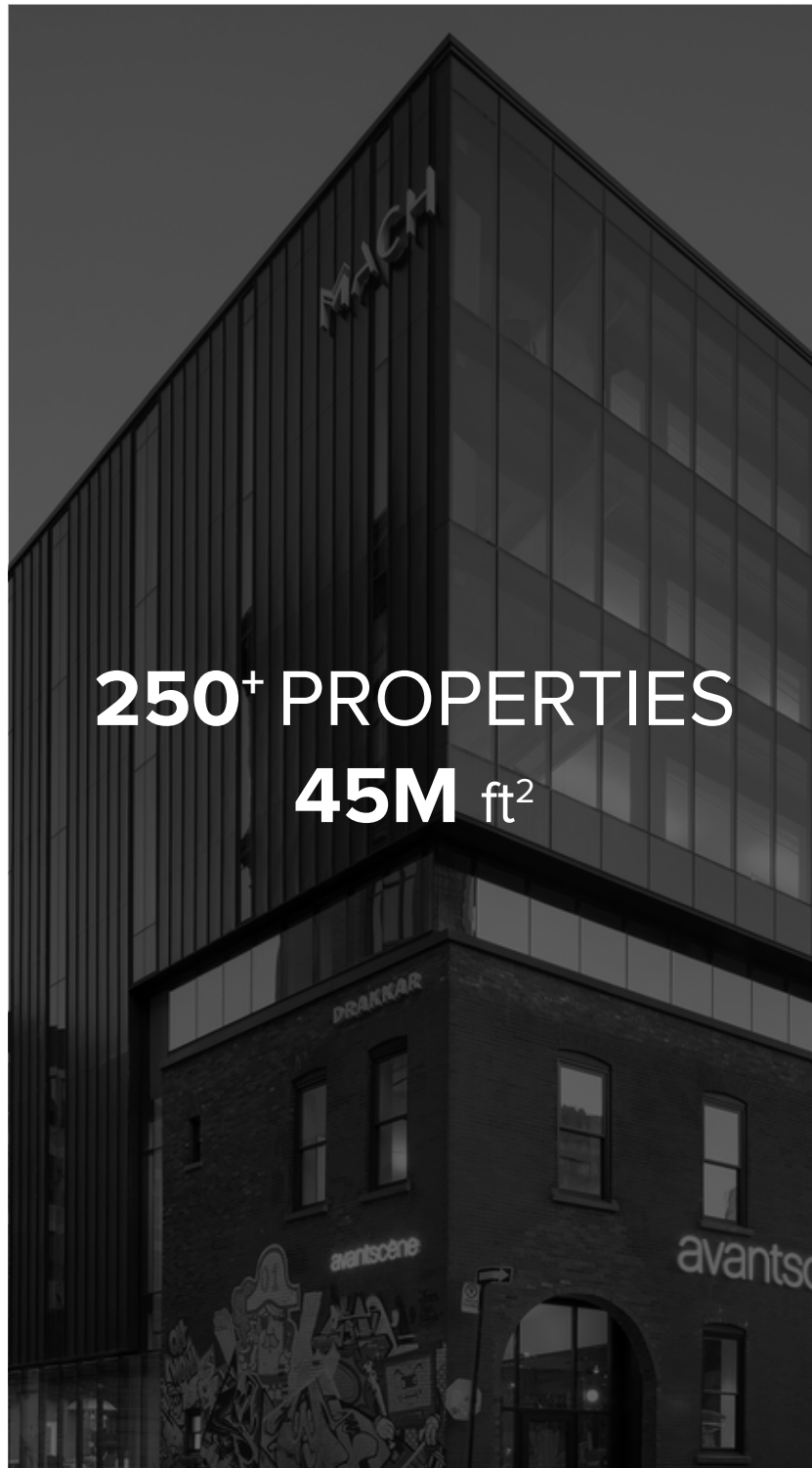


A nighttime view from a high-rise window looking out over a city. The sky is dark blue with some clouds. Several buildings are visible, including a tall, modern glass skyscraper on the left and a large, older building with many lit windows on the right. The city lights are visible through the window panes.

MACH 25

CORPORATE PRESENTATION **2025**



250+ PROPERTIES
45M ft²



500+ EMPLOYEES



7 OFFICES

MONTRÉAL | TORONTO | OTTAWA |
QUÉBEC | SHERBROOKE | LAVAL |
HALIFAX

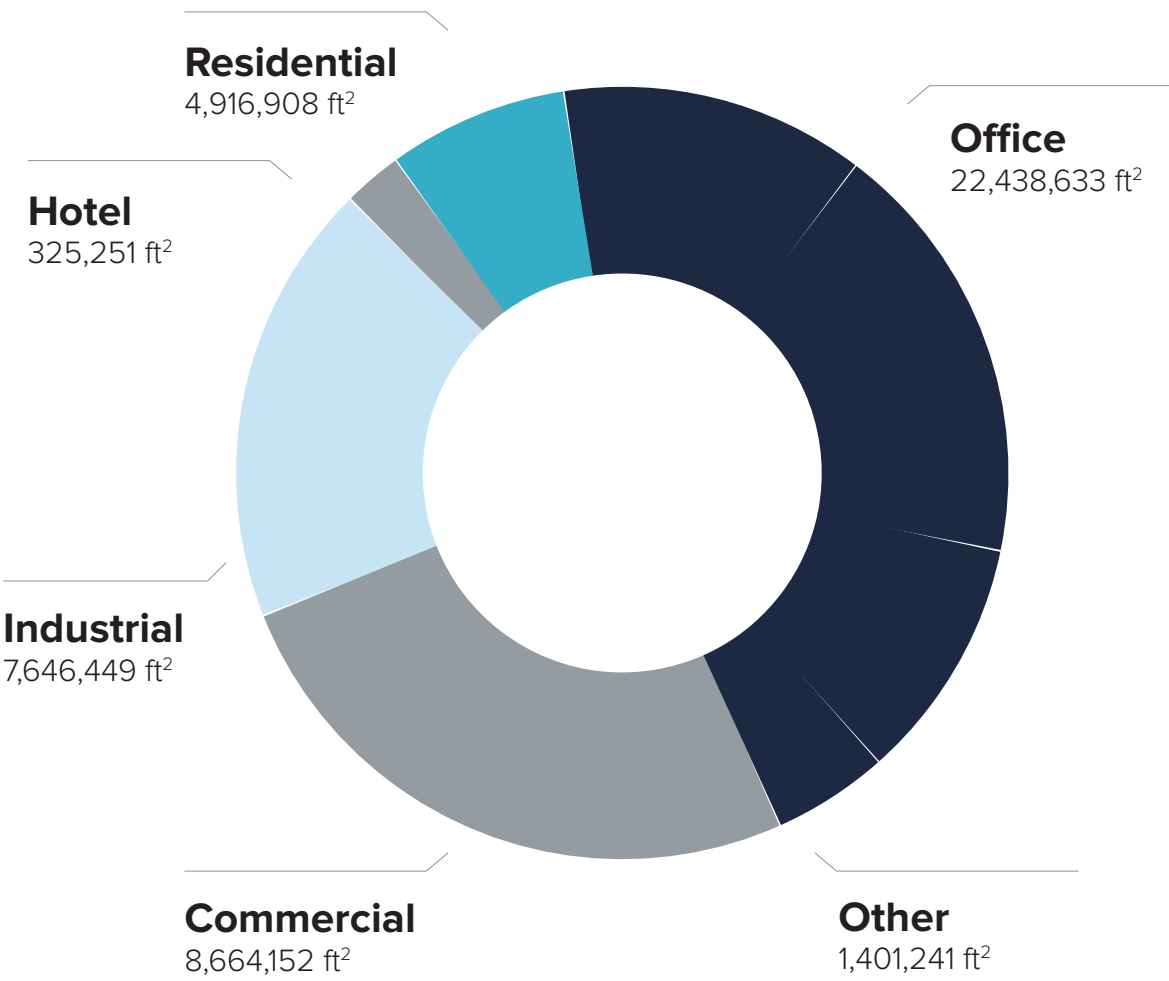


THE EXPERIENCE OF A LEADER, THE RELIABLE VALUE OF REAL ESTATE

Founded in 2000, Groupe MACH is a Canadian leader in the real estate sector. As an owner, developer, and property manager, MACH creates sustainable and inclusive communities in urban environments.

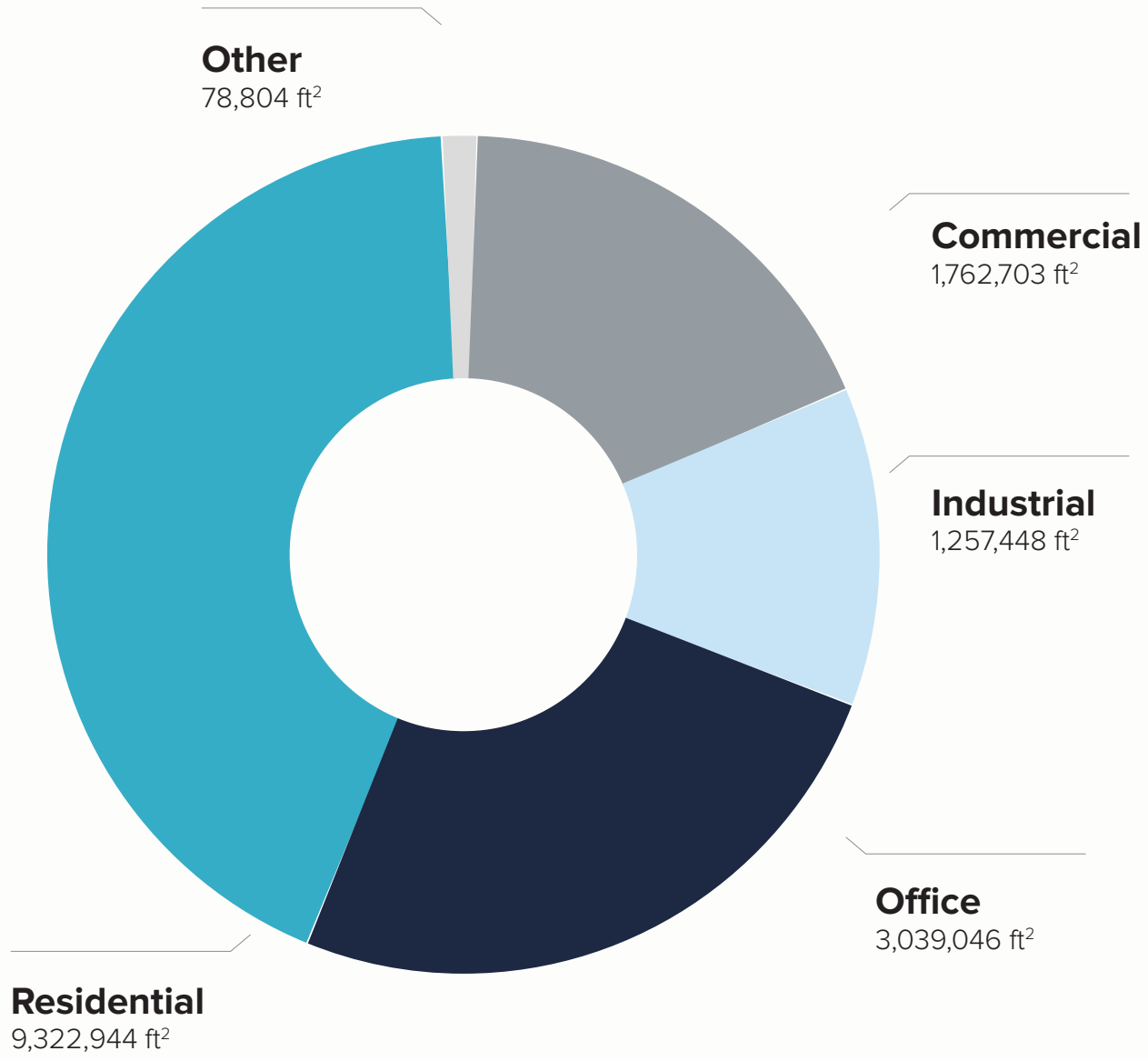
With over 250 properties totaling 45 million square feet, our real estate portfolio includes iconic buildings such as the Sun Life Building, 1000 De La Gauchetière, and Place Victoria in Montreal, as well as Place de la Cité in Quebec City. We also manage 14 shopping centers and have launched innovative mixed-use projects like Quartier des Lumières. MACH currently manages over 6,000 residential units and plans to develop an additional 10,000 units over the next ten years.

Our team, composed of more than 500 professionals, adheres to the highest standards of governance and sustainable development, solidifying our position as a pillar of the Canadian real estate sector.



PORTFOLIO **45M ft²**





15M ft²

OUR PROJECTS
IN DEVELOPMENT



CORPORATE CHARTER

MISSION

Design, develop, and manage living, working, commercial, and entertainment environments that enhance the quality of life while respecting the environment. With passion and responsibility, MACH is committed to promoting community well-being, stimulating economic activity, and building a more sustainable future for generations to come.

VISION

At MACH, we are builders of progress. We believe in the power of collaboration with all stakeholders to create sustainable and innovative solutions to social, environmental, and economic challenges. Our vision is to become a responsible leader who inspires, generates positive impact, and encourages others to adopt an inclusive and sustainable approach. Together, we shape a better future for communities and the environment.

HUMAN VALUES, ALWAYS AT THE FOREFRONT

We build properties to create new ways of living, a collective experience integrating beauty, usefulness and accountability. From the first pencil sketches to the last coat of paint, people are at the heart of our vision. That's why each MACH creation is a blend of art, architecture, urbanism and ingenuity, designed to enrich the urban landscape and contribute to the expansion of the community.

ECONOMIC VALUES, LONG-TERM PERSPECTIVE

For MACH, optimal building performance, sustainable development and environmental responsibility are the essential earmarks of profitable urban expansion. We are always looking for ways to maximize the value of our properties and create positive long-term economic impact of our investors, our investments and our communities.



VINCENT CHIARA

PRESIDENT AND FOUNDER

Vincent Chiara's success has been built over time, stone by stone. With a law degree from the Université de Sherbrooke, he quickly understood that the excellence of a real estate project requires the contribution and total commitment of the best associates in the field. This is why he surrounded himself with seasoned partners and collaborators from every sector. MACH was born from a deep desire to have a team build great things with heart and determination.

THINKING DIFFERENTLY, ACT ACCORDINGLY

Vincent Chiara pays particular attention to environmental concerns. In particular, he takes care to maximize its sustainable development potential and minimize the impact on the ecosystem, while contributing to the collective wealth. From day one this has been part of his team's DNA. To build and manage a real estate with all the care and attention needed to make the well-being of his community the first and foremost priority: that's what makes Vincent Chiara one of Québec's key builders today and for the future.

PIERRES-JACQUES LEFAIVRE

EXECUTIVE VICE PRESIDENT, GENERAL MANAGER

After studying urban planning, Pierre-Jacques Lefaiivre began his career in the municipal sector before joining SmartCentres in 1999, where he was involved in the development of more than 100 commercial sites. He has contributed to the deployment of companies such as Walmart, Loblaws, Pharmaprix, RONA and RioCan. Between 2003 and 2008, he partnered with the firm Daniel Arbour & Associates to develop the company's commercial real estate division.

In 2008, Pierre-Jacques Lefaiivre joined MACH as Vice President - Real Estate Development. He quickly put together a team of motivated and committed professionals. He oversaw the transaction and development of several million feet of land with a strong focus on environmental and social issues. Since 2018, he has held the position of Executive Vice President and contributed to the growth of the company. He joined the board of directors of the Urban Development Institute of Quebec in 2021 and is actively involved in numerous charitable causes.



OUR **EXPERTISE**

REAL ESTATE DEVELOPMENT

We apply management strategies on a daily basis that allow us to achieve the highest levels of performance and quality. Our teams work with rigor and professionalism to improve the quality of life for our tenants, maintain low operating costs, reduce environmental impact, and optimize everyone's investments. As responsible and proactive managers, we aim for the highest standards. And we achieve them by applying innovative and sustainable solutions that enhance the well-being of our tenants and have a positive impact on the environment.

REAL ESTATE MANAGEMENT

Our multidisciplinary team includes architects, urban planners, experienced engineers, and construction experts who work together to bring innovative and inspiring projects to life and make them true successes. We are creative and invent new models adapted to an evolving reality. Over the past two decades, we have acquired genuine expertise in real estate development.

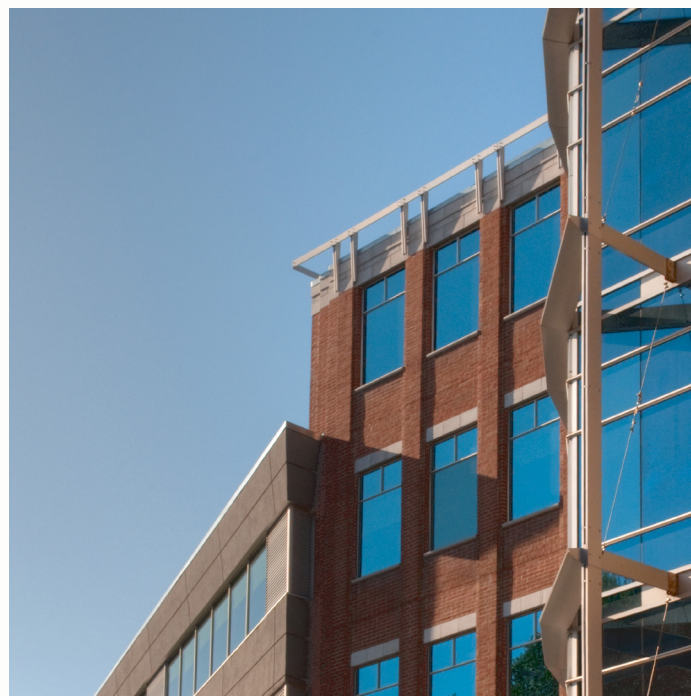
LEASING AND BROKERAGE

Thanks to a solid partnership with a team of seasoned brokers, we have developed a leasing department that constantly exceeds expectations by finding creative and innovative solutions to enhance and improve the tenant experience. In collaboration with our legal team, they work relentlessly to meet the needs of our tenants and the ever-changing market.

CONSTRUCTION AND CONVERSION

The world is evolving, and so is the way we do things. Being a more efficient, productive, and responsible builder means adopting new practices, developing new techniques, and applying them concretely to well-thought-out projects. Thanks to our partnership with experienced builders who work closely with our development and operations teams, we are able to launch projects that initiate prosperity, are innovative, and meet the highest standards of quality, performance, and sustainable development.





OUR ESG COMMITMENTS

MACH has started to implement its ESG criteria policies and define its long-term commitments. Since its founding in 2000, MACH has always put forward the importance of sustainable development and its positive impact on the communities. Today, the company pledges to systematically integrate its commitments into its strategic decisions.



ENVIRONMENT

MACH has set high targets in the fight against climate change and is committed to participating in the collective effort for sustainable and responsible development by maintaining a real estate portfolio that aims for the best industry standards. The company prioritizes innovative and sustainable solutions that have a positive impact on the environment and on the well-being of its tenants. With several BOMA Best or LEED certified properties, MACH is committed to four goals:

1- Reduce greenhouse gas (GHG) emissions;

2- Design and construction of efficient buildings;

3- Improve existing buildings' energy performance;

4- Involve and empower our tenants and suppliers and hold them accountable for setting the same energy performance and GHG reduction goals.



SOCIAL ENGAGEMENT

MACH's social initiatives are based on three pillars: commitment to its employees, philanthropic program and support to local communities.

PHILANTHROPIC PROGRAM

MACH has put in place a philanthropic program that supports numerous causes, mainly related to the health and education of young people. MACH is working to set up a scholarship, mentoring and sponsorship program. The objectives of this program are:

- Food aid, education and awareness towards healthy lifestyle;
- Accessibility to health care and services for all children;
- Education and awareness of major issues such as the environment;
- Support for organizations providing services to children and families with special needs;
- Promotion and recognition of academic achievement;
- Promotion of physical exercise and sport in schools and extracurricular activities;
- Promotion of cultural and artistic activities for youth.



COMMITMENT TO ITS EMPLOYEES

MACH promotes social engagement among its management and employees by implementing the following measures:

- Equal employment opportunity programs;
- Company policies against discrimination, sexism, racism, homophobia, etc.;
- Promoting employee engagement by encouraging participation in fundraising initiatives and volunteer activities with nonprofit organizations;
- Training program for internal promotion of employees to senior positions;
- Healthy, dynamic and inspiring work environment.

SUPPORT TO LOCAL COMMUNITIES

- Use our expertise in building affordable and social housing to help provide access to housing for the entire community;
- Promote the social mix of residential developments;
- Support local merchants and suppliers;
- Establish communication channels for the vicinity of MACH properties;
- Contribute to the promotion and influence of local culture, arts, and artists.



GOVERNANCE

Demonstrate our leadership and exemplarity in implementing our ESG commitments, within a governance structure that promotes the transparency and sustainability of our actions.

Establish clear, realistic and measurable objectives that will have a significant impact on the environment, society and our employees. MACH will use performance indicators to assess the achievement of its objectives and conduct an annual review.

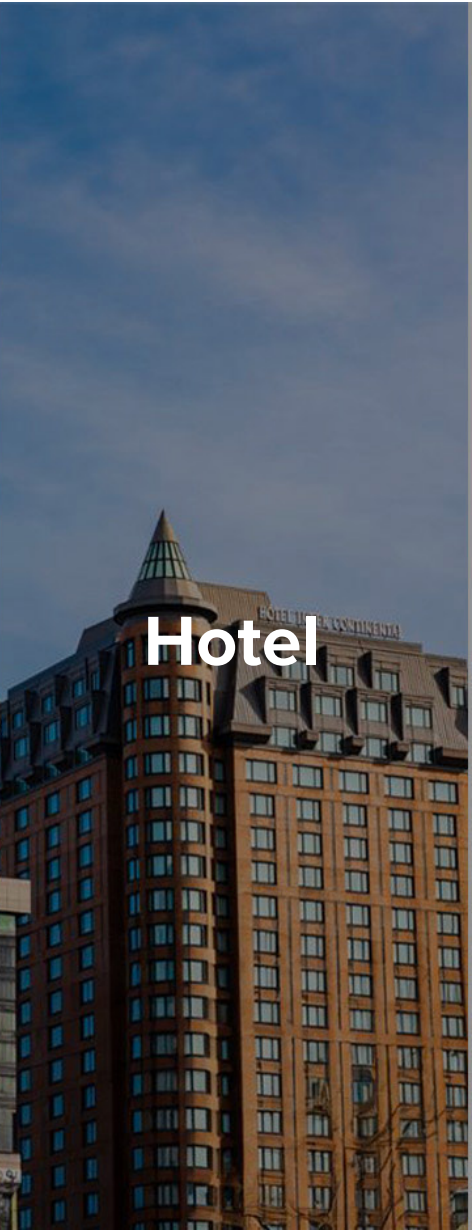
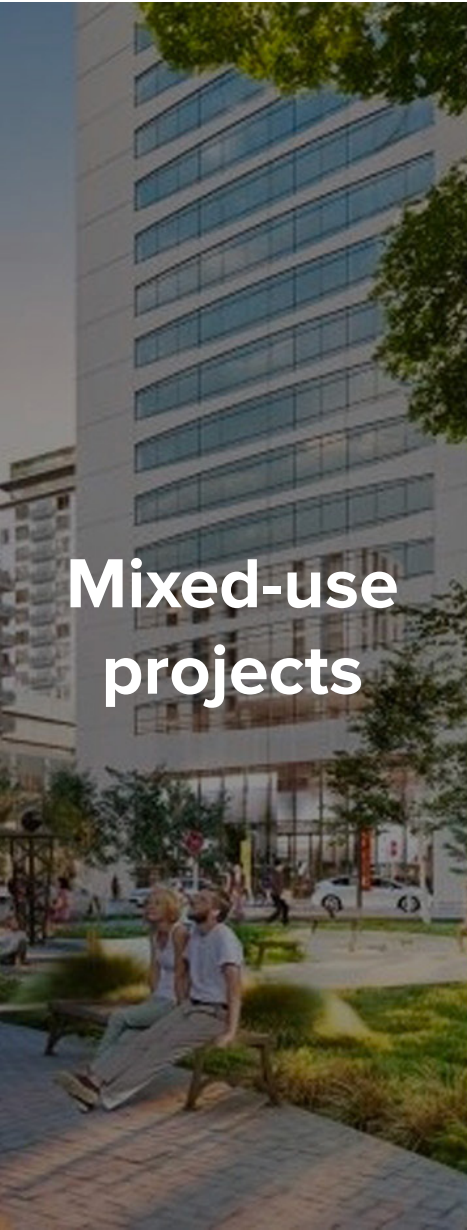




WE ARE
PRESENTS

Montréal • Longueuil • Laval • Saint-Eustache • Shawinigan • Gatineau •
Châteauguay • Sherbrooke • Brossard • Carignan • Granby • Lévis • Mirabel
• Rimouski • Québec • Pincourt • Trois-Rivières • Thetford Mines • Chicoutimi
Sainte-Catherine • Rivière-du-Loup • Halifax • Ottawa • Toronto • Hawkesbury
• Kanata • Mississauga • Markham • Nepean • Belleville • Saint-Georges







PLACE **VICTORIA**

MONTRÉAL | QUÉBEC

800 PLACE VICTORIA

True emblem of Downtown Montréal, this 47-storey Class A building is located at its heart, providing access to the Montreal underground. Built in 1965, its high-end layout, its location and its two-storey trade fair makes it a prestigious address.

A true emblem of downtown Montreal, this Class A building stands 47 stories high and is located in the heart of downtown. It is directly connected to the Square Victoria metro station and the RESO (Montreal's underground city). Built in 1965, it has an area of over one million square feet. Its high-end layout, prime location, and two-story commercial fair make it a prestigious address. The food court can accommodate 575 seated people, and the promenade features more than twenty shops, restaurants, and services.

TYPE OF BUILDING

Office

BUILDING SIZE

1,033,298 ft²



LE 1000

MONTREAL | QUEBEC

1000 DE LA GAUCHÉTIÈRE

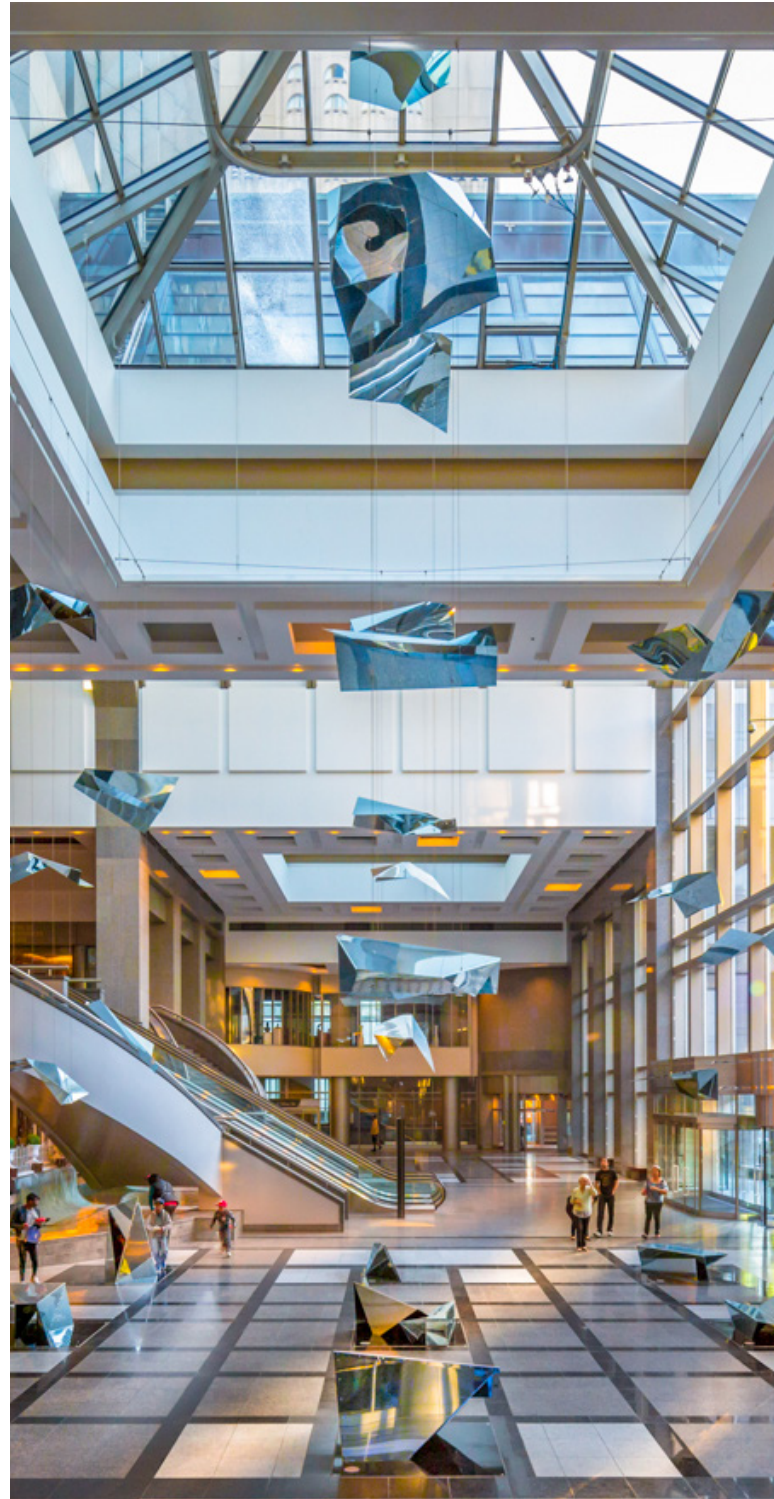
Located in the heart of downtown, with access to the Montréal underground pedestrian network (RESO), the 1000 is a true intermodal hub served by bus, subway and train. Built in 1992, the 51-storey tower has an area of 1 million square feet, including 22,230 square feet of commercial space. It features a spectacular atrium and an indoor ice rink welcoming 200,000 visitors annually.

TYPE OF BUILDING

Office, Commercial

BUILDING SIZE

1,026,206 ft²



QUARTIER DES LUMIÈRES

MONTRÉAL | QUÉBEC

1400 RENÉ-LÉVESQUE BLVD. EAST

MACH has developed a creative vision for an entire neighborhood that will elevate the vibrancy of downtown Montréal. More than simply another construction project, Quartier des lumières will enhance the well-being of all those who live in, work in, and visit the district.

The transformation of the 20-acre site of the Quartier des lumières will be complete. It will include the creation of a large park and green spaces. The offices and residences aim for LEED certification, and the playgrounds, medical clinics, and markets promote a healthy lifestyle. Humans will be at the heart of this concept. With lively streets and 50,000 square feet of public and cultural spaces, the neighborhood will develop a strong sense of connection with the community.

TYPE OF BUILDING

Office, Commercial, Institutional,
Residential

SURFACE AREA

4,500,000 ft²





INTERCONTINENTAL

MONTRÉAL | QUÉBEC

360 SAINT-ANTOINE STREET WEST

Located in Montréal’s International District and part of a chain of more than 170 hotels worldwide, the InterContinental Montréal became, in 1991, the first “four-diamond” hotel in the magnificent and historic Old Montréal.

It consists of two buildings: the newer one, a unique 26-storey tower primarily housing hotel rooms and suites, and the Nordheimer, dating back to 1888, which houses conference and event spaces.

TYPE OF BUILDING	Hotel
BUILDING SIZE	325,000 ft²





KPMG TOWER

MONTRÉAL | QUÉBEC

600 MAISONNEUVE BLVD. WEST

QUESTThe KPMG Tower is one of Montréal's iconic buildings. Located in the heart of downtown Montréal, overlooks Christ Church Cathedral and houses a two-story underground shopping mall. The 34-storey, 516,724 ft², "AA" class office building features magnificent architectural details and a spectacular 47-foot-high lobby. Its modern and well-appointed office spaces offer a magnificent view of the city and its surroundings. The building has just received BOMA Best Gold certification.

TYPE OF BUILDING

Office

BUILDING SIZE

516,724 ft²





CIBC TOWER

MONTREAL | QUÉBEC

1155 RENÉ-LEVESQUE BLVD. WEST

The 5th tallest skyscraper in Montreal, this category A building occupies a prestigious position in Montreal's business district. Designed by Peter Dickinson and built in 1962, the building underwent major renovations in 2019. With an average floor area of 552,349 ft², all floors feature generous windows that maximize natural lighting and views, contributing to a stimulating environment.

TYPE OF BUILDING

Office

BUILDING SIZE

552,349 ft²



SUN LIFE BUILDING

MONTREAL | QUÉBEC

1155 METCALFE STREET

The Sun Life Building is an imposing and accommodating construction, offering a grand and prestigious structure, making it one of the most distinguished and reputable addresses in the city. Located at the heart of Downtown Montreal, it offers an ideal location.

Its ornate finish and elegant design add to its grandiosity. Indeed, its imposing Corinthian columns and its polished, brass gates which are engraved with the coat of arms of Canada's 10 provinces highlight its grand nature. In addition, the sumptuous neoclassical hall and its 30-foot ceiling, laden with refined leaves of gold, bronze and brass leave visitors out of breath and add to the overall lavishness of this structure. The elevators are made in rich marble and sandstone and lead to all 26 floors, protected by the ornamental plaster ceilings and the gleaming walls.

TYPE OF BUILDING

Office

BUILDING SIZE

981,080 ft²





MACH BUILDING

MONTRÉAL | QUÉBEC

630 ST. PAUL STREET WEST

This resolutely modern building perfectly integrates elements from the pre-existing building with an innovative architecture and a concept based on high-performance sustainable development principles. The wood structure makes it one of the most innovative buildings in Québec.

MACH's headquarters, built in 2018, is a six-storey building featuring a beautiful exposed wood structure and a carefully preserved original facade. With its numerous integrated artworks, large windows, and spacious open work areas, it offers a highly pleasant working environment.

TYPE OF BUILDING

Office

BUILDING SIZE

131,186 ft²



THE PHENIX

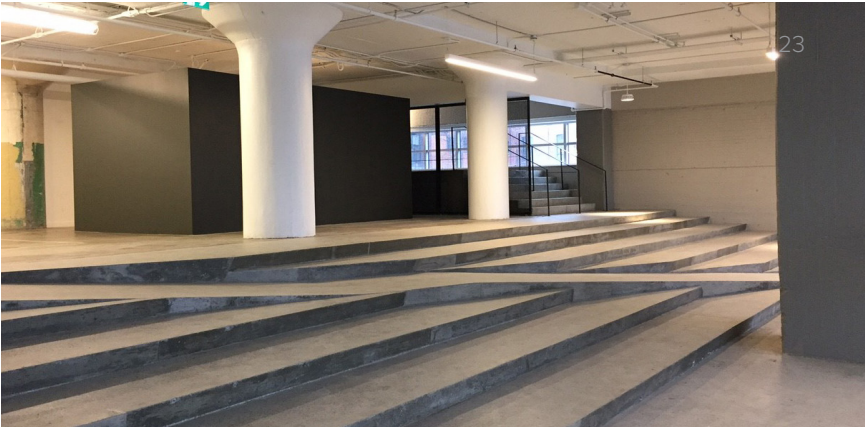
MONTRÉAL | QUÉBEC

3500 ST. JACQUES STREET

Located in the southwestern sector of Montreal, this building stands out as a model of ecological and social responsibility. This former warehouse was transformed by some major renovations in 2014. 3500 St. Jacques Street now showcases some of the best practices in the field of architecture, urban design and sustainable development.

An eco-machine has been designed to filter the water of both the building and the site, using a bio retention basin and sophisticated indoor and outdoor planting strategies. These facilities contribute to the comfort of living spaces and the quality of indoor air.

TYPE OF BUILDING	Office
BUILDING SIZE	105,000 ft²





FASKEN BUILDING AND 300 SAINT-PAUL

QUÉBEC CITY | QUÉBEC

Located in Old Quebec and adjacent to the St. Roch district, the two buildings enjoy an exceptional location. At the heart of the activity, rich in restaurants and cafés, Old Québec, with its unique atmosphere, is reputed to be one of the most remarkable and picturesque sites in the world! As for St. Roch, it has become, in recent years, the trendy district of Québec City where foodies meet.

In addition to this ideal setting, it is close to many shops and services and is very accessible. This makes it the perfect place to establish a business that will offer its employees a superior work environment adapted to their lifestyle.



TYPE OF BUILDING	Office
BUILDING SIZE	261,168 ft²



WIPTec

BUILDING

LONGUEUIL | QUÉBEC

7975 JOHN-MOLSON STREET

WIPTec is a state of the art inventory and distribution centre.

TYPE OF BUILDING	Industrial
BUILDING SIZE	1,700,000 ft²





FAUBOURG **LACORDAIRE**

MONTRÉAL | QUÉBEC

9480, LACORDAIRE BLVD.

This mixed-use project, covering an area of nearly 500,000 square feet, will eventually comprise five buildings. The first three phases, already built, house retail spaces, offices, and a residential tower. The other buildings will also accommodate retail stores. The project also includes urban gardens and a promenade.

Located within walking distance of the Saint-Léonard train station and two minutes from the Metropolitan Boulevard.

TYPE OF BUILDING

Office, Commercial, Residential

FAUBOURG CHALLENGER

MONTRÉAL | QUÉBEC

CORNER OF HENRI-BOURASSA BLVD. AND MARCEL-LAURIN BLVD.

Faubourg Challenger was designed with an innovative urban approach that promotes the use of public transportation and proximity to services. This thoughtful approach has enabled the creation of a high-quality mixed-use real estate complex that is well integrated into its environment. Comprising seven commercial and residential buildings, Faubourg Challenger is surrounded by urban gardens.

TYPE OF BUILDING

Commercial, Residential



CARREFOUR DE L'ESTRIE

SHERBROOKE | QUÉBEC

3050 PORTLAND BLVD.

The Carrefour de l'Estrie is the regional shopping center at the heart of fashion and the economy in the Sherbrooke area. With an area of 1.2 million square feet, it has no less than 170 stores and restaurants. As the main shopping destination in the region, Carrefour de l'Estrie is a leader in the fashion market.

With its wide reach and diverse offerings, Carrefour de l'Estrie attracts nearly 7.4 million visitors each year, or 150,000 people per week. Its strategic location at the intersection of Highway 410 and Portland Boulevard in Sherbrooke makes the shopping center easily accessible to all visitors.

TYPE OF BUILDING

Commercial

BUILDING SIZE

1,200,000 ft²





COMPLEXE JULES-DALLAIRE

QUÉBEC CITY | QUÉBEC

2828 LAURIER BLVD.

Complexe Jules-Dallaire is a Class A mixed-use property which combines 161 residential units and hosts major financial institutions, major law firms and many services such as restaurants, a daycare, a spa, etc. The building is located at the entrance of the city with an easy access to the public transport.

Complexe Jules Dallaire have 5 indoor parking levels. This prestigious property is LEED-Gold Certified.V

TYPE OF BUILDING

Office , Commercial

BUILDING SIZE

537,645 ft²



PLACE DE LA CITÉ

QUÉBEC CITY | QUÉBEC

2600 LAURIER BLVD.

Located on Laurier Boulevard, entry point to Quebec City, and at the heart of the largest retail cluster in the area, Place de la Cité is the perfect place to distinguish your business. Renowned for its exclusive boutiques, this high-end shopping centre offers several designer labels — both national and international — for young and old alike.

Sheltering three office towers, 150 boutiques and services, trendy restaurants, a gym, gourmet food shops, and one of Québec City's biggest health clinics, Place de la Cité is a must-see destination.

TYPE OF BUILDING

Office, Commercial

BUILDING SIZE

1,110,801 ft²





BEAVER HALL

MONTRÉAL | QUÉBEC

1080 CÔTE DU BEAVER HALL

A 21-storey building located in the financial core area, 1080 Beaver Hall has direct access to the underground network via Square Victoria station.

With a Walk Score of 100, Walker's Paradise, it is perfect for your employees who walk, take the metro, take the bus or even took their bicycle to access our many services.

TYPE OF BUILDING	Office
BUILDING SIZE	311,000 ft²



222-230

QUEEN STREET

OTTAWA | ONTARIO

Strategically located south of the Parliamentary Precinct, at the corner of Queen and Bank streets, 222-230 Queen Street is within walking distance of Parliament Hill, the Supreme Court of Canada and the Bank of Canada as well as entertainment venues, major shopping malls, catering and hospitality services.

The property also has excellent access to public transportation, including immediate access to Ottawa's bus rapid transit (BRT) system, the Transitway, via the stop in front of the building. The property also has immediate access to the Parliament O-Train station and is within walking distance of Lyon Station.

TYPE OF BUILDING	Office
BUILDING SIZE	205,417 ft²





1801

HOLLIS STREET

HALIFAX | NOUVELLE-ÉCOSSE

Certified Boma Best Silver and Energy Star, this iconic downtown Halifax building offers spectacular views of the harbour, surrounding streets and the Citadel. Its Class A office space features a modern layout and beautiful natural light. The building also features a full-service cafeteria, bicycle storage, gym, conference rooms and even a rooftop terrace.

The building's location near major transit hubs, shopping districts and numerous restaurants makes it ideal for professionals seeking modern, conveniently located offices.

TYPE OF BUILDING

Office

BUILDING SIZE

223,213 ft²



ONE60 ELGIN

OTTAWA | ONTARIO

Recognized as one of downtown's most prominent business addresses, ONE60 Elgin offers one million square feet of office space, as well as modern retail space on the first floor. Steps away from Parliament Hill, the 27-storey building is certified LEED Gold, a testament to its leadership position in sustainability.

TYPE OF BUILDING	Office, Commercial
BUILDING SIZE	1,163,768 ft²



Carrefour
charlesbourg

Carrefour
— FRONTENAC



carrefour
rimouski
centre commercial

CENTRE
DUVERNAY



PLACE LÉVIS
CENTRE COMMERCIAL

R LES RIVIÈRES

PLACE DE LA CITÉ

PLACE
ST-EUSTACHE

PLACE
LONGUEUIL

CARREFOUR
SAINT-GEORGES



La
Plaza
DE LA MAURICIE



OUR
SHOPPING
CENTERS





SUSTAINABLE DEVELOPMENT — LEED



PLATINUM CERTIFICATION

Sun Life Building, Montréal
Le Phénix, Montréal
1100 René-Lévesque Blvd. West, Montréal
5875 Explorer Dr. Mississauga

GOLD CERTIFICATION

300 Saint-Paul, Québec
630 Saint-Paul West, Montréal
1000 De La Gauchetière, Montréal
Place Victoria, Montréal
Faubourg Challenger, Montréal
2465 Argentia Road, Mississauga
1870 Alta Vista, Ottawa
160 Elgin, Ottawa
Maison du loisir et du sport, Montréal

SILVER CERTIFICATION

780 Brewster, Montréal
CIBC Tower, Montréal

SUSTAINABLE DEVELOPMENT - BOMA BEST



PLATINUM CERTIFICATION

1000 De La Gauchetière, Montréal
1100 René-Lévesque West, Montréal
Sun Life Building, Montréal

GOLD CERTIFICATION

KPMG Tower, Montréal
Place Victoria, Montréal
11 Allstate Parkway, Markham
15 Allstate Parkway, Markham

SILVER CERTIFICATION

1080 Beaver Hall, Montréal
1060 Robert-Bourassa, Montréal
110 Crémazie West, Montréal
1100 Robert-Bourassa, Montréal
1425 René-Lévesque West, Montréal
405 Ogilvy, Montréal
50 Crémazie West, Montréal
CIBC Tower, Montréal
Faubourg Challenger, Montréal
19 Allstate Parkway, Markham
27 Allstate Parkway, Markham

CERTIFIED

5160 Décarie, Montréal
201 Laurier, Montréal
Le Phénix, Montréal
Impérial Building, Montréal
5000 Buchan, Montréal
900 d'Youville, Québec
750 Charest, Québec
150 René-Lévesque, Québec
200 Sainte-Foy, Québec
319 Franquet, Québec
2820 Blvd. Laurier, Québec
2600 Blvd. Laurier, Québec
21 Fitzgerald Road, Nepean
25 Fitzgerald Road, Nepean
35 Fitzgerald Road, Nepean
400 Cooper Street, Ottawa
171 Slater street, Ottawa
550 de la Cité, Gatineau
222-230 Queen Street, Ottawa



fitwel®



MACH

HEAD OFFICE

Groupe MACH Inc.
630, rue Saint-Paul Ouest, bureau 600
Montréal, Quebec H3C 1L9

TORONTO

11 Allstate Parkway
Markham (Ontario) L3R 5Y1

OTTAWA

400 Cooper Street, suite 9003
Ottawa (Ontario) K2P 2H8

QUÉBEC

Place de la Cité, Belle-Cour Tower
2590 Laurier Blvd., suite 1060
Québec (Québec) G1V 4M6

SHERBROOKE

Carrefour de l'Estrie
3050 Portland Blvd.
Sherbrooke (Québec) J1L 1K1

LAVAL

Carrefour Duvernay
3100 de la Concorde East Blvd.
Laval (Québec) H7E 2B8

HALIFAX

1810 Hollis Street, suite 1100
Halifax (Nova Scotia) B3J 3N4