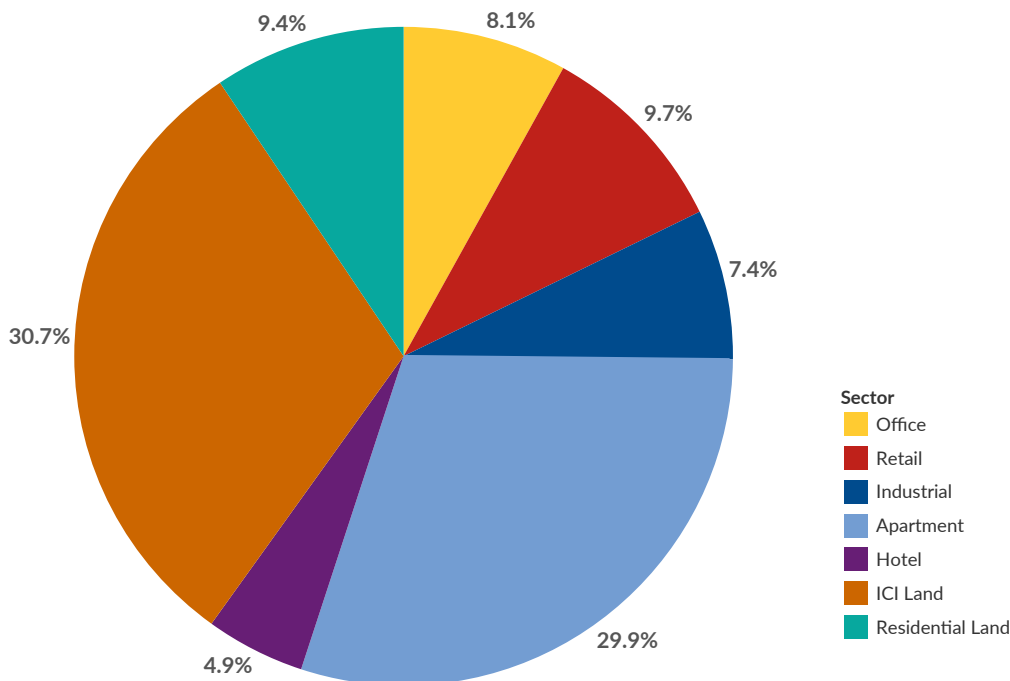

Ottawa & Gatineau Commercial Q1 2025 Statistics



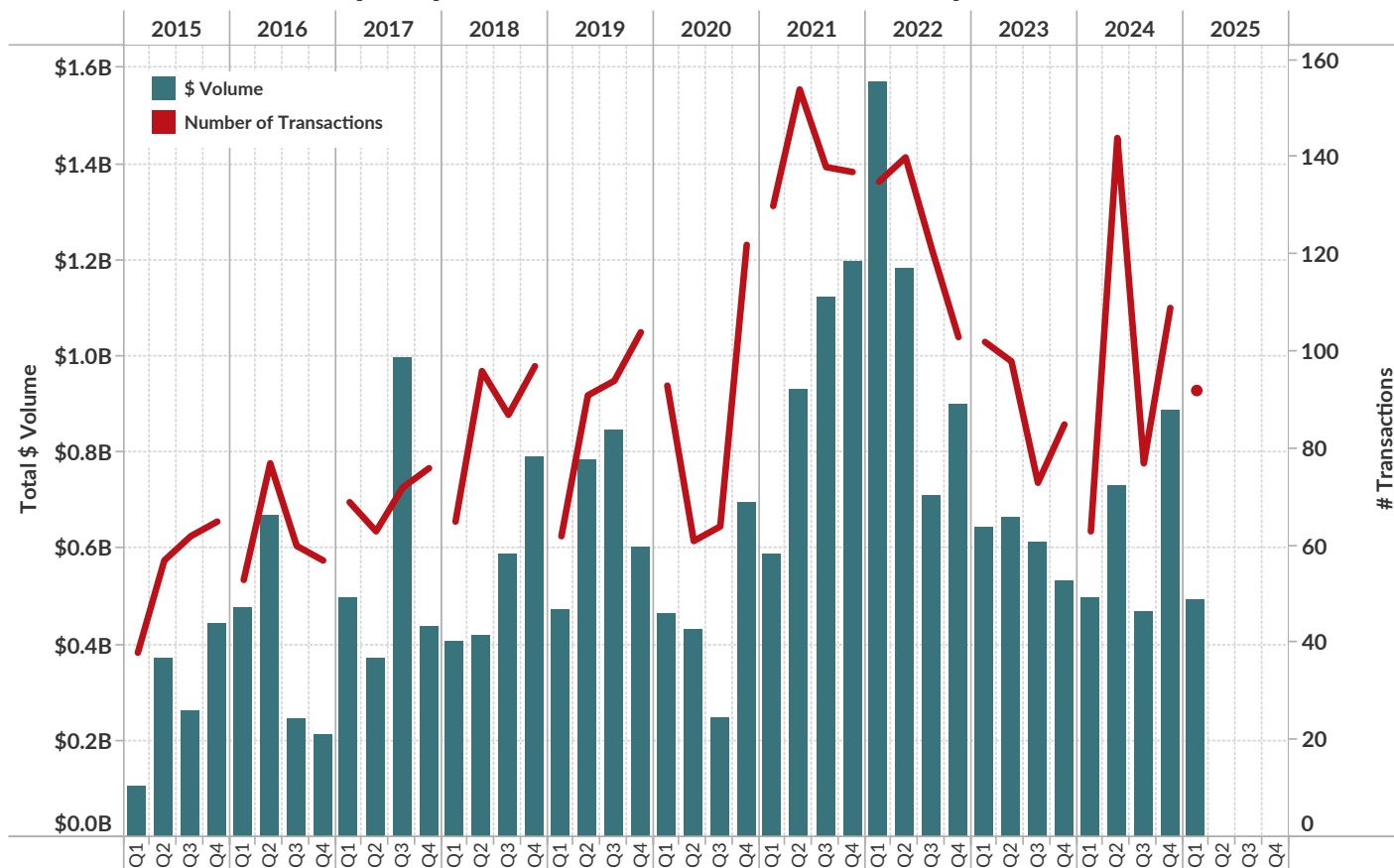
AltusGroup

Q1 2025 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

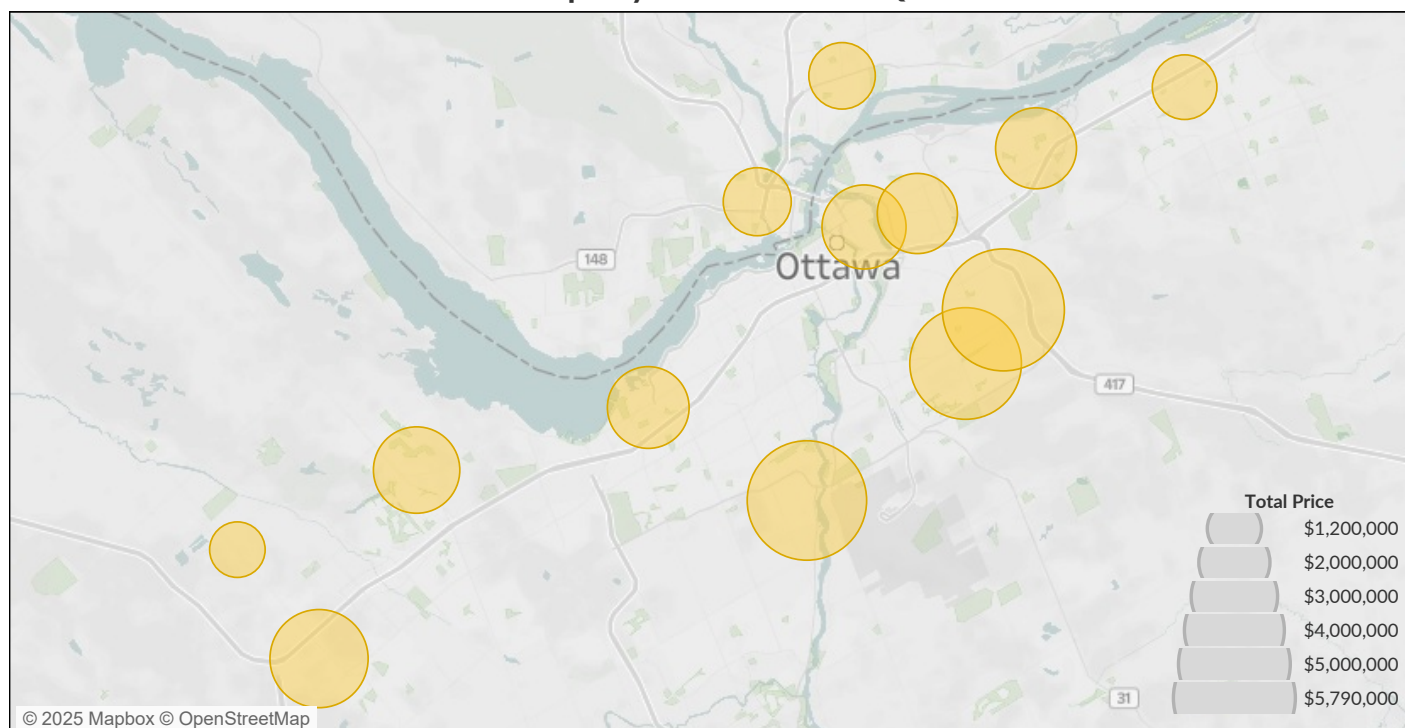
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Gatineau	\$3.5M	2	\$3.7M	\$3.5M	-4.7%	\$152
Ottawa Central	\$18.5M	5	\$126.4M	\$18.5M	-85.4%	\$289
Ottawa East	\$4.2M	2	\$1.5M	\$4.2M	180.2%	\$283
Ottawa Rural	\$5.0M	2		\$5.0M		\$270
Ottawa West	\$8.5M	2	\$7.6M	\$8.5M	11.3%	\$244
Grand Total	\$39.6M	13	\$139.1M	\$39.6M	-71.5%	\$257

Office - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2733 Lancaster Road	Ottawa Central	Ottawa	\$5.8M	33,991	\$170
49 Auriga Drive	Ottawa West	Nepean	\$5.6M	23,669	\$234
2001 Thurston Drive	Ottawa Central	Ottawa	\$4.9M	20,100	\$241
115 Walgreen Road	Ottawa Rural	West Carleton	\$3.8M	20,000	\$187
104 Schneider Road	Ottawa West	Kanata	\$2.9M	11,463	\$253

Source: Altus Group

Office Property Transactions - Q1 2025



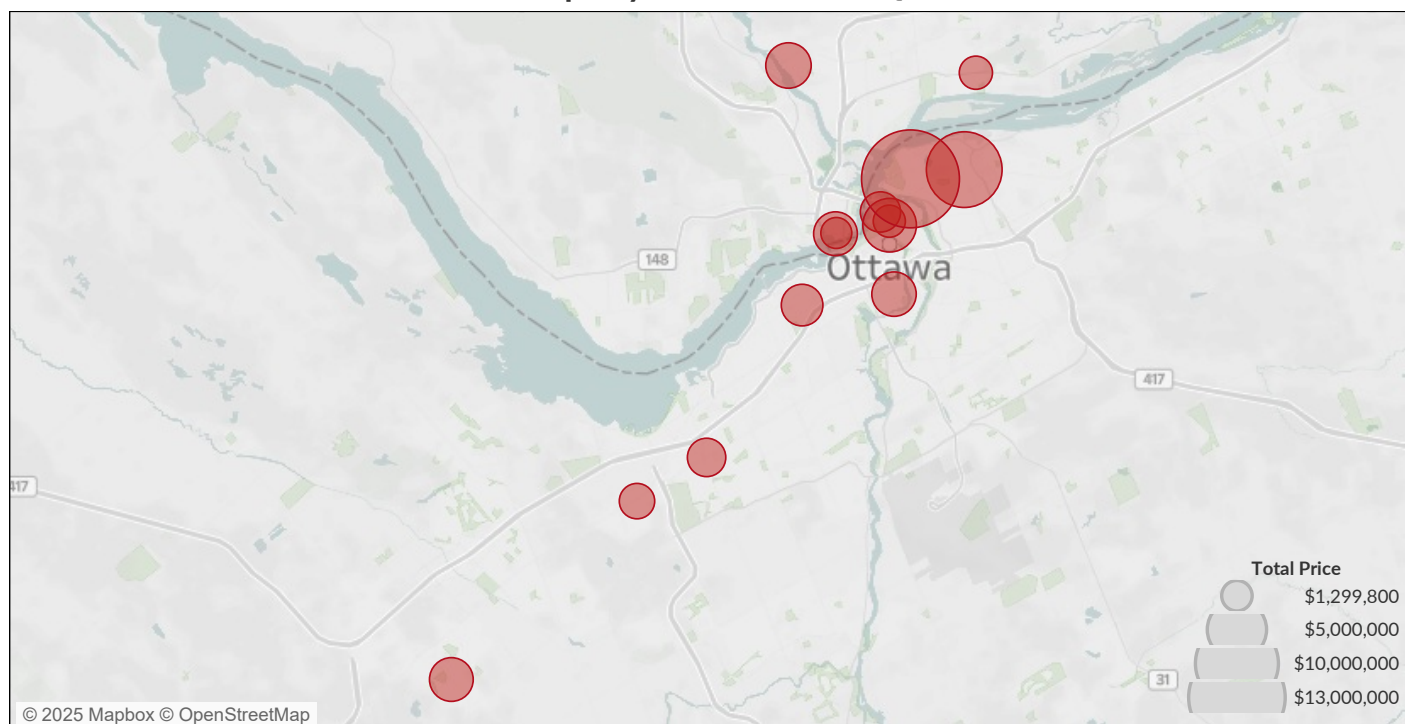
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$8.2M	4	\$4.2M	\$8.2M	97.5%	\$343
Ottawa Central	\$35.3M	8	\$2.7M	\$35.3M	1232.1%	\$410
Ottawa East						
Ottawa Rural	\$2.6M	1		\$2.6M		\$411
Ottawa West	\$1.7M	1	\$1.5M	\$1.7M	14.1%	\$517
Grand Total	\$47.8M	14	\$8.3M	\$47.8M	476.5%	\$399

Retail - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
52 Maple Lane	Ottawa Central	Ottawa	\$13.0M	100,730	\$129
347 St. Laurent Boulevard	Ottawa Central	Ottawa	\$7.8M	21,751	\$357
353 Dalhousie Street	Ottawa Central	Ottawa	\$3.9M	11,700	\$333
2291 Saint-Louis Street	Gatineau	Ville de Gatineau..	\$2.8M	9,832	\$285
817 Bank Street	Ottawa Central	Ottawa	\$2.7M	3,000	\$892

Source: Altus Group

Retail Property Transactions - Q1 2025



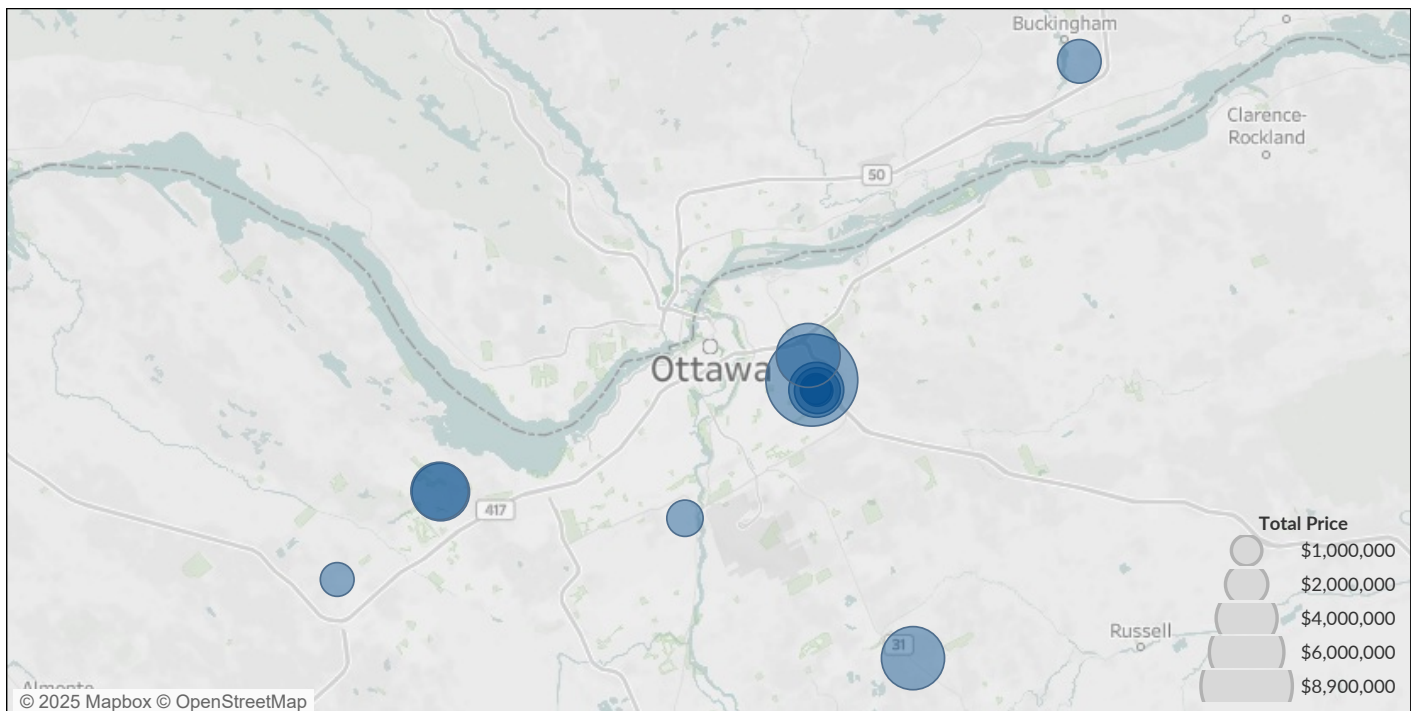
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$2.0M	1	\$14.2M	\$2.0M	-85.9%	\$138
Ottawa Central	\$16.3M	5	\$1.3M	\$16.3M	1153.7%	\$365
Ottawa East	\$4.3M	1		\$4.3M		\$359
Ottawa Rural	\$5.4M	2	\$4.2M	\$5.4M	28.6%	\$245
Ottawa West	\$8.4M	3	\$4.9M	\$8.4M	69.1%	\$351
Grand Total	\$36.4M	12	\$24.6M	\$36.4M	47.5%	\$318

Industrial - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2600 Edinburgh Place	Ottawa Central	Ottawa	\$8.9M	10,750	Null
1519 Star Top Road	Ottawa East	Gloucester	\$4.3M	11,973	\$359
6431 Bank Street	Ottawa Rural	Osgoode	\$4.2M	17,000	\$247
300 Legget Drive	Ottawa West	Kanata	\$3.5M	13,038	\$268
303 Legget Drive	Ottawa West	Kanata	\$3.5M	10,764	\$323

Source: Altus Group

Industrial Property Transactions - Q1 2025



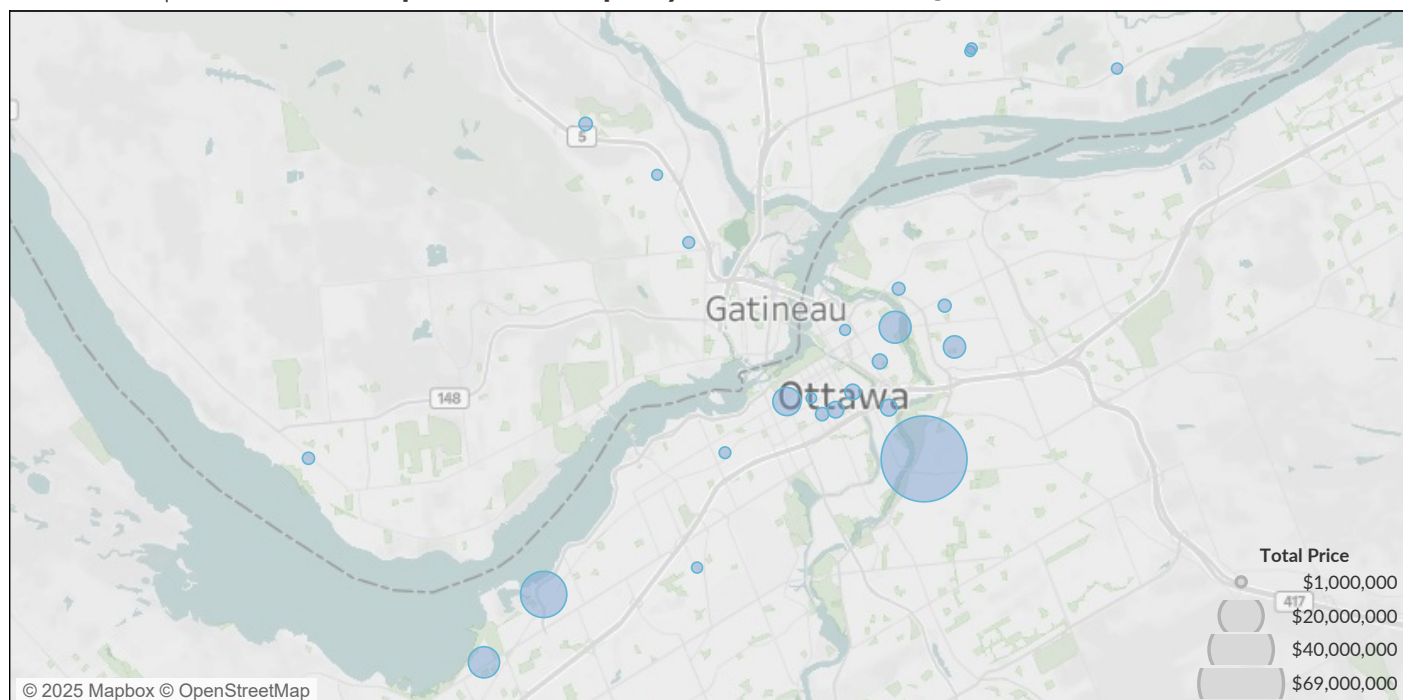
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Gatineau	\$8.7M	7	\$23.7M	\$8.7M	-63.5%	\$224,584
Ottawa Central	\$138.2M	17	\$53.1M	\$138.2M	160.3%	\$286,613
Ottawa East			\$3.8M		-100.0%	
Ottawa Rural						
Ottawa West			\$86.0M		-100.0%	
Grand Total	\$146.9M	24	\$166.5M	\$146.9M	-11.8%	\$268,521

Apartment - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1755 Frobisher Lane	Ottawa Central	Ottawa	\$69.0M	241	\$286,307
30 McEwen Avenue	Ottawa Central	Ottawa	\$20.0M	227	\$88,106
235 Charlotte Street	Ottawa Central	Ottawa	\$9.5M	29	\$327,586
115 Doane Street	Ottawa Central	Ottawa	\$9.1M	36	\$252,778
600 Laurier Avenue West	Ottawa Central	Ottawa	\$7.4M	34	\$217,647

Source: Altus Group

Apartment Property Transactions - Q1 2025



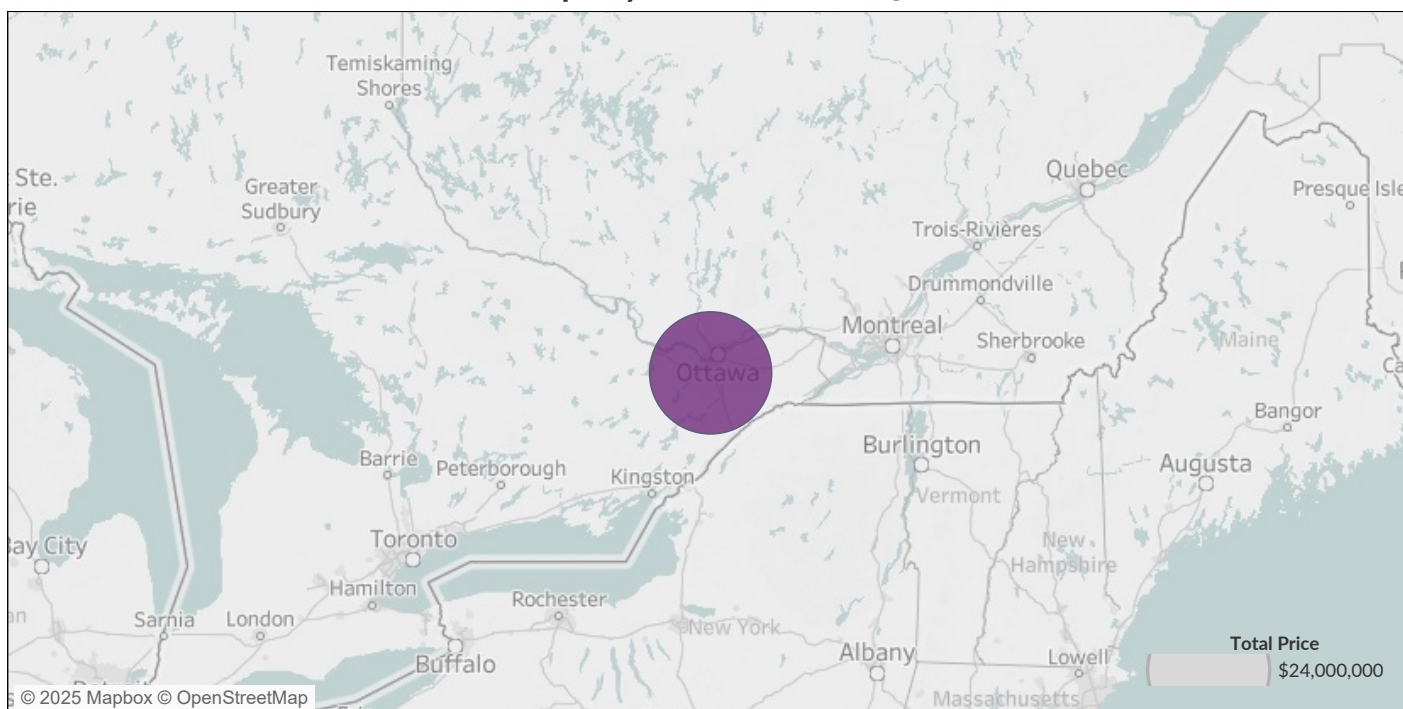
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Room
Gatineau						
Ottawa Central			\$43.2M		-100.0%	
Ottawa East						
Ottawa Rural						
Ottawa West	\$24.0M	1	\$19.0M	\$24.0M	26.3%	\$235,294
Grand Total	\$24.0M	1	\$62.2M	\$24.0M	-61.4%	\$235,294

Hotel - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
125 Lusk Street	Ottawa West	Nepean	\$24.0M	102	\$235,294

Source: Altus Group

Hotel Property Transactions - Q1 2025



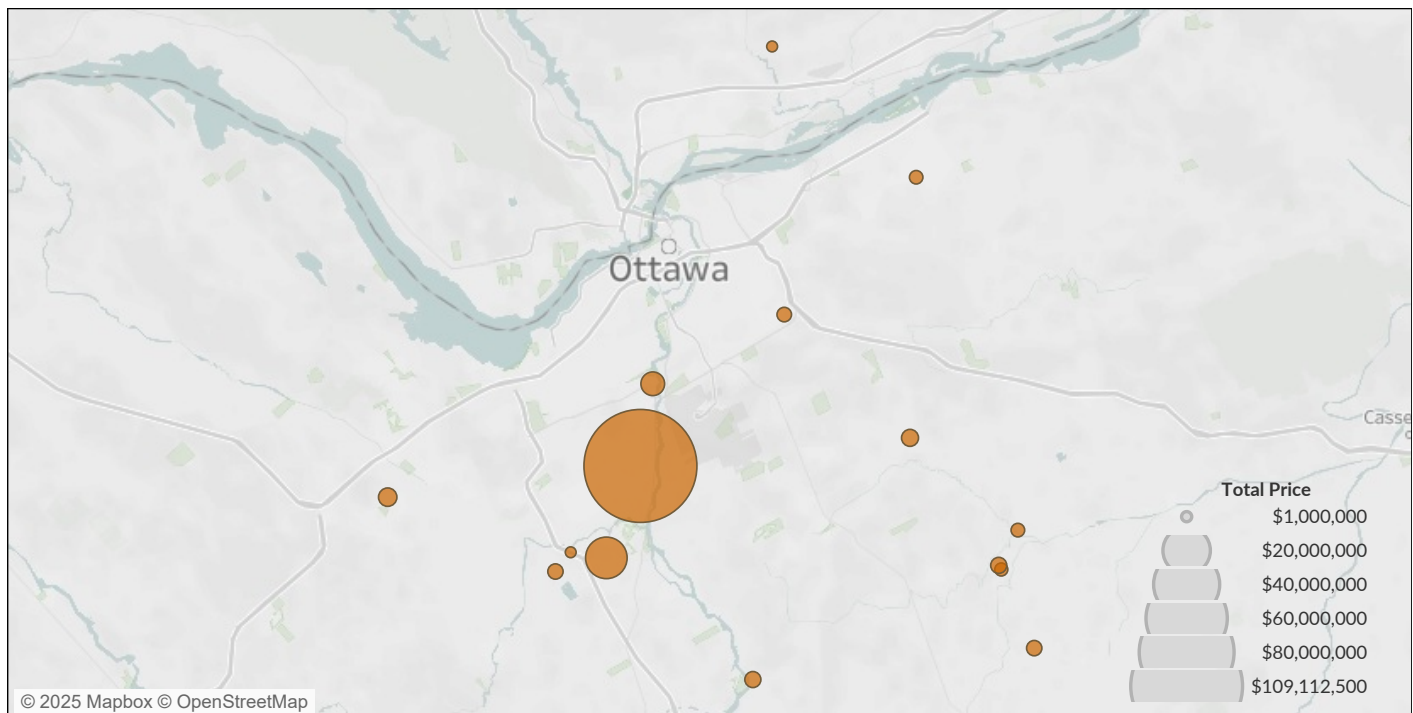
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Gatineau	\$1.0M	1	\$13.0M	\$1.0M	-92.3%	\$0.0M
Ottawa Central			\$19.3M		-100.0%	\$1.5M
Ottawa East	\$5.8M	3	\$8.0M	\$5.8M	-27.3%	\$0.5M
Ottawa Rural	\$12.3M	6	\$7.1M	\$12.3M	72.9%	\$0.7M
Ottawa West	\$131.7M	5	\$18.5M	\$131.7M	611.8%	\$0.6M
Grand Total	\$150.8M	15	\$65.9M	\$150.8M	128.9%	\$0.6M

ICI Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
99 Bill Leathem Drive	Ottawa West	Nepean	\$109.1M	75.2	\$1,450,116
Dundonald Drive	Ottawa West	Nepean	\$14.8M	14.4	\$1,027,139
299 West Hunt Club Road	Ottawa West	Nepean	\$4.8M	5.2	\$924,855
5872 Hazeldean Road	Ottawa Rural	Goulbourn	\$2.9M	1.1	\$2,631,818
8469 Mitch Owens Road	Ottawa East	Gloucester	\$2.5M	Null	Null

Source: Altus Group

ICI Land Property Transactions - Q1 2025



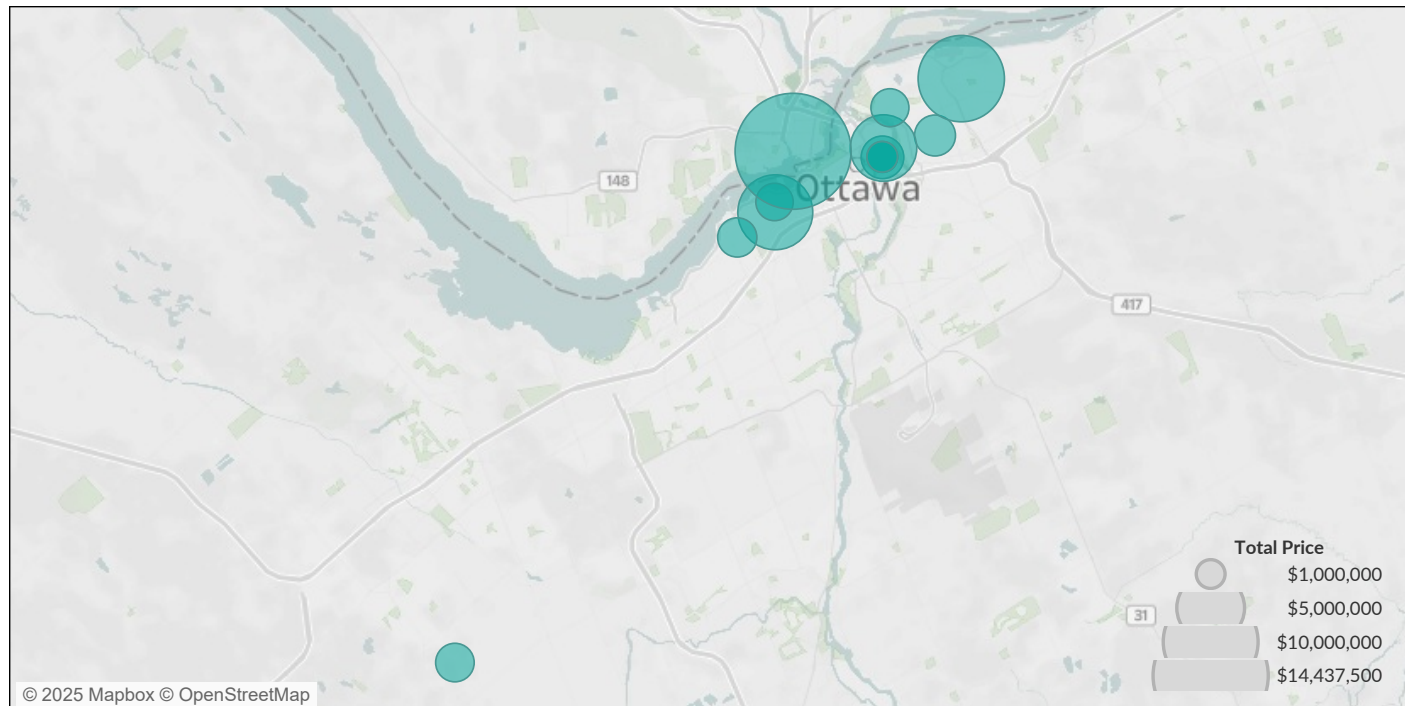
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Gatineau	\$14.4M	1	\$6.8M	\$14.4M	112.7%	
Ottawa Central	\$30.2M	11	\$23.1M	\$30.2M	30.7%	\$1.5M
Ottawa East						
Ottawa Rural	\$1.6M	1		\$1.6M		\$0.8M
Ottawa West						
Grand Total	\$46.3M	13	\$29.9M	\$46.3M	54.7%	\$1.1M

Residential Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
50 Montcalm Street	Gatineau	Ville de Gatineau	\$14.4M	1.1	Null
Hemlock Road	Ottawa Central	Ottawa	\$8.0M	5.4	\$1,486,989
1546 Scott Street	Ottawa Central	Ottawa	\$6.0M	0.6	Null
10 Blackburn Avenue	Ottawa Central	Ottawa	\$4.8M	0.4	Null
89 Sweetland Avenue	Ottawa Central	Ottawa	\$2.0M	0.2	Null

Source: Altus Group

Residential Land Property Transactions - Q1 2025





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