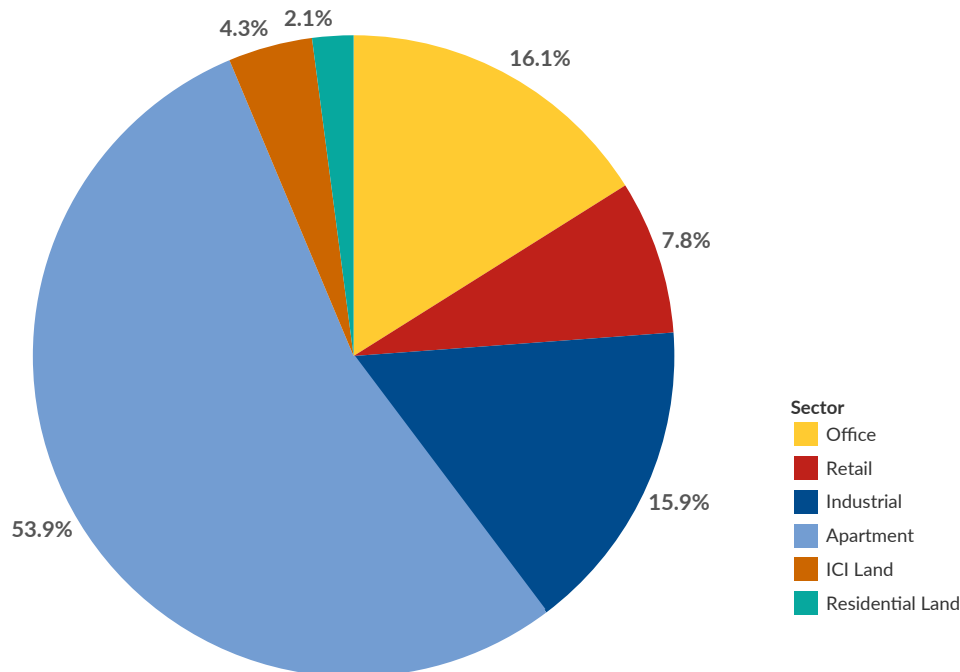

Montreal Market Commercial Q1 2026 Statistics

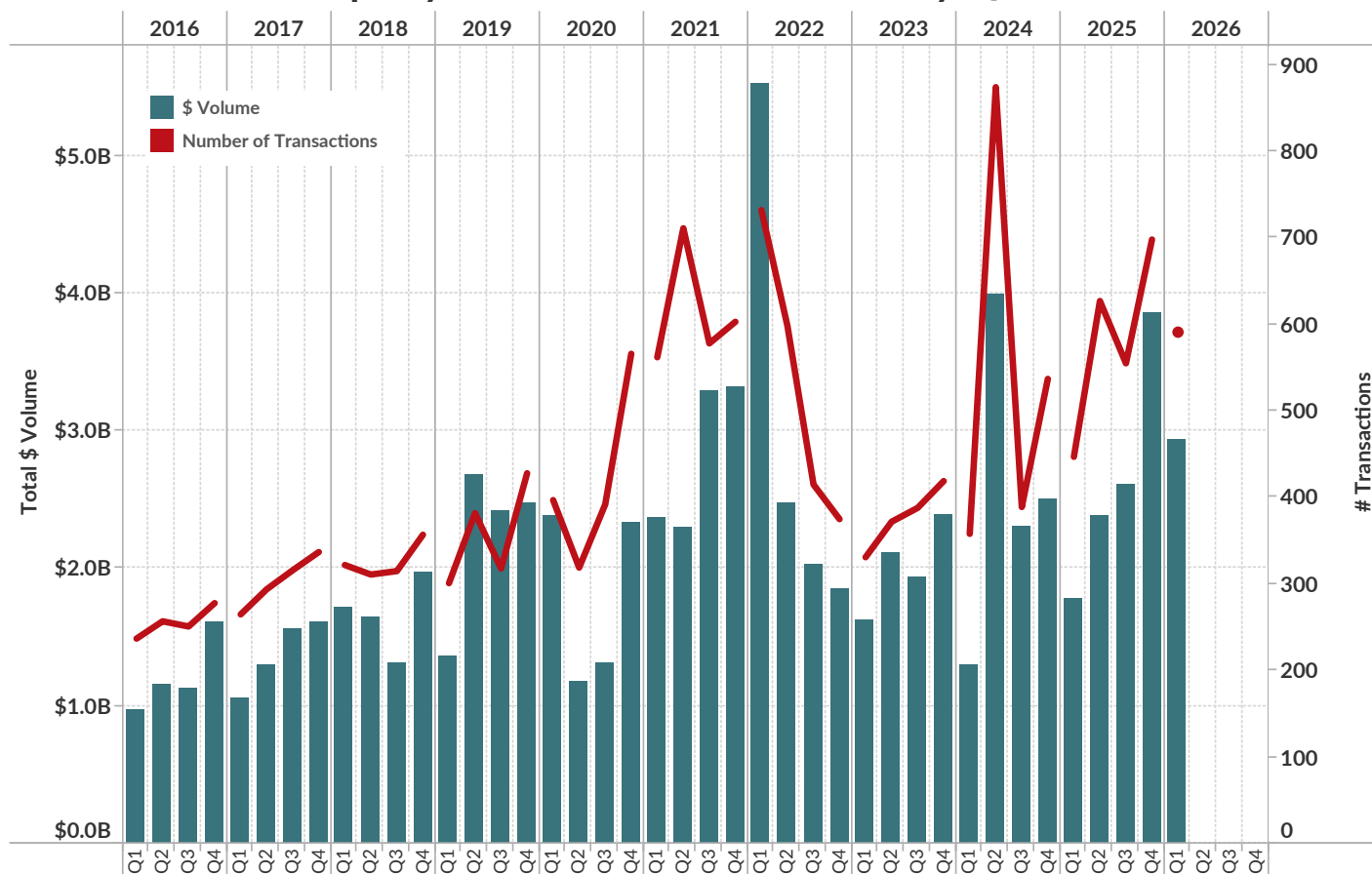


Q1 2026 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

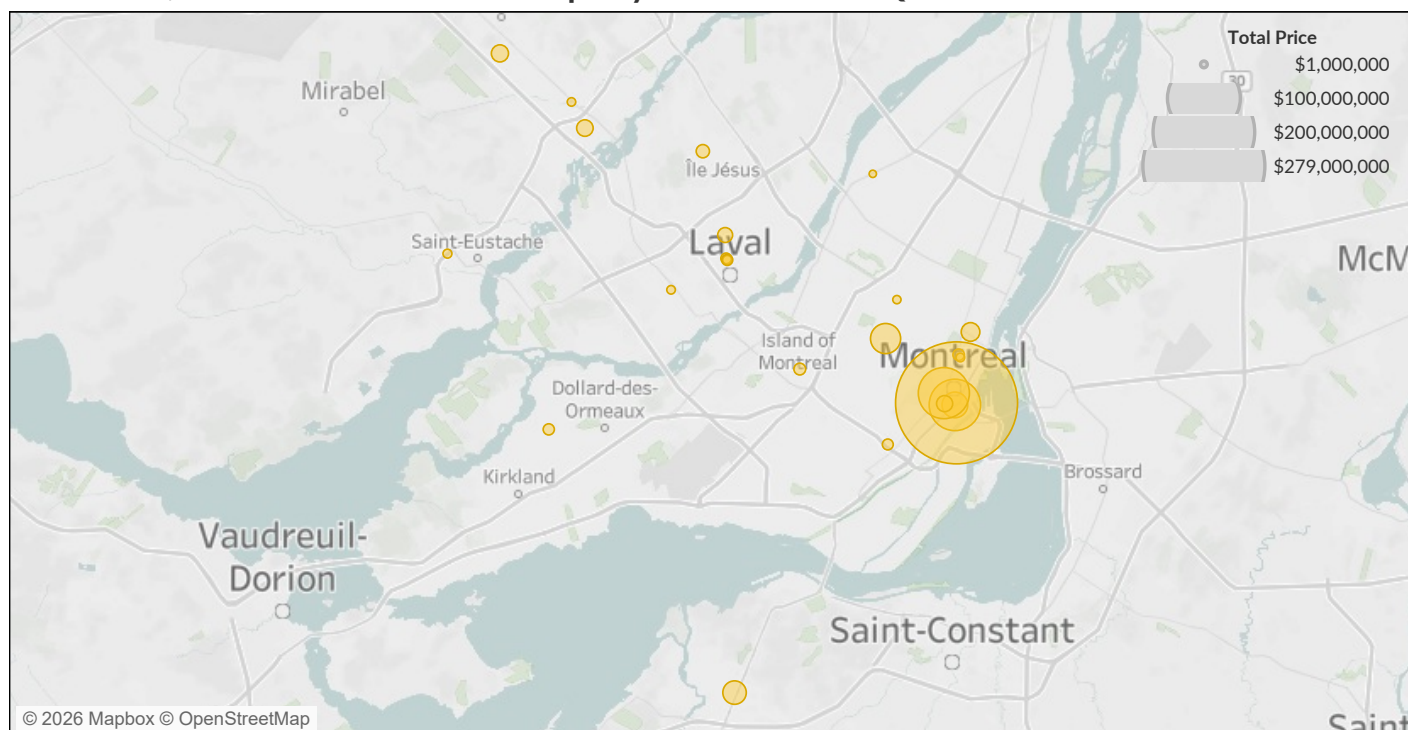
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2025	2026		
Island of Montréal	\$431.7M	14	\$32.9M	\$431.7M	1211.5%	\$305
Laval	\$14.7M	6	\$14.4M	\$14.7M	2.3%	\$399
Longueuil						
North Shore	\$13.4M	4	\$1.4M	\$13.4M	833.3%	\$302
South Shore	\$10.3M	1		\$10.3M		\$252
Grand Total	\$470.1M	25	\$48.8M	\$470.1M	864.3%	\$325

Office - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1111 Saint-Antoine Street West	Island of Montréal	Ville-Marie	\$49.6M	326,000	190
			\$12.4M	326,000	190
1130 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$49.0M	230,738	212
400 Atlantic Avenue	Island of Montréal	Outremont	\$17.0M	99,678	171
288 D'Anjou Boulevard	South Shore	Châteauguay	\$10.3M	33,000	252

Source: Altus Group

Office Property Transactions - Q1 2026



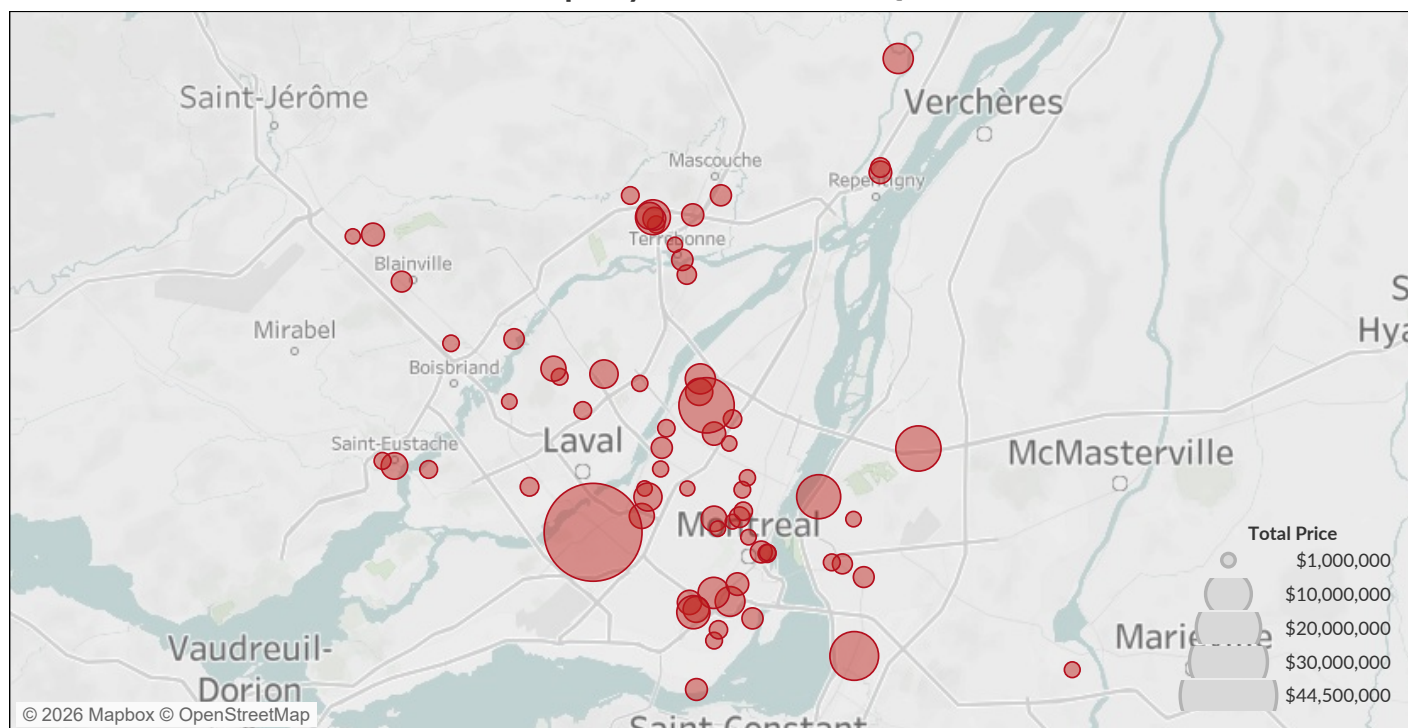
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2025	2026		
Island of Montréal	\$130.8M	35	\$126.7M	\$130.8M	3.3%	\$315
Laval	\$16.4M	9	\$19.5M	\$16.4M	-15.9%	\$403
Longueuil	\$15.2M	5	\$6.9M	\$15.2M	120.8%	\$221
North Shore	\$43.1M	19	\$22.1M	\$43.1M	95.3%	\$314
South Shore	\$21.7M	3	\$39.3M	\$21.7M	-44.8%	\$453
Grand Total	\$227.2M	71	\$214.3M	\$227.2M	6.0%	\$325

Retail - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10 Montée Masson	North Shore	Mascouche	\$2.3M	7,859	286
1108 du Curé-Labelle Boulevard	North Shore	Blainville	\$2.0M	9,934	201
1115 du Mont-Royal Avenue East	Island of Montréal	Le Plateau-Mont-Royal	\$2.0M	6,232	313
118 Fleury Street West	Island of Montréal	Ahuntsic-Cartierville	\$1.1M	3,121	344
11800 Langelier Boulevard	Island of Montréal	Montréal-Nord	\$4.2M	23,895	176

Source: Altus Group

Retail Property Transactions - Q1 2026



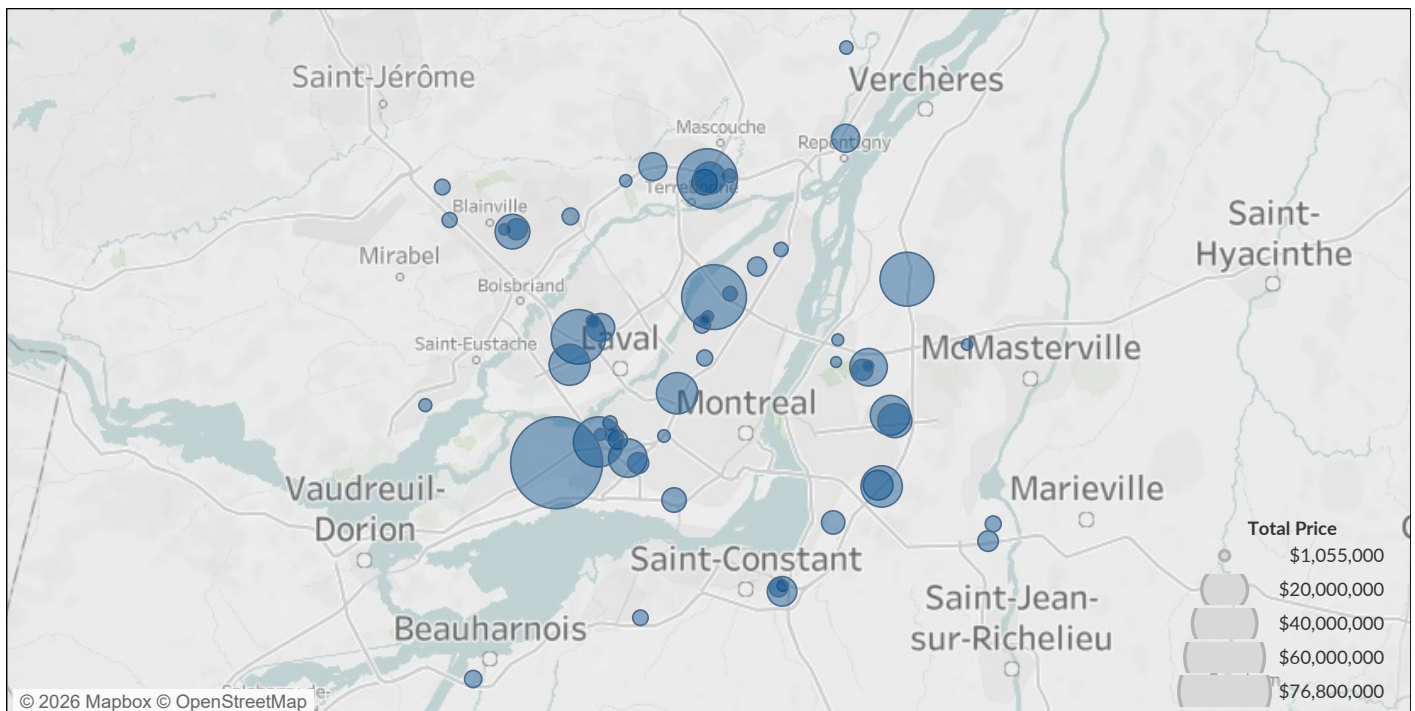
Region	Q1 2026	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2025	2026		
Island of Montréal	\$200.2M	19	\$173.8M	\$200.2M	15.2%	\$247
Laval	\$51.0M	4	\$23.9M	\$51.0M	113.2%	\$310
Longueuil	\$49.4M	5		\$49.4M		\$315
North Shore	\$84.1M	14	\$55.6M	\$84.1M	51.1%	\$282
South Shore	\$81.8M	15	\$88.5M	\$81.8M	-7.6%	\$291
Grand Total	\$466.5M	57	\$341.8M	\$466.5M	36.5%	\$277

Industrial - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2501 Transcanadienne Highway	Island of Montréal	Pointe-Claire	\$76.8M	274,044	280
11601 Albert-Hudon Boulevard	Island of Montréal	Montréal-Nord	\$38.1M	218,467	175
1085 des Cheminots Street	North Shore	Terrebonne	\$33.0M	145,038	228
2160 Dagenais Boulevard West	Laval	Laval	\$27.0M	76,066	355
210 Jean-Coutu Street	South Shore	Varenes	\$26.4M	109,466	241

Source: Altus Group

Industrial Property Transactions - Q1 2026



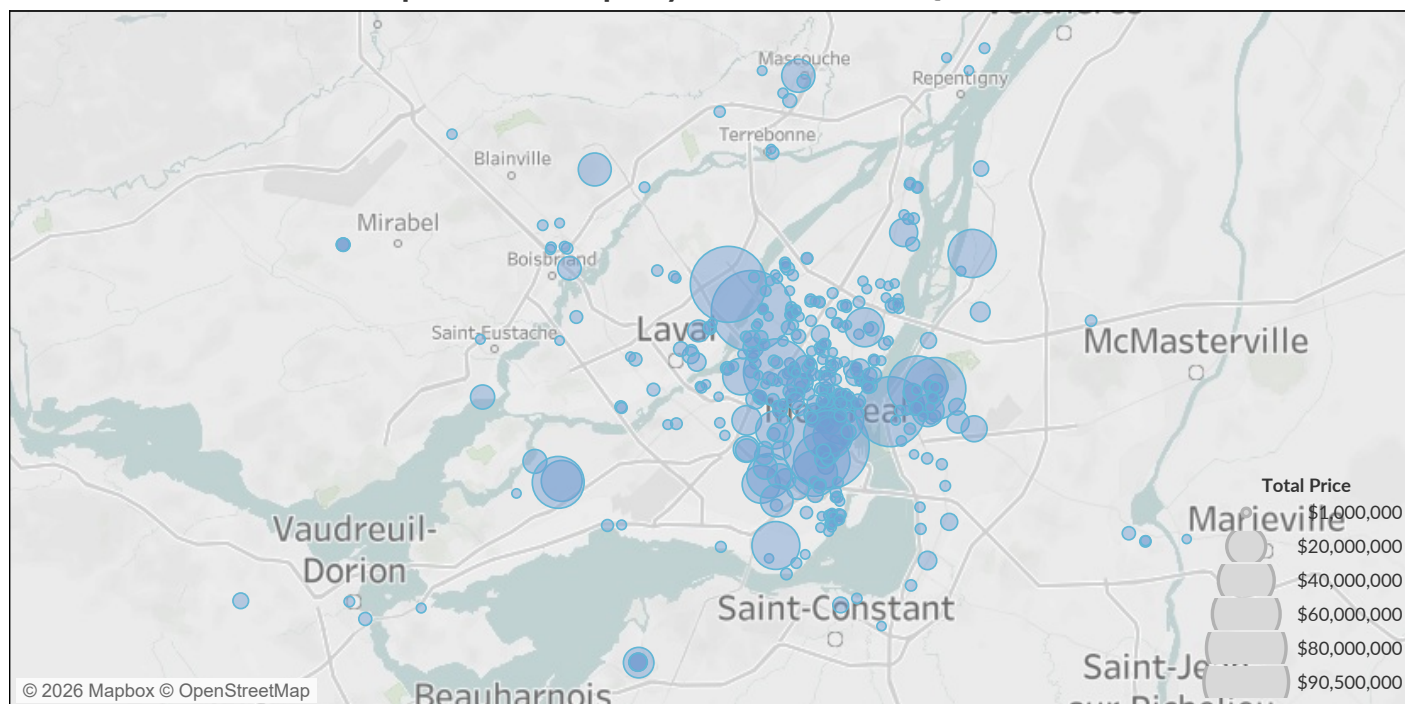
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2025	2026		
Island of Montréal	\$1,106.8M	287	\$728.7M	\$1,106.8M	51.9%	\$258,416
Laval	\$109.5M	20	\$78.5M	\$109.5M	39.5%	\$253,829
Longueuil	\$222.3M	30	\$45.0M	\$222.3M	393.7%	\$217,050
North Shore	\$73.4M	26	\$74.1M	\$73.4M	-0.9%	\$227,020
South Shore	\$66.5M	26	\$92.8M	\$66.5M	-28.3%	\$261,342
Grand Total	\$1,578.6M	389	\$1,019.2M	\$1,578.6M	54.9%	\$253,087

Apartment - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
3475 de la Montagne Street (T..	Island of Montréal	Ville-Marie	\$90.5M	290	\$312,069
3461 Gouin Boulevard East	Island of Montréal	Montréal-Nord	\$80.0M	410	\$195,122
3545 Rivard Street	Laval	Laval	\$70.8M	355	\$199,296
1155 Saint-Charles Street West	Longueuil	Vieux-Longueuil	\$60.0M	166	\$343,373
1111 Mistral Street	Island of Montréal	Villeray-Saint-..	\$55.0M	224	\$245,536

Source: Altus Group

Apartment Property Transactions - Q1 2026



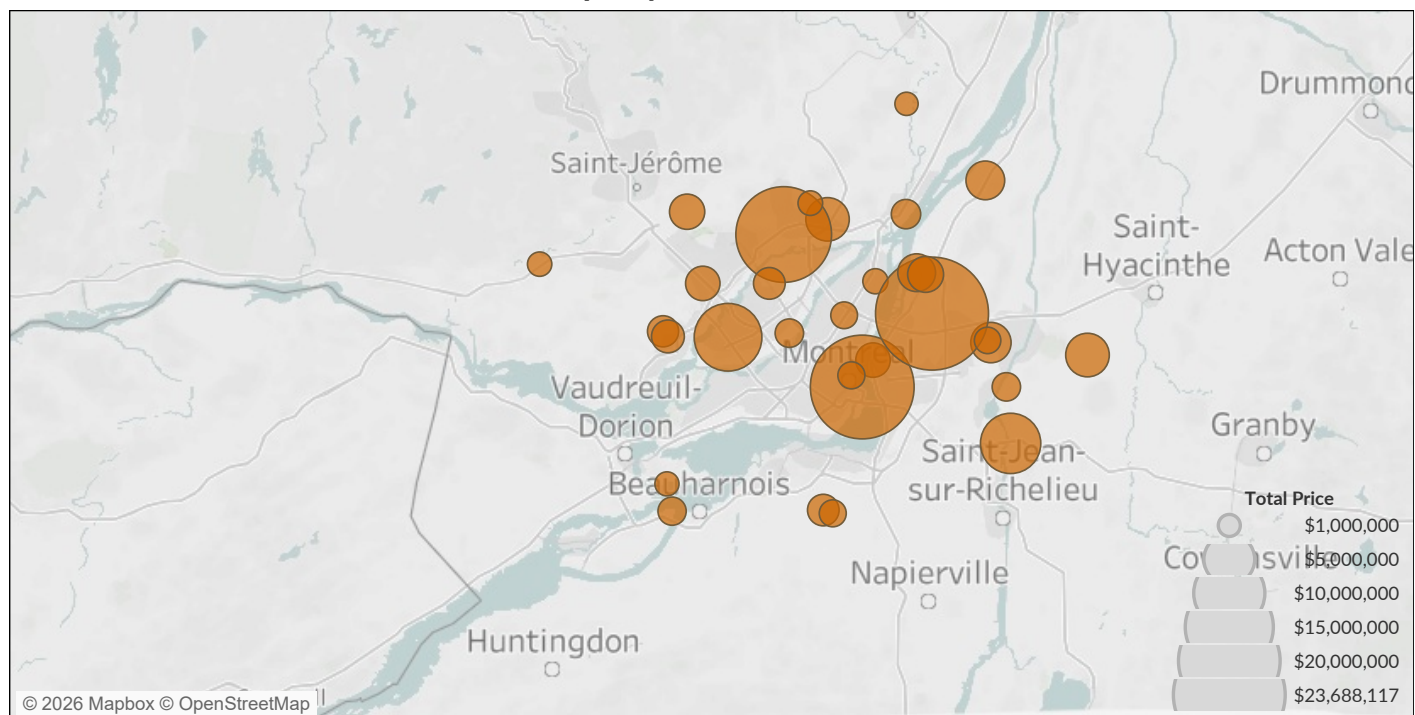
Region	Q1 2026	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume		2025	2026		
Island of Montréal	\$23.8M	4	\$21.0M	\$23.8M	13.7%	\$1.0M
Laval	\$11.9M	3	\$4.5M	\$11.9M	166.6%	\$1.0M
Longueuil	\$2.2M	1		\$2.2M		\$0.1M
North Shore	\$33.6M	10	\$38.4M	\$33.6M	-12.4%	\$0.5M
South Shore	\$53.4M	13	\$15.0M	\$53.4M	254.6%	\$0.3M
Grand Total	\$124.9M	31	\$78.9M	\$124.9M	58.4%	\$0.4M

ICI Land - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
d'Anjou Road	South Shore	Boucherville	\$23.7M	120.8	\$196,032
Pierre-Dupuy Avenue	Island of Montréal	Ville-Marie	\$20.0M	22.0	\$907,105
Gabrielle-Roy Avenue	North Shore	Terrebonne	\$17.0M	24.8	\$685,147
Jacques Street	Laval	Laval	\$8.5M	4.5	\$1,908,654
2330 des Patriotes Road	South Shore	Richelieu	\$6.8M	3.7	\$1,829,477

Source: Altus Group

ICI Land Property Transactions - Q1 2026



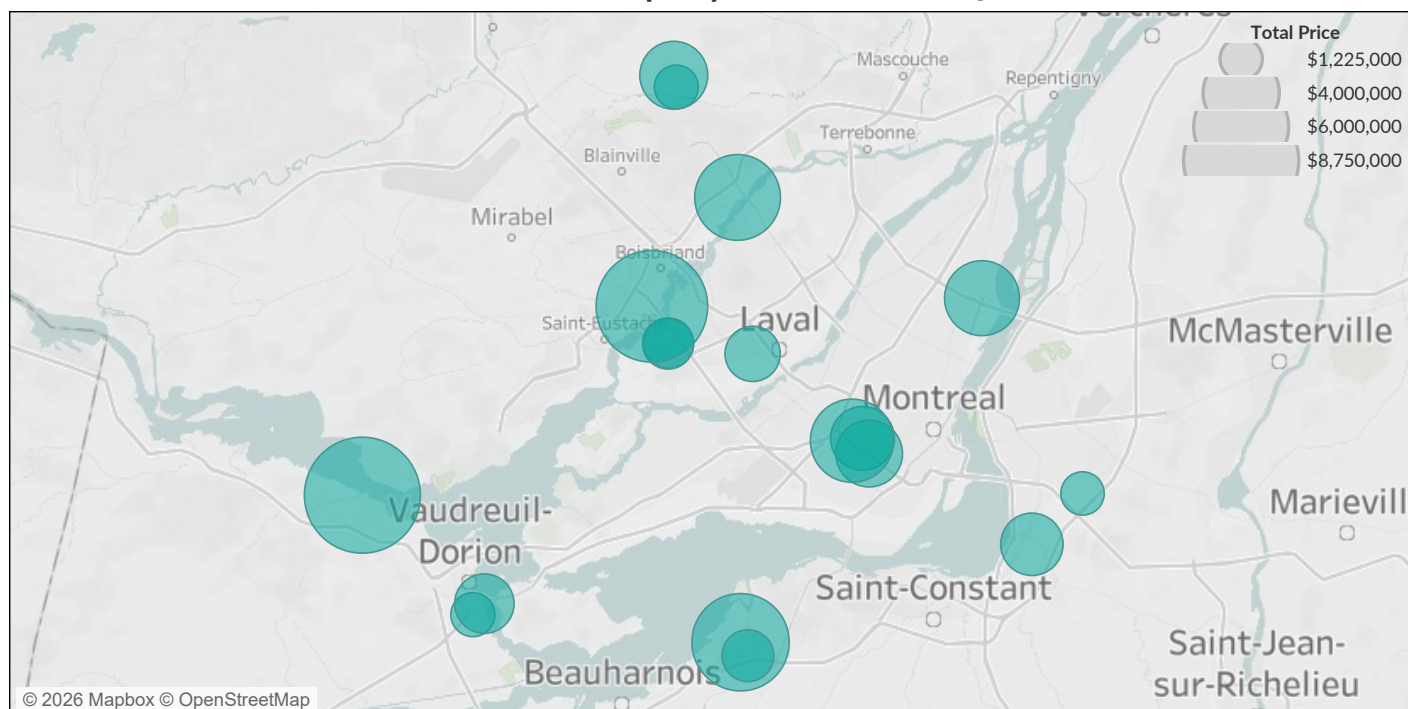
Region	Q1 2026	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume		2025	2026		
Island of Montréal	\$13.7M	4	\$32.3M	\$13.7M	-57.6%	
Laval	\$5.3M	3	\$30.7M	\$5.3M	-82.8%	
Longueuil						
North Shore	\$17.1M	4	\$5.1M	\$17.1M	234.2%	\$1.7M
South Shore	\$24.0M	7	\$1.0M	\$24.0M	2208.7%	\$0.2M
Grand Total	\$60.1M	18	\$69.1M	\$60.1M	-13.0%	\$1.3M

Residential Land - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Royalview Street	South Shore	Hudson	\$8.8M	35.3	\$248,207
de la Grande-Côte Road	North Shore	Saint-Eustache	\$8.1M	6.0	Null
147 Principale Street	South Shore	Châteauguay	\$6.2M	5.1	Null
46e Avenue	North Shore	Bois-des-Filion	\$4.8M	2.0	\$2,352,266
5210 Jean-Talon Street West	Island of Montréal	Côte-des-Neiges-Notr..	\$4.5M	0.2	Null

Source: Altus Group

Residential Land Property Transactions - Q1 2026



Altus Group is a leading provider of commercial real estate (“CRE”) intelligence, anchored by ARGUS – the industry’s go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world’s CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively “Altus Group”). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.