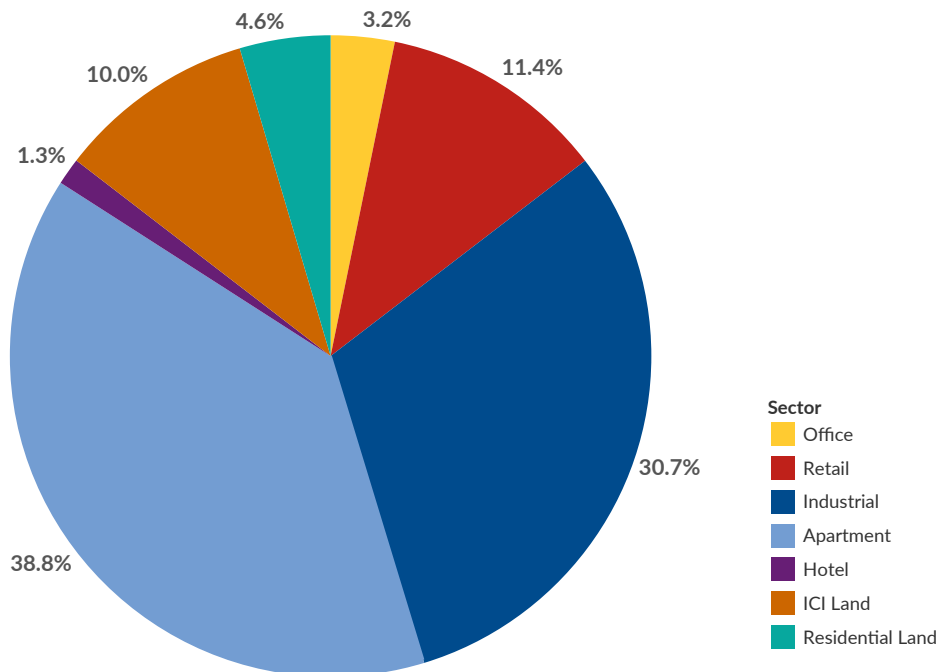

Montreal Market Area Commercial Q2 2024 Statistics



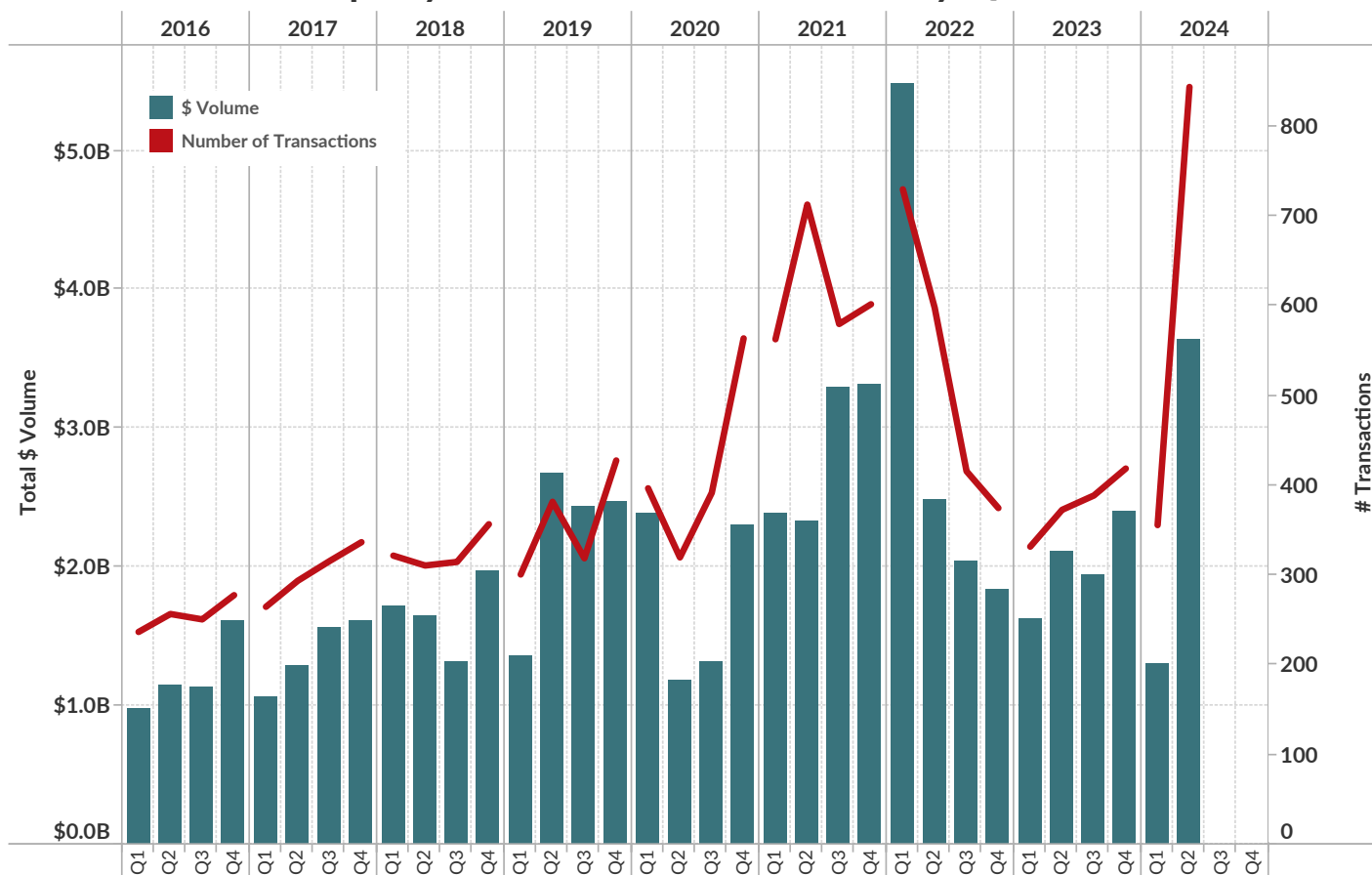
AltusGroup

Q2 2024 YTD Property Transactions - Total \$ Volume by Sector



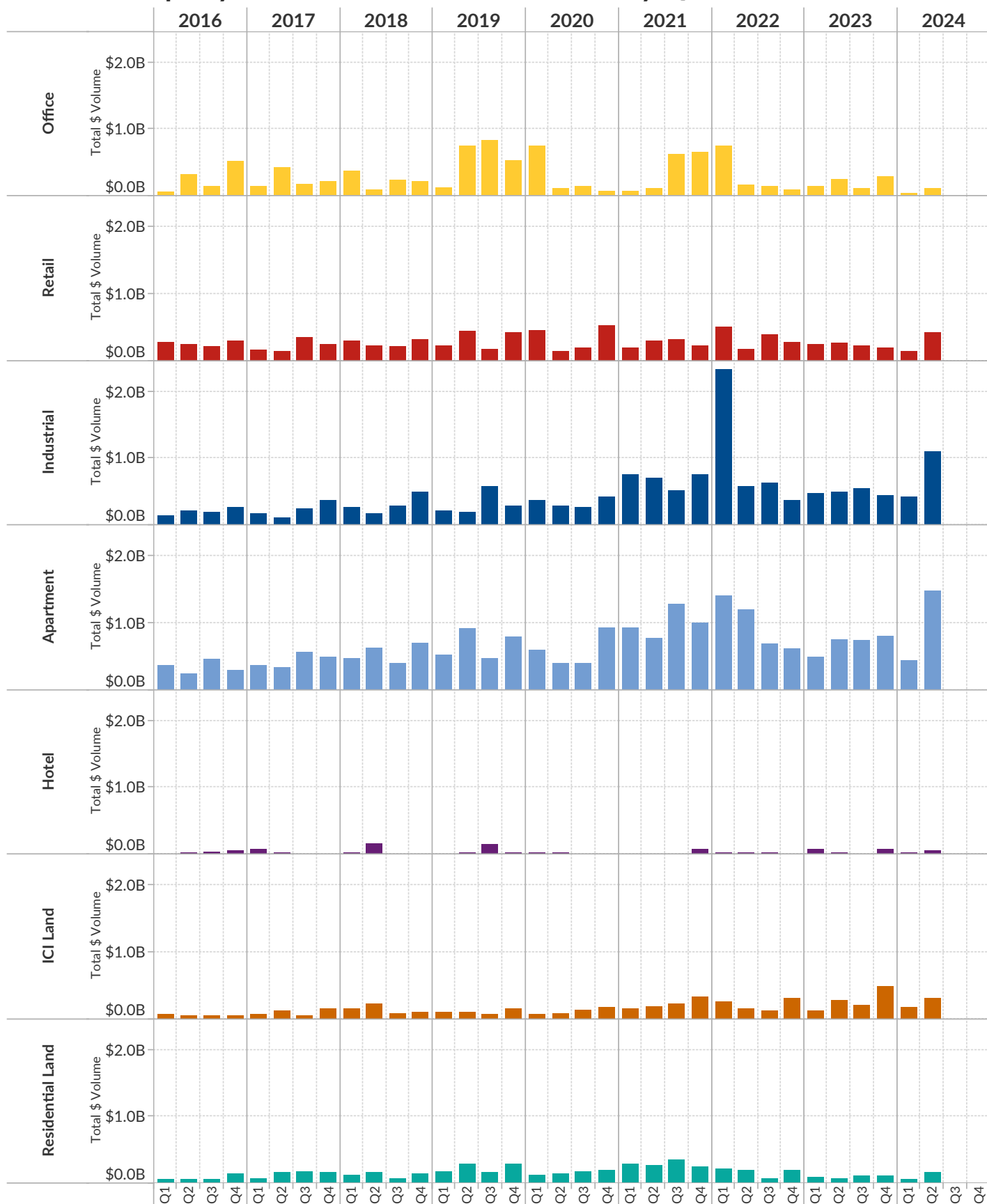
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

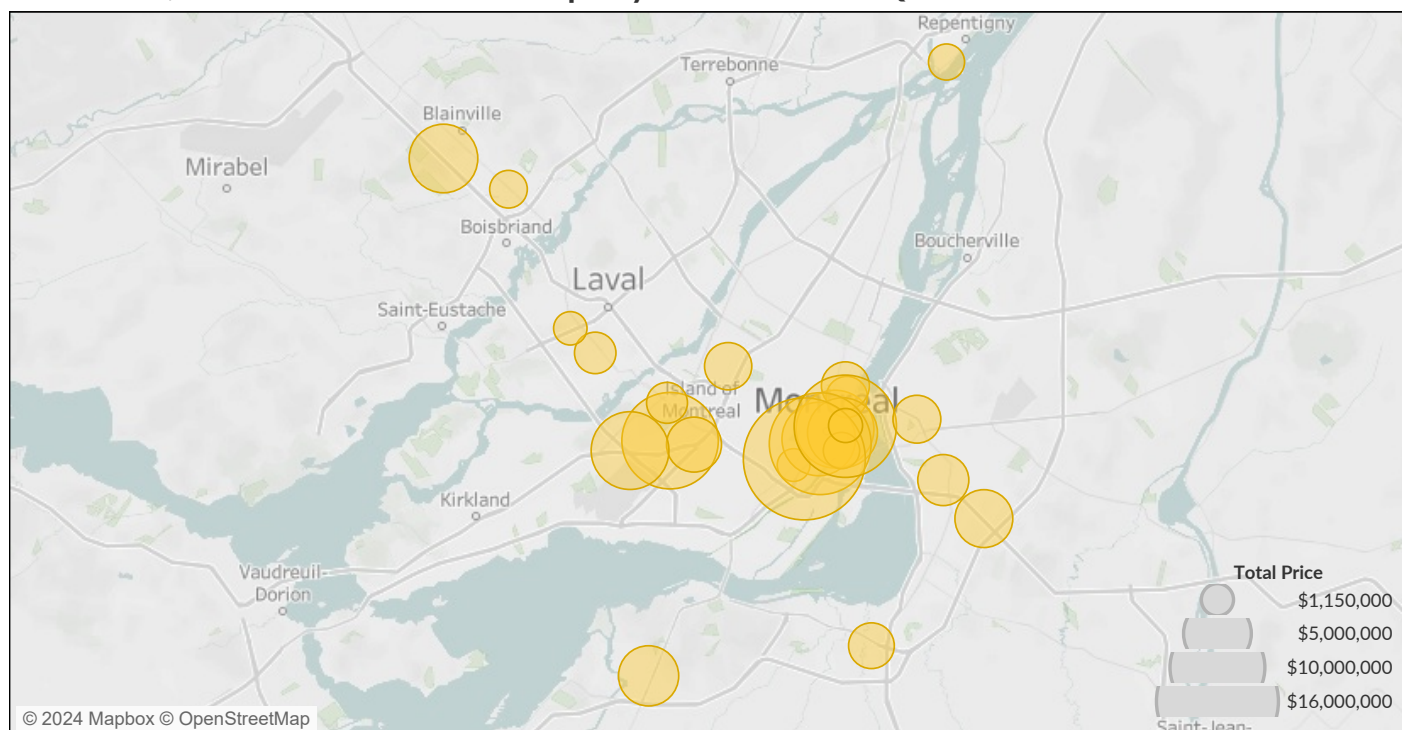
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$88.0M	16	\$293.6M	\$118.2M	-59.7%	\$290
Laval	\$3.1M	2	\$72.0M	\$5.1M	-92.9%	\$225
Longueuil	\$2.5M	1	\$1.1M	\$11.4M	905.7%	\$218
North Shore	\$8.0M	3	\$13.2M	\$9.3M	-29.7%	\$379
South Shore	\$12.6M	4	\$8.6M	\$13.8M	59.8%	\$297
Grand Total	\$114.1M	26	\$388.5M	\$157.7M	-59.4%	\$288

Office - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10 Notre-Dame Street East	Island of Montréal	Ville-Marie	\$11.3M	23,574	477
1100 de Bleury Street	Island of Montréal	Ville-Marie	\$6.5M	27,794	234
1195 Wellington Street	Island of Montréal	Le Sud-Ouest	\$1.4M	1,956	725
123 Chabanel Street West	Island of Montréal	Ahuntsic-Carti..	\$2.4M	6,884	349
1299 Greene Avenue	Island of Montréal	Westmount	\$16.0M	49,722	322

Source: Altus Group

Office Property Transactions - Q2 2024



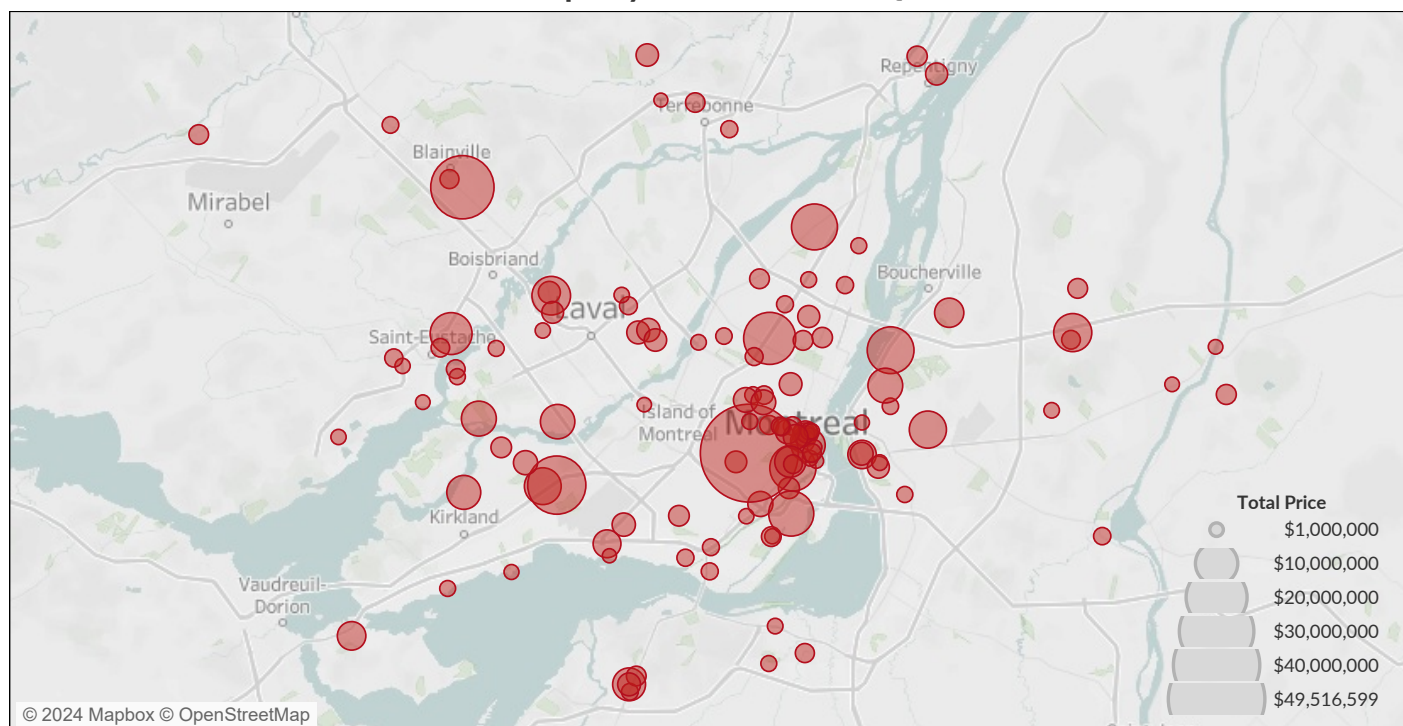
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$239.1M	63	\$213.0M	\$320.8M	50.6%	\$314
Laval	\$41.7M	14	\$106.0M	\$51.3M	-51.6%	\$277
Longueuil	\$30.9M	7	\$21.7M	\$35.3M	63.0%	\$238
North Shore	\$53.6M	16	\$77.3M	\$81.2M	5.1%	\$291
South Shore	\$51.4M	20	\$85.2M	\$72.7M	-14.6%	\$279
Grand Total	\$416.7M	120	\$503.2M	\$561.4M	11.6%	\$297

Retail - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1000 de Montarville Boulevard	South Shore	Boucherville	\$4.4M	10,900	405
10710 Hamelin Avenue	Island of Montréal	Ahuntsic-Cartierville	\$1.3M	12,850	97
10795 Pascal-Gagnon Street	Island of Montréal	Montréal-Nord	\$2.0M	8,115	246
1083 Clark Street	Island of Montréal	Ville-Marie	\$6.0M	25,726	232
1096 Victoria Avenue	Longueuil	Vieux-Longueuil	\$2.5M	16,000	156

Source: Altus Group

Retail Property Transactions - Q2 2024



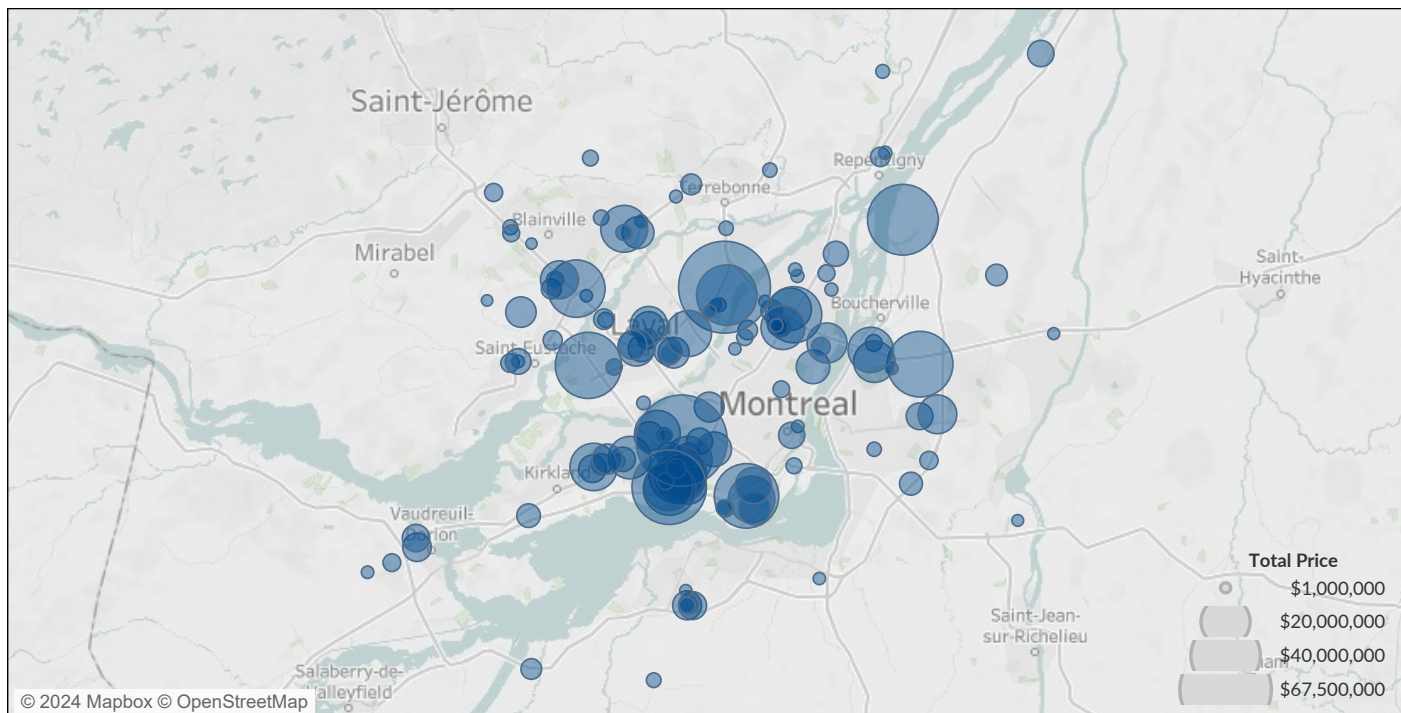
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$571.8M	61	\$537.6M	\$834.5M	55.2%	\$211
Laval	\$224.3M	21	\$135.5M	\$279.9M	106.6%	\$266
Longueuil	\$39.9M	6	\$34.5M	\$54.3M	57.3%	\$216
North Shore	\$116.6M	26	\$128.1M	\$138.3M	8.0%	\$284
South Shore	\$148.5M	22	\$123.8M	\$210.3M	69.9%	\$292
Grand Total	\$1,101.0M	136	\$959.4M	\$1,517.3M	58.1%	\$244

Industrial - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1000 Paul-Kane Place	Laval	Laval	\$67.5M	281,165	240
101 de la Barre Street	South Shore	Boucherville	\$2.2M	9,198	239
10229 Armand-Lavergne Avenue	Island of Montréal	Montréal-Nord	\$2.1M	11,020	191
1050 Beaulac Street	Island of Montréal	Saint-Laurent	\$66.5M	313,511	212
1050 Urgel-Charette Street	South Shore	Beauharnois	\$3.4M	18,471	184

Source: Altus Group

Industrial Property Transactions - Q2 2024



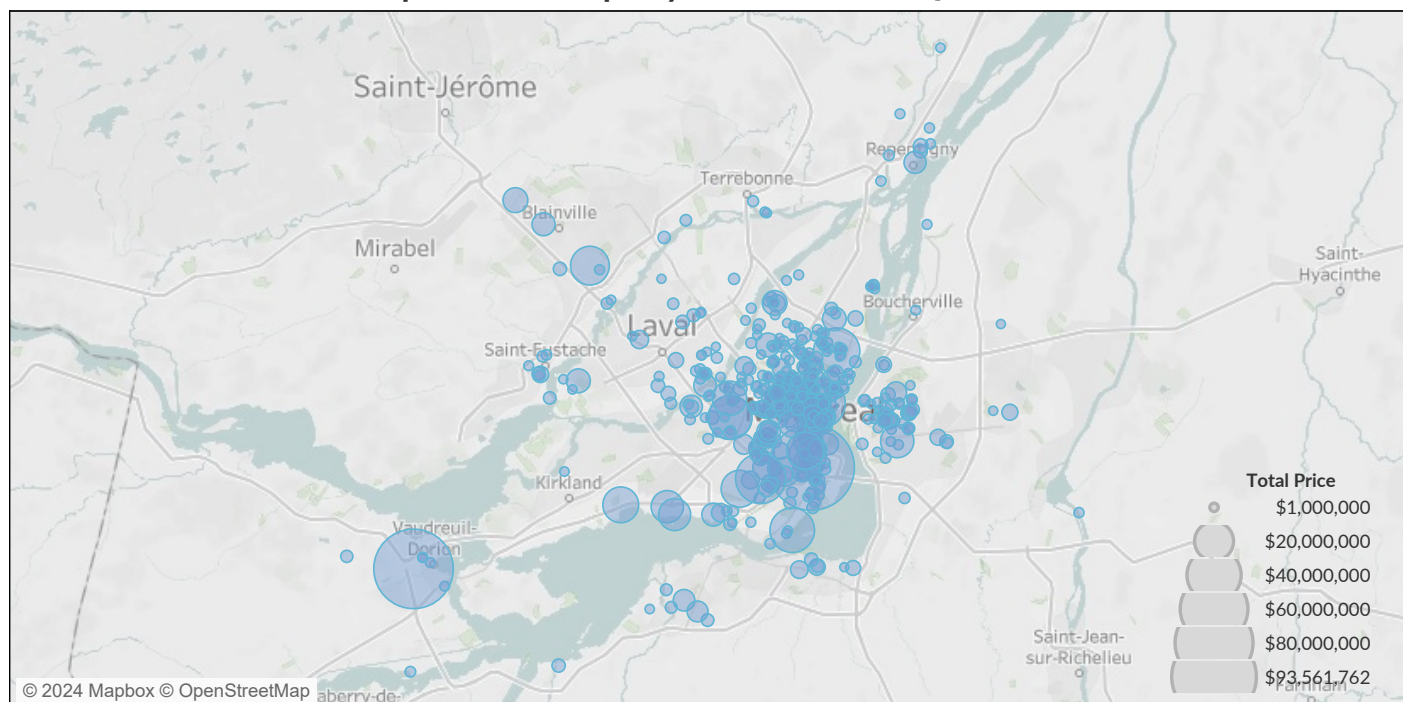
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
Island of Montréal	\$1,095.1M	349	\$774.2M	\$1,463.2M	89.0%	\$223,366
Laval	\$61.1M	32	\$211.8M	\$72.8M	-65.6%	\$198,914
Longueuil	\$95.8M	45	\$82.2M	\$122.0M	48.5%	\$181,739
North Shore	\$79.1M	28	\$74.2M	\$108.8M	46.7%	\$202,840
South Shore	\$137.4M	29	\$108.6M	\$147.6M	35.9%	\$180,123
Grand Total	\$1,468.4M	483	\$1,250.9M	\$1,914.4M	53.0%	\$214,651

Apartment - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1 Perron Street	North Shore	Repentigny	\$1.4M	6	\$239,167
10 D'Orléans Street	Laval	Laval	\$1.6M	8	\$199,375
100 Ashgrove Avenue	Island of Montréal	Pointe-Claire	\$16.3M	104	\$156,250
10040 Saint-Denis Street	Island of Montréal	Ahuntsic-Cartierville	\$1.1M	4	\$272,500
1006 Saint-Joseph Boulevard	Island of Montréal	Lachine	\$1.9M	8	\$237,500

Source: Altus Group

Apartment Property Transactions - Q2 2024



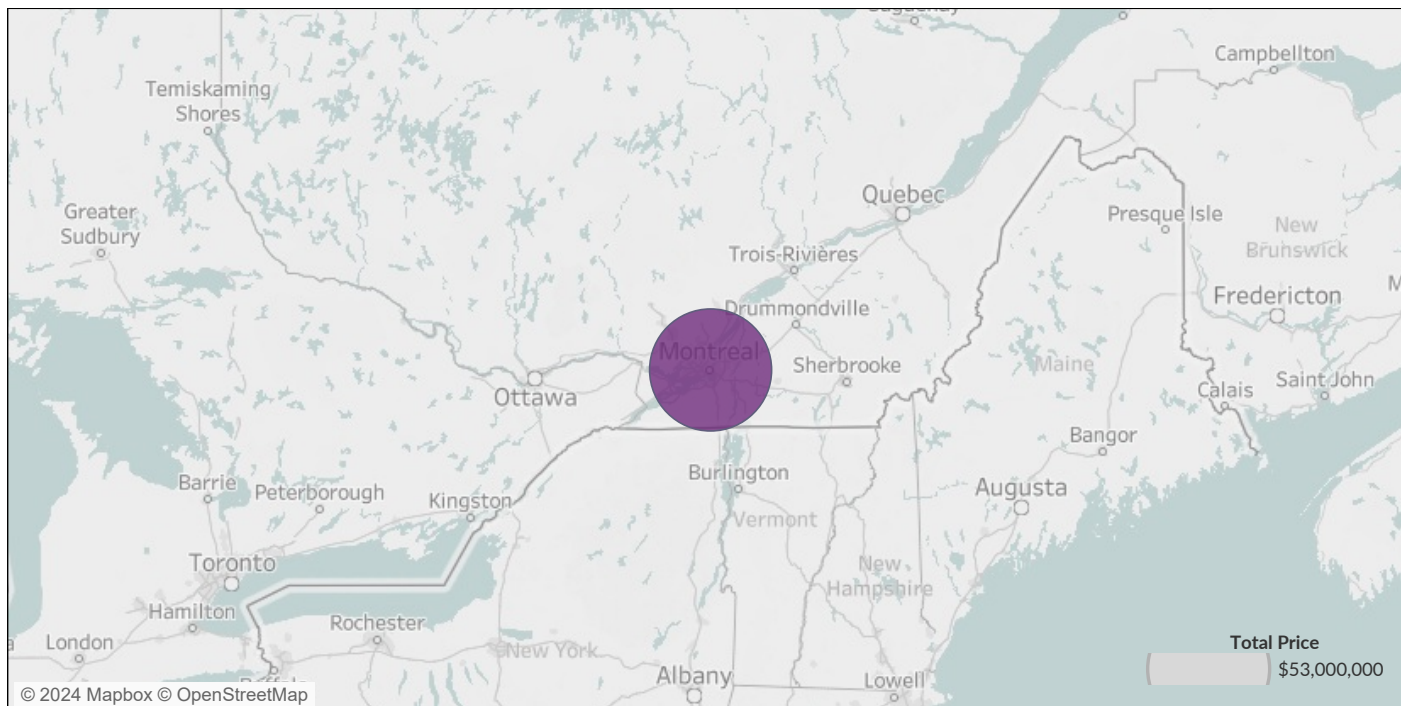
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
Island of Montréal	\$53.0M	1	\$61.8M	\$66.3M	7.3%	\$114,360
Laval			\$7.5M		-100.0%	
Longueuil						
North Shore			\$3.0M		-100.0%	
South Shore						
Grand Total	\$53.0M	1	\$72.3M	\$66.3M	-8.3%	\$114,360

Hotel - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
1255 Jeanne-Mance Street	Island of Montréal	Ville-Marie	\$53.0M	595	\$89,076

Source: Altus Group

Hotel Property Transactions - Q2 2024



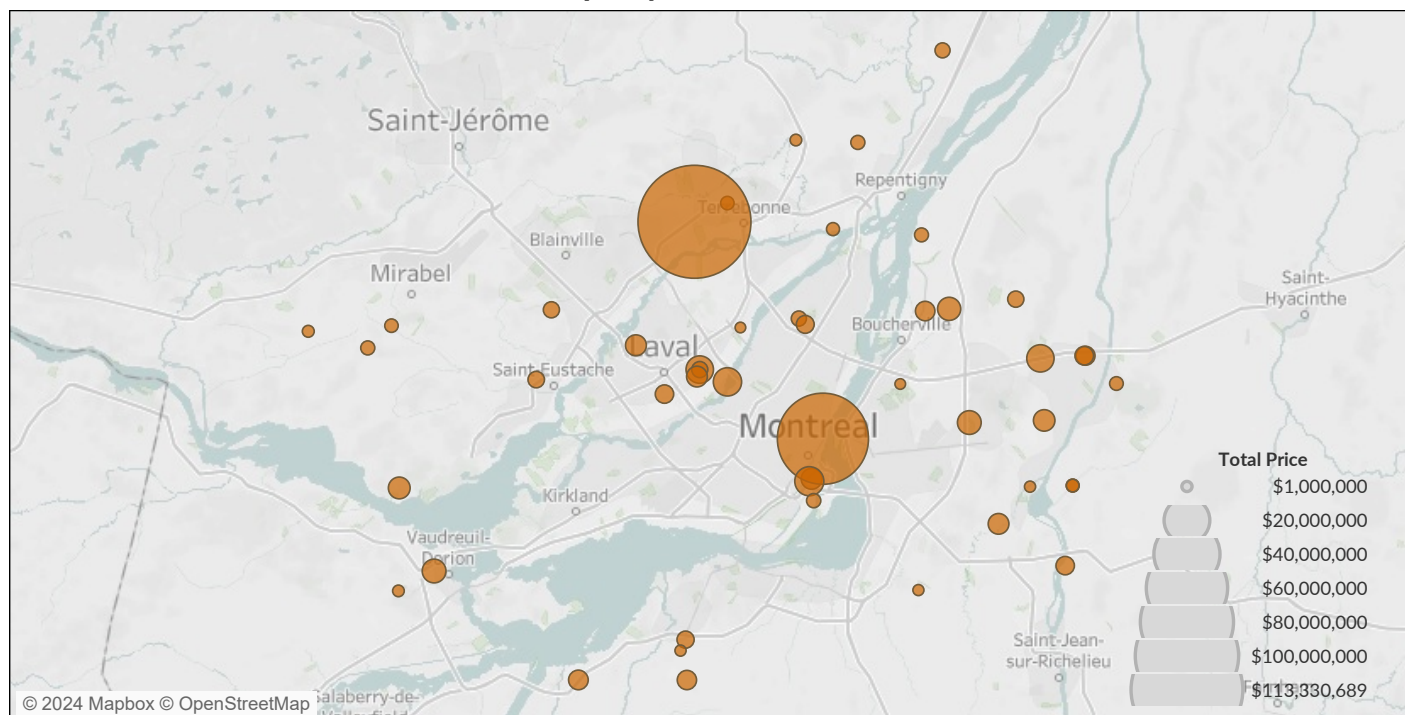
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Island of Montréal	\$91.7M	6	\$75.5M	\$129.6M	71.7%	\$7.8M
Laval	\$27.8M	7	\$127.1M	\$46.4M	-63.5%	\$1.8M
Longueuil	\$1.0M	1		\$1.0M		
North Shore	\$134.9M	12	\$101.2M	\$152.5M	50.7%	\$0.4M
South Shore	\$64.3M	22	\$100.1M	\$164.4M	64.2%	\$0.8M
Grand Total	\$319.6M	48	\$403.9M	\$493.9M	22.3%	\$1.2M

ICI Land - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Bibeau Street	North Shore	Saint-Eustache	\$2.4M	1.1	\$2,270,813
Boileau Street	South Shore	Vaudreuil-Dorion	\$5.0M	1.8	\$2,750,275
Chomedey Boulevard	Laval	Laval	\$3.0M	0.6	Null
de l'Église Street	Island of Montréal	Verdun	\$1.8M	0.2	Null
de l'Industrie Road	South Shore	Saint-Mathieu-de-B..	\$6.6M	6.1	\$1,089,000

Source: Altus Group

ICI Land Property Transactions - Q2 2024



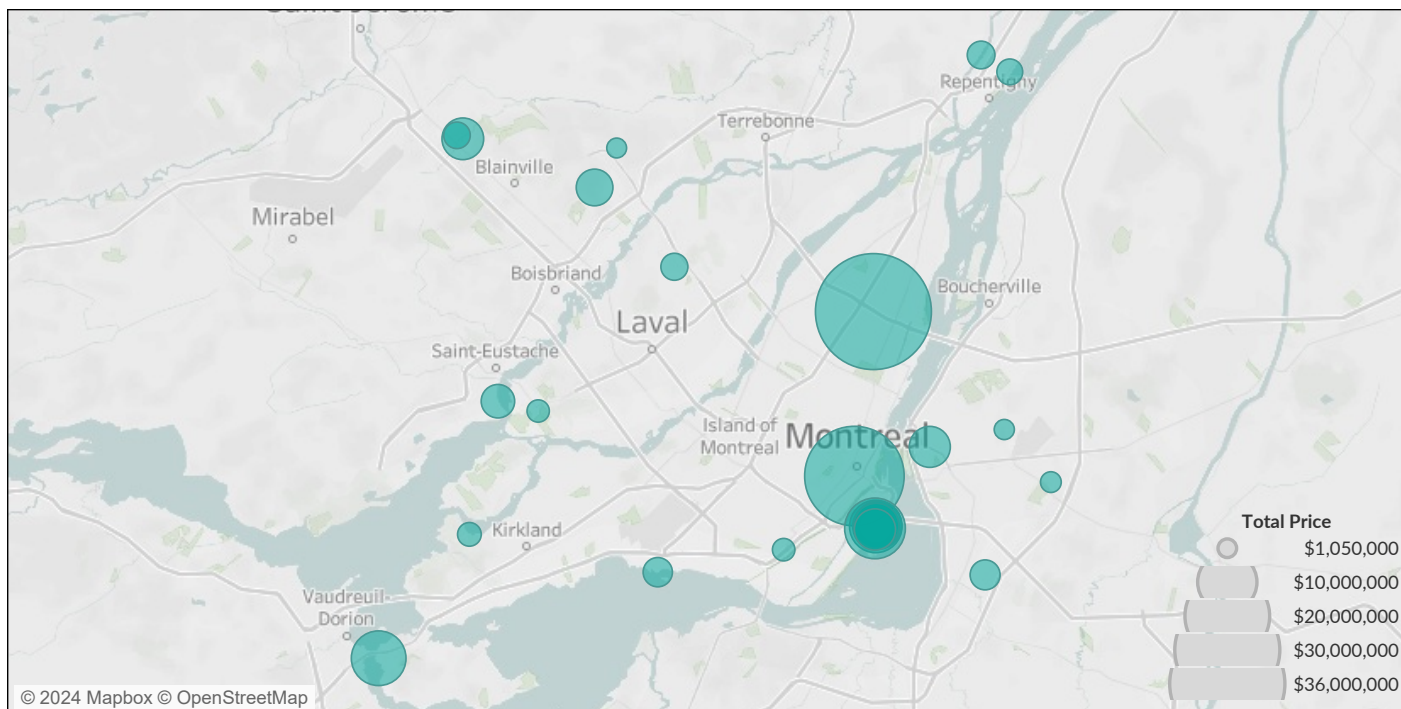
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Island of Montréal	\$126.4M	16	\$81.3M	\$149.3M	83.6%	\$2.9M
Laval	\$3.3M	2	\$20.8M	\$20.0M	-4.3%	\$0.7M
Longueuil	\$6.7M	3	\$13.3M	\$15.4M	15.8%	\$2.3M
North Shore	\$18.0M	7	\$19.2M	\$25.0M	29.7%	\$1.5M
South Shore	\$10.4M	2	\$20.9M	\$15.1M	-27.8%	\$1.2M
Grand Total	\$164.8M	30	\$155.7M	\$224.7M	44.4%	\$2.2M

Residential Land - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Brock Avenue Sud	Island of Montréal	Montréal-Ouest	\$1.4M	0.3	Null
de Chambéry Boulevard	North Shore	Blainville	\$3.6M	1.4	\$2,627,737
Bonaventure Street	Laval	Laval	\$1.3M	0.7	Null
Kathleen-Laing Place	Island of Montréal	Dorval	\$2.3M	0.3	Null
Pilon Street	Island of Montréal	Pierrefonds-Roxboro	\$1.5M	0.9	Null

Source: Altus Group

Residential Land Property Transactions - Q2 2024





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