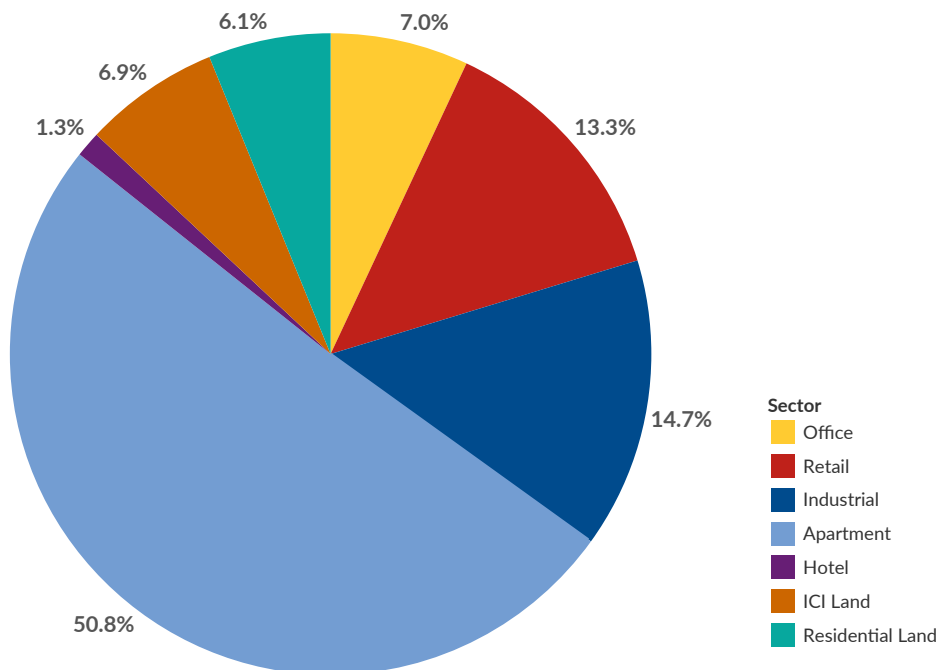

Montreal Market Commercial Q3 2025 Statistics

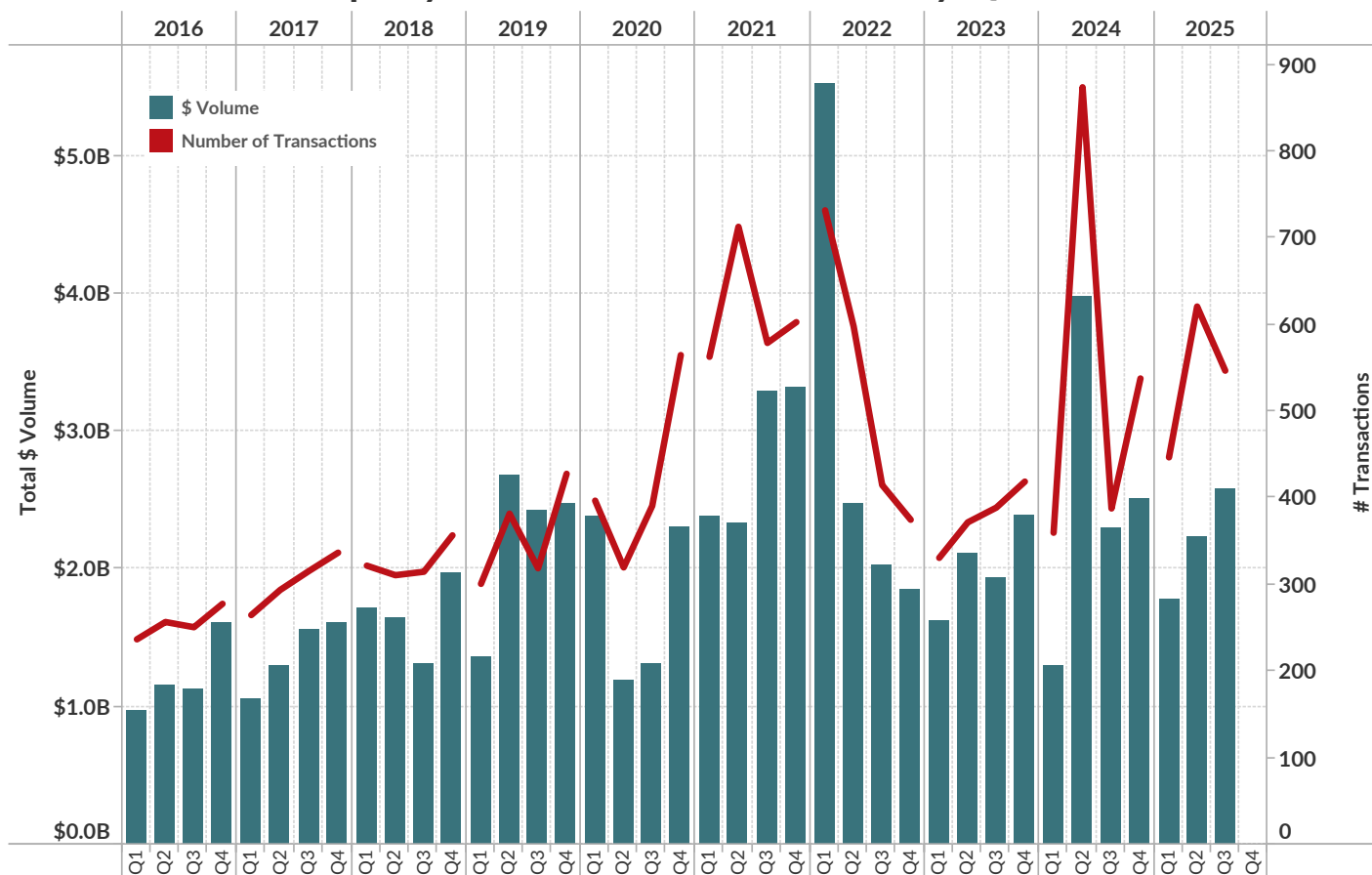


Q3 2025 YTD Property Transactions - Total \$ Volume by Sector



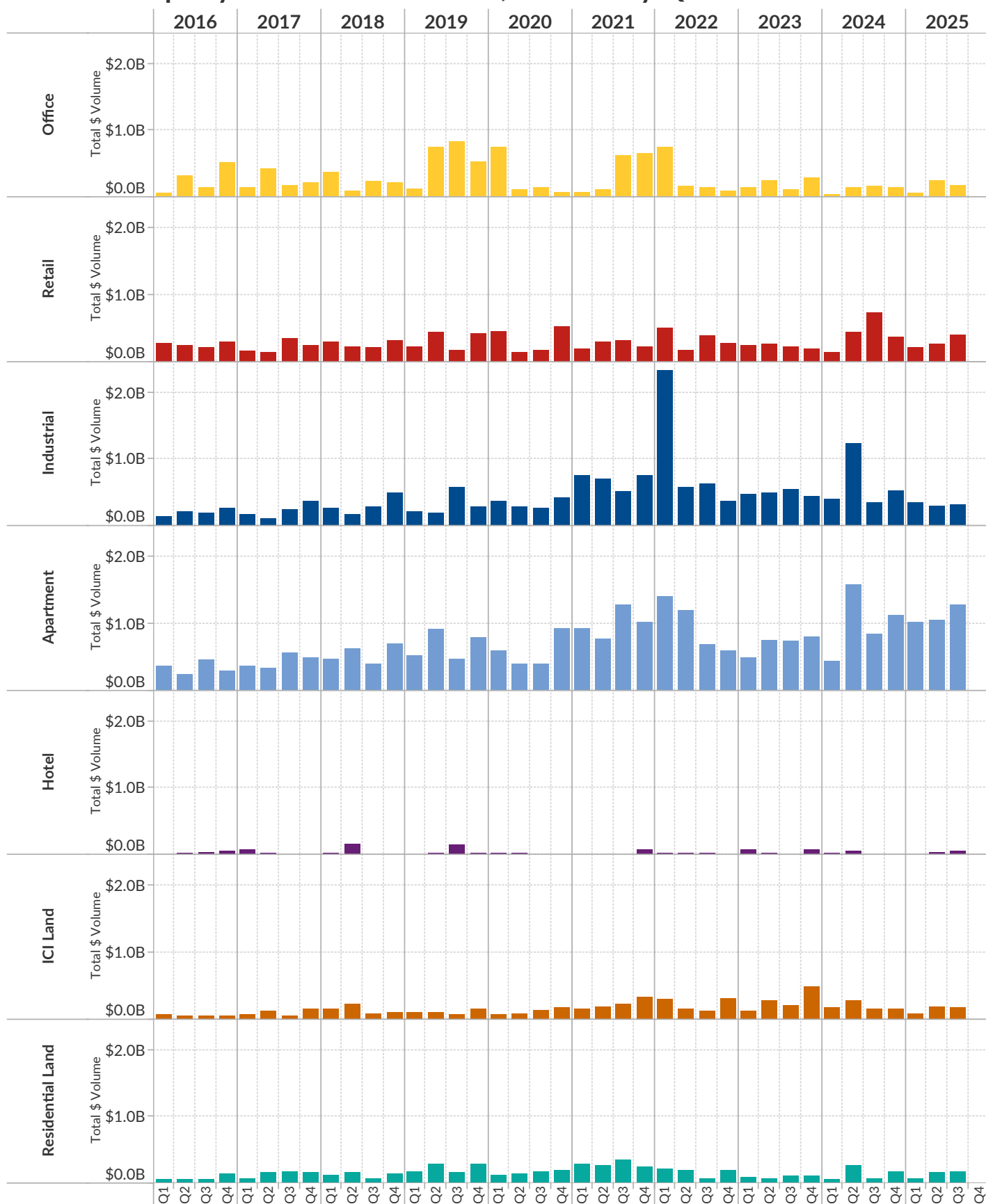
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

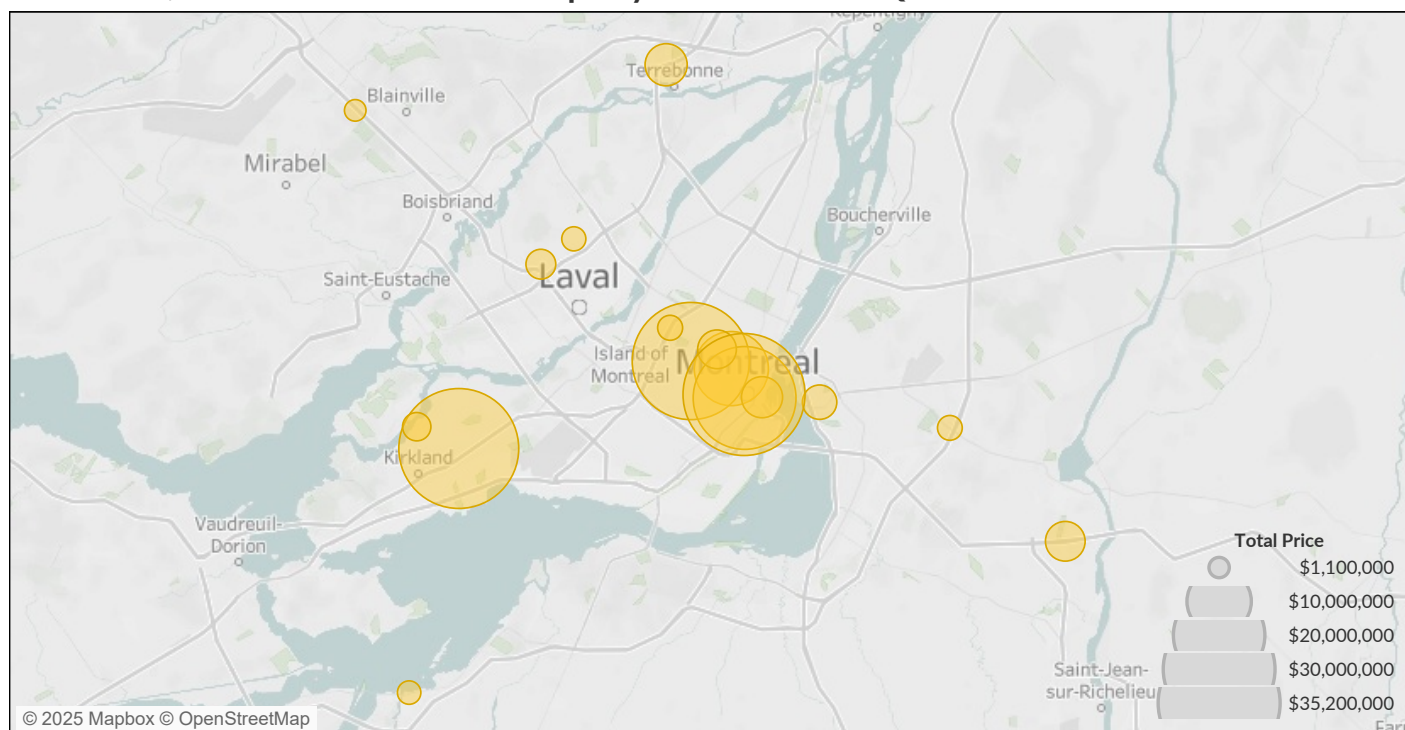
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Island of Montréal	\$150.6M	9	\$288.2M	\$331.8M	15.1%	\$239
Laval	\$3.5M	2	\$9.0M	\$75.8M	741.8%	\$263
Longueuil	\$1.5M	1	\$15.7M	\$6.6M	-58.3%	\$510
North Shore	\$5.3M	2	\$13.9M	\$21.3M	54.0%	\$383
South Shore	\$7.8M	3	\$24.7M	\$23.4M	-5.2%	\$293
Grand Total	\$168.7M	17	\$351.4M	\$458.9M	30.6%	\$294

Office - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2200 McGill College Avenue	Island of Montréal	Ville-Marie	\$35.2M	127,000	277
953 Saint-Jean Boulevard	Island of Montréal	Pointe-Claire	\$34.0M	119,561	284
950 Beaumont Avenue	Island of Montréal	Mont-Royal	\$32.5M	120,305	270
1550 Metcalfe Street	Island of Montréal	Ville-Marie	\$25.0M	258,167	97
4396 Saint-Laurent Boulevard	Island of Montréal	Le Plateau-Mont-Royal	\$13.0M	55,623	234

Source: Altus Group

Office Property Transactions - Q3 2025



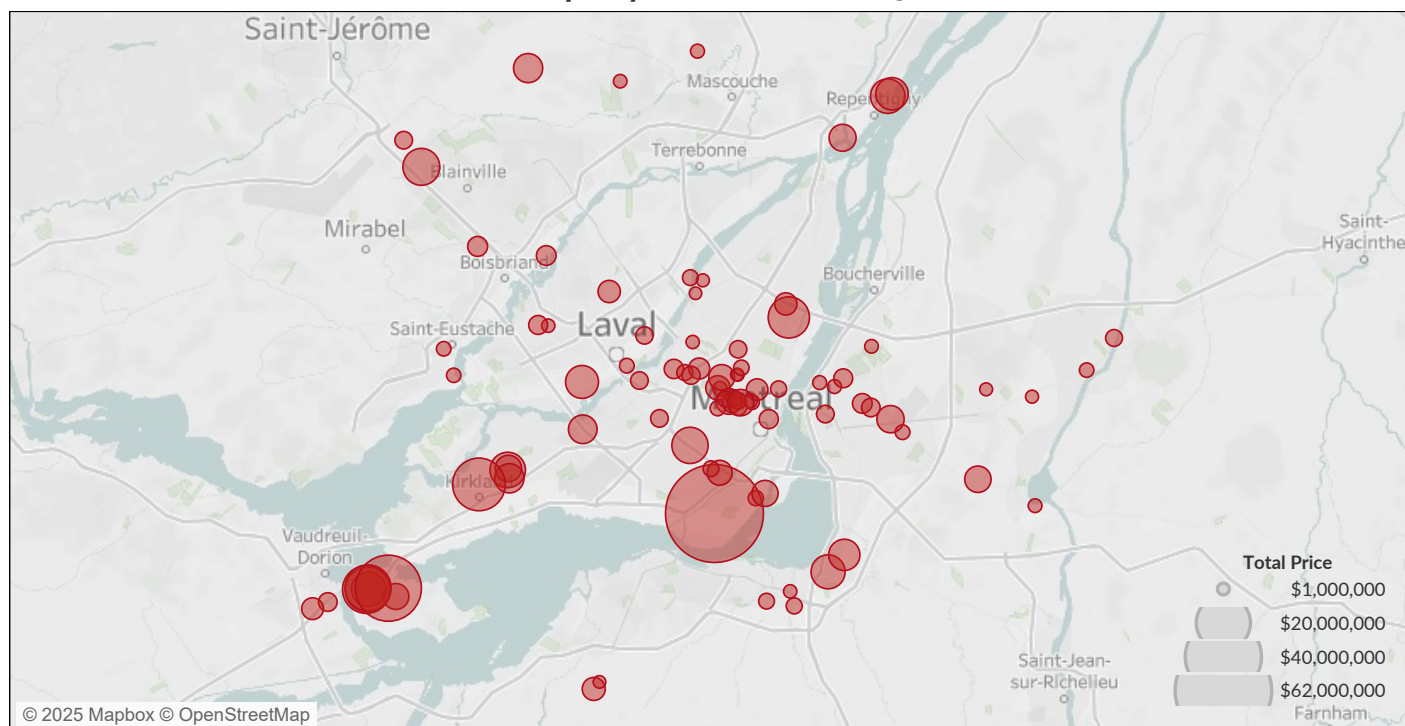
Region	Q3 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Island of Montréal	\$198.3M	42	\$445.5M	\$461.7M	3.6%	\$363
Laval	\$18.6M	7	\$621.1M	\$80.4M	-87.1%	\$319
Longueuil	\$16.7M	8	\$41.2M	\$36.3M	-12.0%	\$379
North Shore	\$45.7M	12	\$91.3M	\$120.4M	31.9%	\$305
South Shore	\$123.3M	22	\$123.0M	\$180.5M	46.7%	\$348
Grand Total	\$402.5M	91	\$1,322.1M	\$879.3M	-33.5%	\$348

Retail - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10126 Saint-Laurent Boulevard	Island of Montréal	Ahuntsic-Cartierville	\$2.4M	12,200	197
11 Huot Street	South Shore	Notre-Dame-de-L'Île-Per..	\$4.4M	6,927	629
1119 Taschereau Boulevard	Longueuil	Vieux-Longueuil	\$2.0M	3,896	513
12 Auto-Plaza Avenue	Island of Montréal	Pointe-Claire	\$5.6M	17,004	326
1212 Labadie Street	Longueuil	Vieux-Longueuil	\$1.2M	1,817	660

Source: Altus Group

Retail Property Transactions - Q3 2025



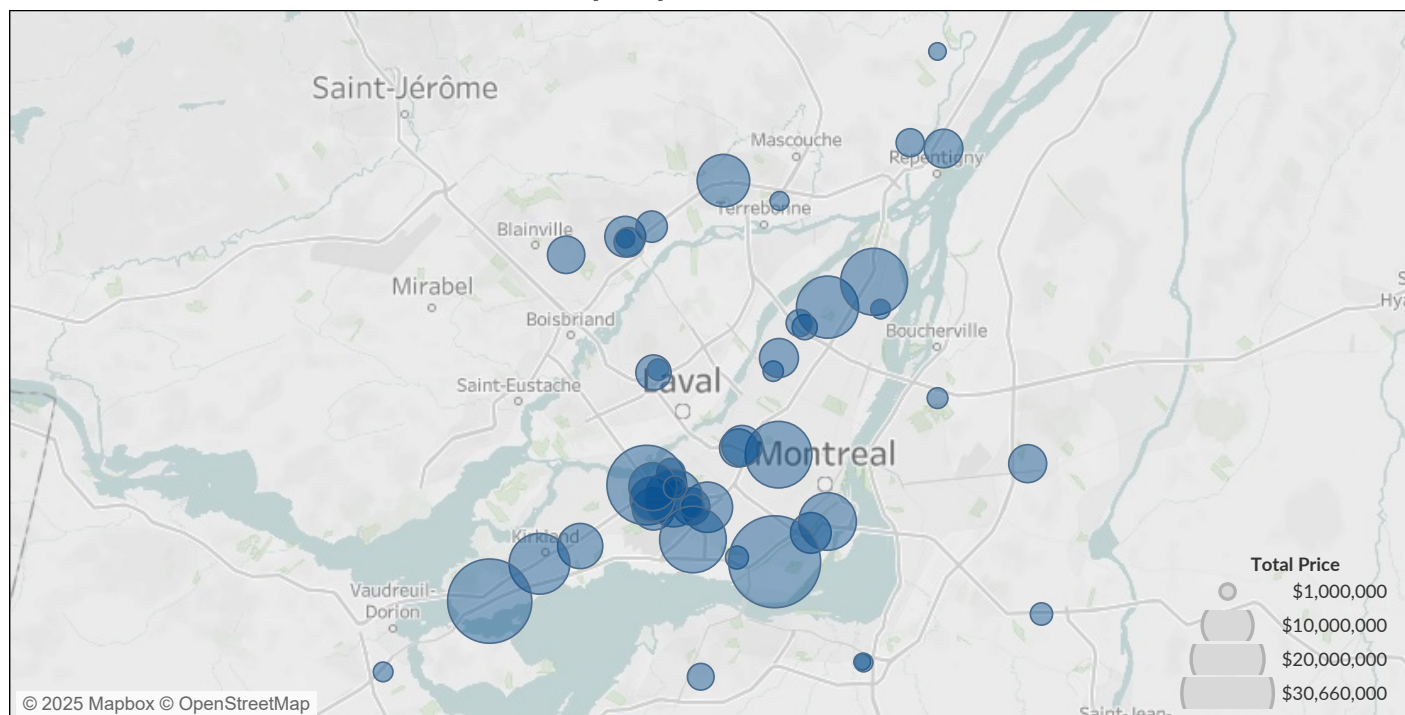
Region	Q3 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Island of Montréal	\$263.3M	29	\$1,029.1M	\$619.6M	-39.8%	\$255
Laval	\$6.2M	2	\$355.2M	\$64.6M	-81.8%	\$570
Longueuil	\$1.6M	1	\$75.9M	\$7.7M	-89.9%	\$276
North Shore	\$39.5M	10	\$270.4M	\$138.8M	-48.7%	\$315
South Shore	\$13.3M	6	\$265.7M	\$135.8M	-48.9%	\$272
Grand Total	\$323.8M	48	\$1,996.3M	\$966.5M	-51.6%	\$307

Industrial - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
7213 Cordner Street	Island of Montréal	LaSalle	\$30.7M	138,826	221
20600 Clark-Graham Avenue	Island of Montréal	Baie-d'Urfé	\$25.8M	140,000	184
3600 Pitfield Boulevard	Island of Montréal	Pierrefonds-Roxb..	\$23.0M	63,931	360
3800 du Tricentenaire Boulevard	Island of Montréal	Rivière-des-Prairi..	\$16.3M	91,431	178
700 Beaumont Avenue	Island of Montréal	Villeray-Saint-Mic..	\$16.1M	85,776	188

Source: Altus Group

Industrial Property Transactions - Q3 2025



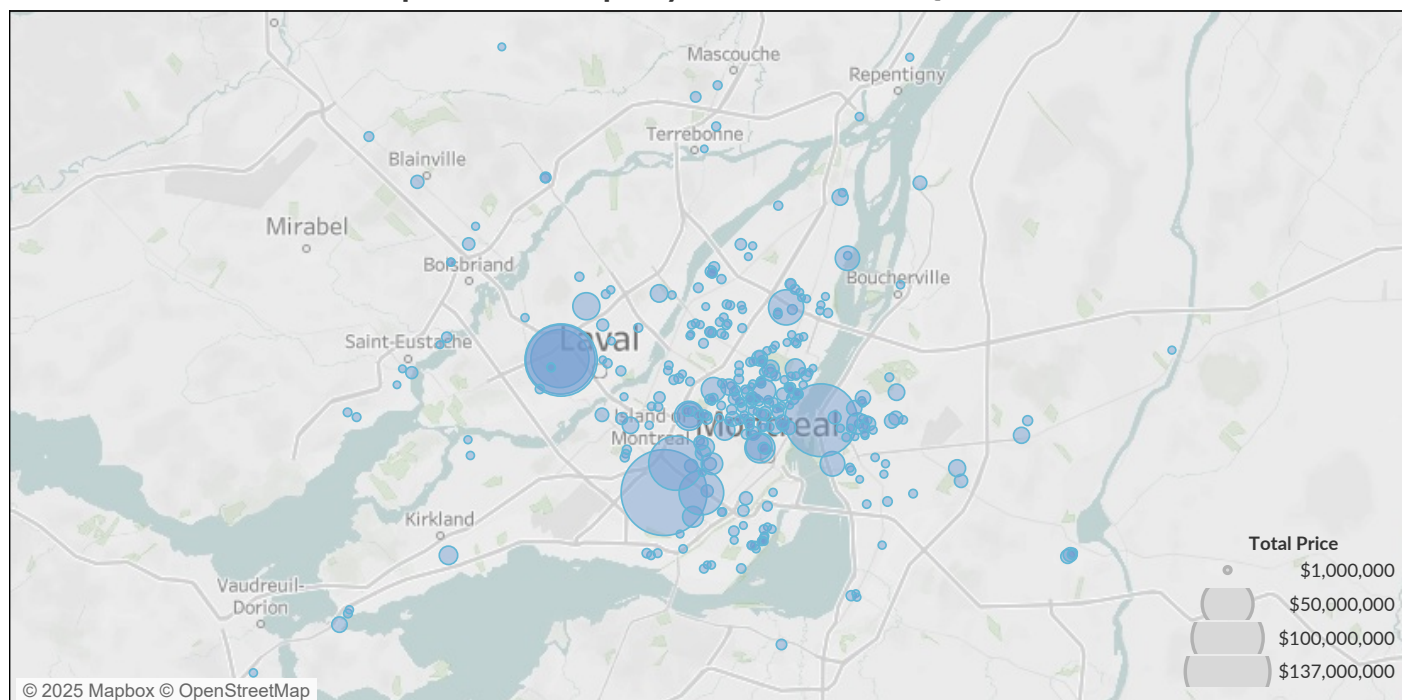
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Island of Montréal	\$741.5M	237	\$2,103.6M	\$2,295.3M	9.1%	\$248,003
Laval	\$287.8M	19	\$139.5M	\$416.0M	198.3%	\$240,211
Longueuil	\$170.2M	33	\$232.0M	\$260.5M	12.3%	\$216,126
North Shore	\$34.1M	22	\$208.0M	\$184.7M	-11.2%	\$225,070
South Shore	\$49.1M	19	\$168.2M	\$192.5M	14.5%	\$208,609
Grand Total	\$1,282.7M	330	\$2,851.2M	\$3,349.0M	17.5%	\$241,219

Apartment - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
99 Place Charles-Le Moyne	Longueuil	Vieux-Longue..	\$98.5M	386	\$255,181
3405 Le Carrefour Boulevard	Laval	Laval	\$97.1M	198	\$490,241
3385 Le Carrefour Boulevard	Laval	Laval	\$89.3M	194	\$460,106
3365 Le Carrefour Boulevard	Laval	Laval	\$62.7M	149	\$420,615
4982 Place de la Savane	Island of Montréal	Côte-des-Neig..	\$54.5M	121	\$450,413

Source: Altus Group

Apartment Property Transactions - Q3 2025



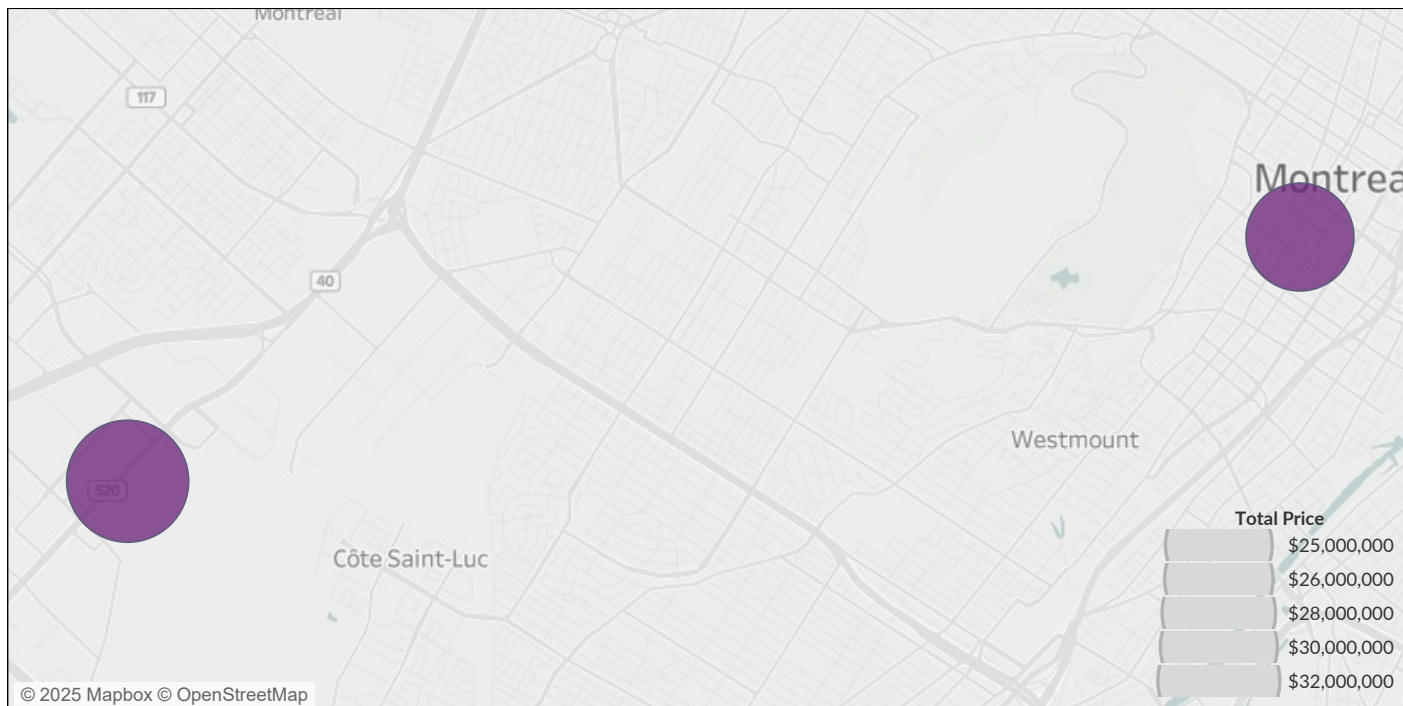
Region	Q3 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
	\$ Volume		2023	2024		
Island of Montréal	\$57.0M	2	\$61.8M	\$67.7M	9.5%	\$114,937
Laval			\$7.5M		-100.0%	
Longueuil						
North Shore			\$7.1M		-100.0%	
South Shore			\$1.4M		-100.0%	
Grand Total	\$57.0M	2	\$77.8M	\$67.7M	-13.0%	\$114,937

Hotel - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
6600 de la Côte-de-Liesse Road	Island of Montréal	Saint-Laurent	\$32.0M	222	\$144,144
980 De Maisonneuve Boulevard West	Island of Montréal	Ville-Marie	\$25.0M	123	\$203,252

Source: Altus Group

Hotel Property Transactions - Q3 2025



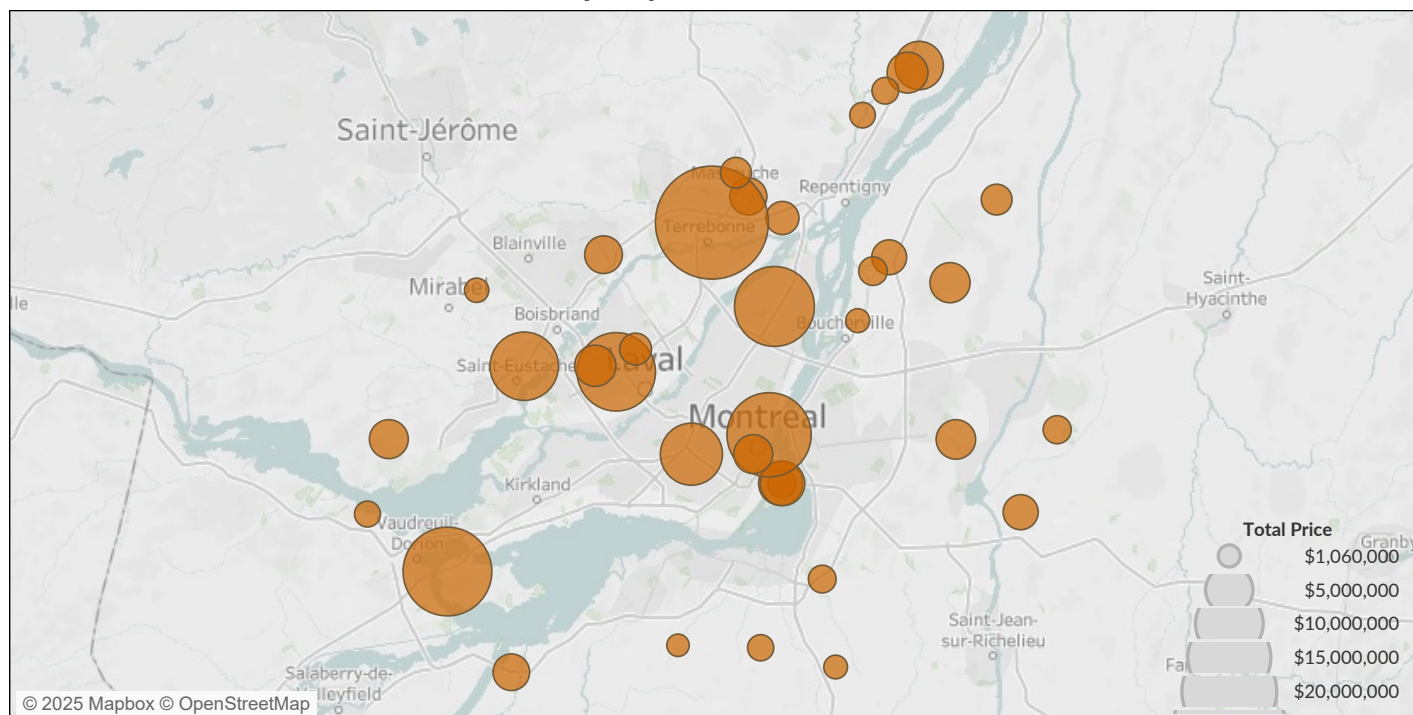
Region	Q3 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume		2024	2025		
Island of Montréal	\$49.9M	7	\$66.1M	\$95.3M	44.2%	\$2.7M
Laval	\$18.8M	3	\$118.6M	\$116.1M	-2.1%	\$1.5M
Longueuil			\$5.3M		-100.0%	
North Shore	\$62.9M	12	\$166.4M	\$140.3M	-15.7%	\$0.4M
South Shore	\$44.7M	15	\$250.1M	\$101.3M	-59.5%	\$0.4M
Grand Total	\$176.2M	37	\$606.5M	\$453.0M	-25.3%	\$0.7M

ICI Land - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
689 du Coteau Road	North Shore	Terrebonne	\$27.0M	174.4	\$154,836
1800 du Traversier Boulevard	South Shore	Pincourt	\$16.7M	6.5	\$2,570,160
840 René-Lévesque Boulevard E.	Island of Montréal	Ville-Marie	\$15.0M	3.1	\$4,789,272
Métropolitain Boulevard	Island of Montréal	Montréal-Est	\$13.5M	25.9	\$521,302
Lot Saint-Elzear Boulevard West	Laval	Laval	\$13.0M	12.1	\$1,070,606

Source: Altus Group

ICI Land Property Transactions - Q3 2025



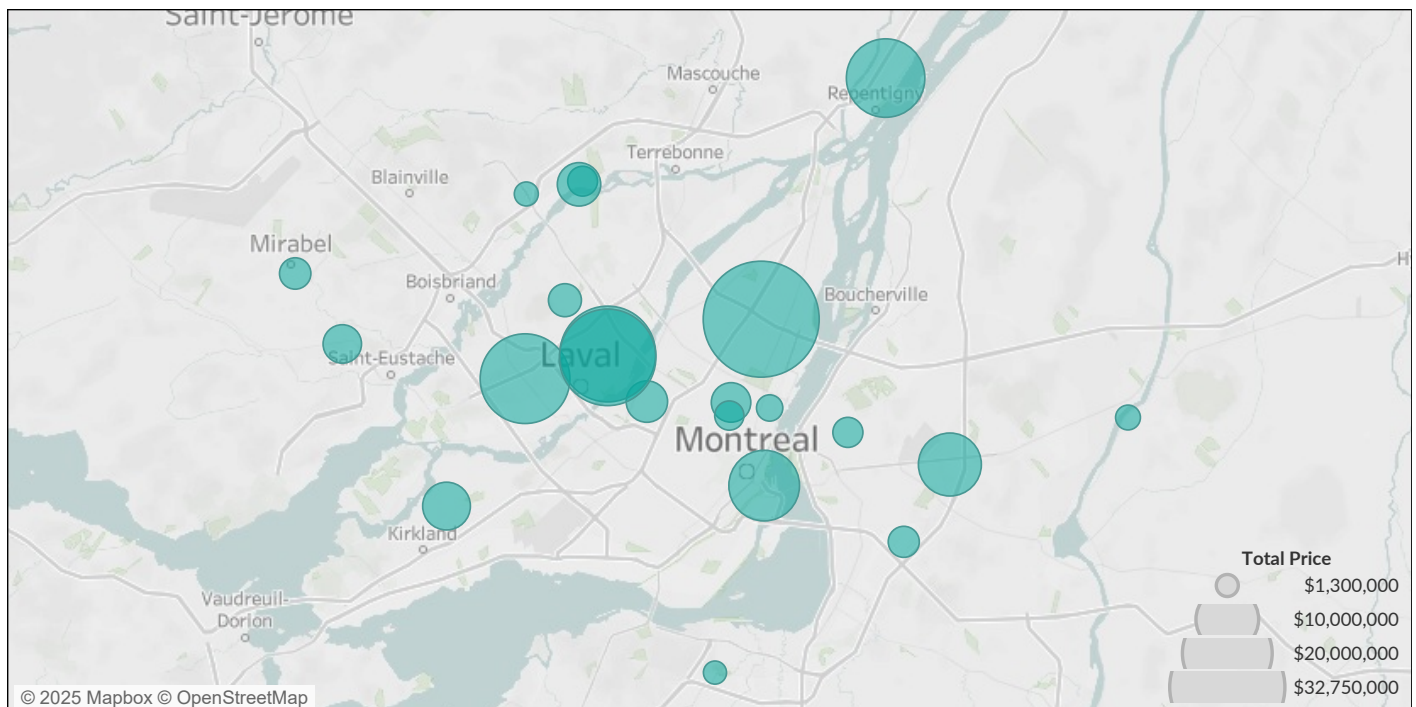
Region	Q3 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume		2024	2025		
Island of Montréal	\$62.2M	7	\$260.3M	\$218.5M	-16.1%	\$3.5M
Laval	\$67.3M	4	\$26.0M	\$115.6M	344.4%	\$3.5M
Longueuil	\$2.2M	1	\$20.3M	\$5.5M	-72.8%	
North Shore	\$29.2M	6	\$46.9M	\$43.6M	-7.1%	\$1.5M
South Shore	\$14.8M	4	\$28.0M	\$22.3M	-20.0%	\$3.1M
Grand Total	\$175.6M	22	\$381.5M	\$405.6M	6.3%	\$2.6M

Residential Land - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
7200 Louis-H.-Lafontaine Boulevard	Island of Montréal	Anjou	\$32.8M	4.7	Null
1035 des Laurentides Boulevard	Laval	Laval	\$22.7M	8.4	Null
1055 des Laurentides Boulevard	Laval	Laval	\$22.3M	11.0	Null
2535 Curé-Labelle Boulevard	Laval	Laval	\$19.6M	3.5	Null
598 Leclerc Street	North Shore	Repentigny	\$15.0M	4.4	Null

Source: Altus Group

Residential Land Property Transactions - Q3 2025





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