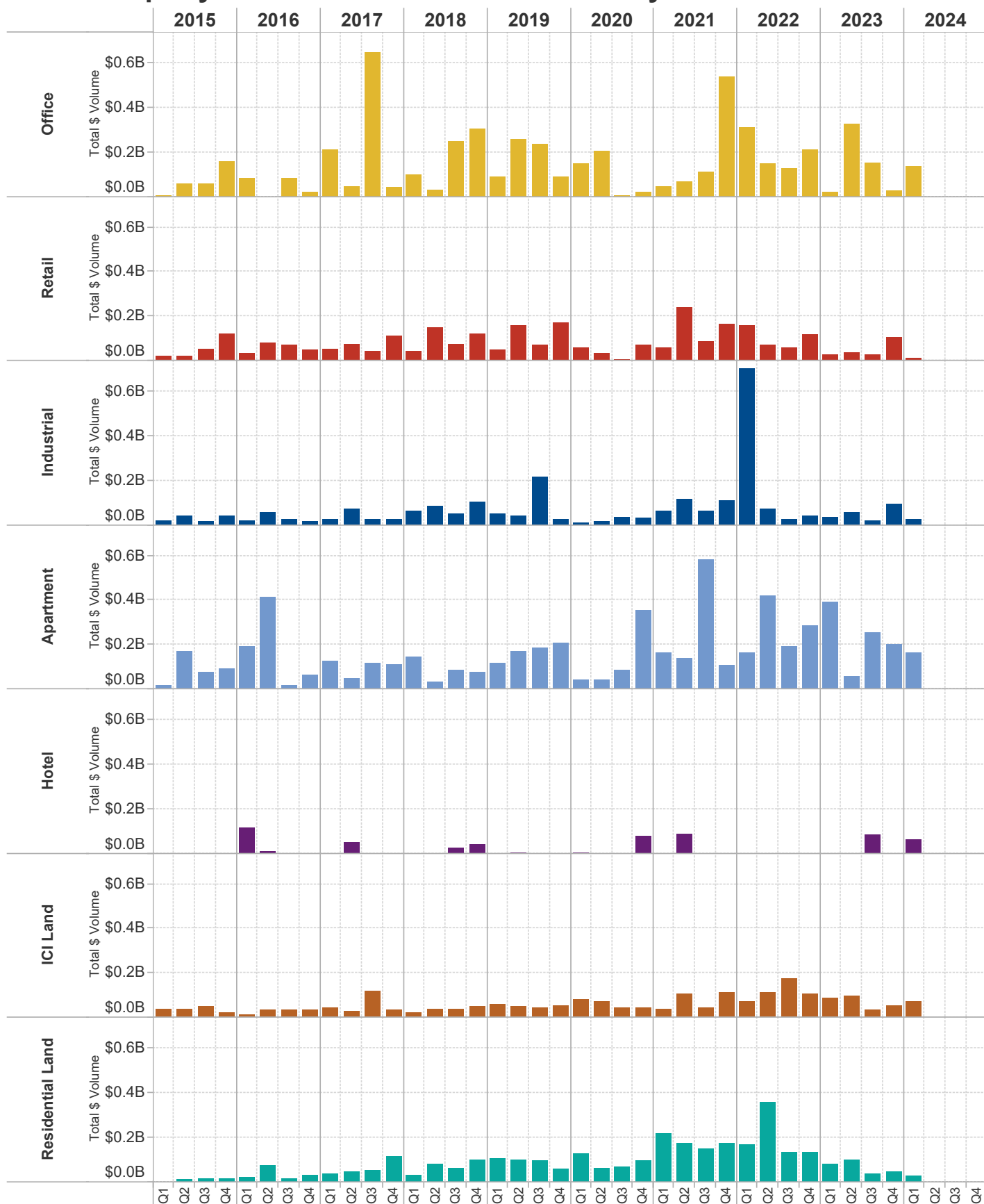
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

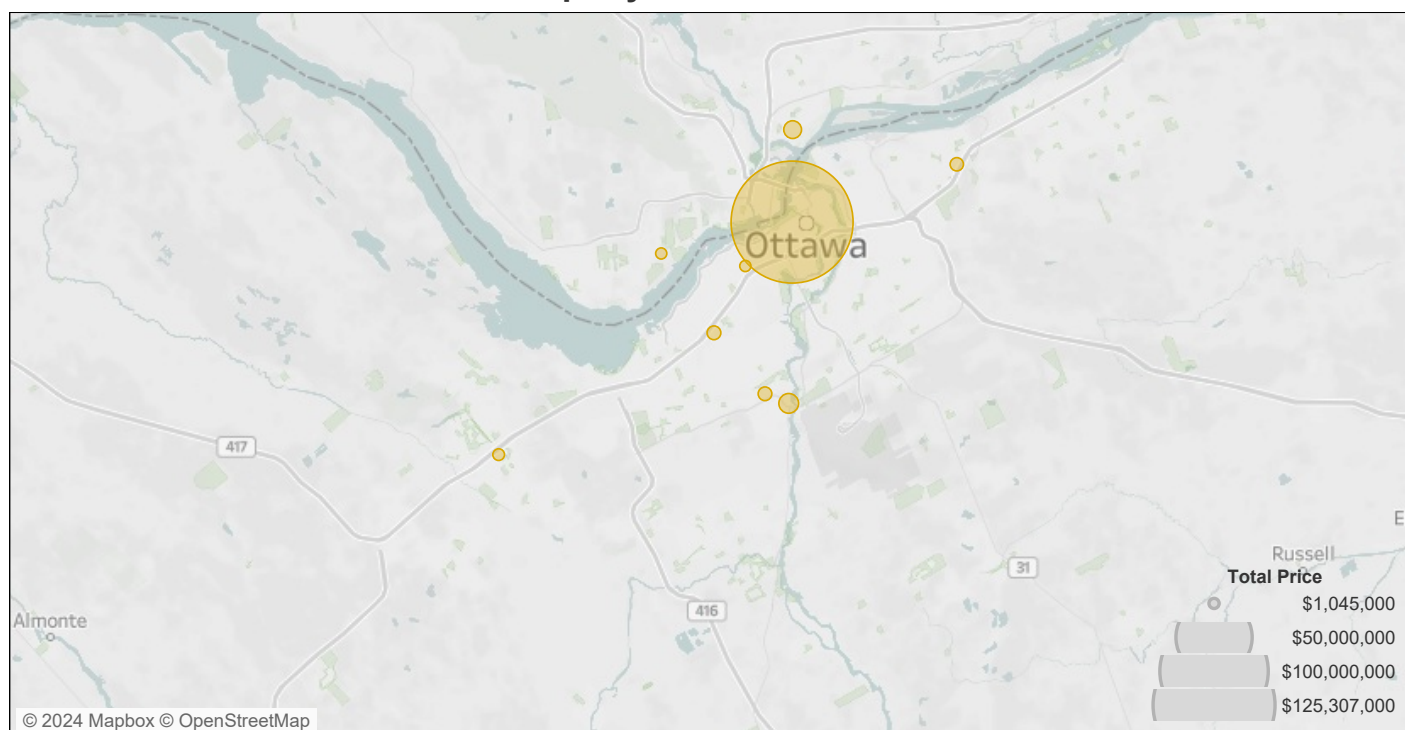
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$3.7M	2	\$21.9M	\$3.7M	-38.4%	\$471
Ottawa Central	\$129.6M	3	\$429.9M	\$129.6M	1139.9%	\$406
Ottawa East	\$1.5M	1	\$3.5M	\$1.5M		\$410
Ottawa Rural			\$1.7M			
Ottawa West	\$4.3M	3	\$70.4M	\$4.3M	-17.7%	\$292
Grand Total	\$139.1M	9	\$527.4M	\$139.1M	541.0%	\$383

Office - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
150 Katimavik Road	Ottawa West	Kanata	\$1.2M	6,565	\$175
1805 Woodward Drive	Ottawa West	Nepean	\$1.6M	3,161	\$505
181 Queen Street	Ottawa Central	Ottawa	\$125.3M	270,543	\$463
2150 Montreal Road	Ottawa East	Gloucester	\$1.5M	3,630	\$410
219 Colonnade Road	Ottawa West	Nepean	\$1.6M	8,000	\$197

Source: Altus Group

Office Property Transactions - Q1 2024



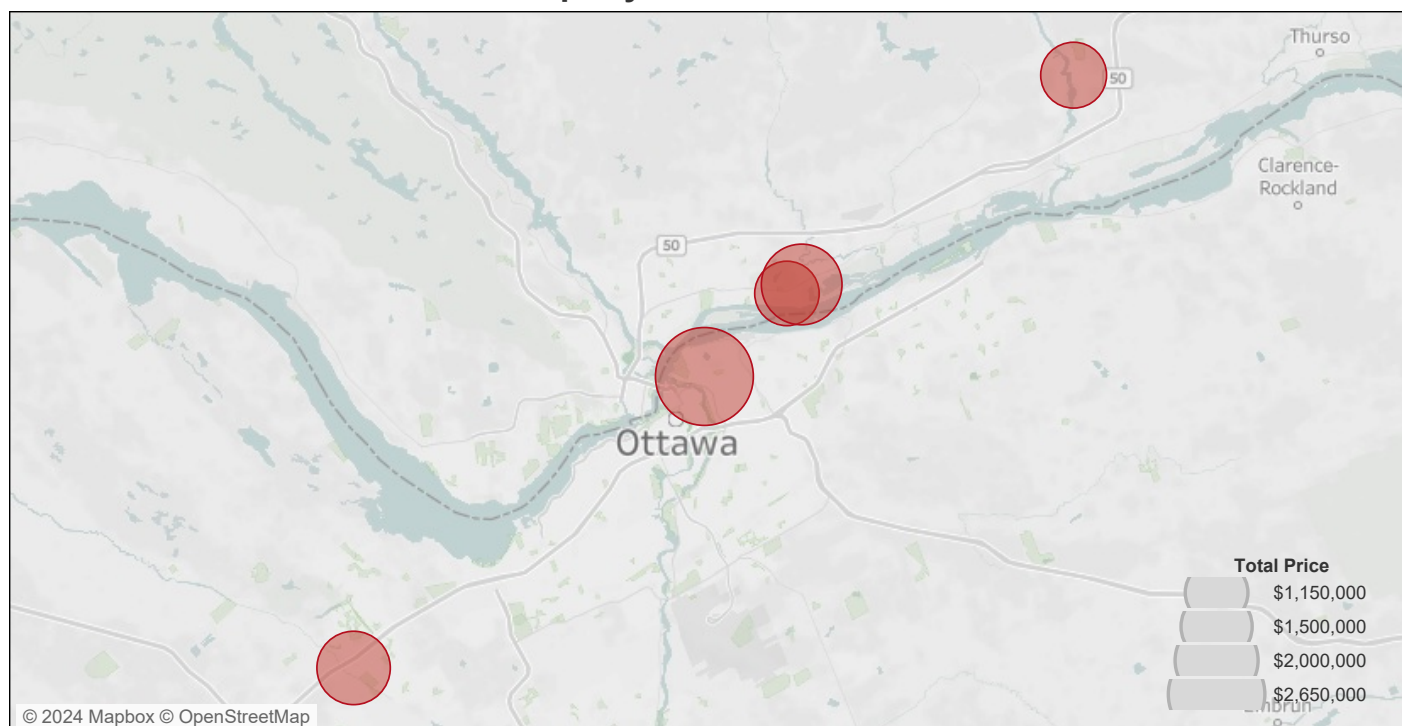
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$4.2M	3	\$74.4M	\$4.2M	-78.5%	\$163
Ottawa Central	\$2.7M	1	\$48.8M	\$2.7M	-65.9%	\$349
Ottawa East			\$22.1M			
Ottawa Rural			\$13.6M			
Ottawa West	\$1.5M	1	\$38.3M	\$1.5M	-10.2%	\$460
Grand Total	\$8.3M	5	\$197.2M	\$8.3M	-71.2%	\$259

Retail - Top 5 Transactions Q1 2023

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1084 Wellington Street West	Ottawa Central	Ottawa	\$1.7M	4,600	\$366
1087 Saint-Louis Street	Gatineau	Ville de Gatineau	\$1.5M	13,690	\$107
1818 Bank Street	Ottawa Central	Ottawa	\$2.0M	3,100	\$645
1980 Robertson Road	Ottawa West	Nepean	\$1.7M	5,000	\$332
223 Rideau Street	Ottawa Central	Ottawa	\$1.6M	3,000	\$533

Source: Altus Group

Retail Property Transactions - Q1 2024



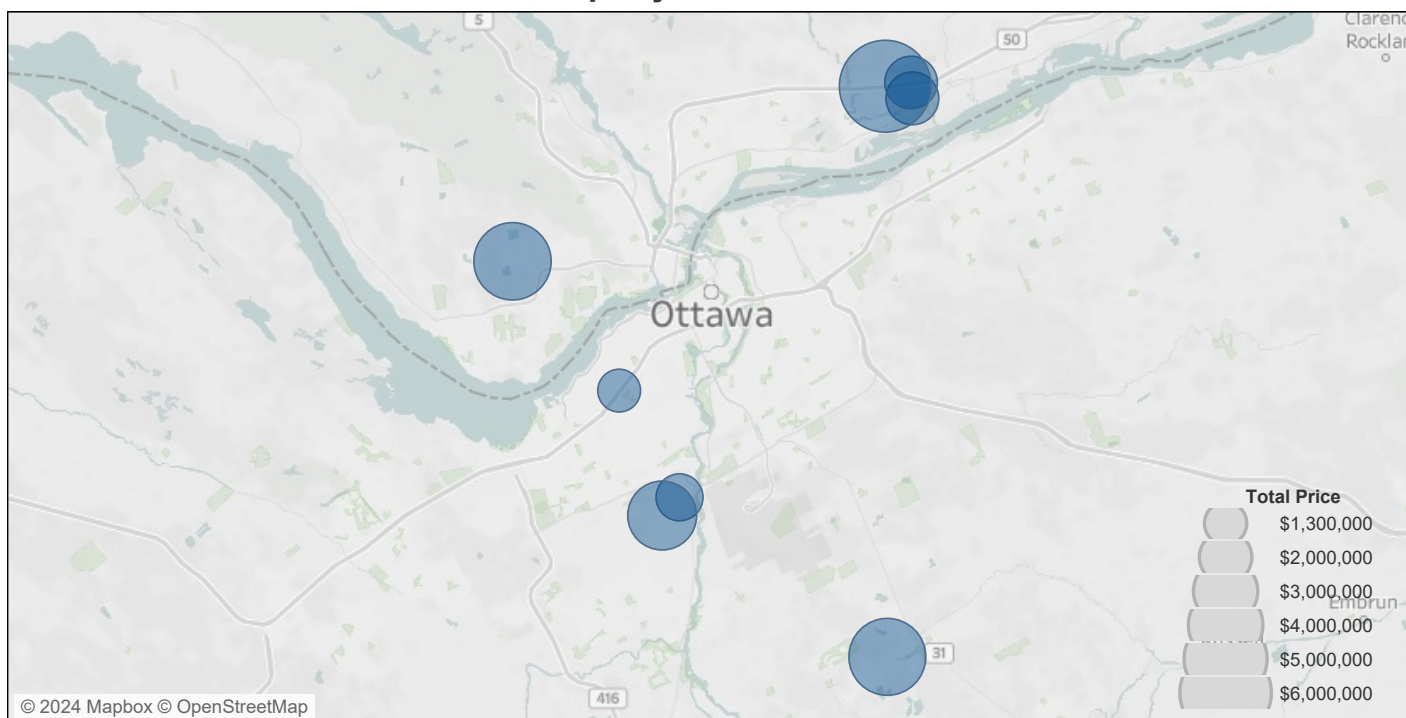
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Gatineau	\$14.2M	4	\$34.7M	\$14.2M	1147.8%	\$213
Ottawa Central	\$1.3M	1	\$80.4M	\$1.3M	-96.1%	\$216
Ottawa East			\$33.3M		-81.9%	\$284
Ottawa Rural	\$4.2M	1	\$17.6M	\$4.2M		\$233
Ottawa West	\$4.9M	2	\$43.9M	\$4.9M	-99.1%	\$223
Grand Total	\$24.6M	8	\$209.8M	\$24.6M	-95.0%	\$237

Industrial - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
195 de l'Aéroport Boulevard	Gatineau	Ville de Gatineau	\$2.0M	5,500	\$361
196 Industriel Road	Gatineau	Ville de Gatineau	\$6.0M	33,168	\$181
368 Industriel Road	Gatineau	Ville de Gatineau	\$2.0M	9,028	\$218
59 Grenfell Crescent	Ottawa West	Nepean	\$3.4M	9,766	\$346
6834 Hiram Drive	Ottawa Rural	Osgoode	\$4.2M	6,450	\$651

Source: Altus Group

Industrial Property Transactions - Q1 2024



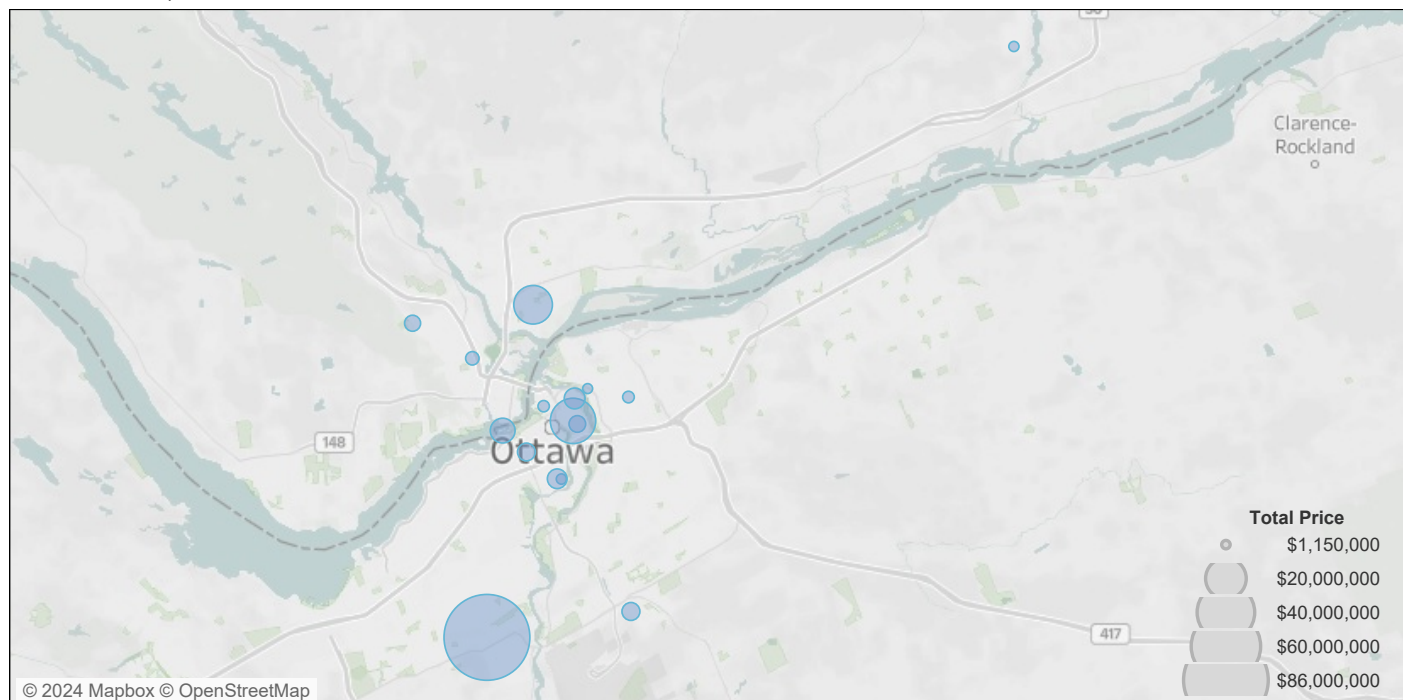
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Unit
Gatineau	\$23.7M	4	\$380.2M	\$23.7M	-83.6%	\$235,411
Ottawa Central	\$53.1M	10	\$425.6M	\$53.1M	-68.4%	\$292,886
Ottawa East	\$3.8M	1	\$2.5M	\$3.8M		\$277,778
Ottawa Rural						
Ottawa West	\$86.0M	1	\$96.6M	\$86.0M	7.5%	\$290,905
Grand Total	\$166.5M	16	\$904.9M	\$166.5M	-57.6%	\$268,043

Apartment - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1 Woodfield Drive	Ottawa West	Nepean	\$86.0M	311	\$276,527
10 Roy Street	Gatineau	Ville de Gatineau	\$2.1M	16	\$131,250
119 Sweetland Avenue	Ottawa Central	Ottawa	\$3.2M	4	\$806,250
15 Monk Street	Ottawa Central	Ottawa	\$4.5M	8	\$562,500
150 Gréber Boulevard	Gatineau	Ville de Gatineau	\$17.4M	161	\$108,075

Source: Altus Group

Apartment Property Transactions - Q1 2024



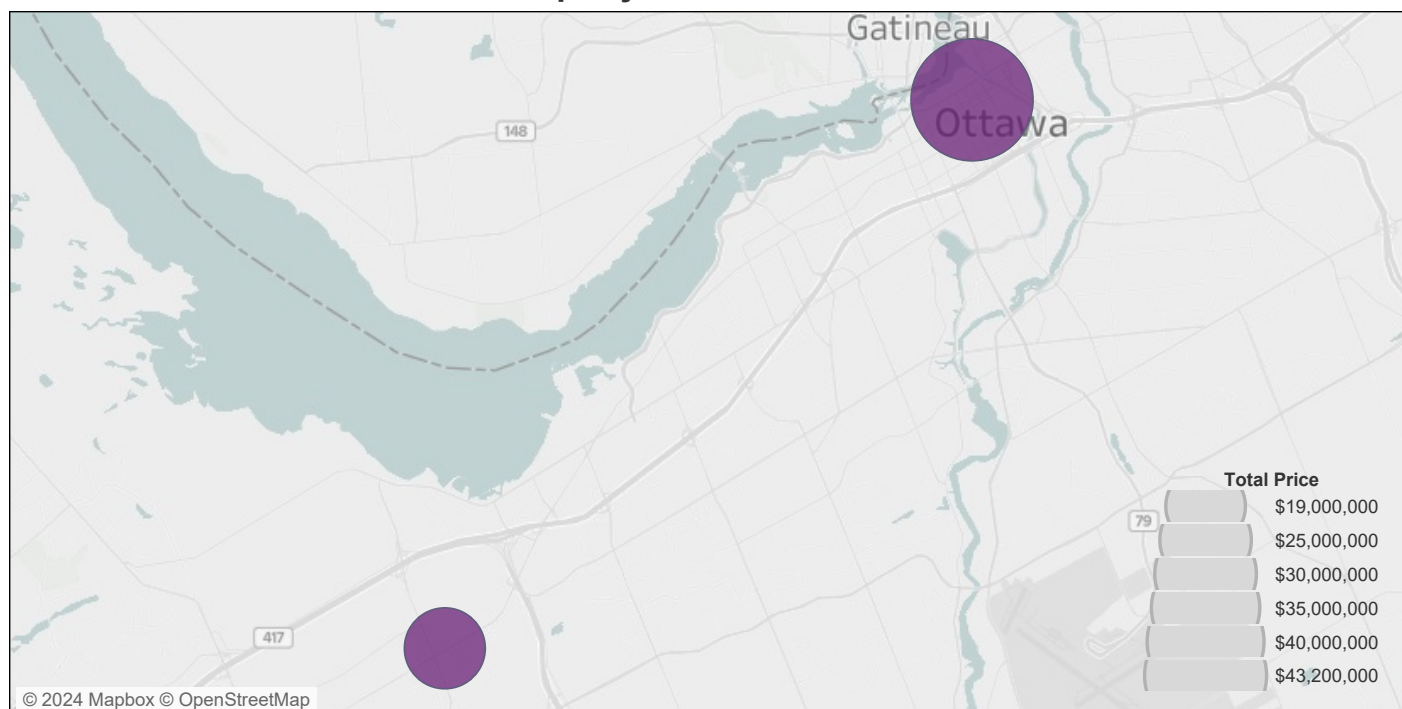
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
Gatineau			\$86.5M	\$43.2M		
Ottawa Central	\$43.2M	1		\$19.0M		\$183,051
Ottawa East						
Ottawa Rural						
Ottawa West	\$19.0M	1				\$165,217
Grand Total	\$62.2M	2	\$86.5M	\$62.2M		\$174,134

Hotel - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
150 Albert Street	Ottawa Central	Ottawa	\$43.2M	236	\$183,051
2055 Robertson Road	Ottawa West	Nepean	\$19.0M	115	\$165,217

Source: Altus Group

Hotel Property Transactions - Q1 2024



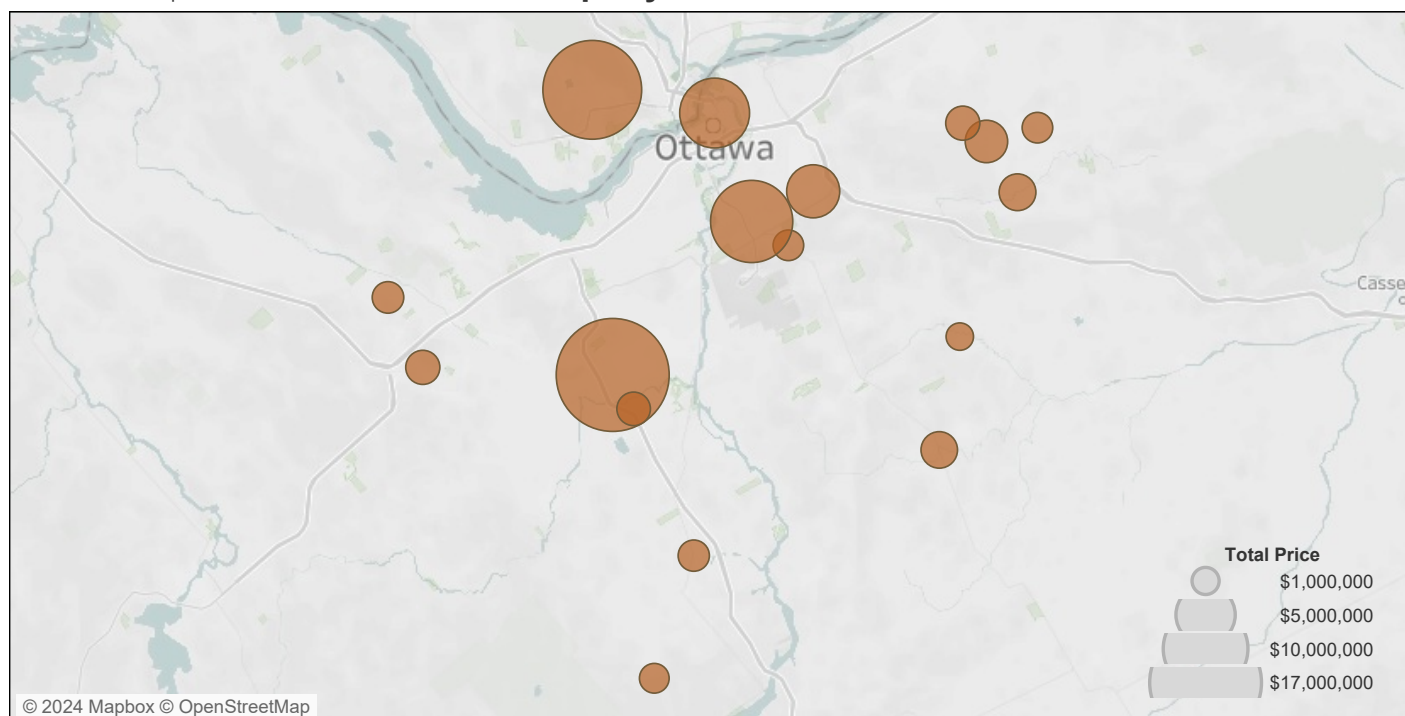
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Gatineau	\$13.0M	1	\$11.5M	\$13.0M	381.5%	\$1.1M
Ottawa Central	\$20.5M	4	\$36.0M	\$20.5M	56.8%	\$1.3M
Ottawa East	\$8.0M	5	\$62.2M	\$8.0M	-52.2%	\$0.3M
Ottawa Rural	\$7.1M	5	\$84.1M	\$7.1M	-67.4%	\$0.3M
Ottawa West	\$18.5M	2	\$70.8M	\$18.5M	-38.7%	\$1.2M
Grand Total	\$67.1M	17	\$264.6M	\$67.1M	-20.6%	\$0.6M

ICI Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Milton Road	Ottawa East	Cumberland	\$1.8M	153.0	\$11,767
Prince of Wales Drive	Ottawa Rural	Rideau	\$1.3M	13.9	\$93,714
116 York Street	Ottawa Central	Ottawa	\$6.5M	0.3	Null
612 Smith Road	Ottawa East	Cumberland	\$2.4M	47.9	\$50,127
957 Oak Creek Road	Ottawa Rural	West Carleton	\$1.3M	23.0	\$57,609

Source: Altus Group

ICI Land Property Transactions - Q1 2024



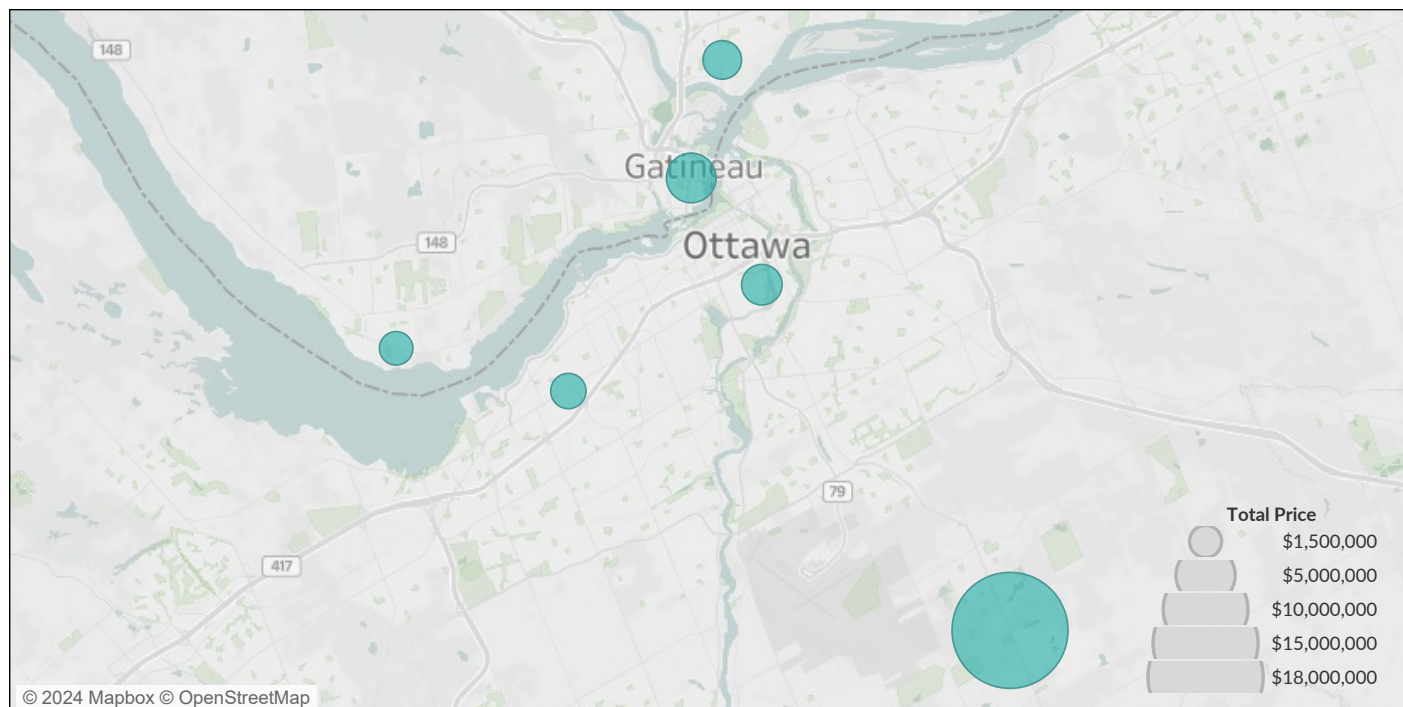
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Gatineau	\$6.8M	3	\$22.4M	\$6.8M	-83.5%	\$1.4M
Ottawa Central	\$21.9M	3	\$77.0M	\$21.9M	-97.1%	\$2.3M
Ottawa East			\$110.3M		-5.5%	\$0.5M
Ottawa Rural			\$30.0M		157.6%	\$0.5M
Ottawa West			\$20.3M		114.5%	\$0.9M
Grand Total	\$28.7M	6	\$260.0M	\$28.7M	-51.6%	\$1.0M

Residential Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
de Lucerne Boulevard	Gatineau	Ville de Gatineau	\$1.5M	3.0	\$497,590
109 Gréber Boulevard	Gatineau	Ville de Gatineau	\$2.0M	0.2	Null
1940 Carling Avenue	Ottawa Central	Ottawa	\$1.7M	0.4	Null
202 Maisonneuve Boulevard	Gatineau	Ville de Gatineau	\$3.3M	0.4	Null
44 Fourth Avenue	Ottawa Central	Ottawa	\$2.2M	0.2	Null

Source: Altus Group

Residential Land Property Transactions - Q1 2024





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