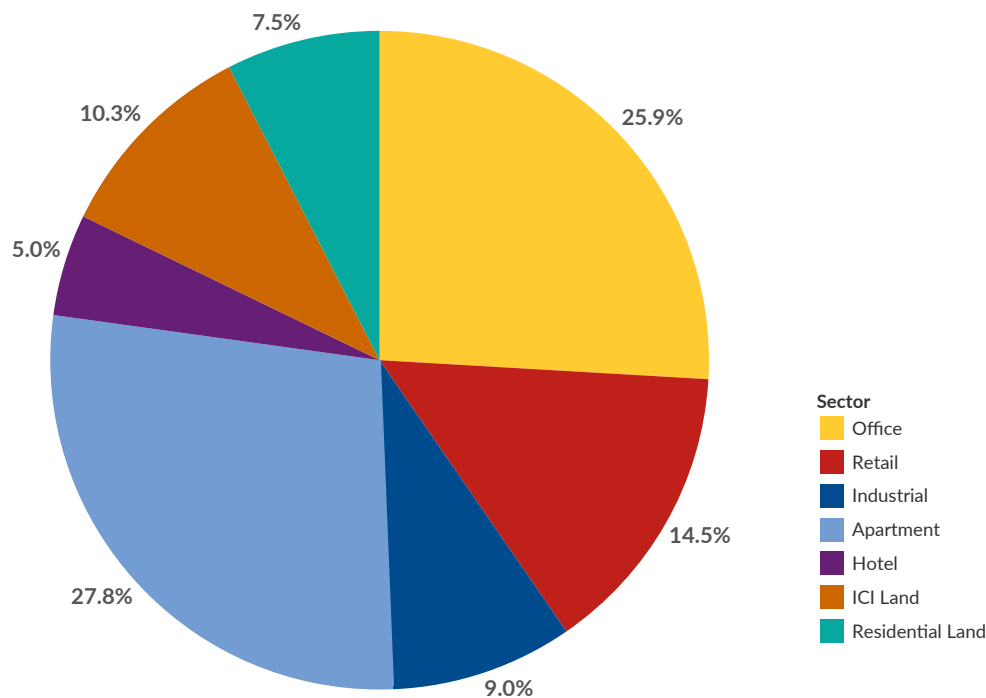

Ottawa & Gatineau Commercial Q1 2025 Statistics



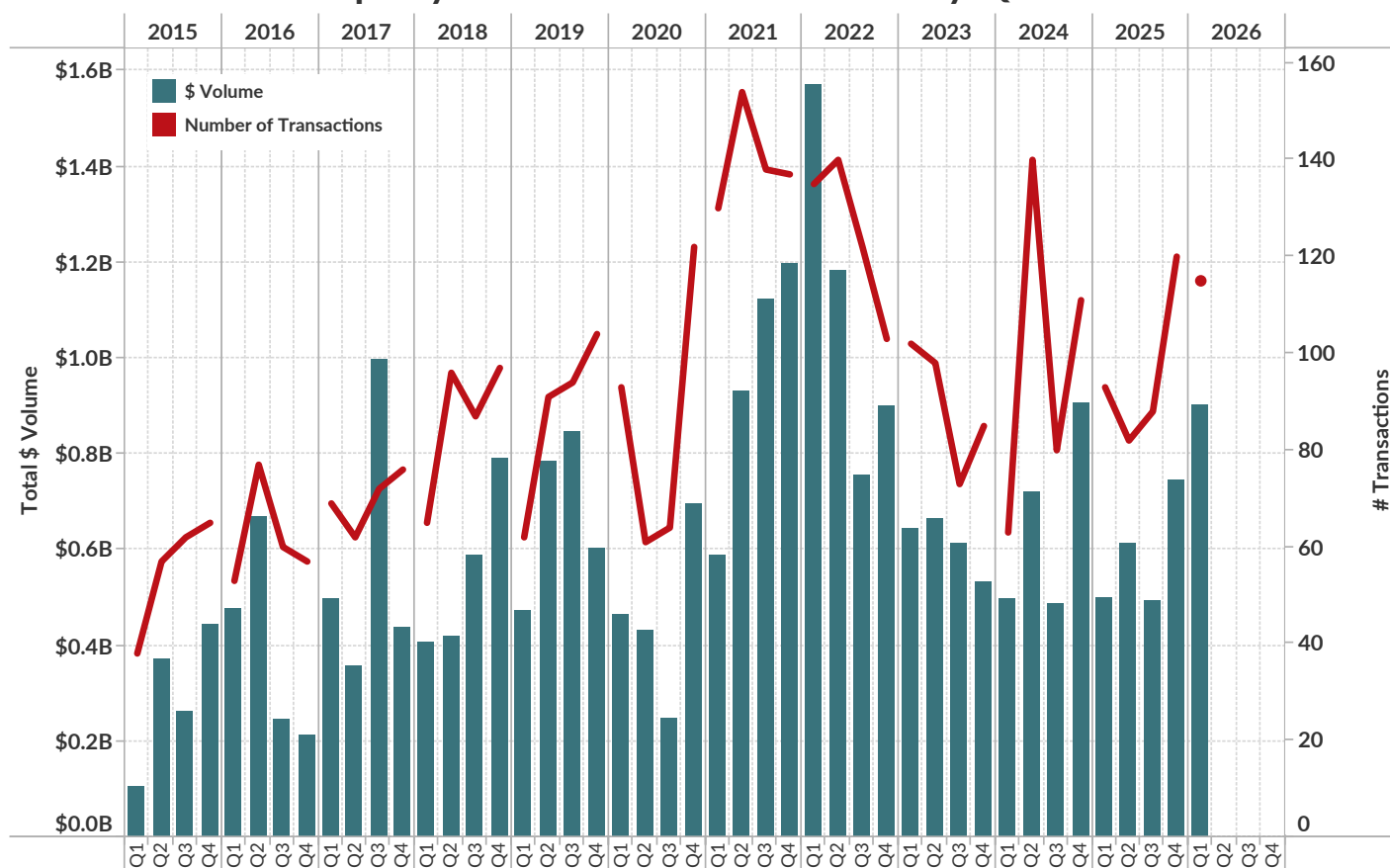
AltusGroup

Q1 2026 YTD Property Transactions - Total \$ Volume by Sector



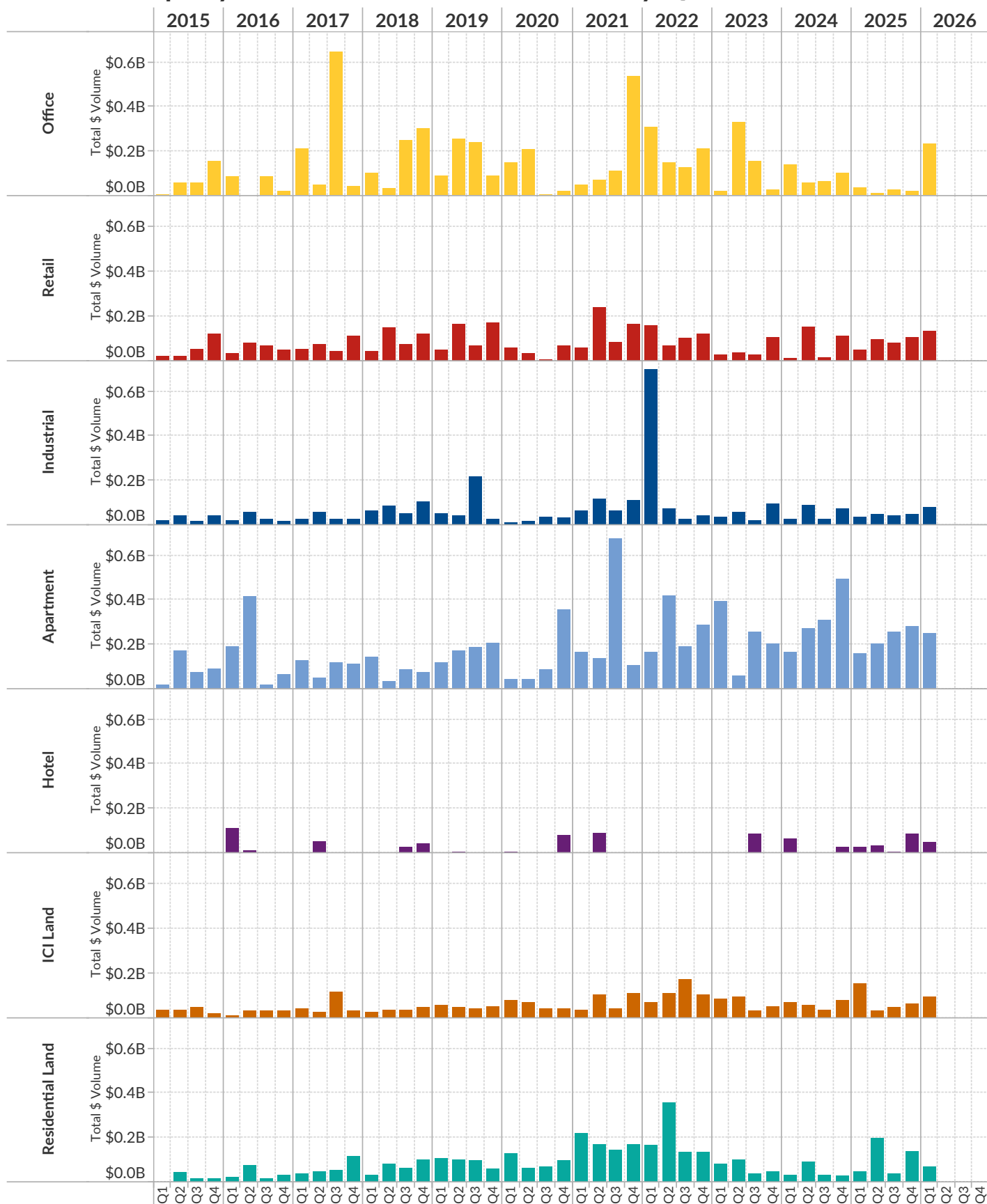
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

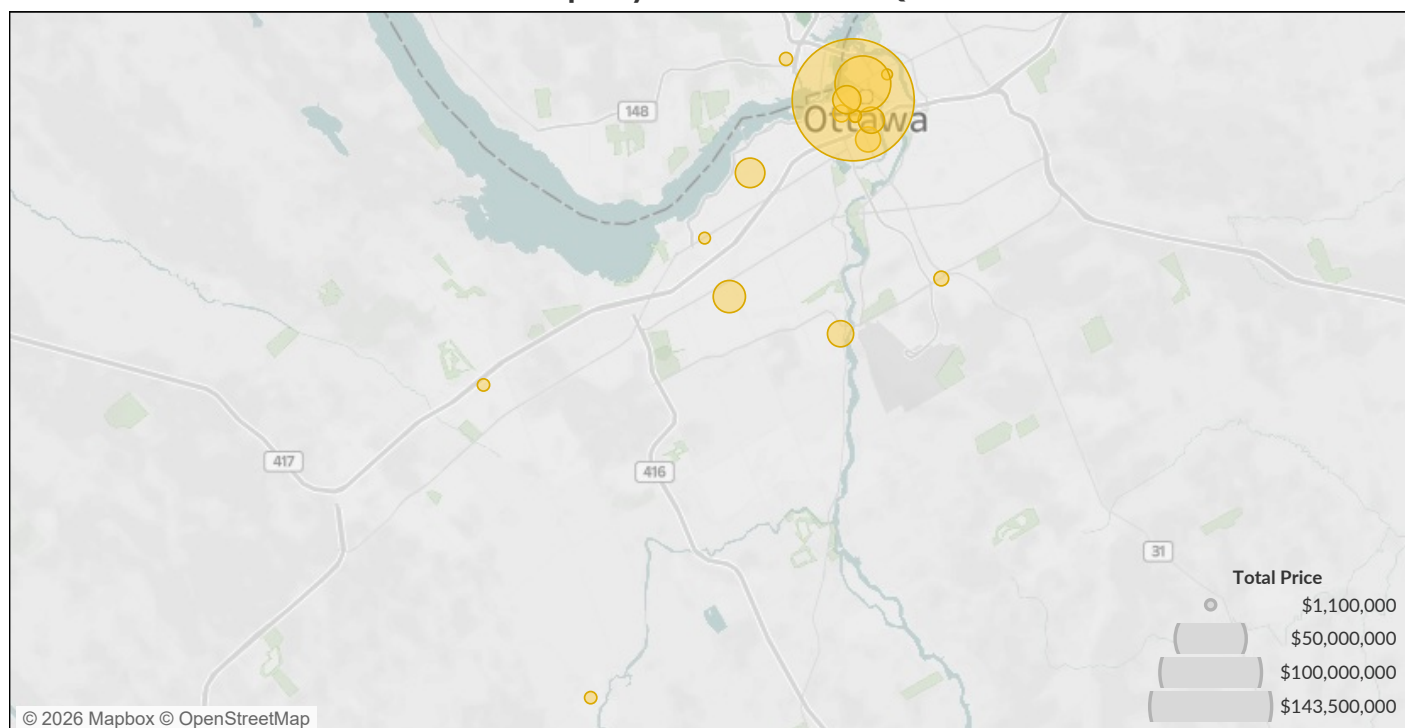
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$1.7M	1	\$3.5M	\$1.7M	-53.1%	\$231
Ottawa Central	\$212.3M	12	\$18.5M	\$212.3M	1048.0%	\$370
Ottawa East			\$4.2M		-100.0%	
Ottawa Rural	\$1.5M	1	\$5.0M	\$1.5M	-70.7%	\$377
Ottawa West	\$18.1M	3	\$8.5M	\$18.1M	113.6%	\$339
Grand Total	\$233.4M	17	\$39.6M	\$233.4M	489.6%	\$358

Office - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
25 Nicholas Street	Ottawa Central	Ottawa	\$30.0M	136,246	\$220
100 Constellation Crescent	Ottawa West	Nepean	\$10.0M	387,629	Null
300 Richmond Road	Ottawa Central	Ottawa	\$8.4M	18,546	\$453
96 Bank Street	Ottawa Central	Ottawa	\$7.6M	21,912	\$347
31 Auriga Drive	Ottawa West	Nepean	\$6.6M	29,338	\$225

Source: Altus Group

Office Property Transactions - Q1 2026



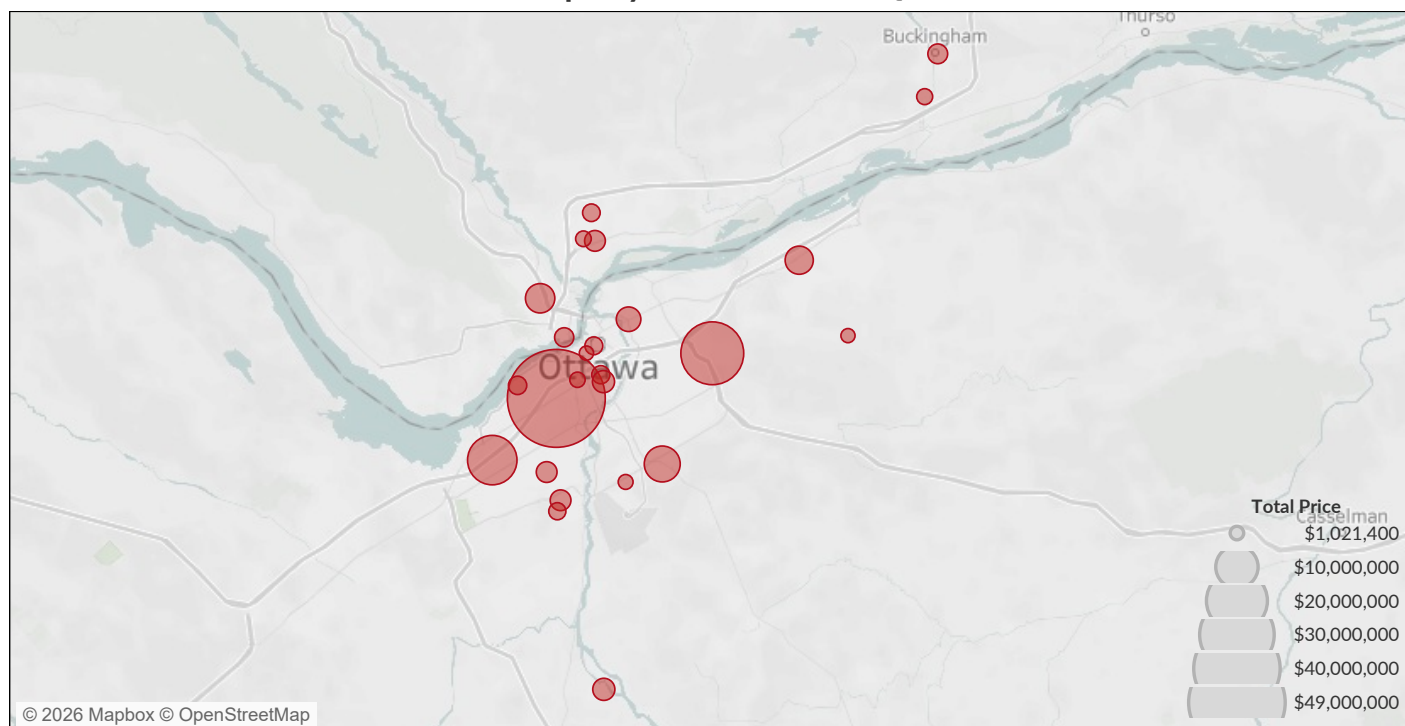
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2025	2026		
Gatineau	\$14.6M	7	\$8.2M	\$14.6M	78.4%	\$248
Ottawa Central	\$74.4M	9	\$35.3M	\$74.4M	110.7%	\$384
Ottawa East	\$33.0M	5		\$33.0M		\$295
Ottawa Rural	\$2.5M	1	\$2.6M	\$2.5M	-3.7%	\$173
Ottawa West	\$5.9M	3	\$1.7M	\$5.9M	247.1%	\$441
Grand Total	\$130.4M	25	\$47.8M	\$130.4M	172.8%	\$327

Retail - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1095 Carling Avenue	Ottawa Central	Ottawa	\$49.0M	179,600	\$273
1880 Innes Road	Ottawa East	Gloucester	\$20.2M	118,526	\$170
2179 Elmira Drive	Ottawa Central	Ottawa	\$12.5M	87,000	\$144
2616 Bank Street	Ottawa East	Gloucester	\$6.6M	25,646	\$257
46 Saint-John's; Raymond B..	Gatineau	Ville de Gatineau	\$4.4M	12,009	\$367

Source: Altus Group

Retail Property Transactions - Q1 2026



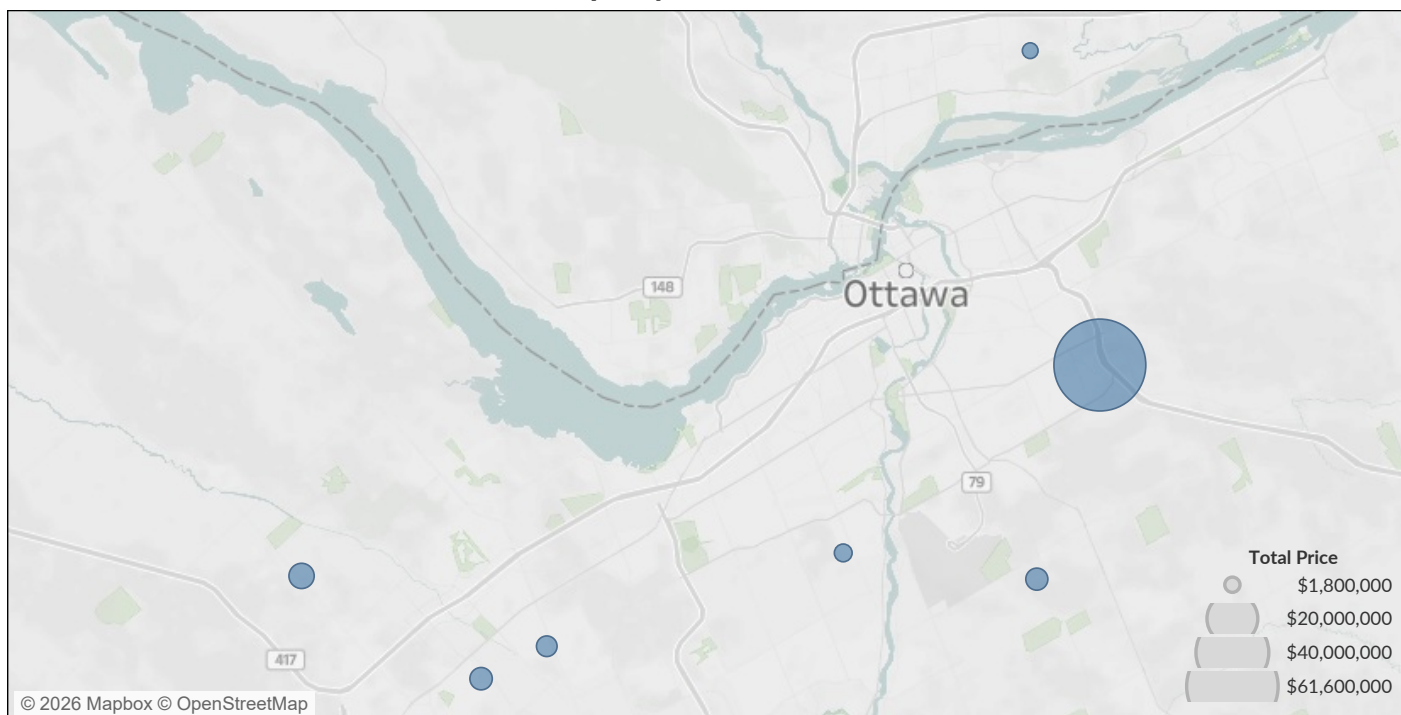
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$1.8M	1	\$2.0M	\$1.8M	-10.0%	\$429
Ottawa Central			\$16.3M		-100.0%	
Ottawa East	\$65.2M	2	\$4.3M	\$65.2M	1415.1%	\$343
Ottawa Rural	\$8.3M	2	\$5.4M	\$8.3M	53.7%	\$393
Ottawa West	\$5.4M	2	\$8.4M	\$5.4M	-35.4%	\$302
Grand Total	\$80.7M	7	\$36.4M	\$80.7M	121.8%	\$358

Industrial - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1000 Logistics Private	Ottawa East	Gloucester	\$61.6M	293,223	\$263
2966 Carp Road	Ottawa Rural	West Carleton	\$4.7M	17,600	\$264
126 Iber Road	Ottawa Rural	Goulbourn	\$3.7M	7,000	\$521
2540 Del Zotto Avenue	Ottawa East	Gloucester	\$3.6M	8,393	\$423
80 Terence Matthews Crescent	Ottawa West	Kanata	\$3.1M	14,000	\$221

Source: Altus Group

Industrial Property Transactions - Q1 2026



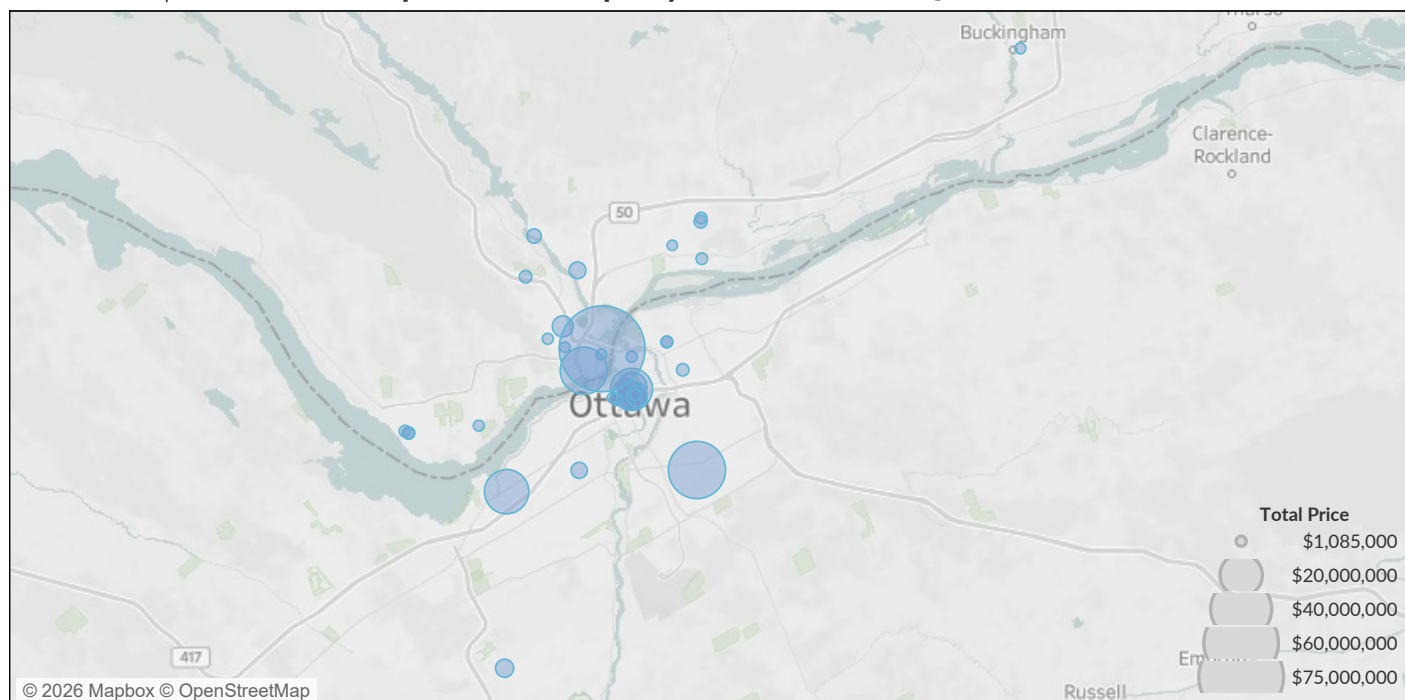
Region	Q1 2026	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
	\$ Volume		2025	2026		
Gatineau	\$124.4M	18	\$18.1M	\$124.4M	587.8%	\$237,967
Ottawa Central	\$123.0M	17	\$138.2M	\$123.0M	-11.0%	\$255,741
Ottawa East						
Ottawa Rural						
Ottawa West	\$3.3M	1		\$3.3M		
Grand Total	\$250.7M	36	\$156.3M	\$250.7M	60.4%	\$246,600

Apartment - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
344 Champlain Street	Gatineau	Ville de Gatineau	\$75.0M	199	\$376,884
2920 Fairlea Crescent	Ottawa Central	Ottawa	\$33.3M	113	\$294,956
35 Wright Street	Gatineau	Ville de Gatineau	\$22.6M	62	\$364,074
2374 Carling Avenue	Ottawa Central	Ottawa	\$20.0M	241	\$82,988
163 MacLaren Street	Ottawa Central	Ottawa	\$18.0M	64	\$281,250

Source: Altus Group

Apartment Property Transactions - Q1 2026



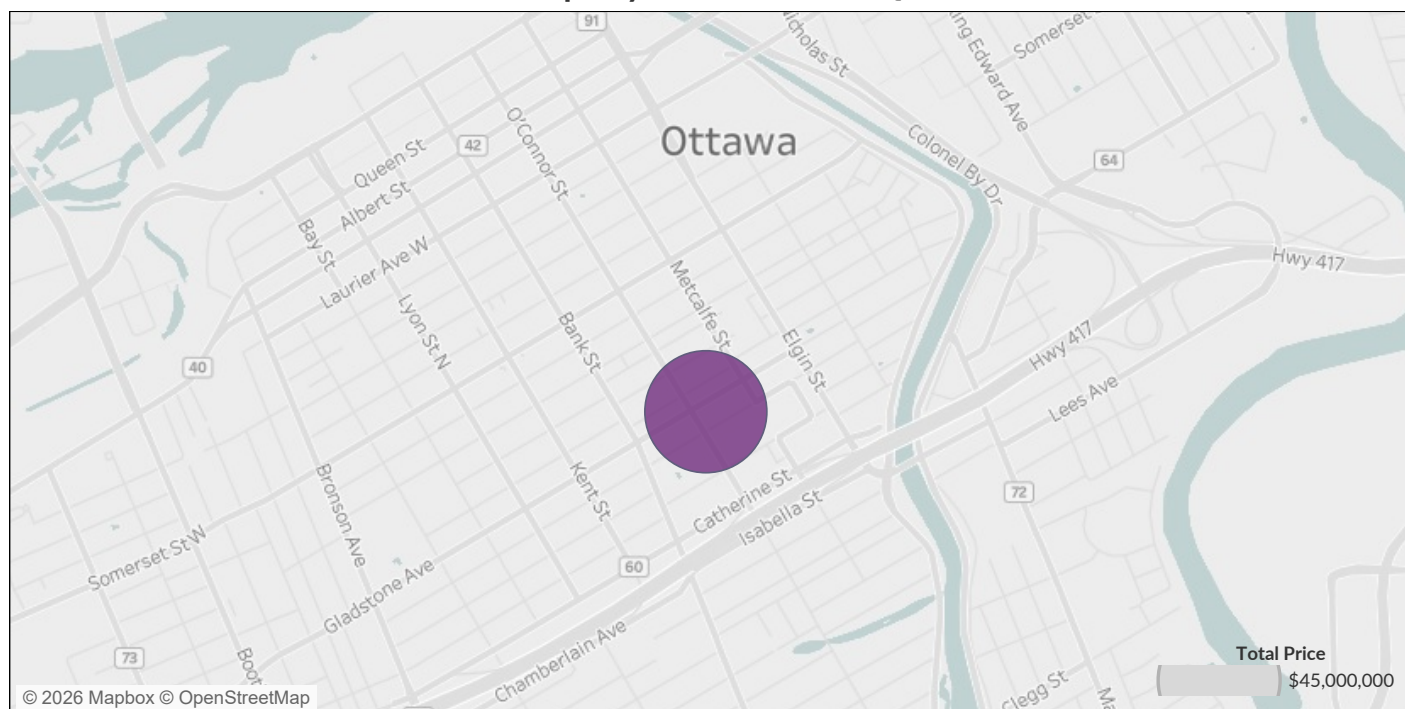
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2025	2026		
Gatineau						
Ottawa Central	\$45.0M	1		\$45.0M		\$351,563
Ottawa East						
Ottawa Rural						
Ottawa West			\$24.0M		-100.0%	
Grand Total	\$45.0M	1	\$24.0M	\$45.0M	87.5%	\$351,563

Hotel - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
377 O'Connor Street	Ottawa Central	Ottawa	\$45.0M	128	\$351,563

Source: Altus Group

Hotel Property Transactions - Q1 2026



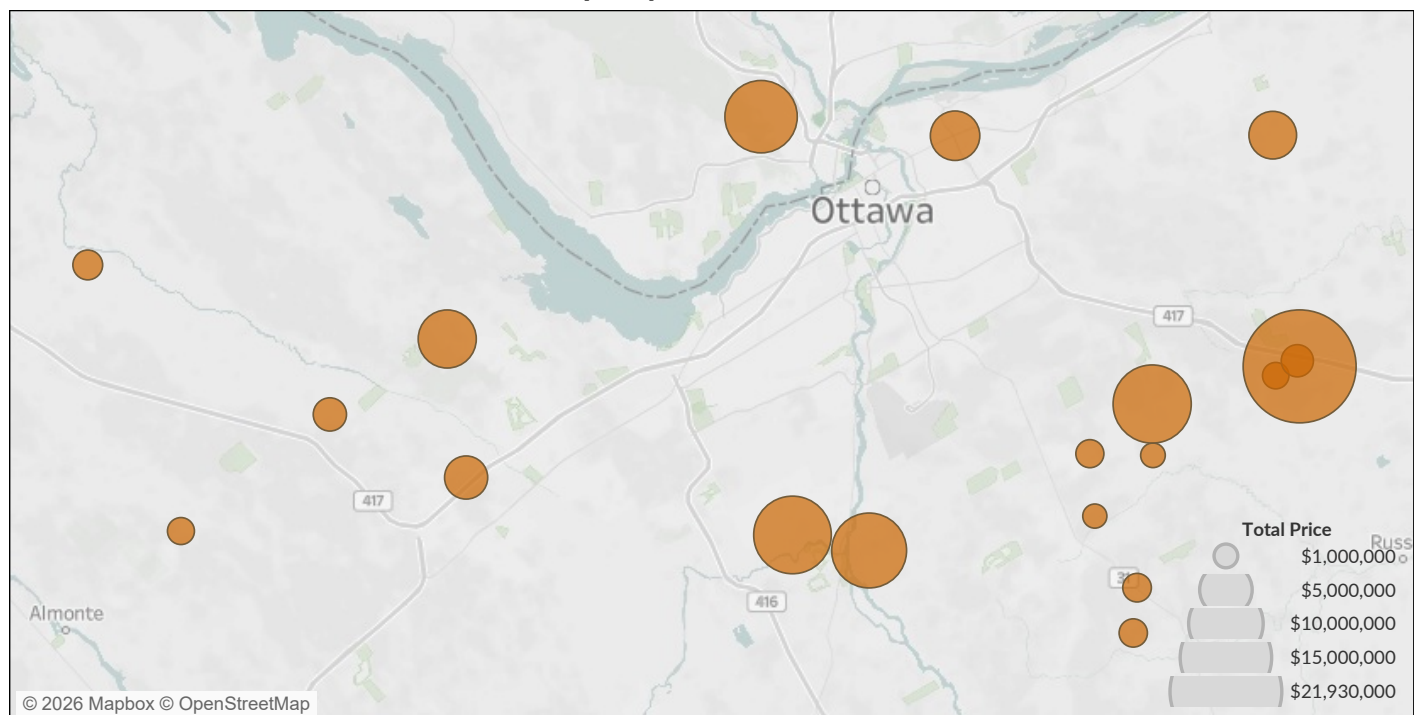
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2025	2026		
Gatineau	\$9.0M	1	\$1.0M	\$9.0M	800.0%	\$0.2M
Ottawa Central	\$4.2M	1		\$4.2M		
Ottawa East	\$51.3M	8	\$5.8M	\$51.3M	782.9%	\$0.4M
Ottawa Rural	\$11.7M	7	\$12.3M	\$11.7M	-5.4%	\$0.2M
Ottawa West	\$16.2M	2	\$131.7M	\$16.2M	-87.7%	\$1.5M
Grand Total	\$92.3M	19	\$150.8M	\$92.3M	-38.8%	\$0.5M

ICI Land - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
5613 Boundary Road	Ottawa East	Cumberland	\$21.9M	375.8	\$50,728
4780 Anderson Road	Ottawa East	Gloucester	\$10.5M	91.0	\$115,432
Riocan Avenue	Ottawa West	Nepean	\$10.4M	4.2	\$2,476,403
883 Atrium Ridge	Ottawa East	Gloucester	\$9.6M	9.5	\$1,014,670
241 Cité-des-Jeunes Boulevard	Gatineau	Ville de Gatineau	\$9.0M	42.5	\$211,851

Source: Altus Group

ICI Land Property Transactions - Q1 2026



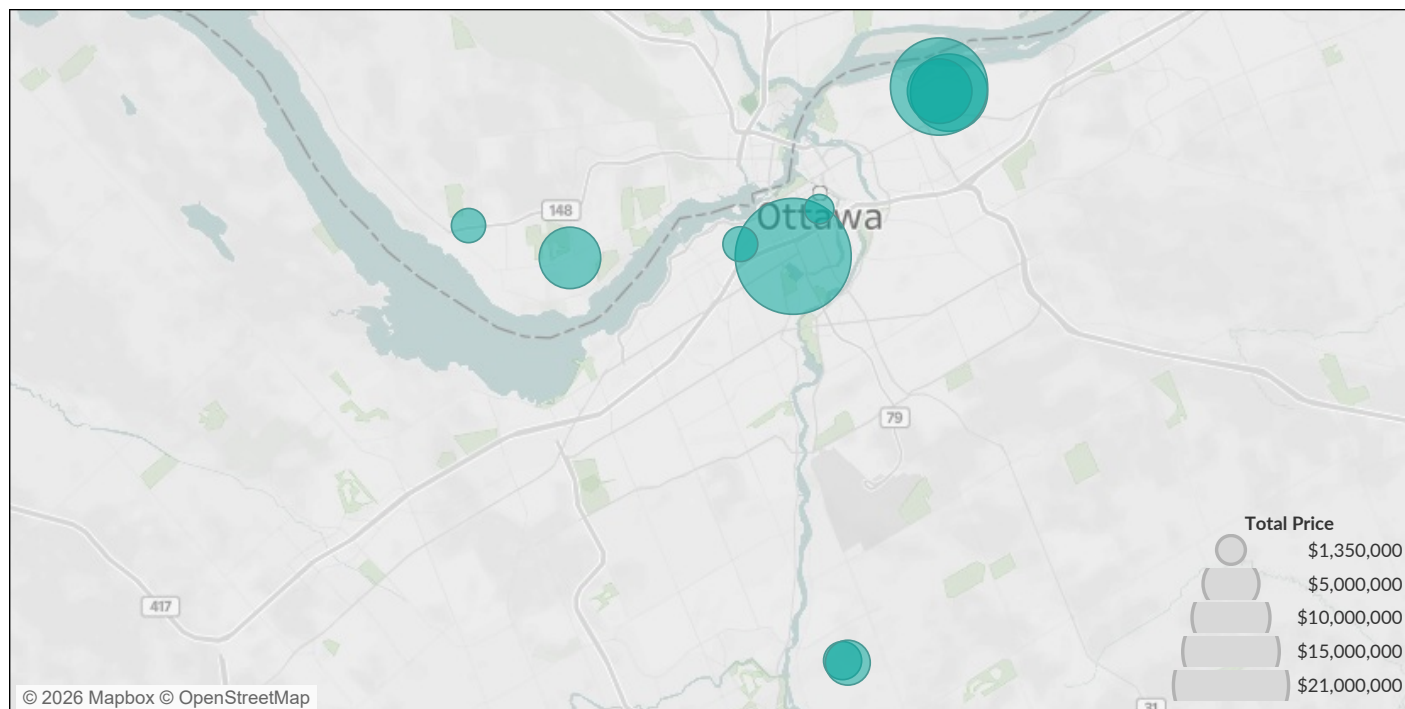
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/Acre
Gatineau	\$7.7M	2	\$14.4M	\$7.7M	-46.5%	\$1.7M
Ottawa Central	\$54.8M	6	\$30.2M	\$54.8M	81.3%	\$1.8M
Ottawa East	\$5.4M	2		\$5.4M		\$2.6M
Ottawa Rural			\$1.6M		-100.0%	
Ottawa West						
Grand Total	\$67.9M	10	\$46.3M	\$67.9M	46.9%	\$2.0M

Residential Land - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
299 Carling Avenue	Ottawa Central	Ottawa	\$21.0M	2.8	Null
Block 22	Ottawa Central	Ottawa	\$14.8M	9.1	\$1,615,553
Phase 6	Ottawa Central	Ottawa	\$9.3M	5.0	\$1,850,000
Block 21	Ottawa Central	Ottawa	\$6.5M	3.5	\$1,857,143
585 d'Aylmer Road	Gatineau	Ville de Gatineau	\$5.9M	3.4	\$1,725,576

Source: Altus Group

Residential Land Property Transactions - Q1 2026



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