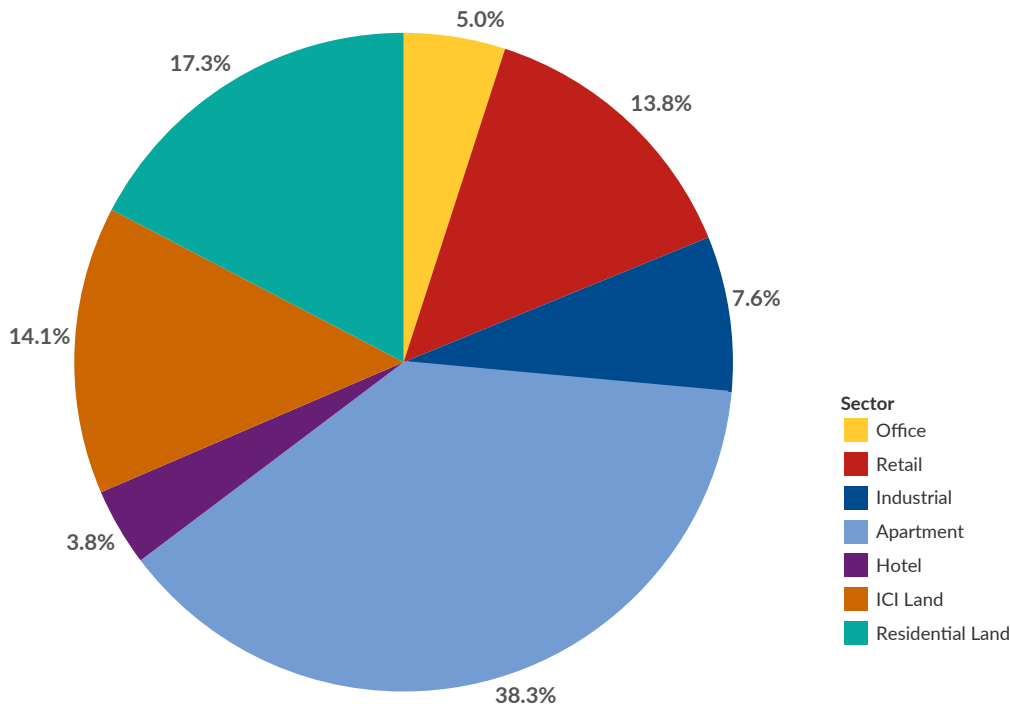

Ottawa & Gatineau Commercial Q3 2025 Statistics



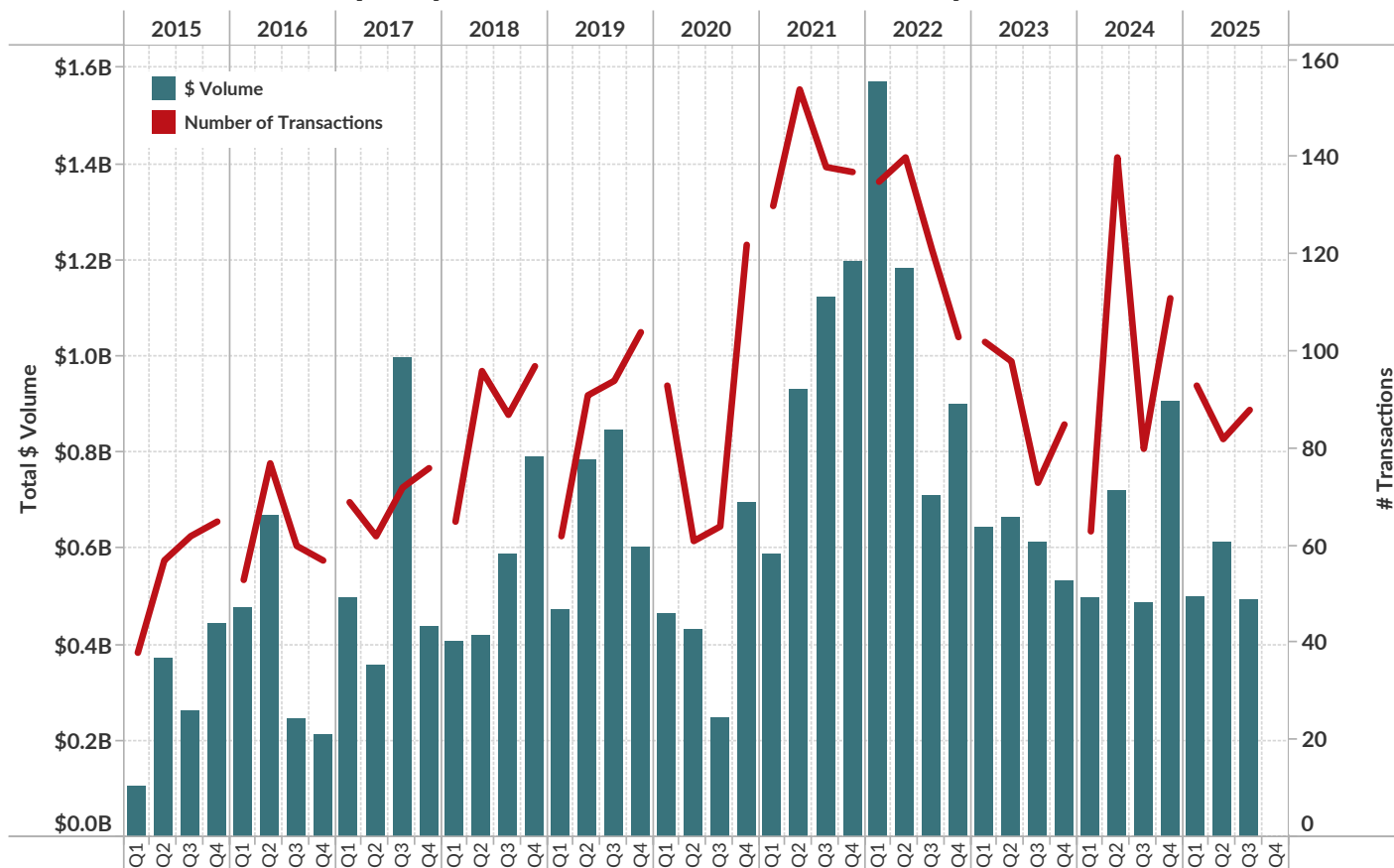
AltusGroup

Q3 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

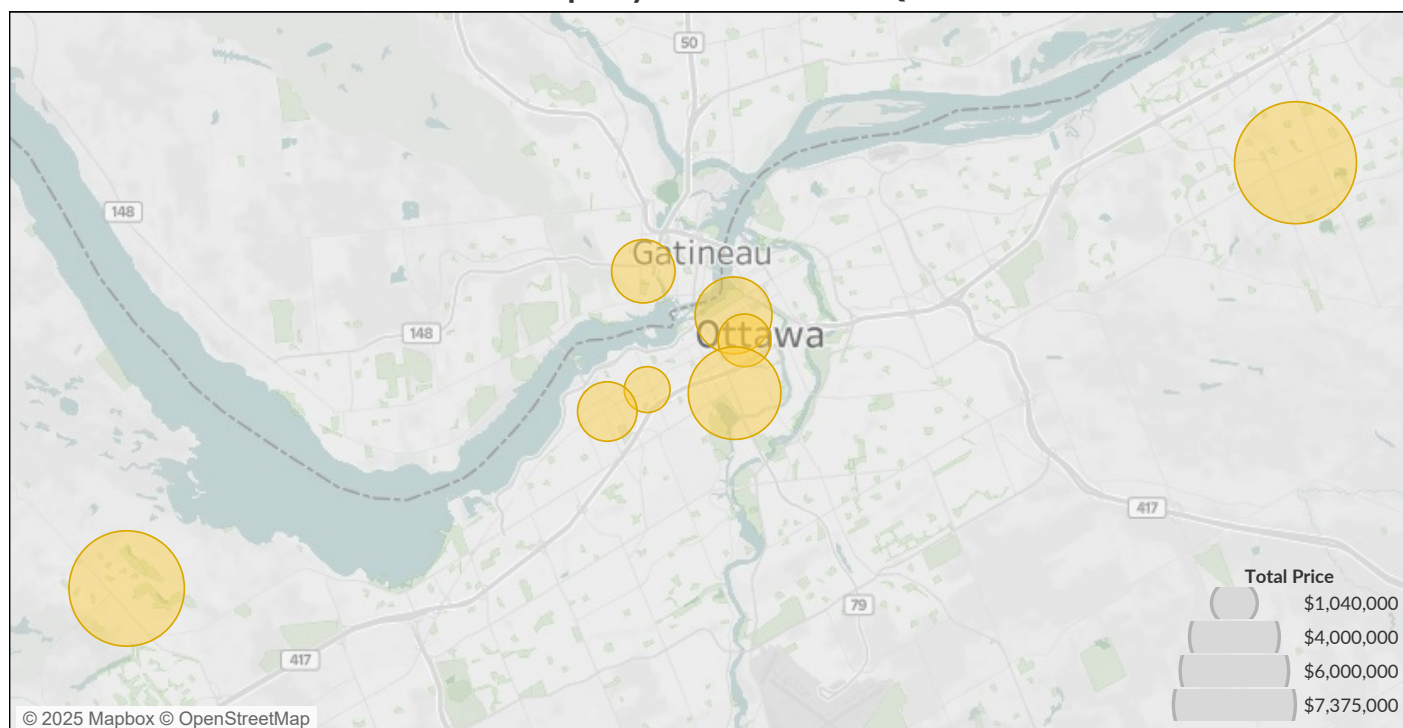
Region	Q3 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$2.0M	1	\$23.4M	\$7.5M	-68.0%	\$182
Ottawa Central	\$11.3M	5	\$179.9M	\$29.8M	-83.4%	\$390
Ottawa East	\$7.4M	1	\$18.7M	\$11.6M	-38.4%	\$297
Ottawa Rural				\$7.1M		\$235
Ottawa West	\$6.6M	1	\$43.8M	\$24.1M	-45.1%	\$195
Grand Total	\$27.3M	8	\$265.9M	\$80.0M	-69.9%	\$288

Office - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
4275 Innes Road	Ottawa East	Cumberland	\$7.4M	22,720	\$325
362 Terry Fox Drive	Ottawa West	Kanata	\$6.6M	37,734	\$175
786 Bronson Avenue	Ottawa Central	Ottawa	\$4.3M	8,434	\$504
109 Bank Street	Ottawa Central	Ottawa	\$2.9M	7,434	\$394
227 Montcalm Street	Gatineau	Ville de Gatineau	\$2.0M	18,040	\$110

Source: Altus Group

Office Property Transactions - Q3 2025



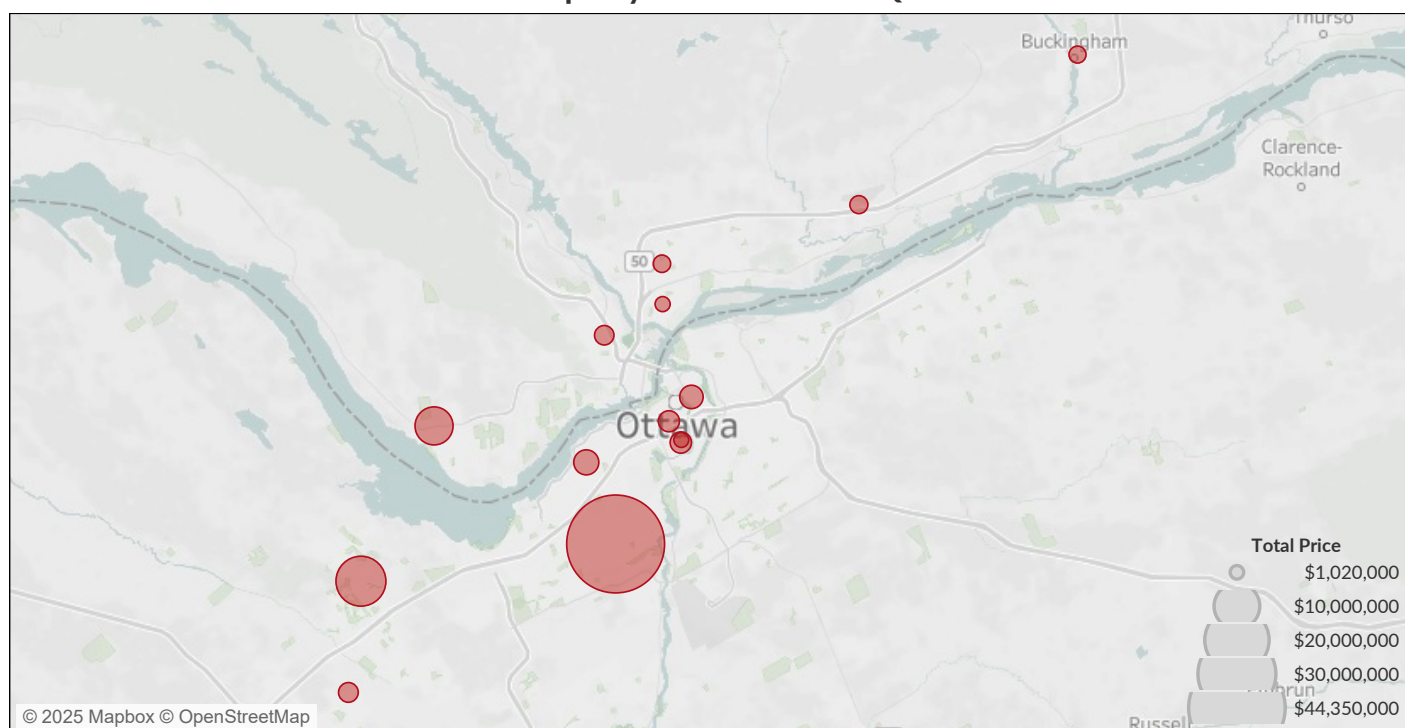
Region	Q3 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$13.7M	6	\$10.6M	\$27.6M	160.4%	\$281
Ottawa Central	\$10.6M	5	\$123.6M	\$54.9M	-55.6%	\$470
Ottawa East			\$11.8M	\$6.1M	-48.4%	\$498
Ottawa Rural	\$1.8M	1	\$8.5M	\$7.4M	-12.5%	\$582
Ottawa West	\$55.9M	2	\$23.7M	\$126.2M	432.0%	\$376
Grand Total	\$82.0M	14	\$178.2M	\$222.2M	24.7%	\$408

Retail - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1585 Merivale Road	Ottawa West	Nepean	\$44.4M	207,690	\$214
329 March Road	Ottawa West	Kanata	\$11.5M	46,402	\$249
10 de la Fabrique Street	Gatineau	Ville de Gatineau	\$6.7M	13,147	\$510
318 Richmond Road	Ottawa Central	Ottawa	\$2.9M	6,140	\$472
124 Osgoode Street	Ottawa Central	Ottawa	\$2.5M	2,210	\$1,147

Source: Altus Group

Retail Property Transactions - Q3 2025



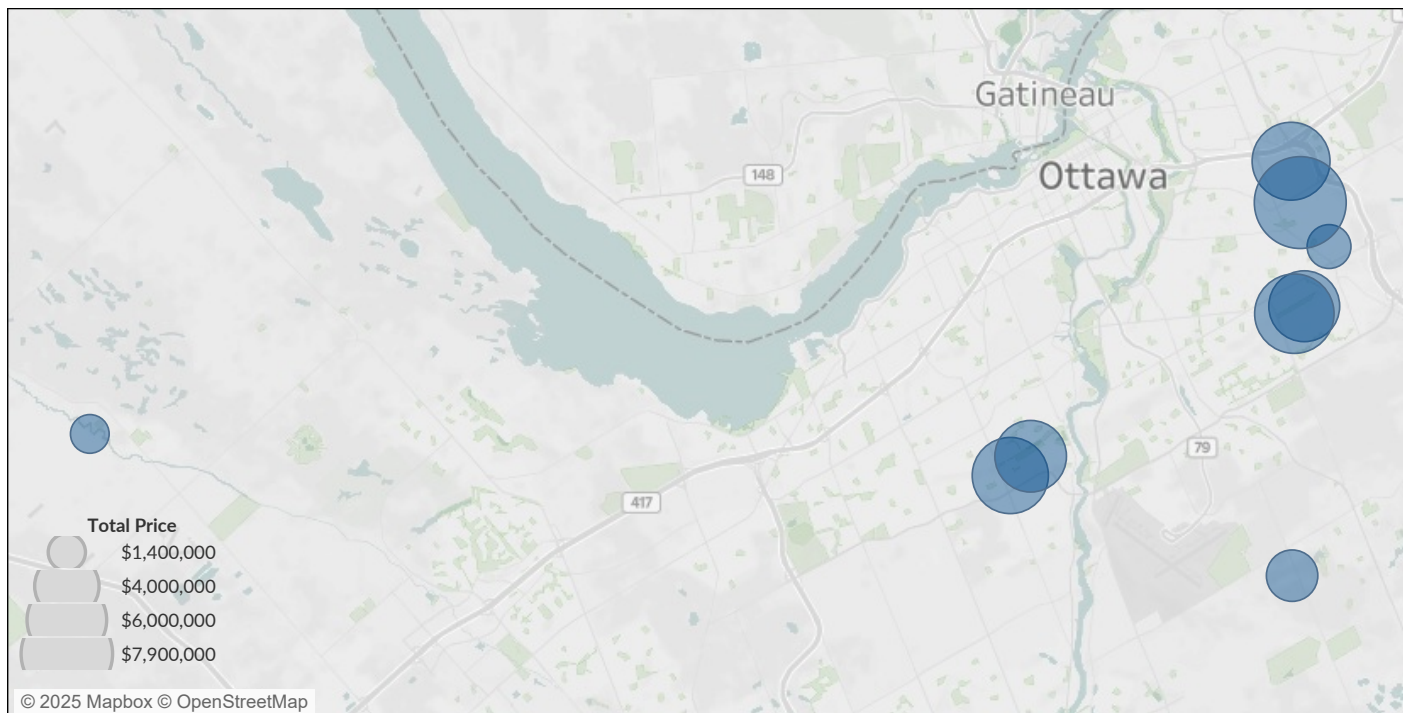
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Gatineau			\$44.4M	\$13.5M	-69.7%	\$395
Ottawa Central	\$20.3M	4	\$26.5M	\$50.0M	88.8%	\$324
Ottawa East	\$8.2M	2	\$32.7M	\$16.4M	-49.8%	\$497
Ottawa Rural	\$1.4M	1	\$15.7M	\$9.6M	-39.0%	\$304
Ottawa West	\$10.2M	2	\$18.4M	\$33.3M	81.3%	\$319
Grand Total	\$40.1M	9	\$137.6M	\$122.8M	-10.8%	\$349

Industrial - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1730 Bantree Street	Ottawa Central	Ottawa	\$7.9M	22,607	\$349
2181 Thurston Drive	Ottawa Central	Ottawa	\$5.9M	22,500	\$262
1240 Kenaston Street	Ottawa East	Gloucester	\$5.7M	14,910	\$381
33 Roydon Place	Ottawa West	Nepean	\$5.4M	26,195	\$207
46 Colonnade Road	Ottawa West	Nepean	\$4.8M	14,068	\$341

Source: Altus Group

Industrial Property Transactions - Q3 2025



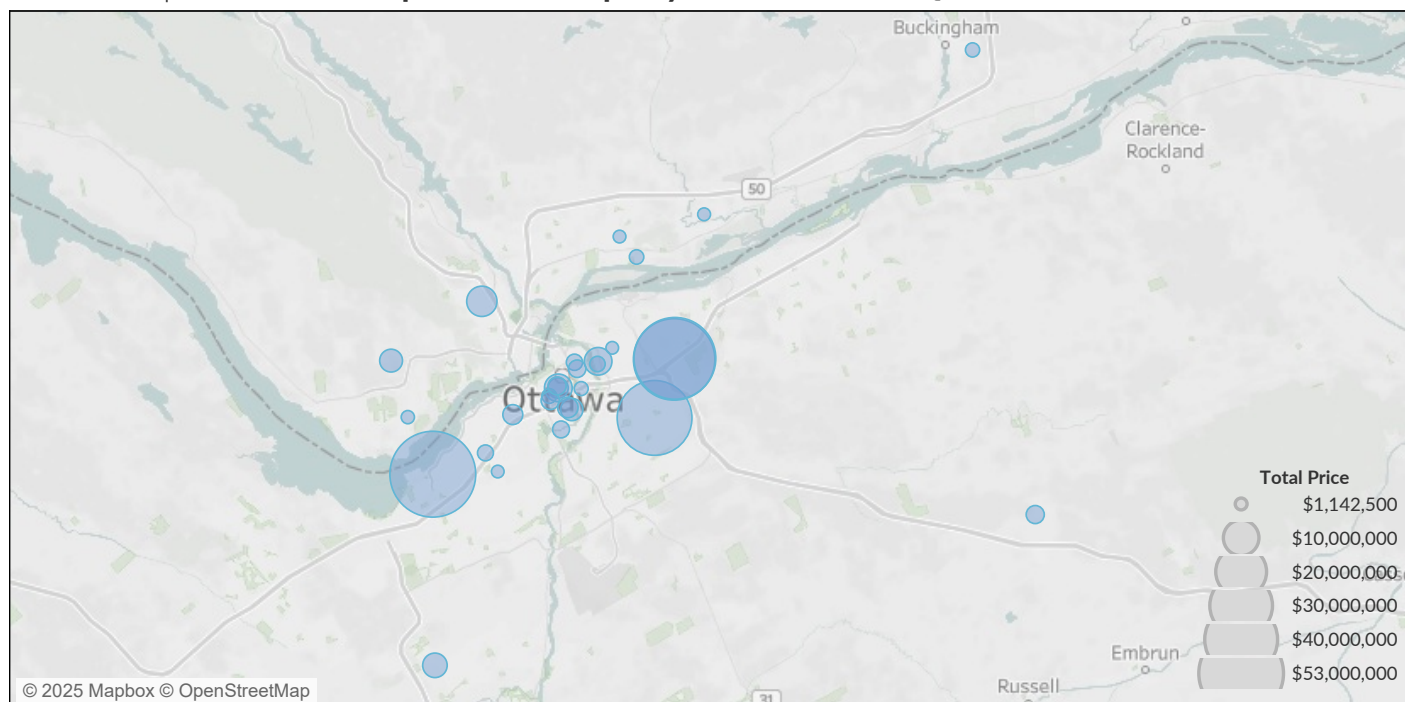
Region	Q3 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
	\$ Volume		2024	2025		
Gatineau	\$16.9M	7	\$276.3M	\$85.7M	-69.0%	\$277,832
Ottawa Central	\$136.3M	19	\$274.9M	\$292.9M	6.5%	\$299,750
Ottawa East	\$98.2M	3	\$32.5M	\$98.2M	202.3%	\$358,694
Ottawa Rural				\$133.3M		\$393,275
Ottawa West	\$4.3M	1	\$160.5M	\$4.3M	-97.3%	\$359,693
Grand Total	\$255.7M	30	\$744.1M	\$614.3M	-17.4%	\$296,792

Apartment - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
30 McEwen Avenue	Ottawa Central	Ottawa	\$53.0M	227	\$233,480
100 Frontier Path Private	Ottawa East	Gloucester	\$48.1M	227	\$423,789
200 Frontier Path Private	Ottawa East	Gloucester	\$47.7M	209	\$456,459
964 Smyth Road	Ottawa Central	Ottawa	\$40.2M	168	\$478,571
25 Chouinard Street	Gatineau	Ville de Gatineau	\$6.6M	37	\$178,378

Source: Altus Group

Apartment Property Transactions - Q3 2025



Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
Gatineau						
Ottawa Central			\$43.2M	\$32.5M	-24.8%	\$232,143
Ottawa East						
Ottawa Rural						
Ottawa West	\$4.8M	1	\$19.0M	\$28.8M	51.6%	\$190,375
Grand Total	\$4.8M	1	\$62.2M	\$61.3M	-1.4%	\$204,297

Hotel - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
2044 Robertson Road	Ottawa West	Nepean	\$4.8M	33	\$145,455

Source: Altus Group

Hotel Property Transactions - Q3 2025



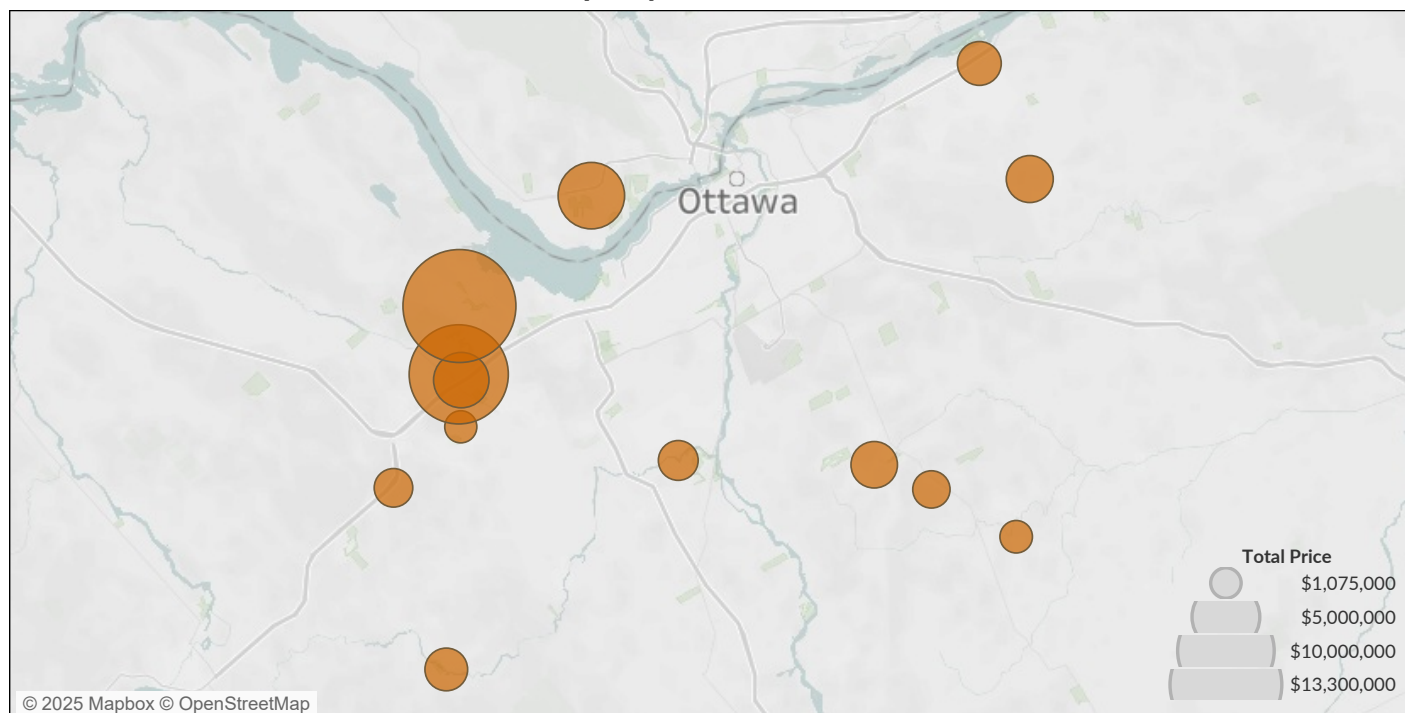
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Gatineau	\$4.6M	1	\$27.0M	\$8.6M	-68.1%	\$1.0M
Ottawa Central			\$52.9M	\$2.5M	-95.2%	\$0.8M
Ottawa East	\$4.3M	2	\$29.7M	\$13.0M	-56.3%	\$0.4M
Ottawa Rural	\$9.3M	6	\$30.0M	\$25.7M	-14.1%	\$0.3M
Ottawa West	\$28.4M	4	\$24.3M	\$177.0M	627.8%	\$0.8M
Grand Total	\$46.6M	13	\$163.8M	\$226.9M	38.5%	\$0.5M

ICI Land - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
570 Legget Drive	Ottawa West	Kanata	\$13.3M	11.1	\$1,200,253
375 Didsbury Road	Ottawa West	Kanata	\$10.3M	18.0	\$569,444
Lot McConnell Road	Gatineau	Ville de Gatineau	\$4.6M	4.0	\$1,140,873
295 Roger Neilson Way	Ottawa West	Kanata	\$3.2M	3.4	\$938,416
4537 Navan Road	Ottawa East	Cumberland	\$2.3M	20.3	\$113,451

Source: Altus Group

ICI Land Property Transactions - Q3 2025



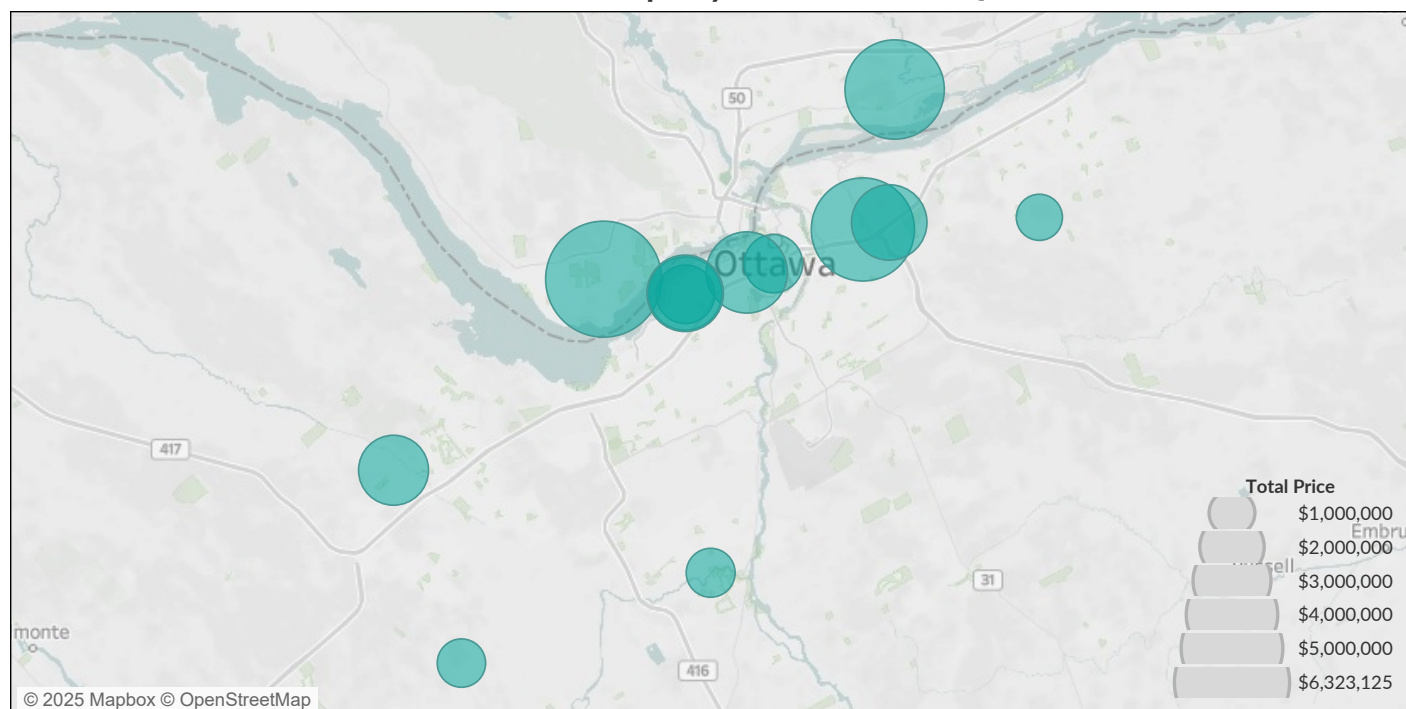
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Gatineau	\$11.0M	2	\$36.9M	\$27.8M	-24.8%	\$1.1M
Ottawa Central	\$11.6M	5	\$56.3M	\$84.2M	49.6%	\$1.5M
Ottawa East	\$8.7M	3	\$37.5M	\$25.6M	-31.8%	\$1.5M
Ottawa Rural	\$3.4M	2	\$14.6M	\$33.0M	126.4%	\$0.3M
Ottawa West	\$1.1M	1	\$5.4M	\$107.7M	1907.2%	\$0.8M
Grand Total	\$35.7M	13	\$150.6M	\$278.2M	84.7%	\$0.9M

Residential Land - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Lot Vanier Road	Gatineau	Ville de Gatineau	\$6.3M	5.3	\$1,199,656
1151 Ogilvie Road	Ottawa East	Gloucester	\$5.0M	0.7	Null
Lot Desrosiers Street	Gatineau	Ville de Gatineau	\$4.6M	4.7	\$976,547
247 Rochester Street	Ottawa Central	Ottawa	\$3.1M	0.5	Null
1994 Scott Street	Ottawa Central	Ottawa	\$2.8M	0.1	Null

Source: Altus Group

Residential Land Property Transactions - Q3 2025





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