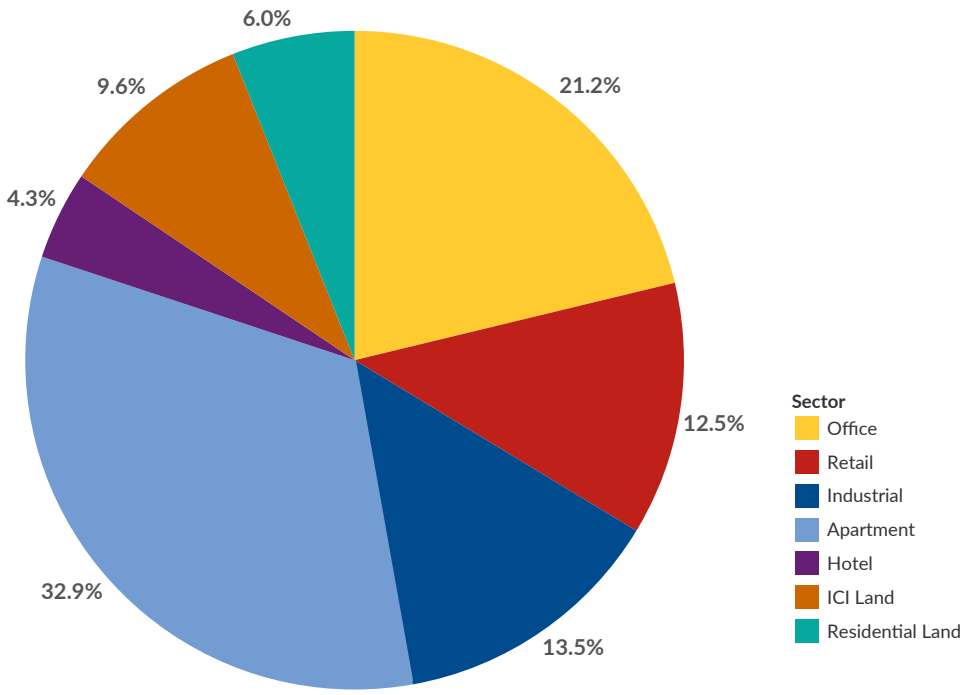
Ottawa & Gatineau Commercial Q2 2025 Statistics



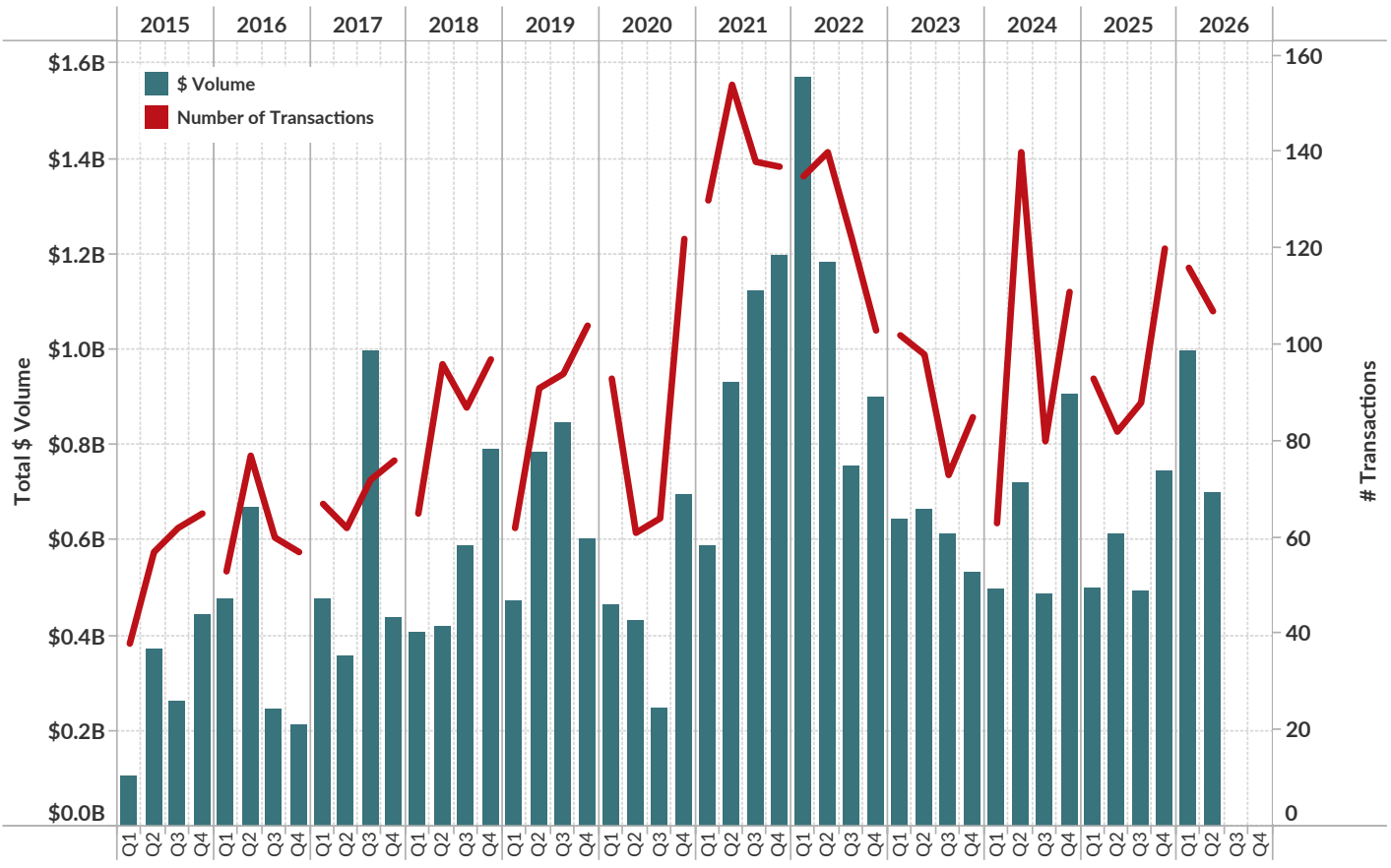
Altus Group

Q2 2026 YTD Property Transactions - Total $ Volume by Sector



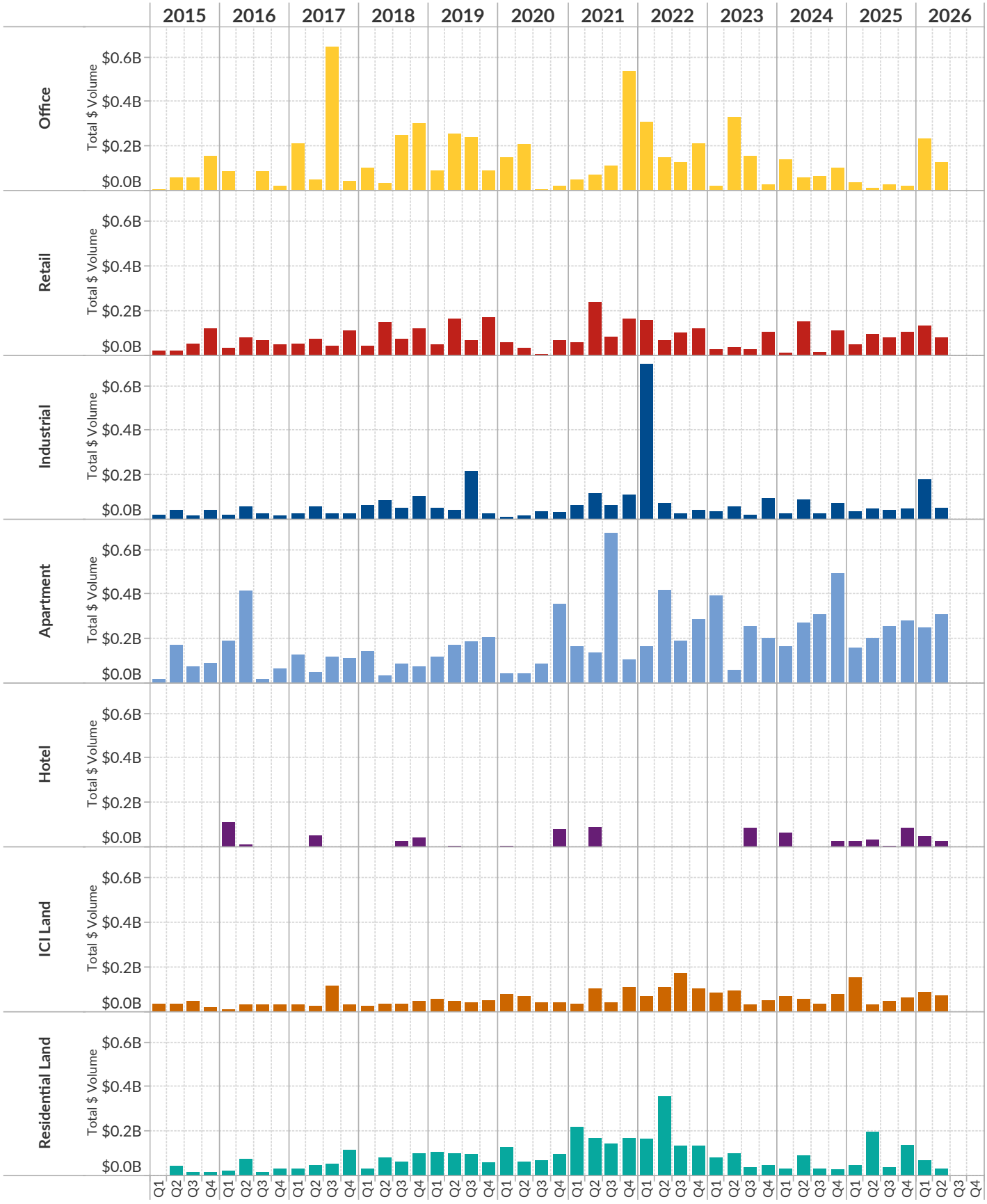
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total $ Volume by Quarter & Sector



Source: Altus Group

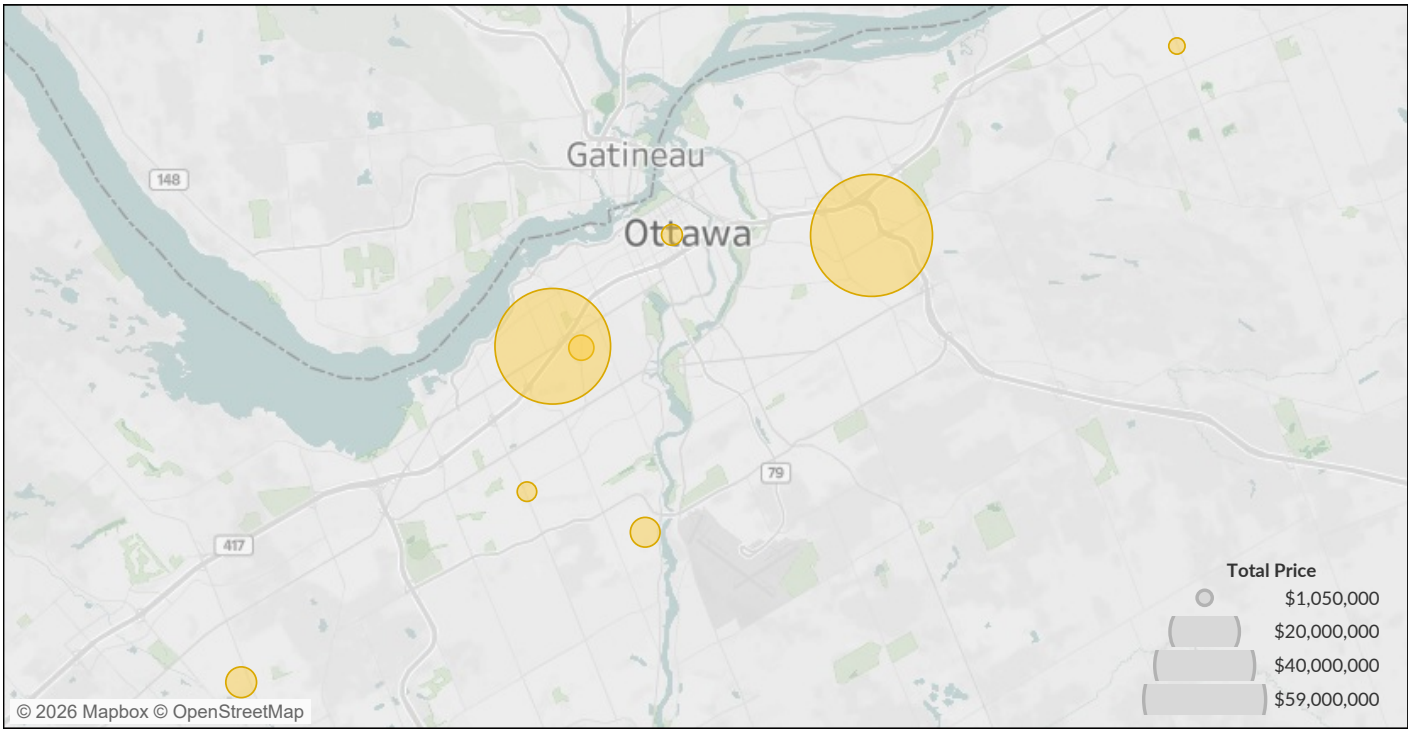
Region	Q2 2026 $ Volume	Q2 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/SF
Gatineau			$5.5M	$1.7M	-70.1%	$231
Ottawa Central	$116.2M	4	$18.5M	$328.5M	1676.6%	$358
Ottawa East	$1.1M	1	$4.2M	$1.1M	-74.9%	$700
Ottawa Rural			$7.1M	$1.5M	-79.4%	$377
Ottawa West	$8.8M	3	$17.5M	$26.8M	53.6%	$260
Grand Total	$126.0M	8	$52.7M	$359.5M	582.2%	$351

Office - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1600 Star Top Road	Ottawa Central	Ottawa	$59.0M	279,263	$211
1525 Carling Avenue	Ottawa Central	Ottawa	$53.0M	278,793	$190
1 Terence Matthews Crescent	Ottawa West	Kanata	$3.8M	17,373	$216
57 Auriga Drive	Ottawa West	Nepean	$3.5M	24,207	$145
942 Merivale Road	Ottawa Central	Ottawa	$2.5M	4,990	$501

Source: Altus Group

Office Property Transactions - Q2 2026



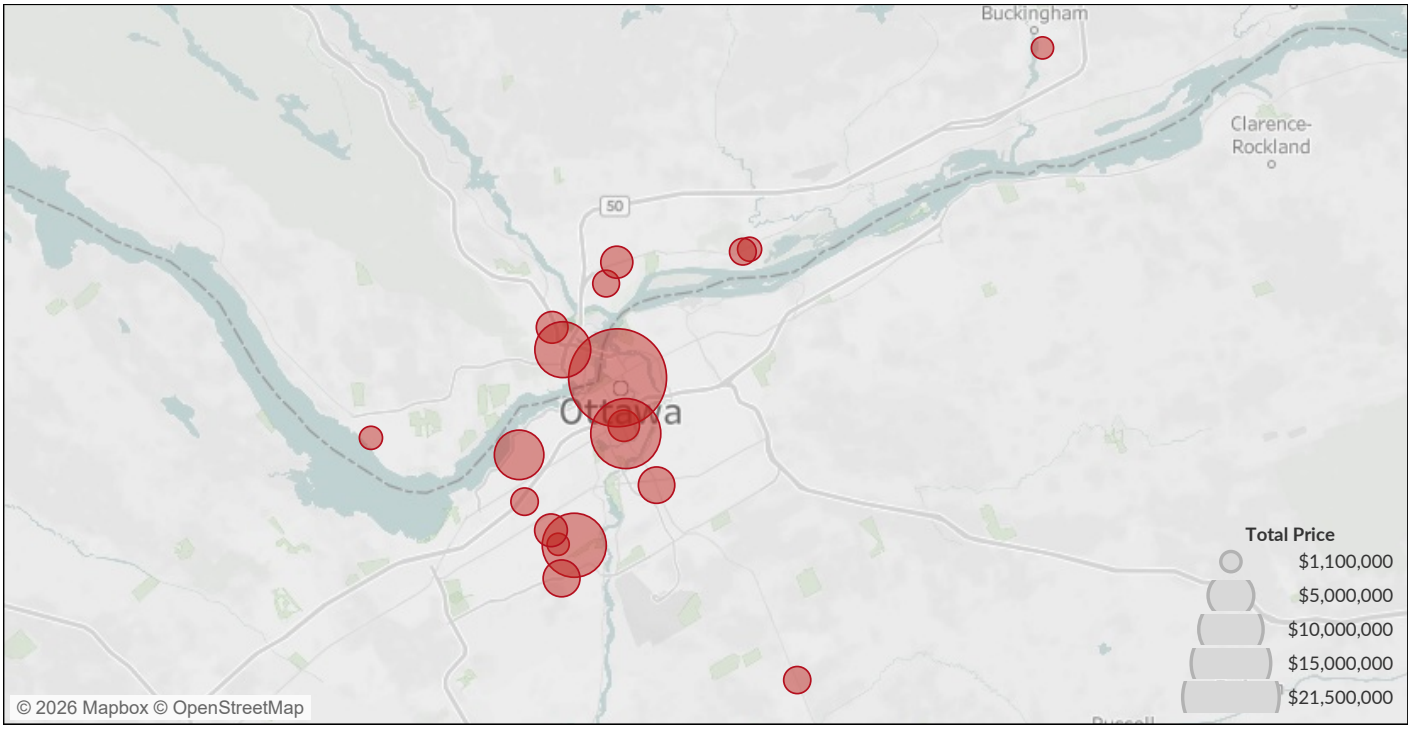
Region	Q2 2026 $ Volume	Q2 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/SF
Gatineau	$18.4M	8	$13.9M	$33.0M	137.8%	$227
Ottawa Central	$44.8M	6	$44.3M	$119.2M	169.3%	$460
Ottawa East	$1.7M	1	$6.1M	$34.6M	469.0%	$314
Ottawa Rural			$5.6M	$2.5M	-55.5%	$173
Ottawa West	$15.8M	4	$70.3M	$21.7M	-69.2%	$372
Grand Total	$80.6M	19	$140.1M	$211.0M	50.6%	$340

Retail - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
73 Rideau Street	Ottawa Central	Ottawa	$21.5M	332,000	$65
900 Bank Street	Ottawa Central	Ottawa	$11.0M	16,950	$649
8 Redpine Drive	Ottawa West	Nepean	$9.2M	38,100	$241
7 Montclair Boulevard	Gatineau	Ville de Gatineau	$7.0M	74,941	$187
415 Richmond Road	Ottawa Central	Ottawa	$5.5M	11,995	$458

Source: Altus Group

Retail Property Transactions - Q2 2026



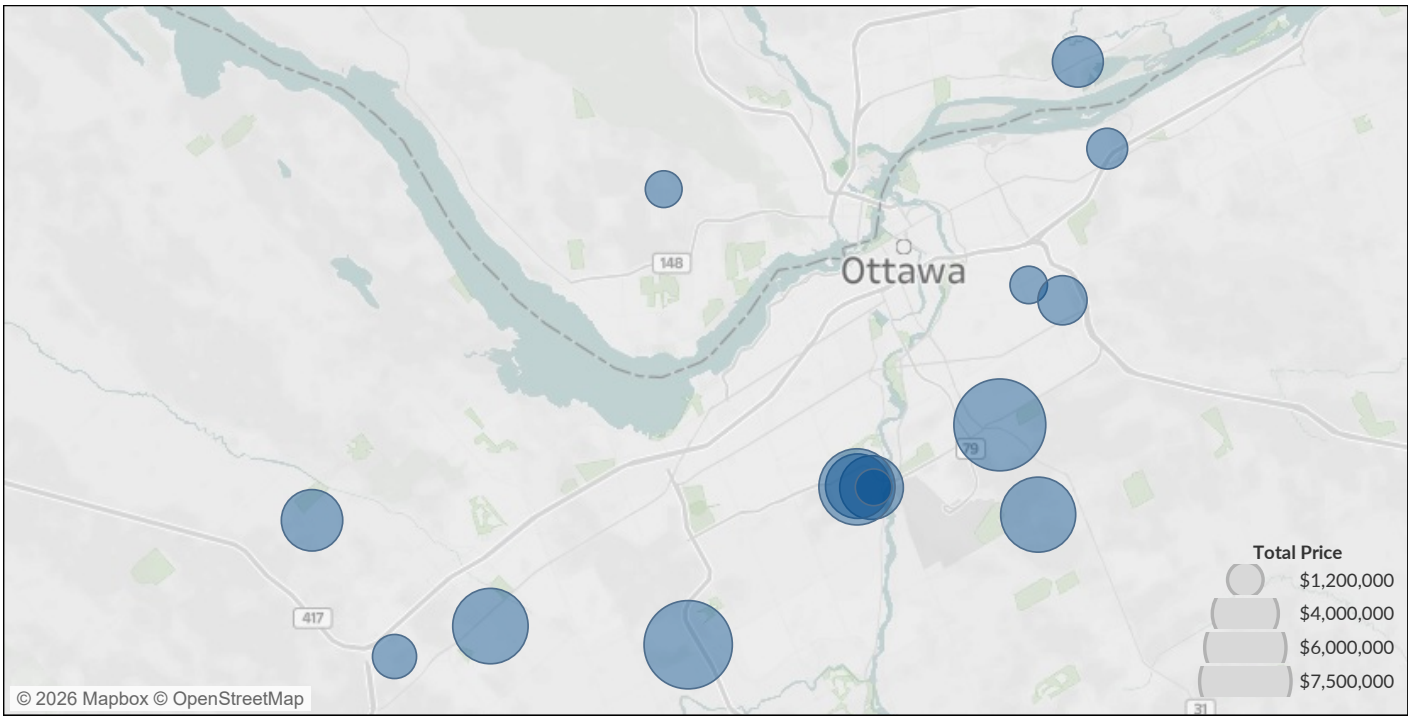
Region	Q2 2026 $ Volume	Q2 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/SF
Gatineau	$3.5M	2	$13.5M	$5.3M	-60.6%	$288
Ottawa Central	$3.4M	2	$29.7M	$98.4M	230.8%	$423
Ottawa East	$14.0M	3	$8.3M	$79.1M	859.1%	$296
Ottawa Rural	$10.1M	3	$8.2M	$20.3M	148.6%	$414
Ottawa West	$20.6M	5	$23.1M	$26.0M	12.6%	$356
Grand Total	$51.6M	15	$82.7M	$229.1M	177.1%	$358

Industrial - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1501 Sieveright Avenue	Ottawa East	Gloucester	$7.5M	29,700	$253
1035 Moodie Drive	Ottawa West	Nepean	$6.9M	20,604	$336
71 Bongard Avenue	Ottawa West	Nepean	$5.2M	5,089	Null
44 Iber Road	Ottawa Rural	Goulbourn	$5.1M	20,185	$250
2790 Fenton Road	Ottawa East	Gloucester	$5.0M	21,704	$230

Source: Altus Group

Industrial Property Transactions - Q2 2026



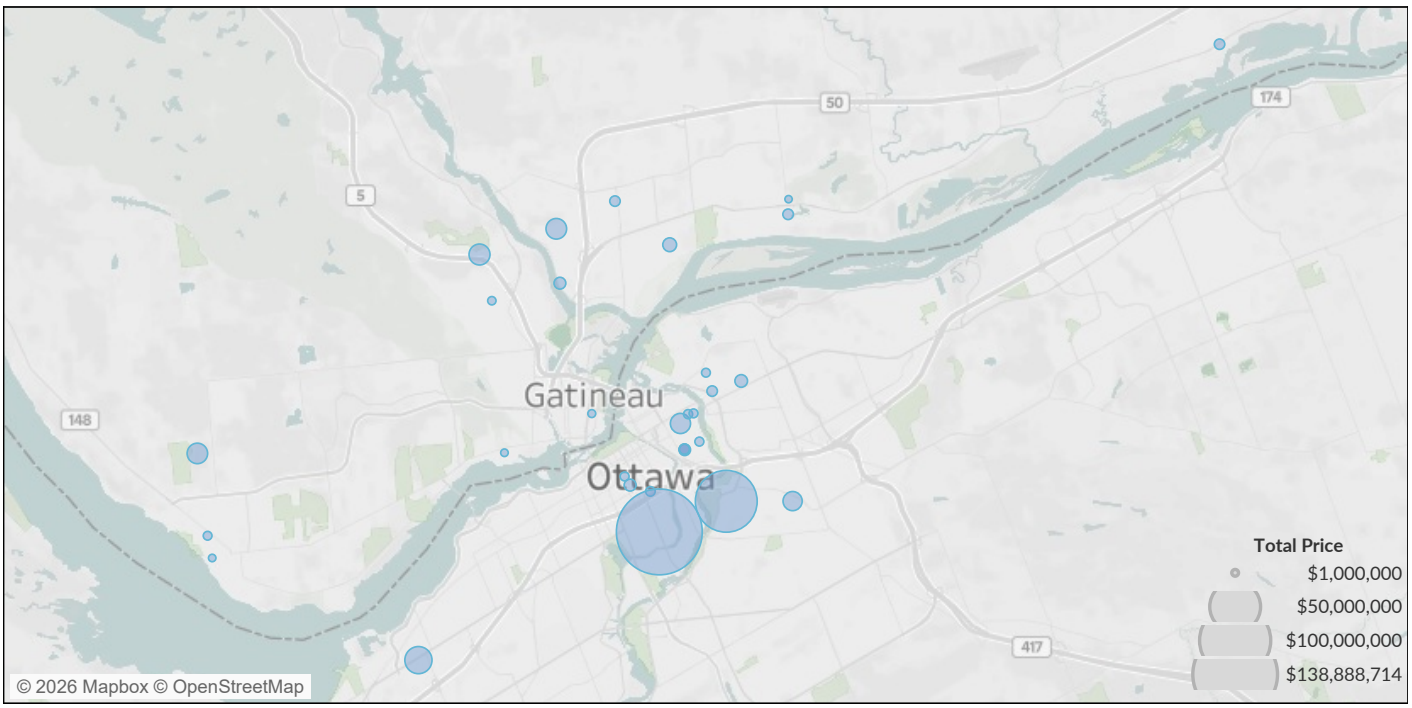
Region	Q2 2026 $ Volume	Q2 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/Unit
Gatineau	$43.7M	14	$68.8M	$168.0M	144.1%	$236,525
Ottawa Central	$262.8M	17	$156.6M	$385.8M	146.4%	$312,637
Ottawa East						
Ottawa Rural			$133.3M		-100.0%	
Ottawa West				$3.3M		
Grand Total	$306.5M	31	$358.7M	$557.2M	55.3%	$275,734

Apartment - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1551 Lycée Place	Ottawa Central	Ottawa	$72.0M	258	$279,070
2310 Fox Crescent	Ottawa Central	Ottawa	$13.9M	62	$224,194
324 Freeman Road	Gatineau	Ville de Gatineau	$8.3M	24	$344,891
60 Gatineau Avenue	Gatineau	Ville de Gatineau	$8.0M	28	$285,714
10 De la Buse Street	Gatineau	Ville de Gatineau	$7.9M	24	$330,208

Source: Altus Group

Apartment Property Transactions - Q2 2026



Region	Q2 2026 $ Volume	Q2 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/Room
Gatineau						
Ottawa Central	$28.5M	1	$32.5M	$73.5M	126.1%	$254,010
Ottawa East						
Ottawa Rural						
Ottawa West			$24.0M		-100.0%	
Grand Total	$28.5M	1	$56.5M	$73.5M	30.0%	$254,010

Hotel - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
364 St Patrick Street	Ottawa Central	Ottawa	$28.5M	182	$156,456

Source: Altus Group

Hotel Property Transactions - Q2 2026



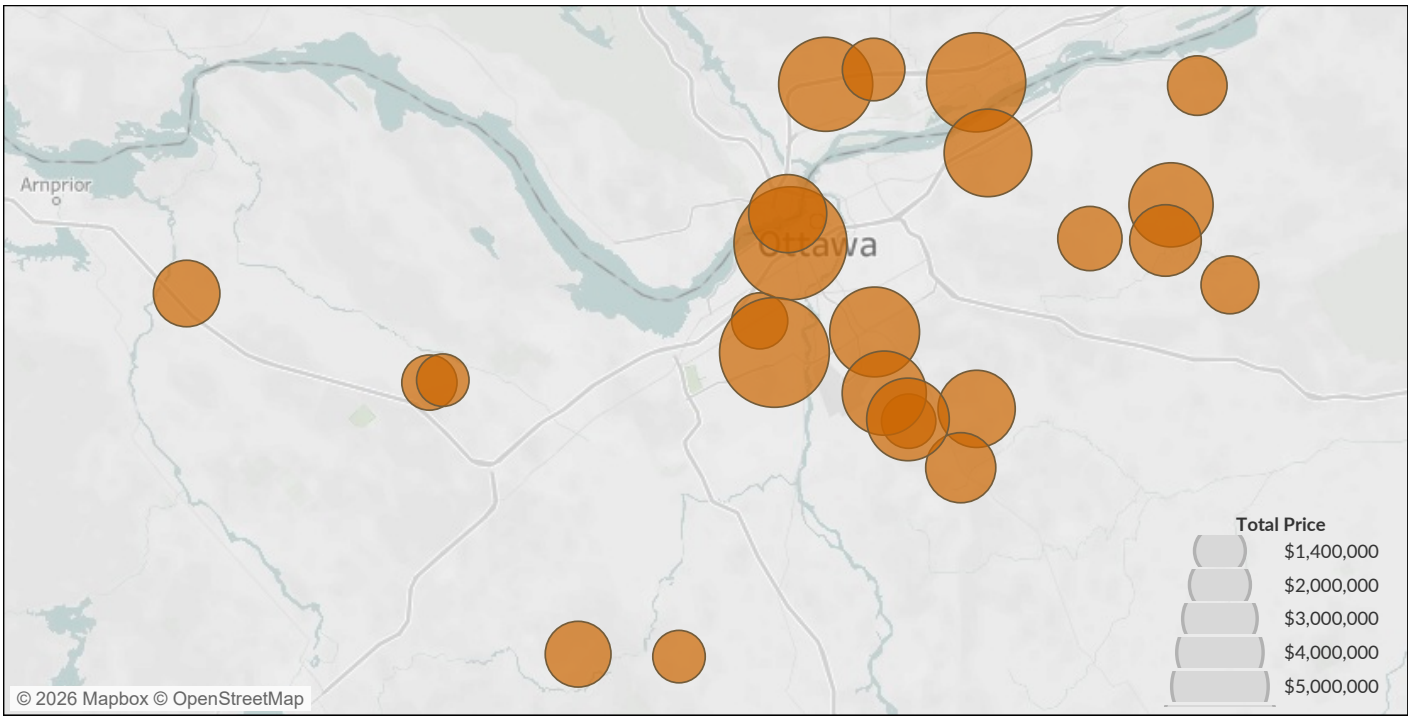
Region	Q2 2026 $ Volume	Q2 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/Acre
Gatineau	$14.6M	4	$4.0M	$23.6M	489.7%	$0.7M
Ottawa Central	$6.5M	1	$2.5M	$10.7M	321.7%	
Ottawa East	$31.4M	11	$8.7M	$82.7M	854.2%	$0.5M
Ottawa Rural	$11.3M	6	$16.4M	$21.1M	28.4%	$0.2M
Ottawa West	$7.7M	2	$148.6M	$23.9M	-83.9%	$1.4M
Grand Total	$71.5M	24	$180.2M	$161.9M	-10.1%	$0.5M

ICI Land - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
930 Somerset Street West	Ottawa Central	Ottawa	$6.5M	0.7	Null
1710 Merivale Road	Ottawa West	Nepean	$6.1M	4.5	$1,359,438
Maloney Boulevard East	Gatineau	Ville de Gatineau	$5.0M	7.4	$677,494
Gréber Boulevard	Gatineau	Ville de Gatineau	$4.5M	3.6	$1,266,853
2562 Bank Street	Ottawa East	Gloucester	$4.1M	1.4	$2,983,988

Source: Altus Group

ICI Land Property Transactions - Q2 2026



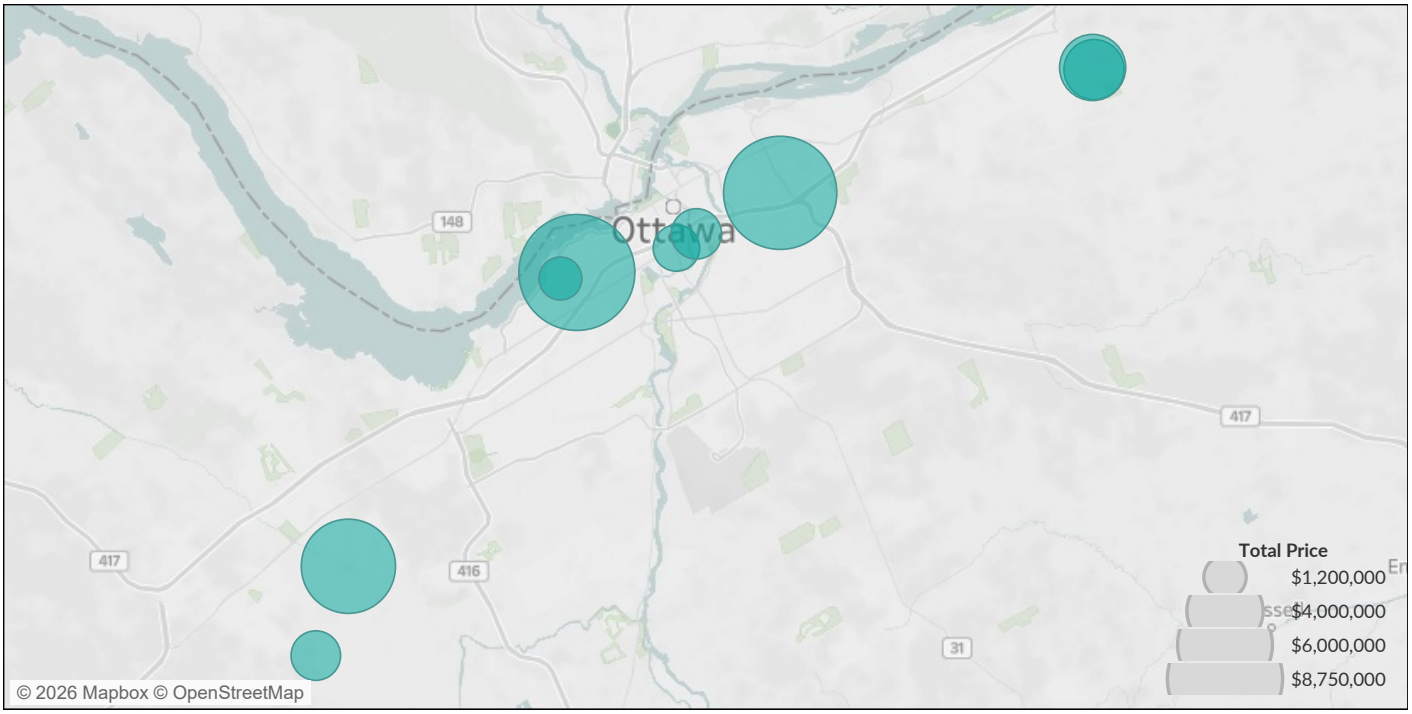
Region	Q2 2026 $ Volume	Q2 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/Acre
Gatineau			$16.8M	$7.7M	-54.0%	$1.7M
Ottawa Central	$13.0M	4	$72.6M	$67.8M	-6.6%	$1.8M
Ottawa East	$13.5M	3	$16.9M	$18.9M	12.0%	$1.9M
Ottawa Rural	$1.6M	1	$29.6M	$1.6M	-94.6%	$0.8M
Ottawa West	$5.8M	1	$106.6M	$5.8M	-94.6%	$0.9M
Grand Total	$33.9M	9	$242.5M	$101.8M	-58.0%	$1.7M

Residential Land - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
114 Richmond Road	Ottawa Central	Ottawa	$8.8M	4.2	$2,069,047
1137 Ogilvie Road	Ottawa East	Gloucester	$8.3M	1.1	Null
Akerson Road	Ottawa West	Kanata	$5.8M	6.3	$917,514
1850 Trim Road	Ottawa East	Cumberland	$2.9M	2.1	$1,341,176
1869 Trim Road	Ottawa East	Cumberland	$2.4M	2.1	$1,136,913

Source: Altus Group

Residential Land Property Transactions - Q2 2026



Altus Group

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.

© 2026 Altus Group Limited. All rights reserved.