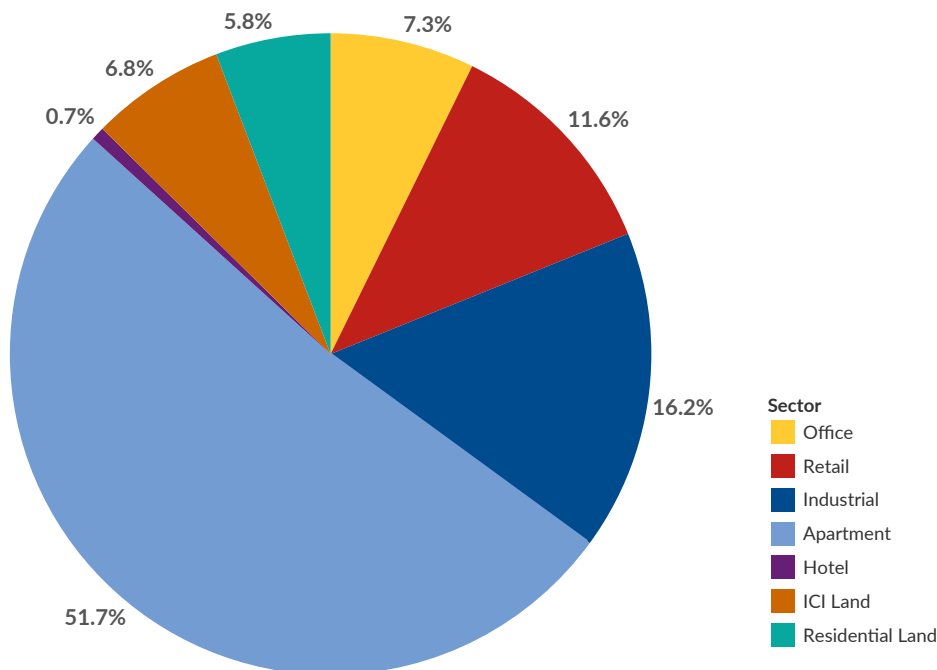

Montreal Market Commercial Q2 2025 Statistics

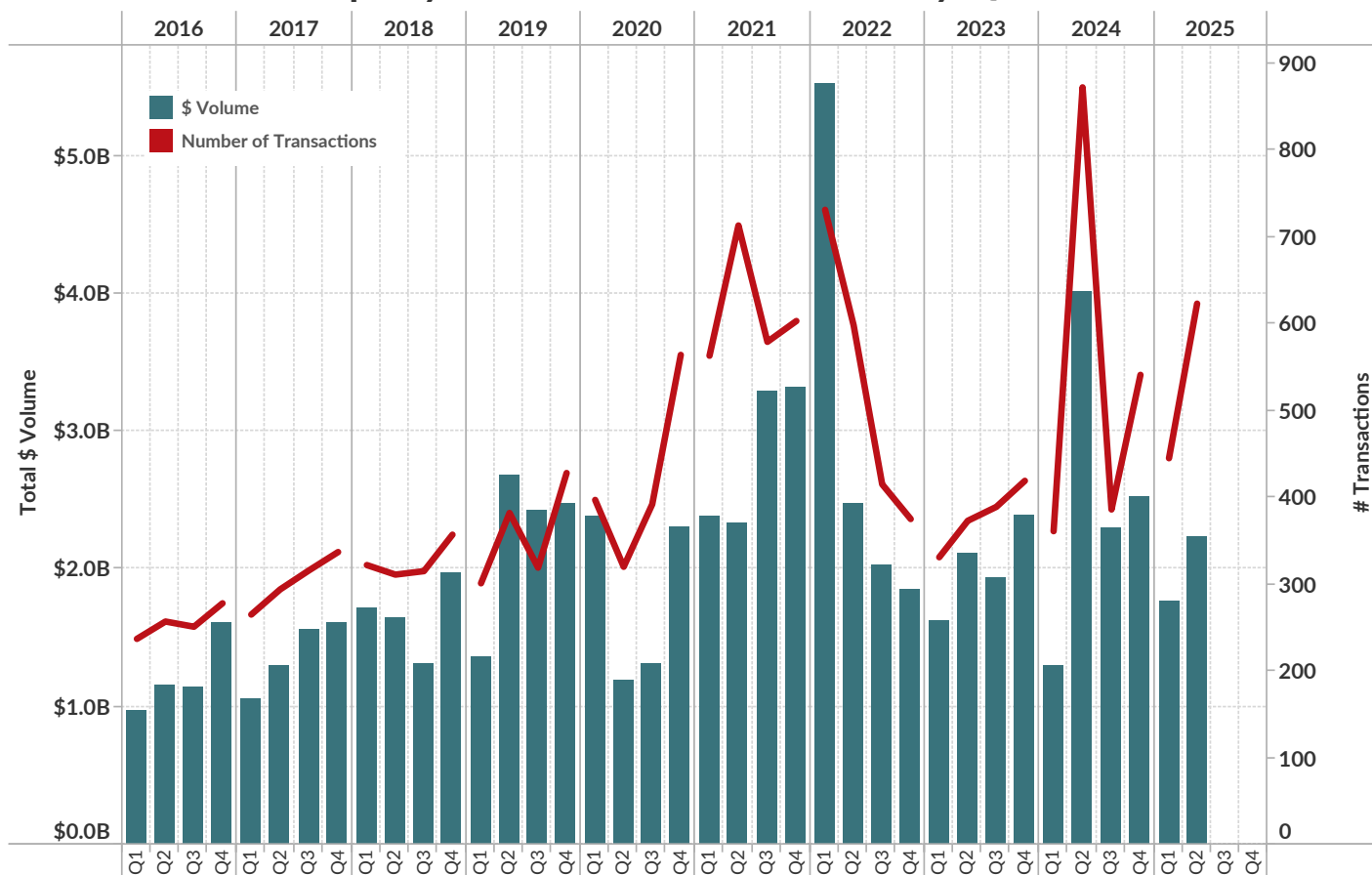


Q2 2025 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group



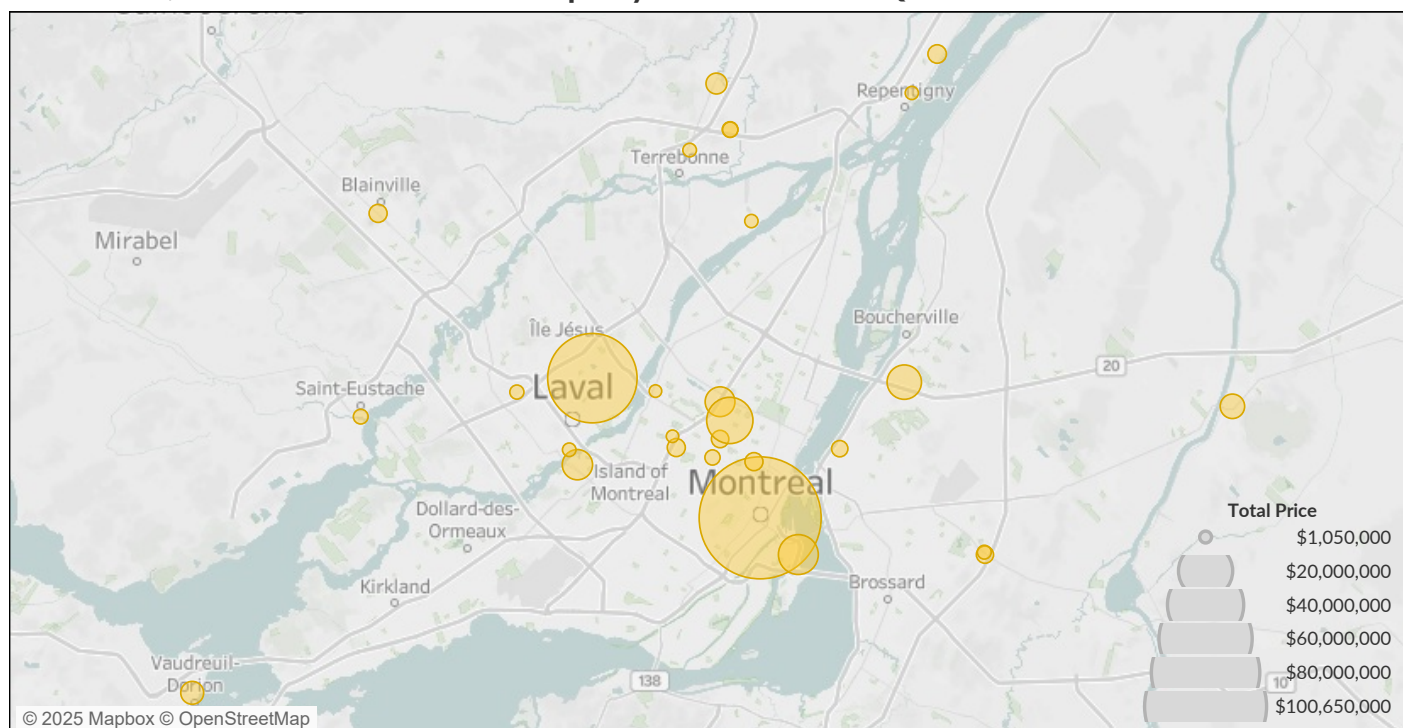
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Island of Montréal	\$148.2M	11	\$154.9M	\$181.1M	17.0%	\$248
Laval	\$57.9M	4	\$3.3M	\$72.3M	2124.3%	\$238
Longueuil	\$5.1M	3	\$11.4M	\$5.1M	-55.3%	\$467
North Shore	\$14.6M	8	\$9.3M	\$16.0M	72.3%	\$359
South Shore	\$15.6M	3	\$13.8M	\$15.6M	13.5%	\$248
Grand Total	\$241.4M	29	\$192.6M	\$290.2M	50.7%	\$288

Office - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1200 McGill College Avenue	Island of Montréal	Ville-Marie	\$100.7M	351,869	286
1 Place Laval	Laval	Laval	\$54.1M	853,885	63
3232 Bélanger Street	Island of Montréal	Rosemont-La Petite-Patrie	\$14.5M	51,120	284
1555 Carrie-Derick Street	Island of Montréal	Le Sud-Ouest	\$10.8M	82,230	131
110 de Lauzon Street	South Shore	Boucherville	\$8.0M	59,011	135

Source: Altus Group

Office Property Transactions - Q2 2025



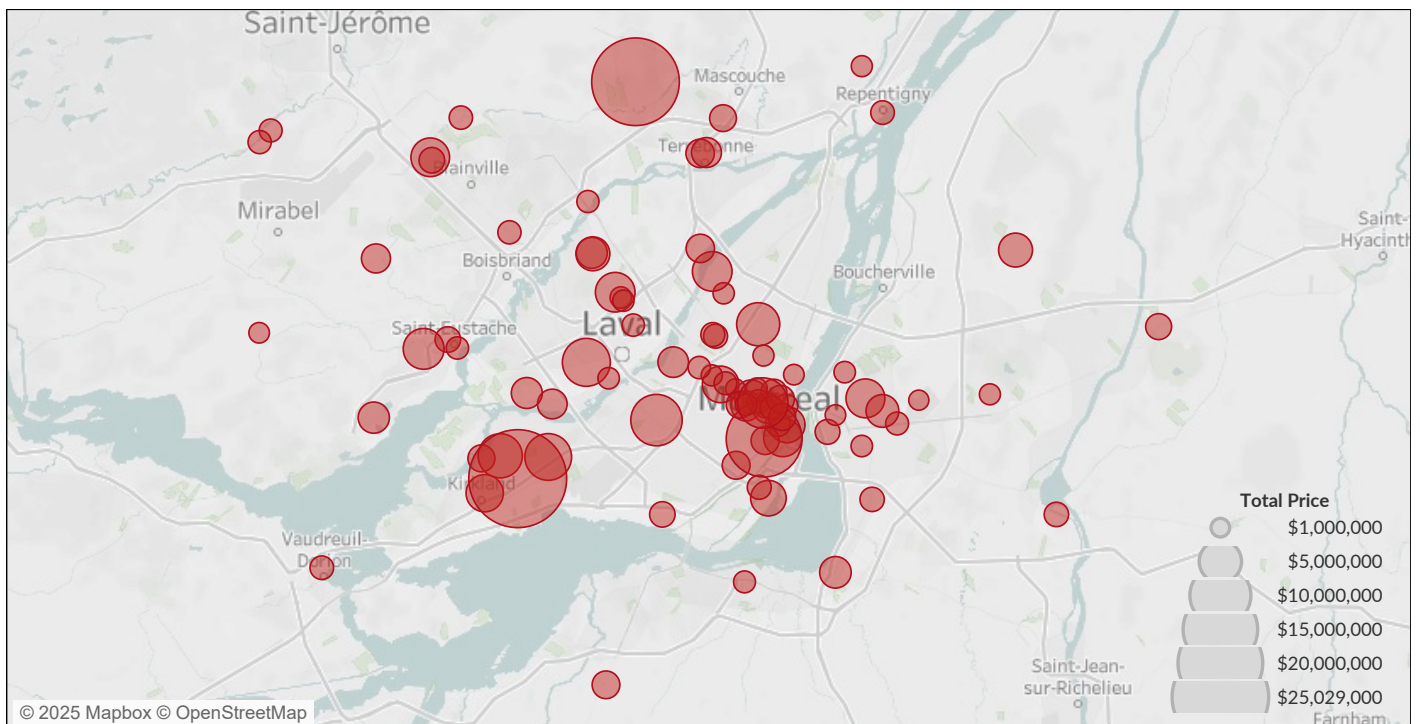
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Island of Montréal	\$138.3M	42	\$343.7M	\$263.8M	-23.2%	\$360
Laval	\$27.4M	11	\$51.3M	\$46.8M	-8.7%	\$335
Longueuil	\$12.7M	7	\$36.7M	\$19.6M	-46.7%	\$359
North Shore	\$54.6M	19	\$80.0M	\$76.7M	-4.2%	\$328
South Shore	\$17.9M	10	\$68.6M	\$57.1M	-16.8%	\$329
Grand Total	\$250.9M	89	\$580.3M	\$464.0M	-20.0%	\$347

Retail - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
100 du Barry Street	Island of Montréal	Kirkland	\$3.6M	19,093	190
101 Arthur-Sauvé Boulevard	North Shore	Saint-Eustache	\$1.3M	2,776	468
1025 Sir-Wilfrid-Laurier Boulevard	South Shore	Mont-Saint-Hilaire	\$1.8M	5,183	339
11 Paiement Street	Island of Montréal	L'Île-Bizard-Sainte-Gen..	\$1.9M	13,212	144
1105 Saint-Denis Street	Island of Montréal	Ville-Marie	\$1.9M	3,772	504

Source: Altus Group

Retail Property Transactions - Q2 2025



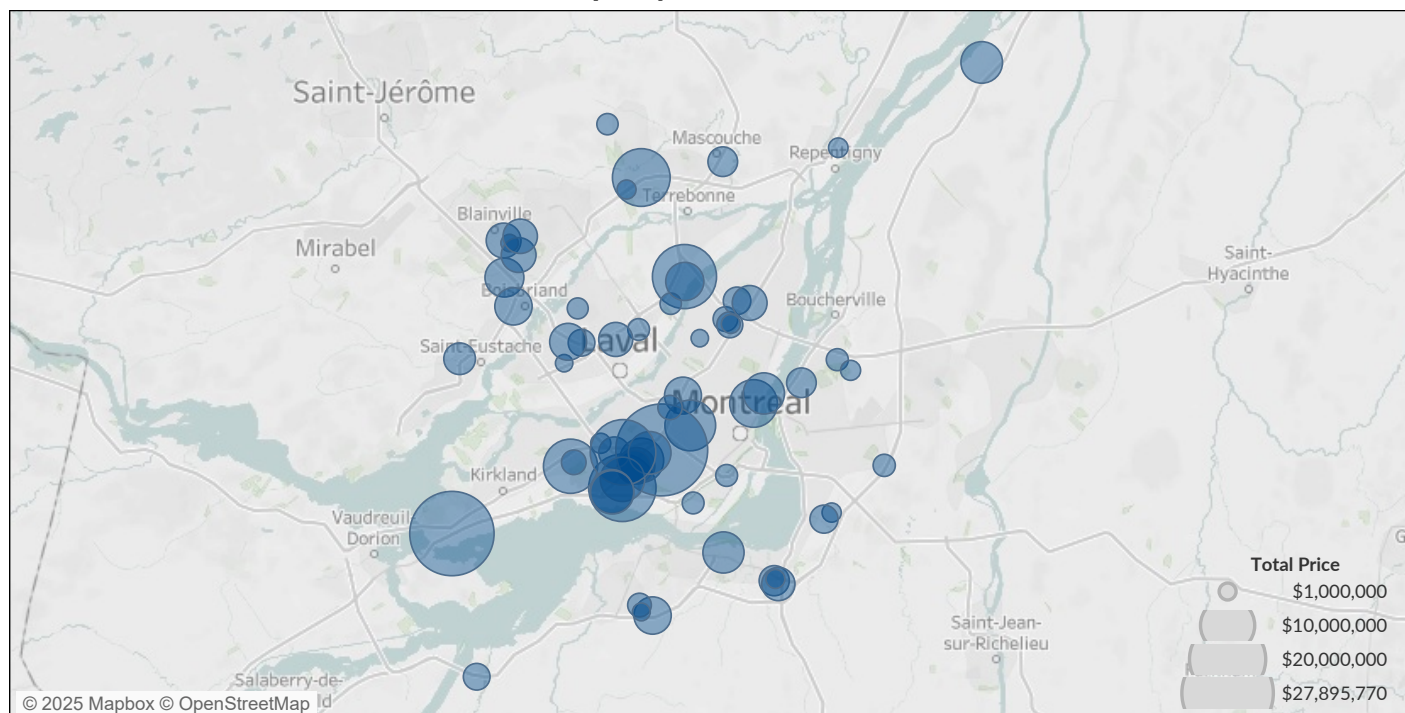
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Island of Montréal	\$180.4M	28	\$823.0M	\$359.7M	-56.3%	\$263
Laval	\$34.6M	9	\$349.0M	\$58.5M	-83.2%	\$610
Longueuil	\$6.1M	3	\$62.2M	\$6.1M	-90.2%	\$309
North Shore	\$43.6M	12	\$236.6M	\$99.3M	-58.0%	\$291
South Shore	\$34.1M	12	\$212.1M	\$122.6M	-42.2%	\$267
Grand Total	\$298.8M	64	\$1,683.0M	\$646.2M	-61.6%	\$320

Industrial - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
5775 Ferrier Street	Island of Montréal	Mont-Royal	\$27.9M	160,000	174
22000 Clark-Graham Avenue	Island of Montréal	Baie-d'Urfé	\$23.5M	75,540	311
1900 52e Avenue	Island of Montréal	Lachine	\$15.0M	39,477	380
4665 de la Côte-Vertu Boulevard	Island of Montréal	Saint-Laurent	\$14.2M	35,380	401
1362 Montée Masson	Laval	Laval	\$13.6M	3,000	4527

Source: Altus Group

Industrial Property Transactions - Q2 2025



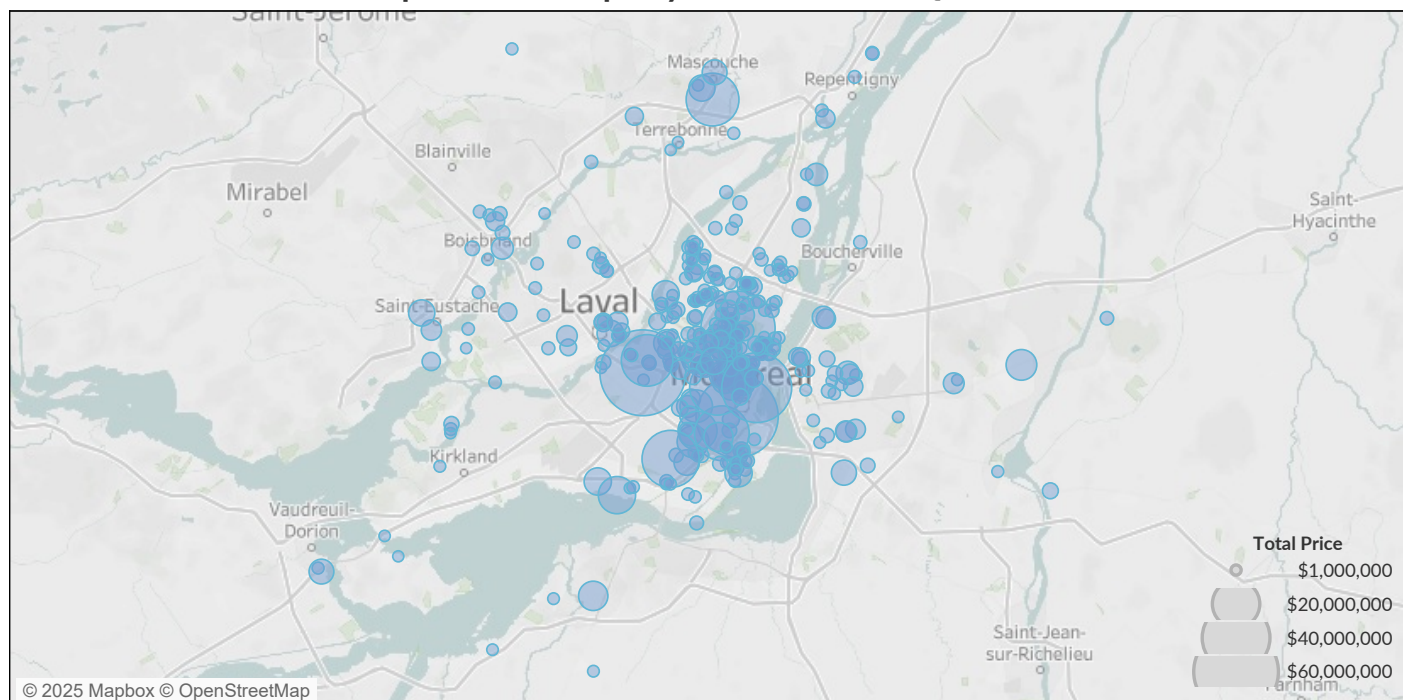
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Island of Montréal	\$823.6M	283	\$1,478.6M	\$1,552.8M	5.0%	\$248,722
Laval	\$49.7M	27	\$72.8M	\$128.3M	76.3%	\$222,654
Longueuil	\$45.2M	22	\$210.5M	\$90.3M	-57.1%	\$221,297
North Shore	\$80.5M	28	\$107.5M	\$150.6M	40.0%	\$223,363
South Shore	\$50.6M	19	\$147.6M	\$143.4M	-2.8%	\$208,642
Grand Total	\$1,049.6M	379	\$2,017.0M	\$2,065.2M	2.4%	\$241,053

Apartment - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1275 Jules-Poitrass Boulevard	Island of Montréal	Saint-Laurent	\$60.0M	369	\$162,602
1200 Mackay Street	Island of Montréal	Ville-Marie	\$55.0M	124	\$443,548
5930 Pie-IX Boulevard	Island of Montréal	Rosemont-La ..	\$44.8M	105	\$426,667
1000 René-Lévesque Boulevar..	Island of Montréal	Ville-Marie	\$39.7M	102	\$389,461
6950 Fielding Avenue	Island of Montréal	Côte-des-Neig..	\$26.5M	104	\$255,065

Source: Altus Group

Apartment Property Transactions - Q2 2025



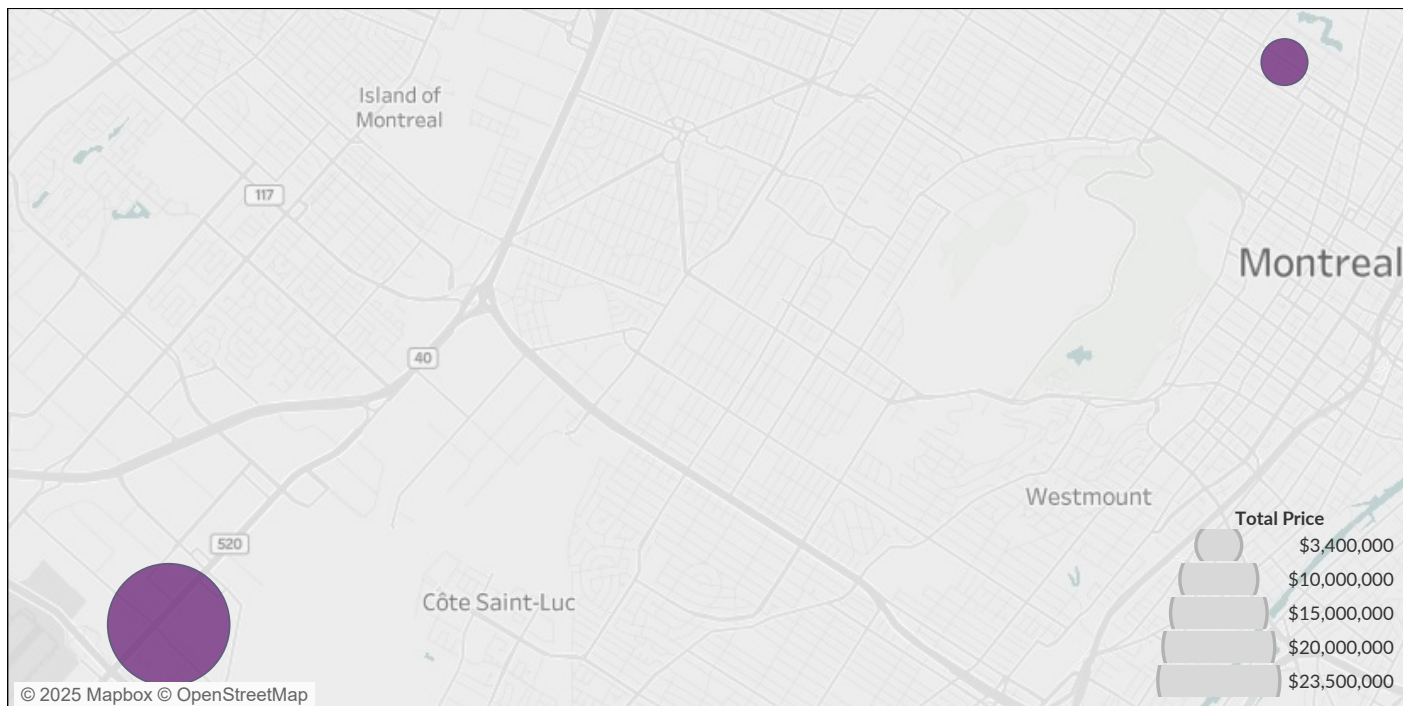
Region	Q2 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
	\$ Volume		2023	2024		
Island of Montréal	\$26.9M	2	\$61.8M	\$66.3M	7.3%	\$114,360
Laval			\$7.5M		-100.0%	
Longueuil						
North Shore			\$3.0M		-100.0%	
South Shore						
Grand Total	\$26.9M	2	\$72.3M	\$66.3M	-8.3%	\$114,360

Hotel - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
3990 Saint-Hubert Street	Island of Montréal	Le Plateau-Mont-Royal	\$3.4M	10	\$340,000
7880 de la Côte-de-Liesse Road	Island of Montréal	Saint-Laurent	\$23.5M	161	\$147,799

Source: Altus Group

Hotel Property Transactions - Q2 2025



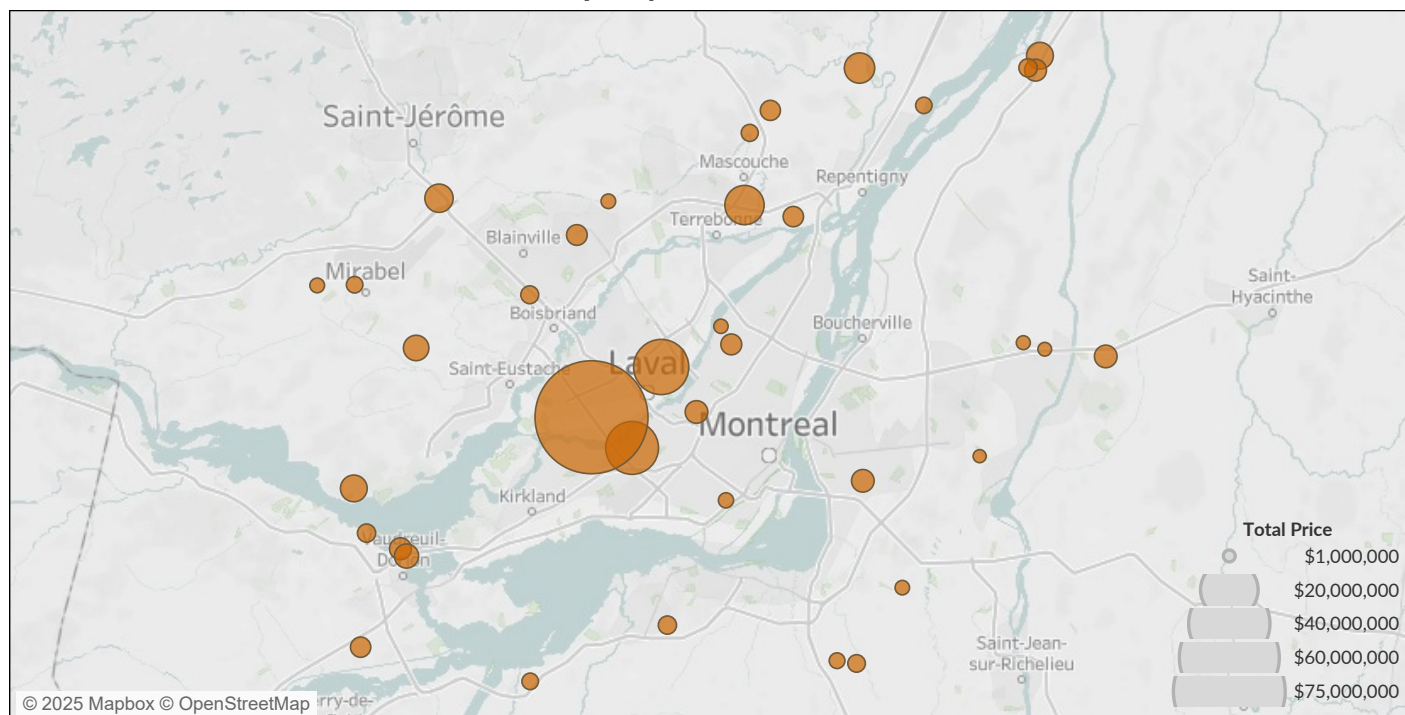
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Island of Montréal	\$24.5M	5	\$55.8M	\$40.6M	-27.3%	\$2.6M
Laval	\$92.9M	2	\$79.1M	\$97.4M	23.1%	\$1.4M
Longueuil			\$1.0M		-100.0%	
North Shore	\$39.0M	13	\$154.3M	\$77.4M	-49.8%	\$0.4M
South Shore	\$41.5M	18	\$162.2M	\$56.6M	-65.1%	\$0.4M
Grand Total	\$197.9M	38	\$452.4M	\$271.9M	-39.9%	\$0.7M

ICI Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2214 Desserte Chomedey West	Laval	Laval	\$75.0M	27.6	\$2,718,790
Saint-Martin Boulevard West	Laval	Laval	\$17.9M	10.7	\$1,679,665
Sartelon Street	Island of Montréal	Saint-Laurent	\$16.4M	7.3	\$2,245,376
de la Gare Avenue	North Shore	Mascouche	\$9.1M	9.4	\$961,195
de l'Achigan Row	North Shore	L'Assomption	\$5.4M	222.1	\$24,309

Source: Altus Group

ICI Land Property Transactions - Q2 2025



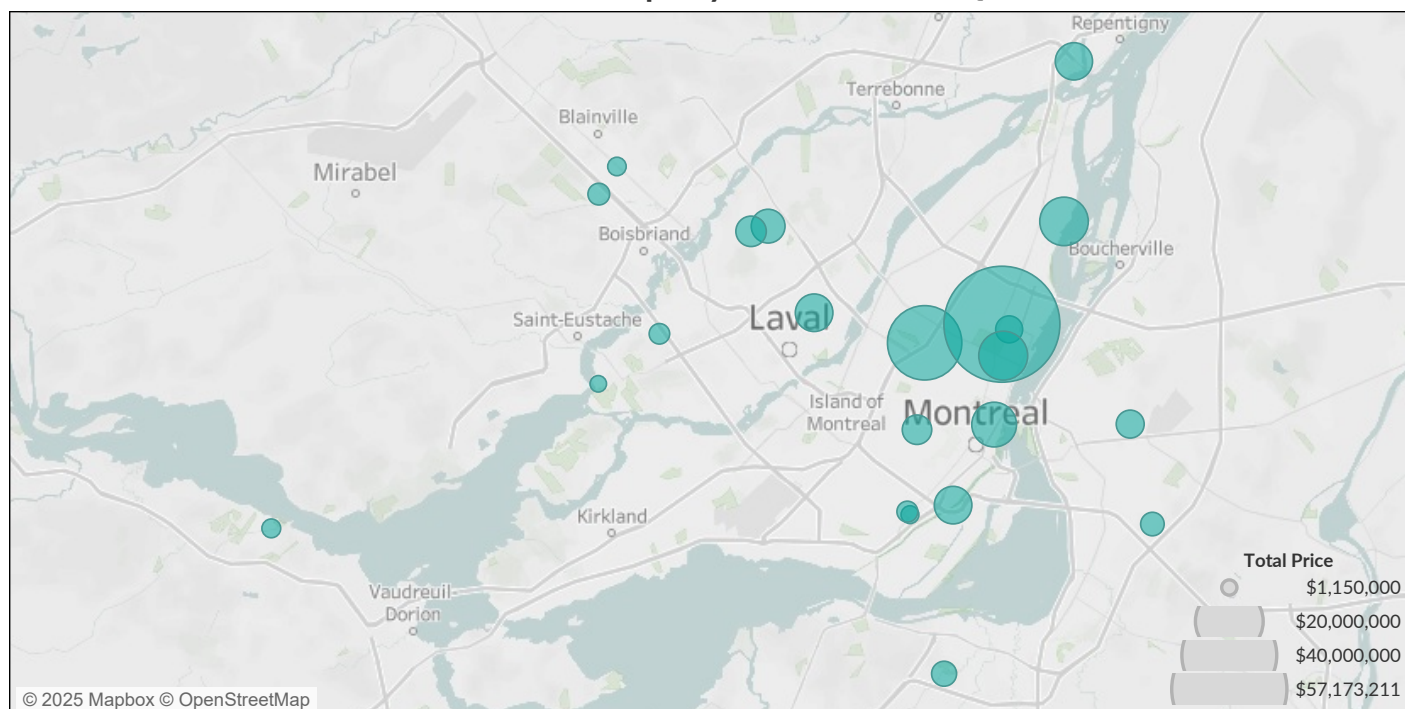
Region	Q2 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume		2024	2025		
Island of Montréal	\$125.3M	10	\$234.8M	\$157.6M	-32.9%	\$5.4M
Laval	\$17.7M	5	\$23.6M	\$48.4M	105.0%	\$3.5M
Longueuil	\$3.3M	1	\$15.4M	\$3.3M	-78.5%	
North Shore	\$9.4M	3	\$26.2M	\$14.5M	-44.8%	\$1.2M
South Shore	\$6.5M	3	\$16.3M	\$7.5M	-53.7%	
Grand Total	\$162.2M	22	\$316.4M	\$231.3M	-26.9%	\$3.7M

Residential Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Sherbrooke Street East	Island of Montréal	Mercier-Hochelaga-..	\$57.2M	4.9	Null
2601 Jarry Street East	Island of Montréal	Villeray-Saint-Michel..	\$23.5M	2.3	Null
Bennett Avenue	Island of Montréal	Mercier-Hochelaga-..	\$10.2M	0.5	Null
11251 Notre-Dame Street East	Island of Montréal	Montréal-Est	\$10.0M	1.1	Null
840 René-Lévesque Boulevar..	Island of Montréal	Ville-Marie	\$8.5M	3.1	Null

Source: Altus Group

Residential Land Property Transactions - Q2 2025





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