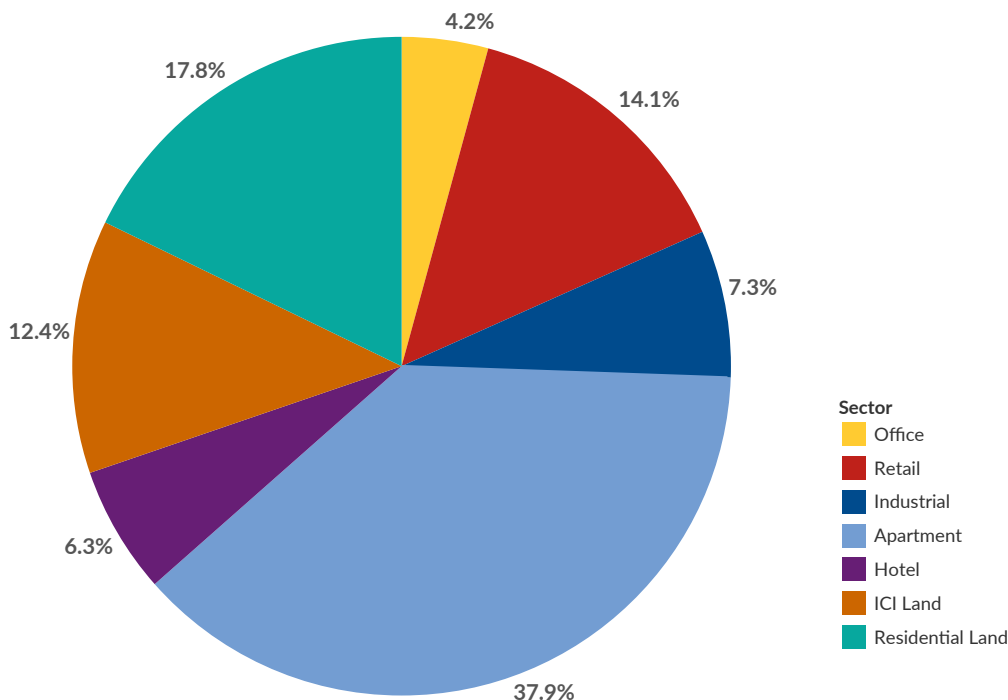

Ottawa & Gatineau Commercial Q4 2025 Statistics



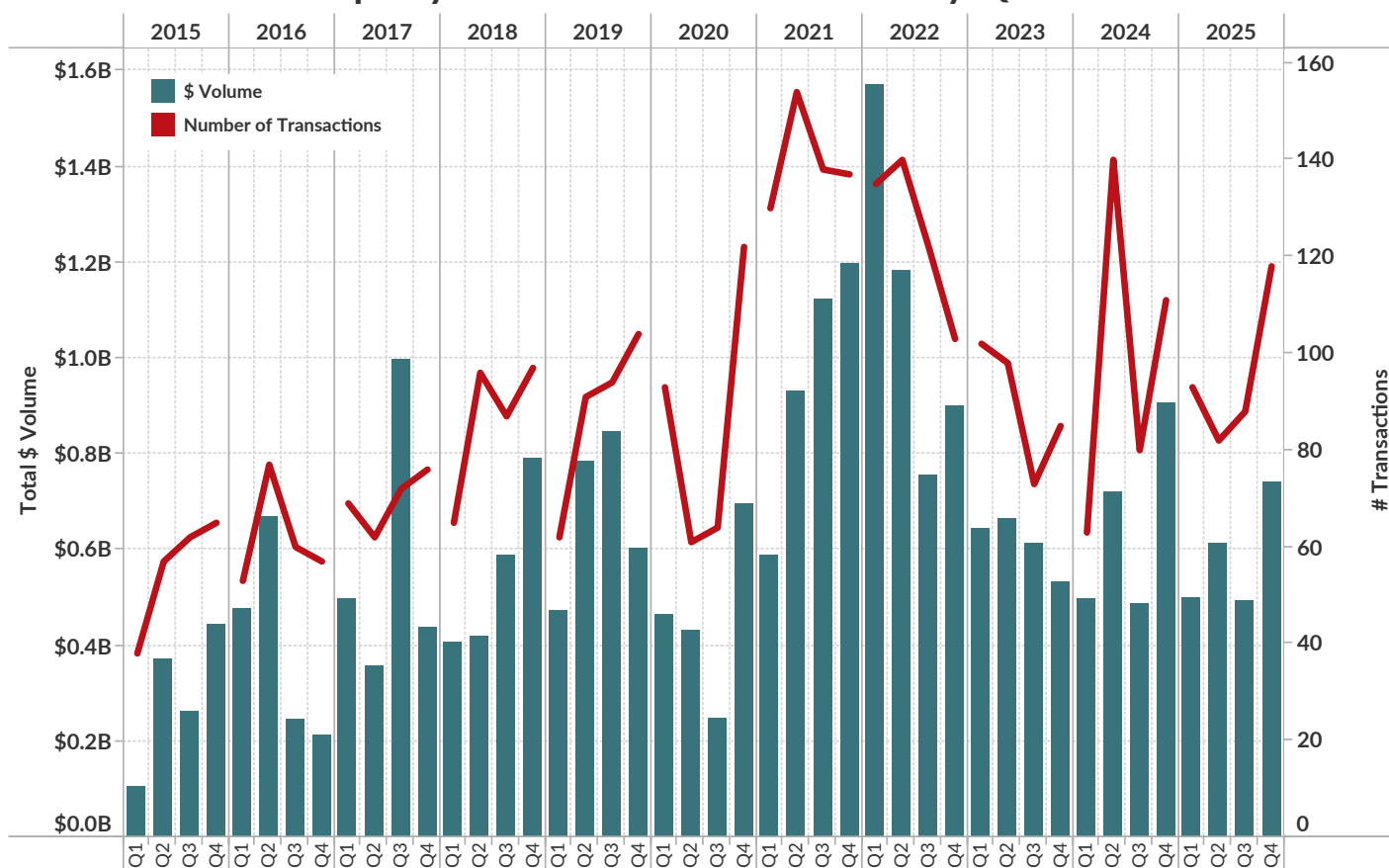
AltusGroup

Q4 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

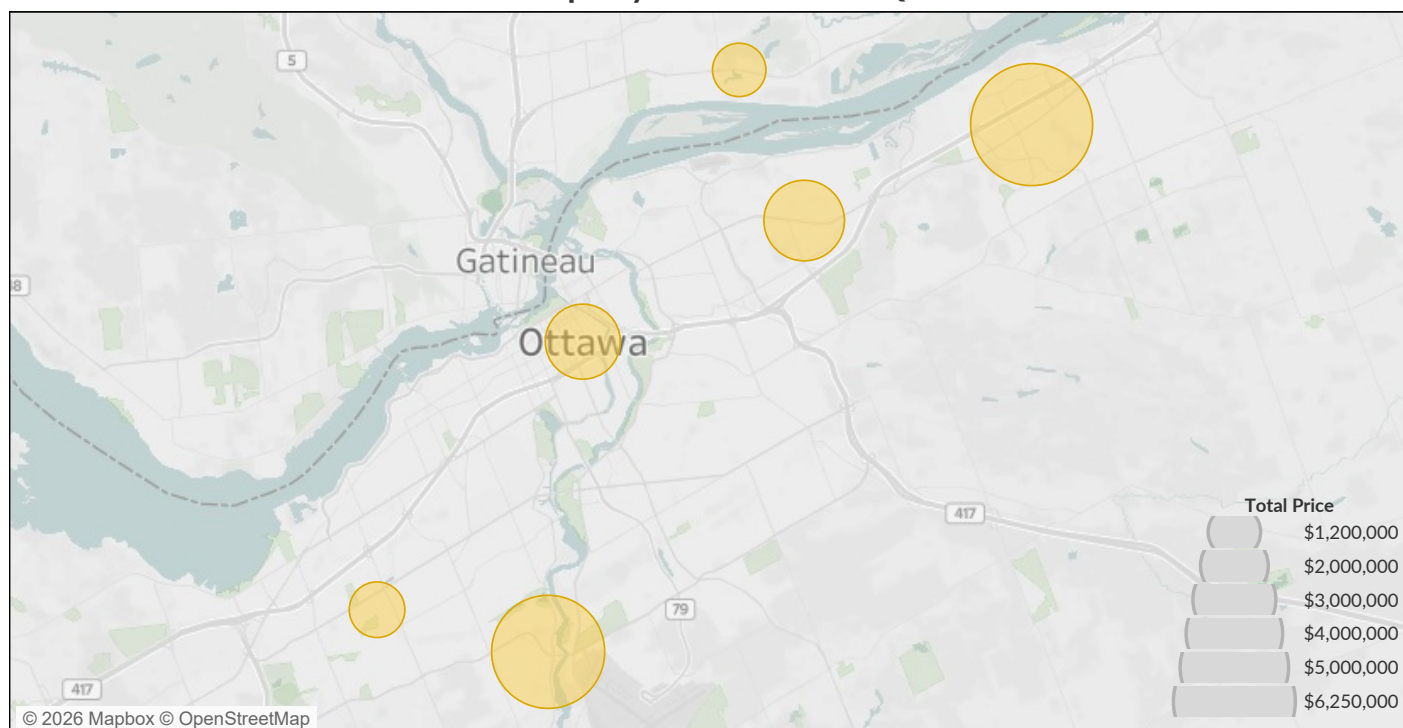
Region	Q4 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$1.2M	1	\$38.7M	\$8.7M	-77.5%	\$175
Ottawa Central	\$2.4M	1	\$255.9M	\$32.2M	-87.4%	\$400
Ottawa East	\$9.0M	2	\$18.7M	\$20.5M	9.5%	\$403
Ottawa Rural			\$6.3M	\$7.1M	11.2%	\$235
Ottawa West	\$6.7M	2	\$46.2M	\$30.7M	-33.4%	\$218
Grand Total	\$19.2M	6	\$365.9M	\$99.2M	-72.9%	\$307

Office - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2555 St. Joseph Boulevard	Ottawa East	Gloucester	\$6.3M	47,506	\$132
6 Gurdwara Road	Ottawa West	Nepean	\$5.4M	29,814	\$180
1745 Montreal Road	Ottawa East	Gloucester	\$2.7M	2,750	\$991
301 Metcalfe Street	Ottawa Central	Ottawa	\$2.4M	4,750	\$498
82 Centrepointhe Drive	Ottawa West	Nepean	\$1.3M	3,500	\$371

Source: Altus Group

Office Property Transactions - Q4 2025



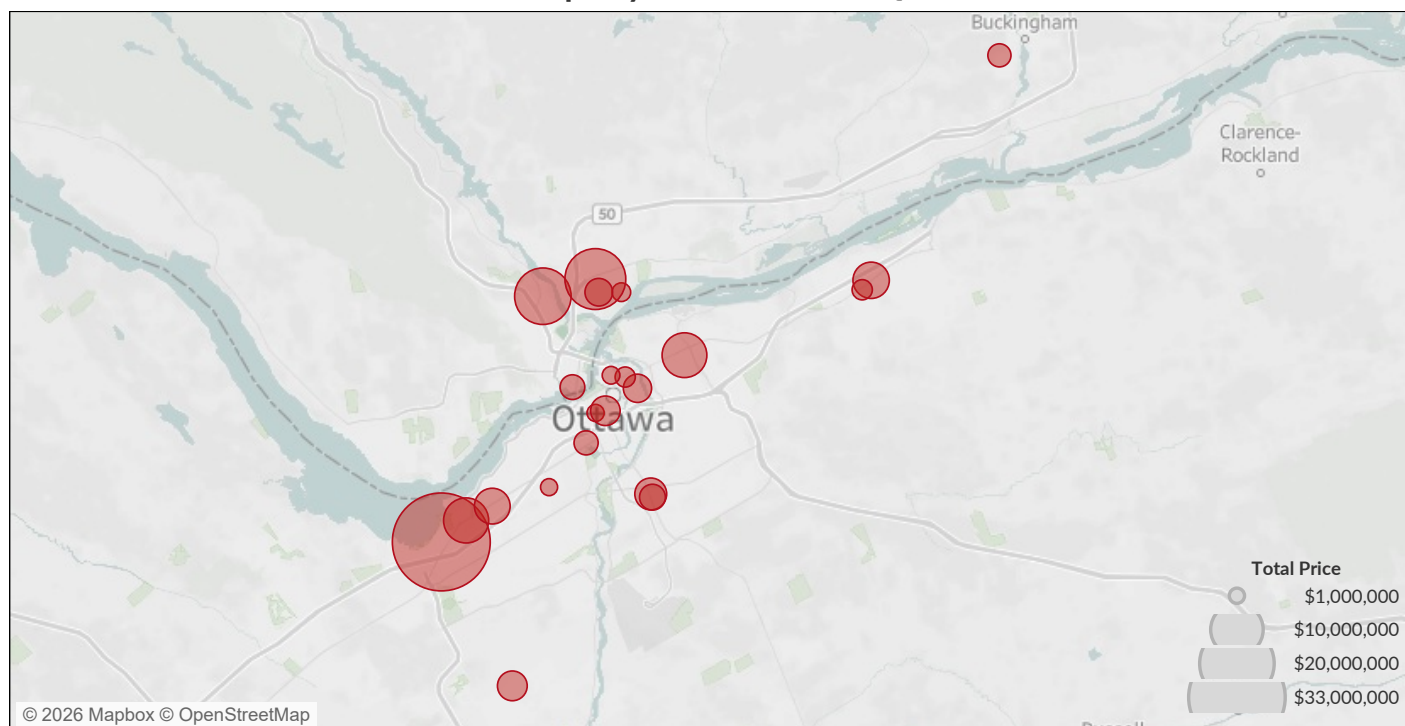
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Gatineau	\$31.5M	6	\$18.1M	\$57.6M	217.9%	\$285
Ottawa Central	\$36.3M	12	\$170.7M	\$91.2M	-46.6%	\$473
Ottawa East	\$6.0M	2	\$43.5M	\$12.1M	-72.3%	\$375
Ottawa Rural			\$30.0M	\$7.4M	-75.2%	\$582
Ottawa West	\$36.1M	2	\$28.2M	\$162.2M	476.0%	\$364
Grand Total	\$109.9M	22	\$290.4M	\$330.5M	13.8%	\$403

Retail - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
3098 Carling Avenue	Ottawa West	Nepean	\$33.0M	106,430	\$310
25 de la Savane Road	Gatineau	Ville de Gatineau	\$12.8M	42,056	\$303
960 Saint-Joseph Boulevard	Gatineau	Ville de Gatineau	\$11.0M	25,362	\$434
2599 Carling Avenue	Ottawa Central	Ottawa	\$7.0M	11,754	\$596
641 Sladen Avenue	Ottawa Central	Ottawa	\$6.9M	33,981	\$203

Source: Altus Group

Retail Property Transactions - Q4 2025



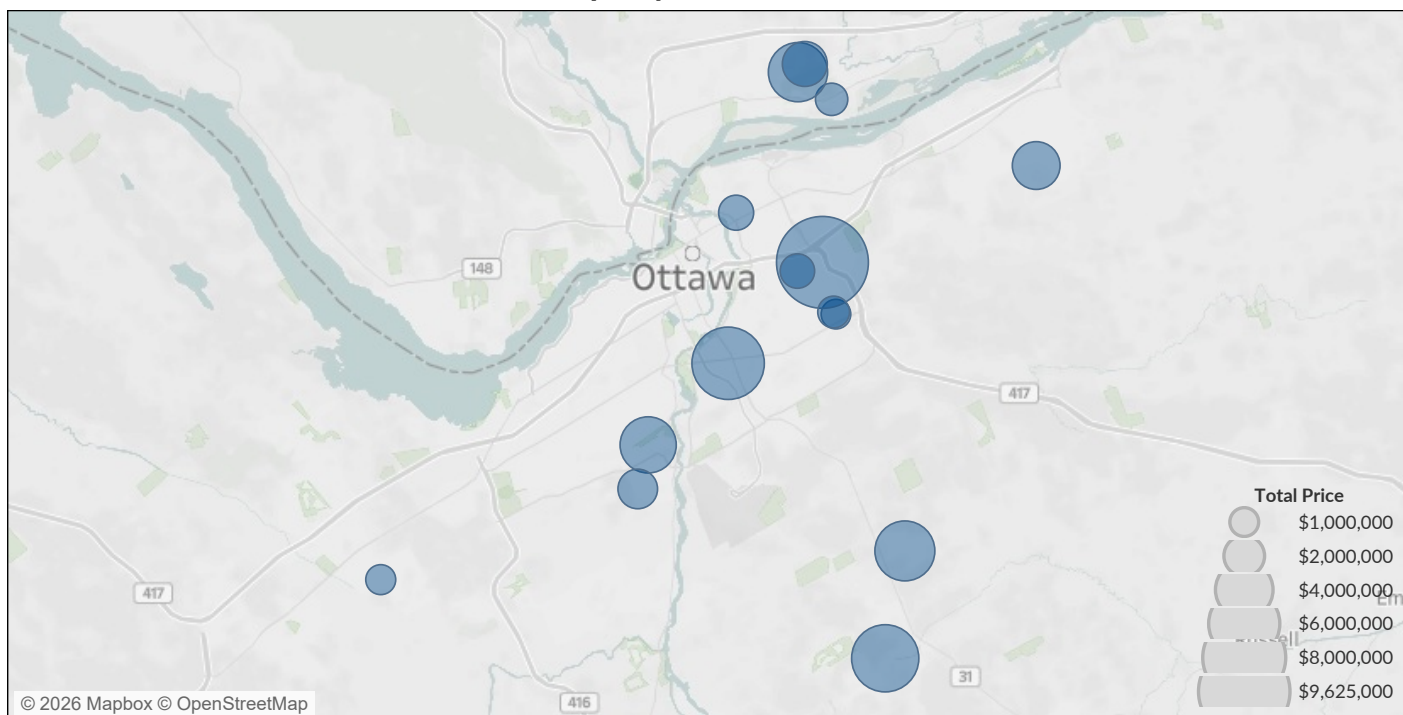
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Gatineau	\$7.5M	3	\$59.5M	\$22.4M	-62.3%	\$275
Ottawa Central	\$10.9M	5	\$67.1M	\$60.9M	-9.2%	\$330
Ottawa East	\$16.3M	3	\$37.9M	\$32.7M	-13.6%	\$432
Ottawa Rural	\$5.2M	1	\$20.1M	\$14.7M	-26.7%	\$368
Ottawa West	\$6.4M	3	\$27.4M	\$39.7M	44.9%	\$343
Grand Total	\$46.3M	15	\$211.9M	\$170.5M	-19.5%	\$344

Industrial - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1475 Star Top Road	Ottawa East	Gloucester	\$9.6M	45,486	\$212
2447 Kaladar Avenue	Ottawa Central	Ottawa	\$6.0M	29,416	\$203
6799 Hiram Drive	Ottawa Rural	Osgoode	\$5.2M	7,492	\$687
3300C Rideau Road	Ottawa East	Gloucester	\$4.1M	11,605	\$353
592 Saint-René Boulevard E..	Gatineau	Ville de Gatineau	\$4.0M	21,668	\$185

Source: Altus Group

Industrial Property Transactions - Q4 2025



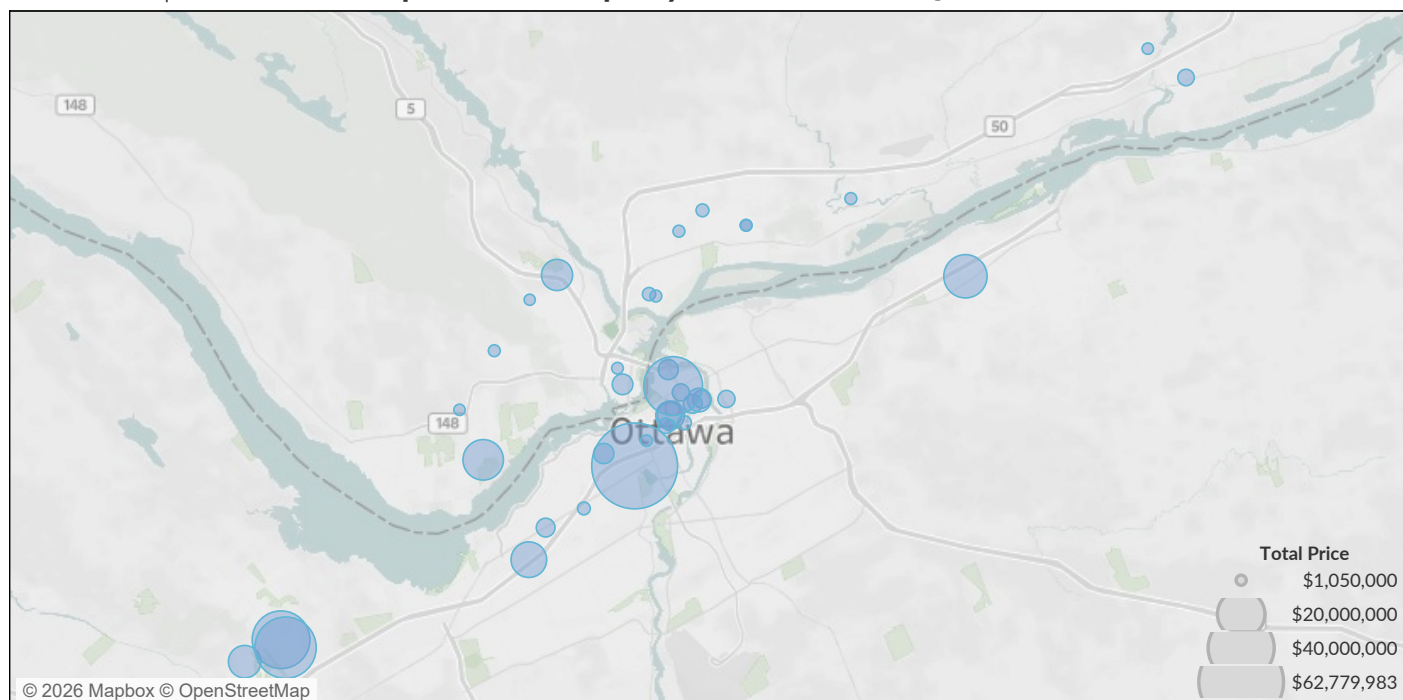
Region	Q4 2025		YTD Volume		YoY - % Change	YTD - Avg \$/Unit
	\$ Volume	#	2024	2025		
Gatineau	\$42.5M	16	\$544.4M	\$128.3M	-76.4%	\$275,980
Ottawa Central	\$147.8M	18	\$493.3M	\$440.7M	-10.7%	\$308,922
Ottawa East	\$16.0M	1	\$36.6M	\$114.2M	212.1%	\$358,694
Ottawa Rural				\$133.3M		\$393,275
Ottawa West	\$69.5M	3	\$160.5M	\$73.8M	-54.0%	\$267,945
Grand Total	\$275.9M	38	\$1,234.8M	\$890.2M	-27.9%	\$297,188

Apartment - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
101 Champagne Avenue ..	Ottawa Central	Ottawa	\$62.8M	185	\$339,351
1 Beaverbrook Lane	Ottawa West	Kanata	\$32.1M	104	\$308,654
135 York Street	Ottawa Central	Ottawa	\$29.4M	106	\$277,406
5 Weeping Willow Lane	Ottawa West	Kanata	\$28.4M	92	\$308,696
6410 Lumberman Way	Ottawa East	Gloucester	\$16.0M	\N	Null

Source: Altus Group

Apartment Property Transactions - Q4 2025



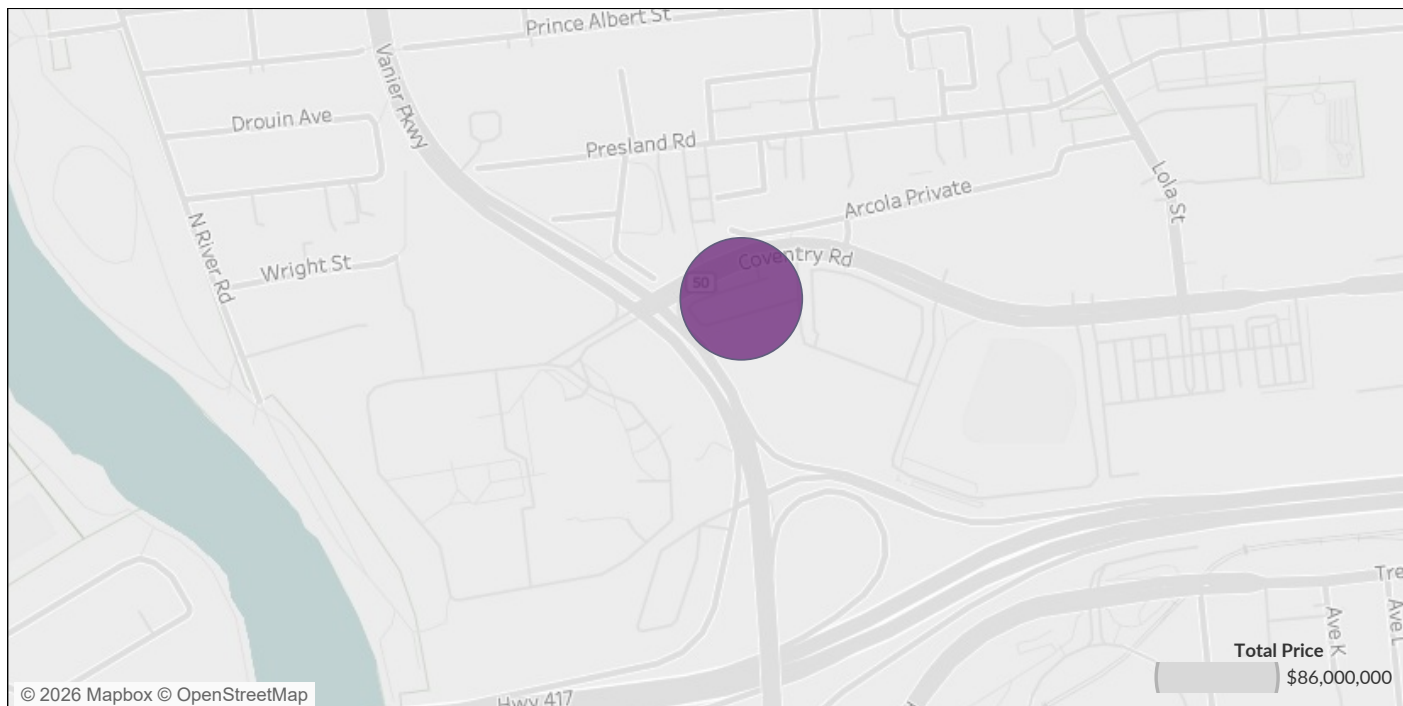
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
Gatineau						
Ottawa Central	\$86.0M	1	\$43.2M	\$118.5M	174.3%	\$190,854
Ottawa East						
Ottawa Rural						
Ottawa West			\$46.0M	\$28.8M	-37.4%	\$190,375
Grand Total	\$86.0M	1	\$89.2M	\$147.3M	65.1%	\$190,614

Hotel - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
100 Coventry Road	Ottawa Central	Ottawa	\$86.0M	575	\$149,565

Source: Altus Group

Hotel Property Transactions - Q4 2025



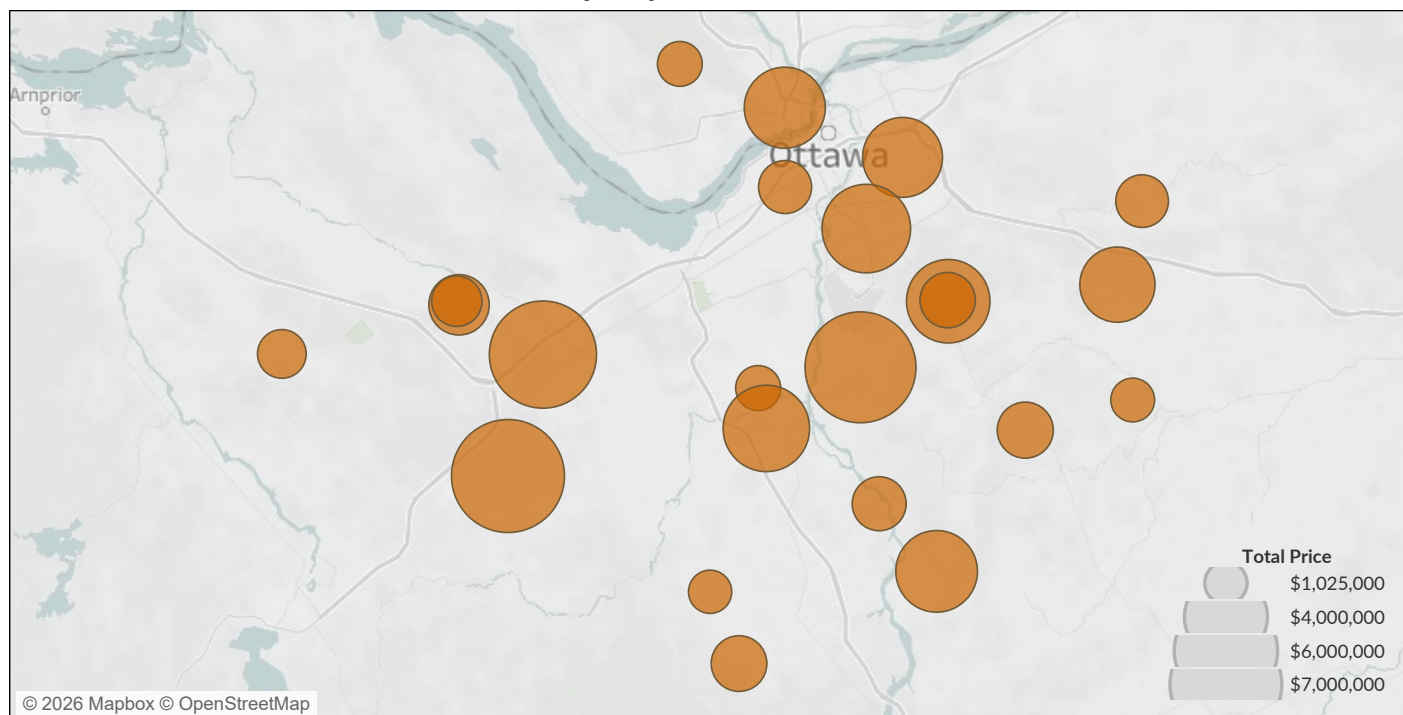
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Gatineau	\$4.7M	2	\$28.0M	\$13.3M	-52.5%	\$0.8M
Ottawa Central	\$9.3M	3	\$68.5M	\$11.9M	-82.7%	\$2.4M
Ottawa East	\$13.8M	4	\$59.6M	\$26.7M	-55.1%	\$0.5M
Ottawa Rural	\$31.9M	12	\$39.7M	\$57.6M	44.9%	\$0.3M
Ottawa West	\$5.2M	2	\$44.5M	\$182.2M	309.2%	\$0.8M
Grand Total	\$64.9M	23	\$240.4M	\$291.7M	21.4%	\$0.6M

ICI Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
7315 Fernbank Road	Ottawa Rural	Goulbourn	\$7.0M	359.8	\$19,454
Earl Armstrong Road	Ottawa East	Gloucester	\$6.7M	Null	Null
2765 Palladium Drive	Ottawa Rural	West Carleton	\$6.3M	3.9	\$1,604,480
1200 Ledbury Avenue	Ottawa Central	Ottawa	\$4.3M	1.2	\$3,497,478
662 Dundonald Drive	Ottawa West	Nepean	\$4.1M	4.0	\$1,027,184

Source: Altus Group

ICI Land Property Transactions - Q4 2025



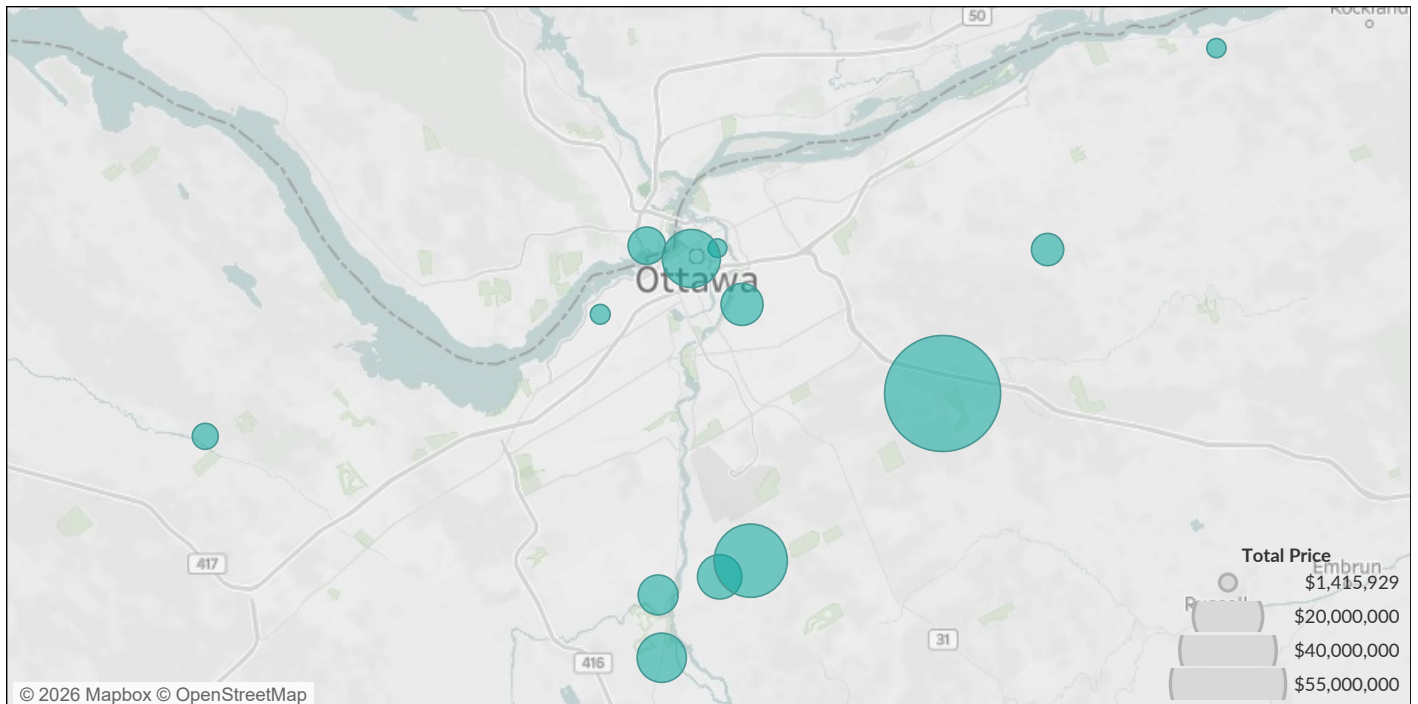
Region	Q4 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Gatineau	\$5.7M	1	\$36.9M	\$33.4M	-9.4%	\$1.1M
Ottawa Central	\$24.0M	4	\$59.9M	\$108.2M	80.5%	\$1.5M
Ottawa East	\$90.7M	5	\$53.4M	\$116.3M	117.9%	\$0.9M
Ottawa Rural	\$2.8M	1	\$19.4M	\$35.7M	84.5%	\$0.3M
Ottawa West	\$16.4M	2	\$6.7M	\$124.1M	1741.3%	\$0.8M
Grand Total	\$139.5M	13	\$176.3M	\$417.8M	136.9%	\$0.8M

Residential Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
5008 Leitrim Road	Ottawa East	Gloucester	\$55.0M	186.5	\$294,939
Earl Armstrong Road	Ottawa East	Gloucester	\$21.9M	Null	Null
150 Laurier Avenue West	Ottawa Central	Ottawa	\$13.8M	0.4	Null
3972 Prince of Wales Drive	Ottawa West	Nepean	\$9.9M	17.2	\$574,545
400 Jessie Chenevert Walk	Ottawa East	Gloucester	\$8.0M	4.0	\$2,009,498

Source: Altus Group

Residential Land Property Transactions - Q4 2025





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