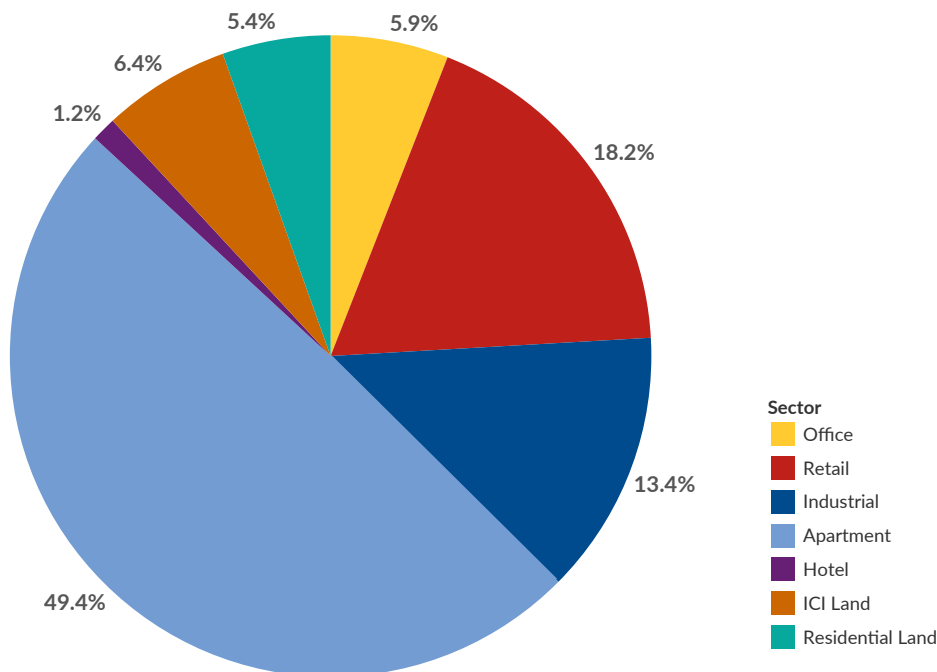

Montreal Market Commercial Q4 2025 Statistics

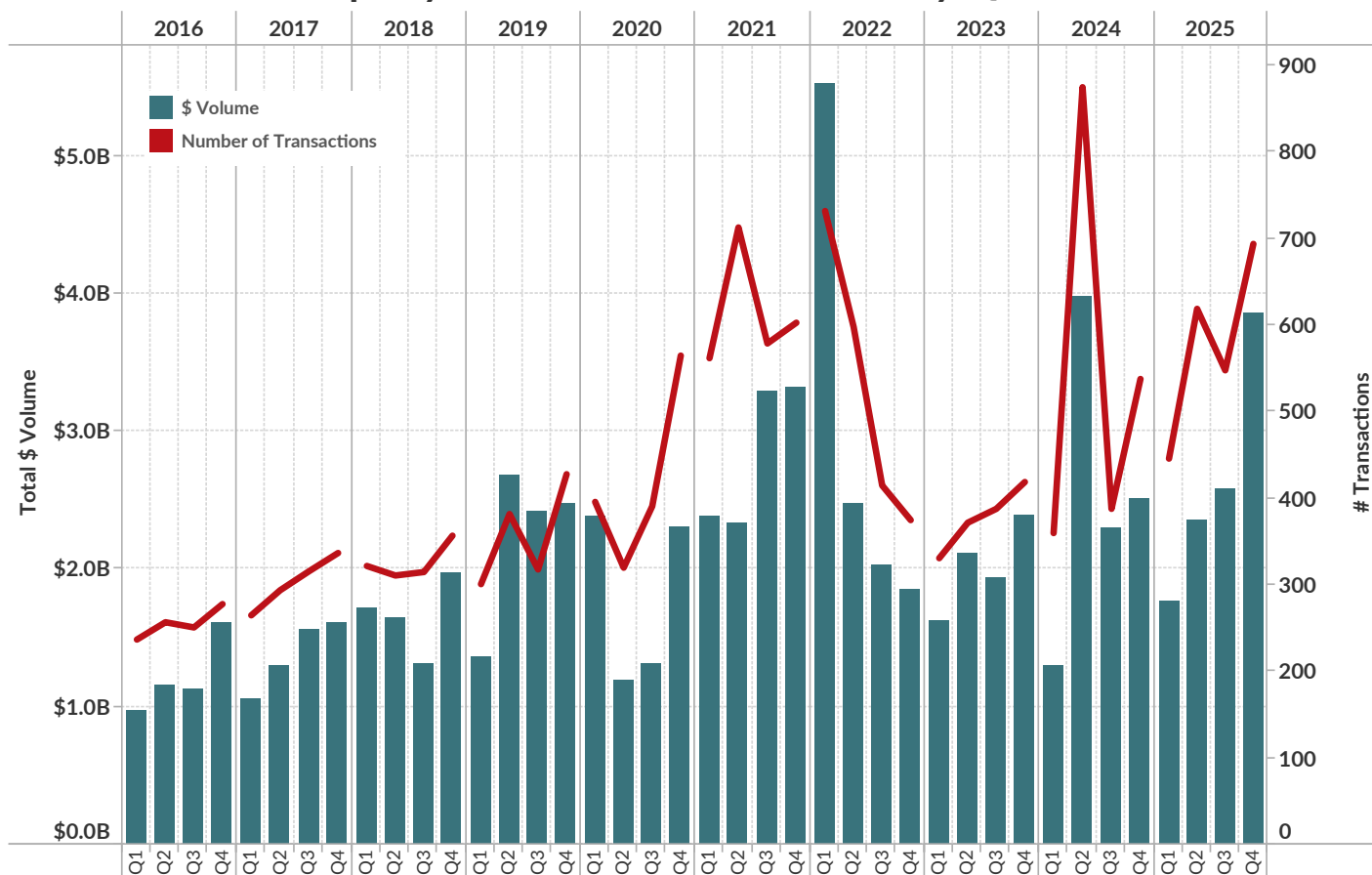


Q4 2025 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

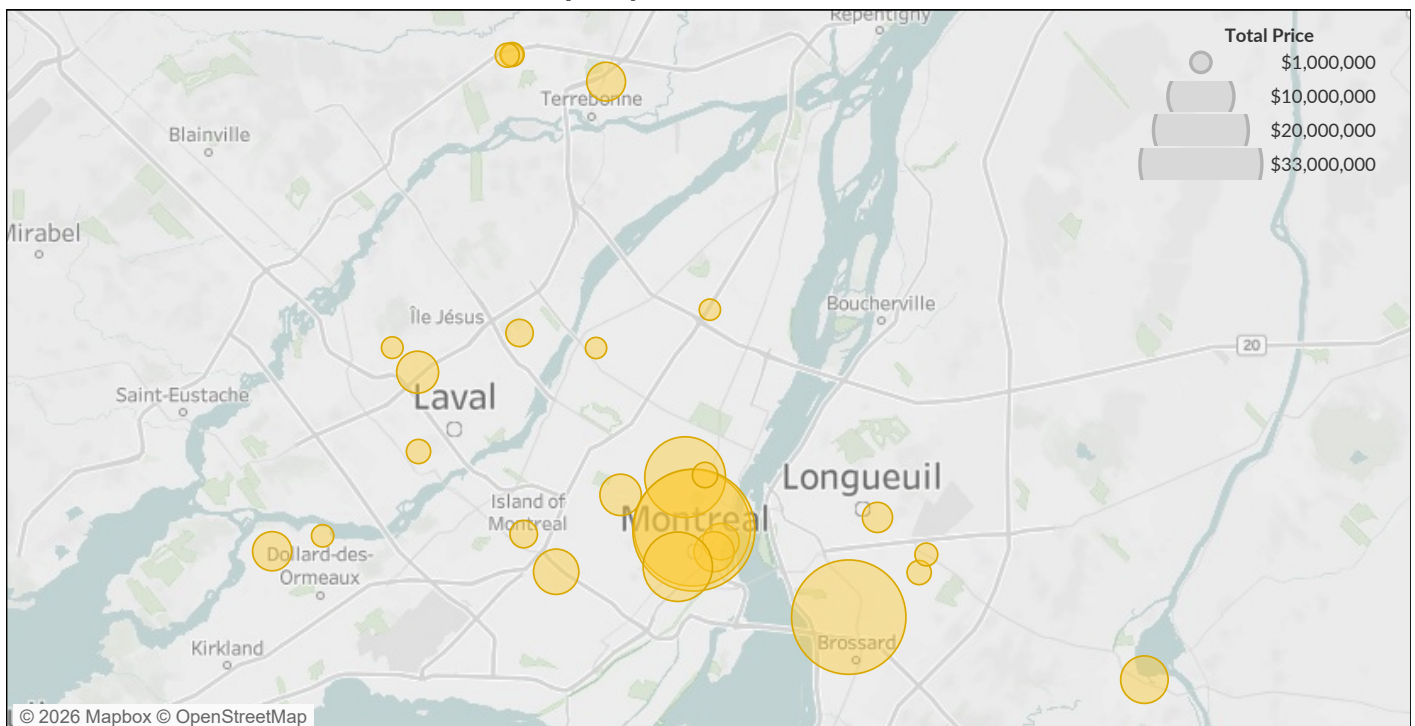
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Island of Montréal	\$112.6M	14	\$393.3M	\$447.2M	13.7%	\$231
Laval	\$7.9M	4	\$37.6M	\$83.7M	122.5%	\$279
Longueuil	\$4.5M	3	\$16.8M	\$11.0M	-34.3%	\$427
North Shore	\$7.0M	4	\$20.2M	\$27.1M	34.3%	\$390
South Shore	\$34.0M	2	\$24.7M	\$57.4M	132.5%	\$267
Grand Total	\$165.9M	27	\$492.6M	\$626.4M	27.2%	\$284

Office - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
3510 Saint-Laurent Boulevard	Island of Montréal	Le Plateau-Mont-Royal	\$33.0M	160,000	206
3563 Saint-Laurent Boulevard	Island of Montréal	Le Plateau-Mont-Royal	\$30.0M	185,839	161
1 de la Place du Commerce Street	South Shore	Brossard	\$29.0M	307,650	94
2015 Gilford Street	Island of Montréal	Le Plateau-Mont-Royal	\$14.5M	42,464	340
1538 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$10.7M	74,005	144

Source: Altus Group

Office Property Transactions - Q4 2025



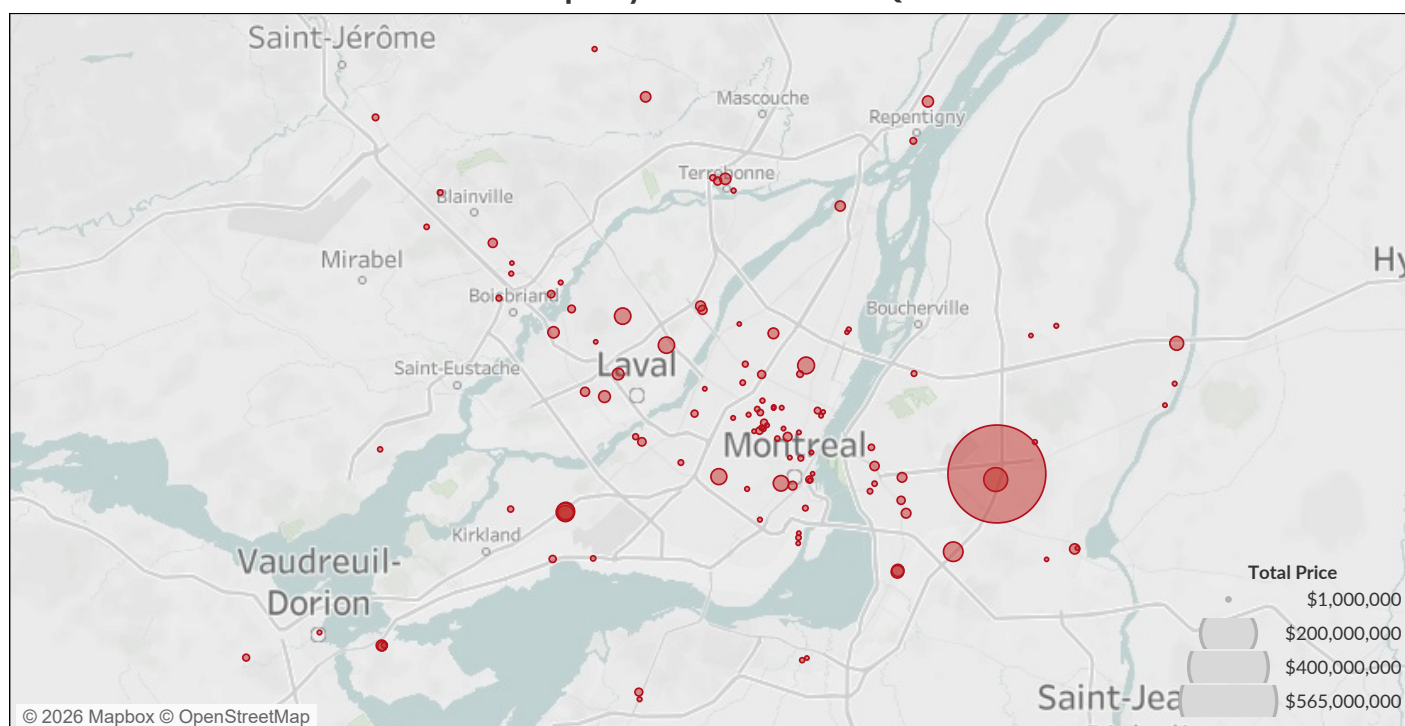
Region	Q4 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Island of Montréal	\$198.7M	57	\$576.3M	\$658.7M	14.3%	\$357
Laval	\$74.1M	10	\$778.8M	\$155.6M	-80.0%	\$331
Longueuil	\$19.6M	6	\$45.4M	\$54.8M	20.9%	\$364
North Shore	\$52.5M	18	\$111.9M	\$171.6M	53.3%	\$317
South Shore	\$696.3M	25	\$180.5M	\$876.8M	385.7%	\$333
Grand Total	\$1,041.2M	116	\$1,692.8M	\$1,917.6M	13.3%	\$344

Retail - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
Saint-Hubert Street	Island of Montréal	Rosemont-La Petite-Patr..	\$1.6M	27,049	59
10221 Laurier Boulevard	North Shore	Terrebonne	\$1.4M	5,500	250
104 Industriel Boulevard	North Shore	Repentigny	\$7.2M	9,099	791
104 Sir-Wilfrid-Laurier Boulevar..	South Shore	Beloeil	\$1.1M	7,208	149
1073 Shearer Street	Island of Montréal	Le Sud-Ouest	\$1.8M	3,165	565

Source: Altus Group

Retail Property Transactions - Q4 2025



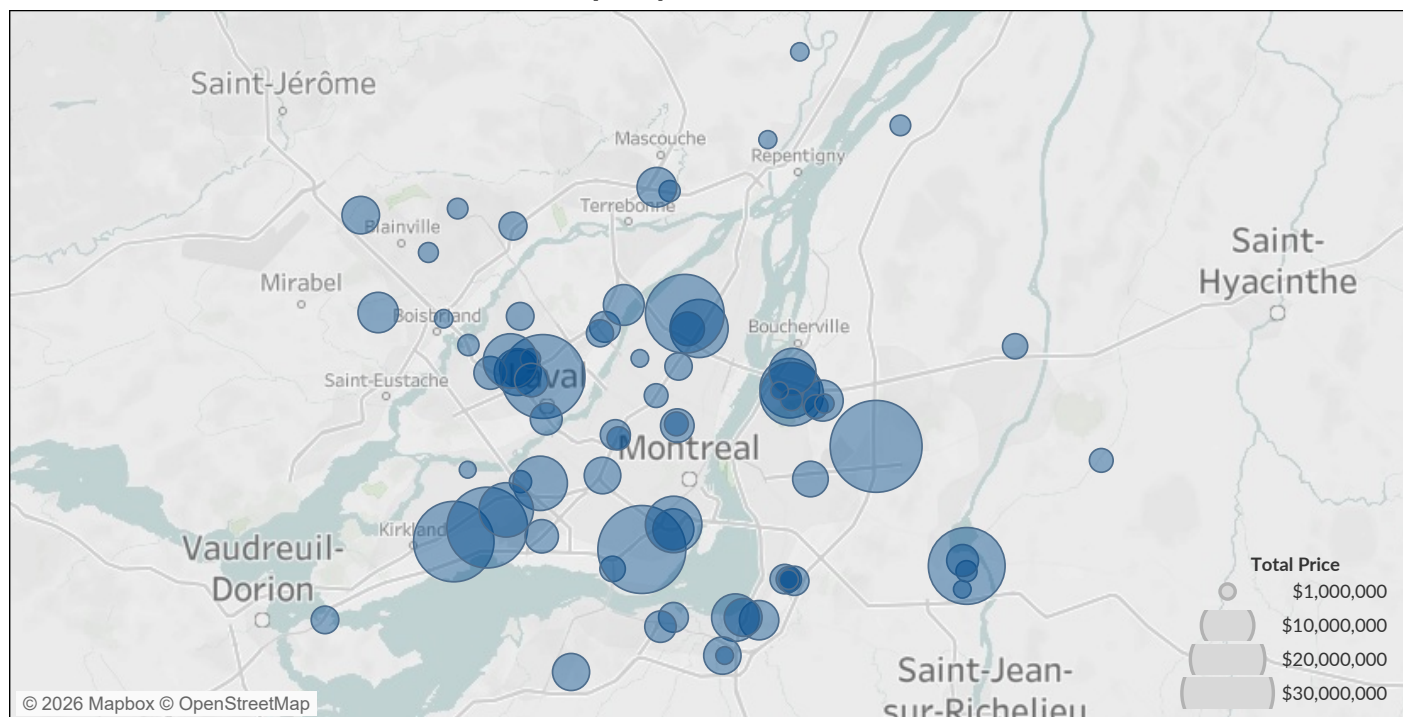
Region	Q4 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Island of Montréal	\$180.6M	22	\$1,406.7M	\$796.7M	-43.4%	\$252
Laval	\$77.1M	13	\$372.9M	\$141.7M	-62.0%	\$453
Longueuil	\$34.2M	5	\$123.1M	\$41.8M	-66.0%	\$263
North Shore	\$27.1M	10	\$298.4M	\$166.0M	-44.4%	\$316
South Shore	\$128.5M	25	\$328.7M	\$264.3M	-19.6%	\$281
Grand Total	\$447.5M	75	\$2,529.8M	\$1,410.6M	-44.2%	\$298

Industrial - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1081 Parent Street	South Shore	Saint-Bruno-de-..	\$30.0M	58,547	512
7050 Saint-Patrick Street	Island of Montréal	LaSalle	\$27.5M	193,916	142
850 Munck Avenue	Laval	Laval	\$25.0M	60,172	415
1999 des Sources Boulevard	Island of Montréal	Pointe-Claire	\$23.2M	100,000	232
570 Saint-Jean Boulevard	Island of Montréal	Pointe-Claire	\$23.0M	136,389	169

Source: Altus Group

Industrial Property Transactions - Q4 2025



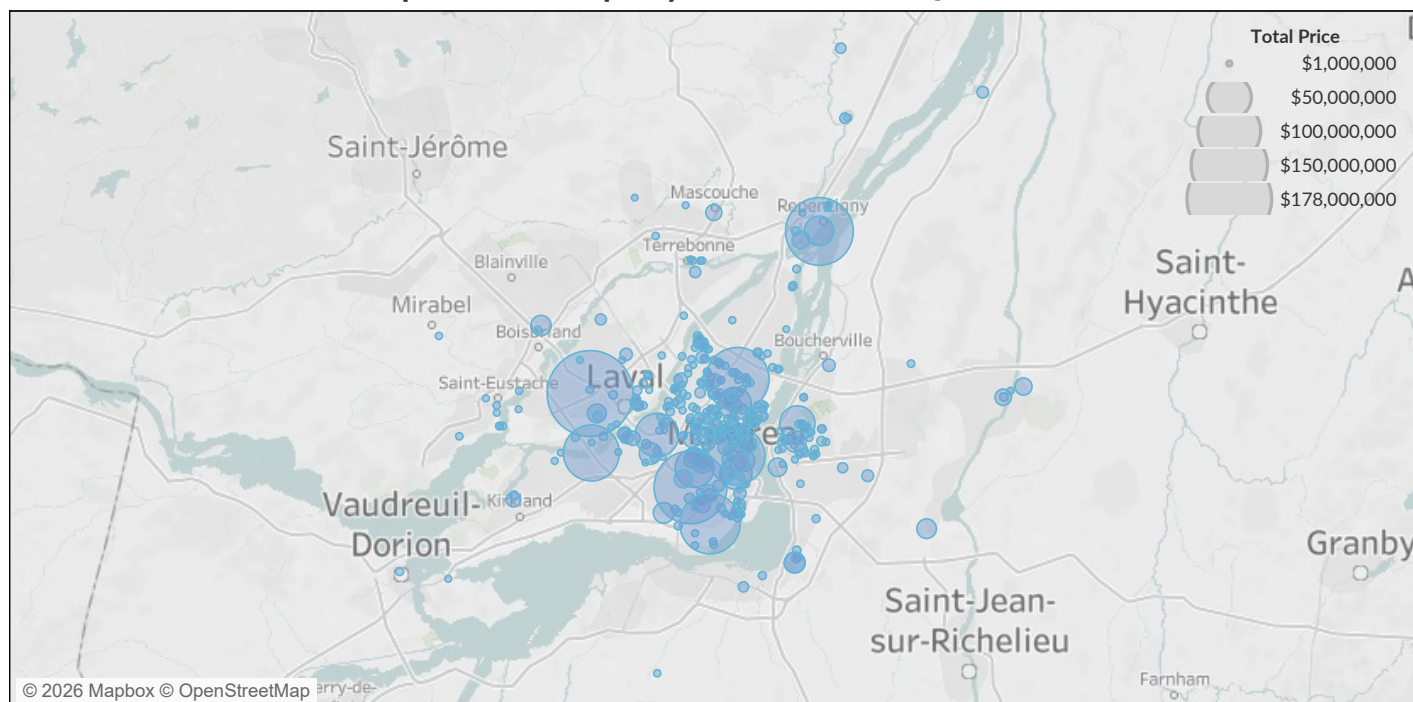
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Island of Montréal	\$1,082.1M	269	\$3,062.9M	\$3,373.6M	10.1%	\$250,072
Laval	\$310.3M	31	\$175.6M	\$847.8M	382.7%	\$248,205
Longueuil	\$96.0M	38	\$273.6M	\$356.5M	30.3%	\$214,880
North Shore	\$189.7M	30	\$251.1M	\$374.4M	49.1%	\$228,620
South Shore	\$78.0M	21	\$216.1M	\$270.6M	25.2%	\$221,080
Grand Total	\$1,756.1M	389	\$3,979.4M	\$5,222.9M	31.2%	\$243,851

Apartment - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
5150 Macdonald Avenue	Island of Montréal	Côte-Saint-Luc	\$128.0M	440	\$290,909
256 Notre-Dame Street	North Shore	Repentigny	\$111.0M	304	\$365,132
6750 d'Avila Street	Island of Montréal	Saint-Léonard	\$97.0M	414	\$234,299
1400 Angrignon Boulevard	Island of Montréal	LaSalle	\$88.5M	449	\$197,105
3463 Sainte-Famille Street	Island of Montréal	Le Plateau-Mont-Ro..	\$79.8M	342	\$233,187

Source: Altus Group

Apartment Property Transactions - Q4 2025



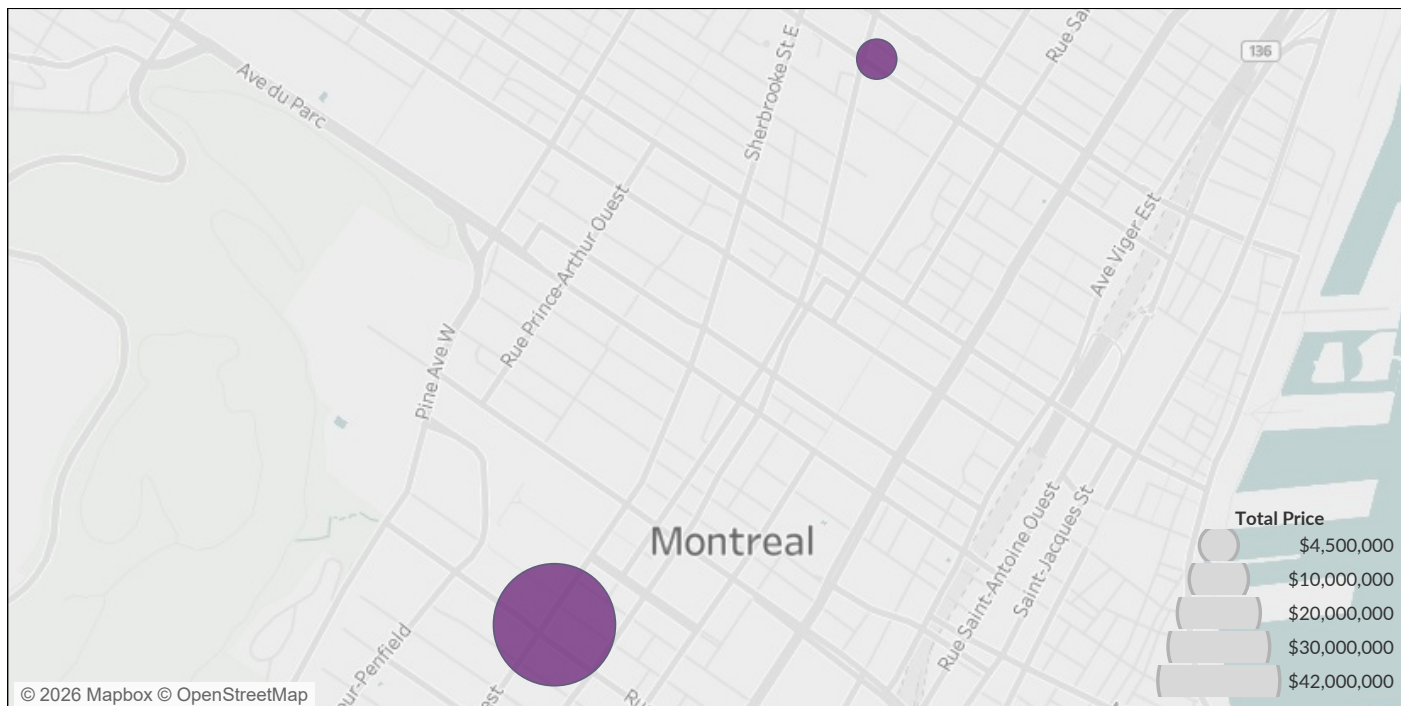
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
Island of Montréal	\$46.5M	2	\$67.7M	\$130.4M	92.6%	\$114,937
Laval						
Longueuil						
North Shore						
South Shore						
Grand Total	\$46.5M	2	\$67.7M	\$130.4M	92.6%	\$114,937

Hotel - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
1050 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$42.0M	299	\$140,468
1763 Saint-Denis Street	Island of Montréal	Ville-Marie	\$4.5M	15	\$300,000

Source: Altus Group

Hotel Property Transactions - Q4 2025



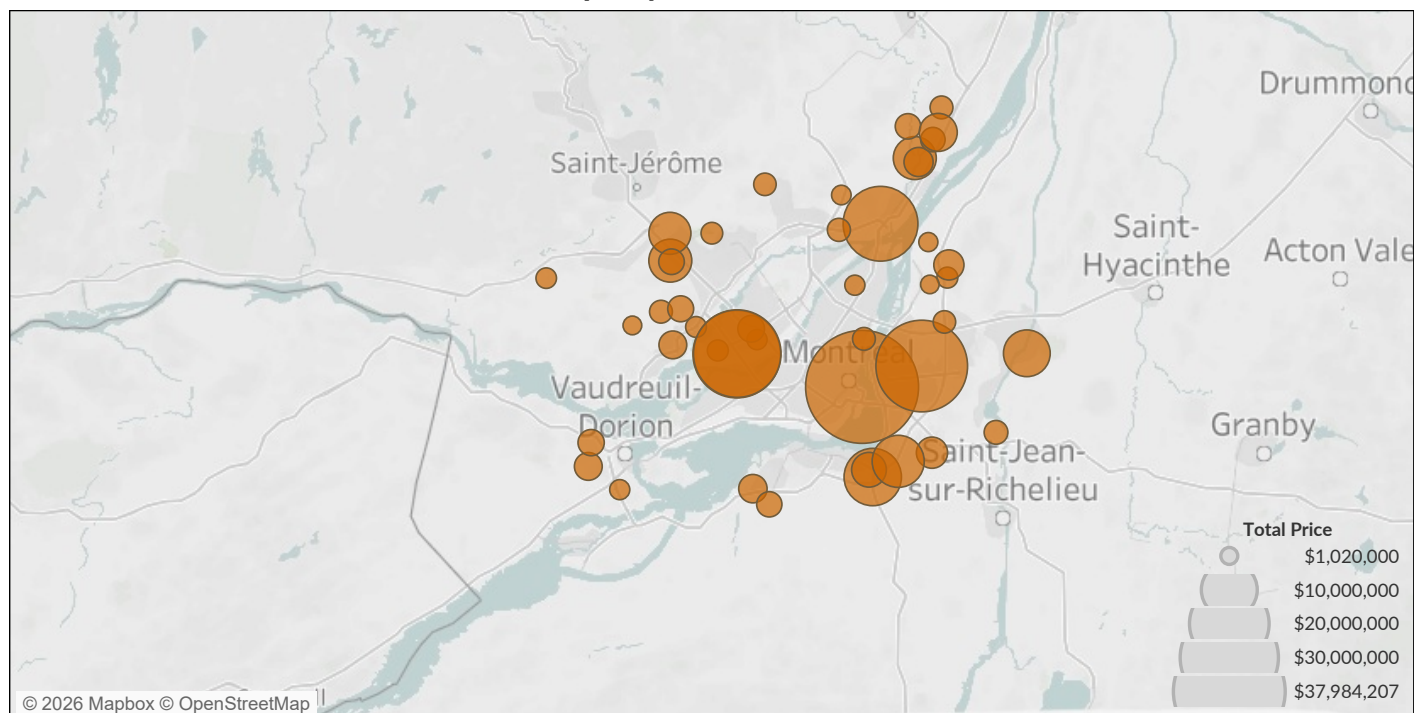
Region	Q4 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume		2024	2025		
Island of Montréal	\$40.7M	3	\$97.8M	\$136.1M	39.1%	\$2.6M
Laval	\$50.2M	5	\$138.5M	\$166.3M	20.1%	\$1.2M
Longueuil	\$25.0M	1	\$7.9M	\$25.0M	215.9%	\$0.8M
North Shore	\$61.9M	20	\$192.1M	\$202.3M	5.3%	\$0.4M
South Shore	\$50.0M	16	\$323.7M	\$151.3M	-53.3%	\$0.4M
Grand Total	\$227.9M	45	\$760.1M	\$680.9M	-10.4%	\$0.7M

ICI Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Pierre-Dupuy Avenue	Island of Montréal	Ville-Marie	\$38.0M	22.0	\$1,724,456
5555 de l'ENA Street	Longueuil	Saint-Hubert	\$25.0M	29.7	\$843,111
Lot Montée Champagne	Laval	Laval	\$22.8M	21.4	\$1,063,020
Saint-Martin Boulevard West	Laval	Laval	\$22.8M	21.4	\$1,063,021
1221 de la Croisée Avenue	North Shore	Terrebonne	\$16.6M	5.2	\$3,228,134

Source: Altus Group

ICI Land Property Transactions - Q4 2025



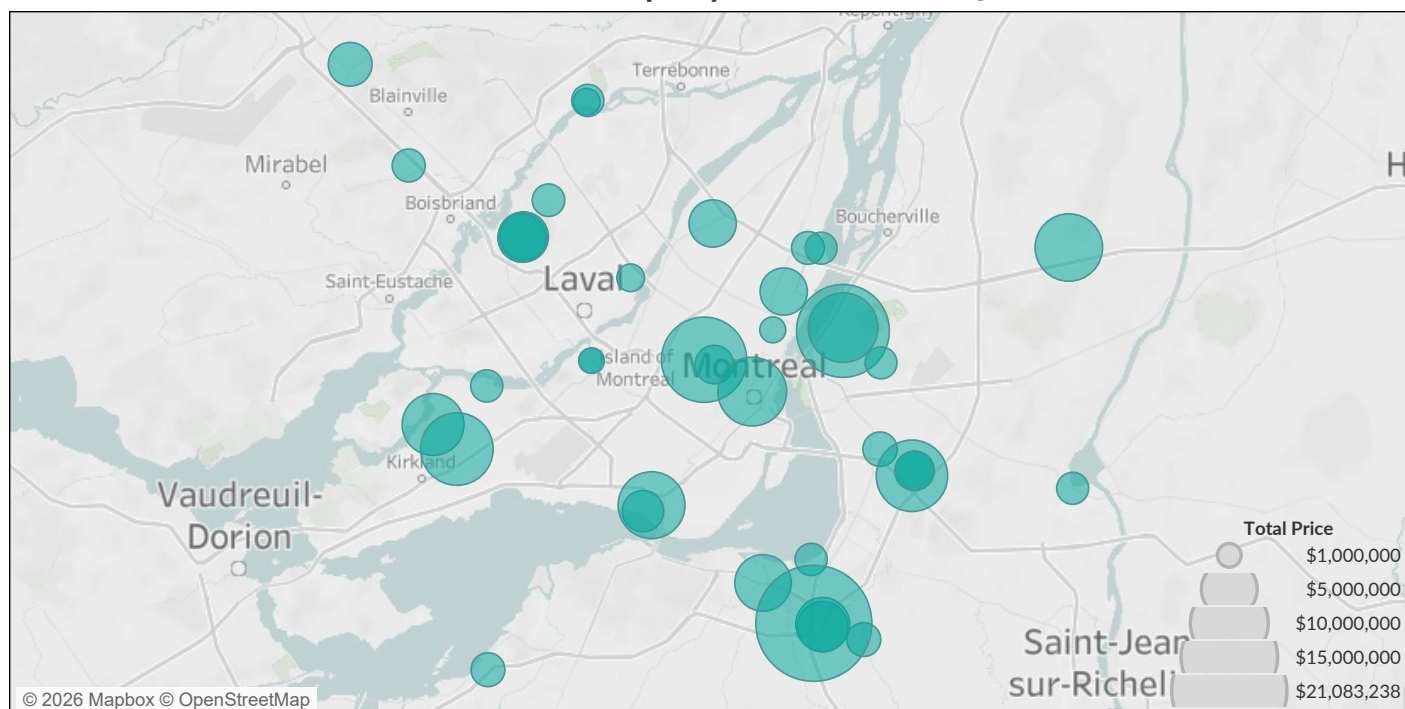
Region	Q4 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume		2024	2025		
Island of Montréal	\$60.0M	15	\$363.8M	\$278.5M	-23.5%	\$3.1M
Laval	\$14.1M	5	\$46.2M	\$129.7M	180.9%	\$2.5M
Longueuil	\$22.7M	3	\$20.3M	\$28.2M	39.3%	
North Shore	\$7.4M	4	\$68.4M	\$52.4M	-23.3%	\$1.5M
South Shore	\$63.2M	13	\$66.9M	\$85.6M	27.8%	\$2.1M
Grand Total	\$167.4M	40	\$565.5M	\$574.3M	1.6%	\$2.1M

Residential Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Lot de Sardaigne Boulevard	South Shore	Candiac	\$21.1M	16.1	\$1,306,800
550 Roland-Therrien Boulevard	Longueuil	Vieux-Longueuil	\$13.5M	3.0	Null
6600 Hutchison Street	Island of Montréal	Outremont	\$11.4M	0.4	Null
3612 Saint-Jean Boulevard	Island of Montréal	Dollard-des-Ormeaux	\$8.3M	2.3	Null
Lot de Châteauneuf Street	South Shore	Brossard	\$8.0M	3.5	\$2,260,609

Source: Altus Group

Residential Land Property Transactions - Q4 2025





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