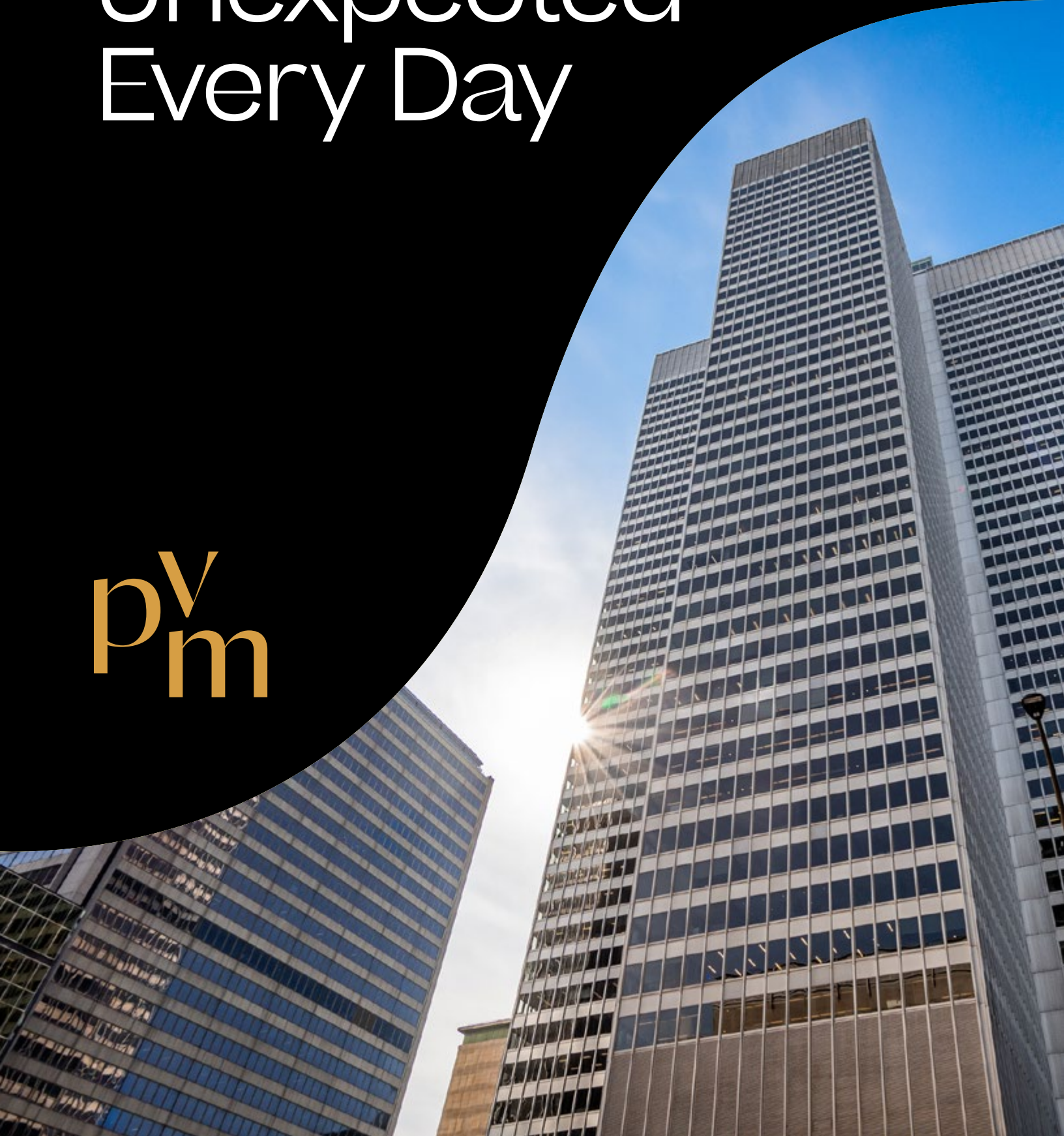


Expect the
Unexpected
Every Day

pV
p
m



Where Living and Work Intersect

PVM is the heartbeat of Montreal. A business campus where culture, cuisine and lifestyle come together. Where visionaries and creators meet, in the centre of the downtown core.

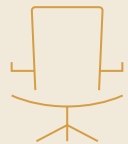
It's where tomorrow's leaders are shaping the future, today. Our workplaces are designed to suit occupants' lifestyles and make their daily lives easier, now and in the future.



Class AAA office space



Flexible office spaces focused on creativity, collaboration and innovative ideas



A combination of private offices, conference rooms and open-plan workspaces



Abundant windows offering breathtaking views of the city and plenty of natural light



Be Part of PVM

In addition to a variety of shops and restaurants, PVM tenants and their employees benefit from a multitude of services.

A Building of Choice

- **Connectivity**
The digital infrastructure ensures a fast, reliable connection in all common areas.
- **Elevators**
Over 40 elevators equipped with a destination control system.
- **Certifications**
PVM is recognized and has won numerous awards for its commitment to create living spaces that promote the well-being of people and communities, while reducing its ecological footprint.

A Vibrant Workplace

- **Community**
Engaging activities for its tenants and their occupants are offered throughout the year.
- **Culture**
On-site works of art, plus access to the Musée d'art contemporain (MAC), temporarily relocated to the campus while renovations are underway.
- **Galerie PVM**
A revamped offering that makes daily life easier for the business community, with exclusive services and a carefully curated retail mix.
- **Esplanade PVM**
A terrace open to Montreal, accessible day and night, offering programming that encourages better living and culture.

Easy to Get to, Easy to Enjoy

- **Multiple Transit Options**
Direct access to the underground RESO, two metro lines, two train stations and the REM.
- **Indoor Parking**
700 parking spaces reserved for tenants and 200 spaces for visitors.
- **EV Charging Stations**
Four public charging stations for electric cars in the indoor parking garage, plus two stations reserved for Communauto members.
- **Bicycle Parking**
A secure bicycle parking area for occupants.

Unparalleled Services



myCampusPVM
mobile app



Concierge
service



Dedicated
management team



24/7
security



Daycare



Changing rooms
and showers

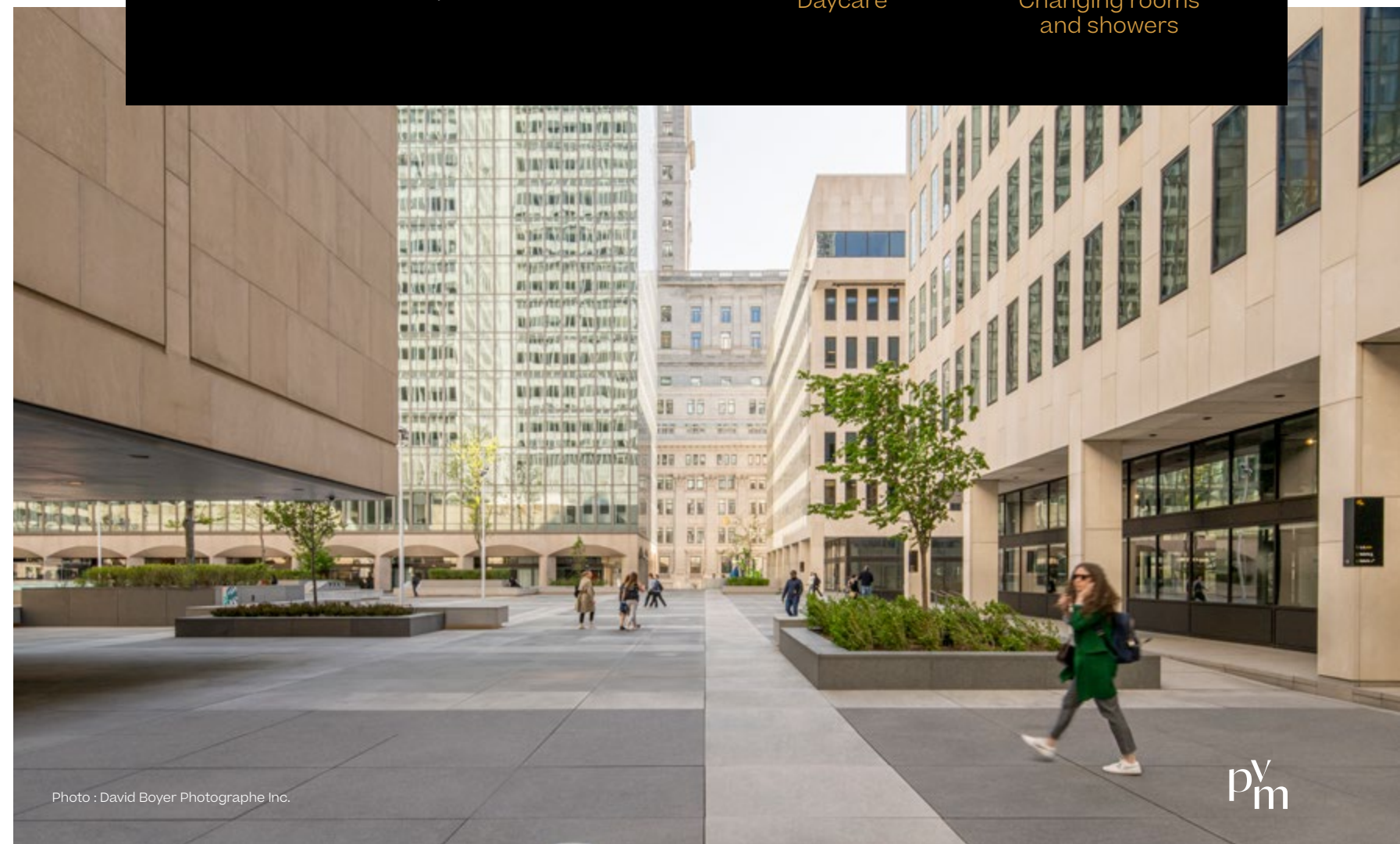


Photo : David Boyer Photographe Inc.



Campus p^V_m

Making Daily Life Easier for Our Community



La Conciergerie

PVM offers tenants and building occupants access to a concierge service through the myCampusPVM app. The La Conciergerie team offers a full array of convenient services:

- Bespoke event planning.
- Health and wellness services.
- An eco-friendly garment cleaning and alteration service.
- Mail forwarding.

myCampusPVM Mobile App

This exclusive app provides PVM occupants with:

- Exclusive on-site services.
- A news feed featuring contests, promotions and events at PVM and properties in the heart of downtown.
- Real-time public transit updates to help workers plan their commutes.

FLEX: Redefining Offices of the Future

PVM offers a number of distinctive amenities, including spaces that complement traditional offices. Located on the 29th floor of 1 PVM, the FLEX offers:

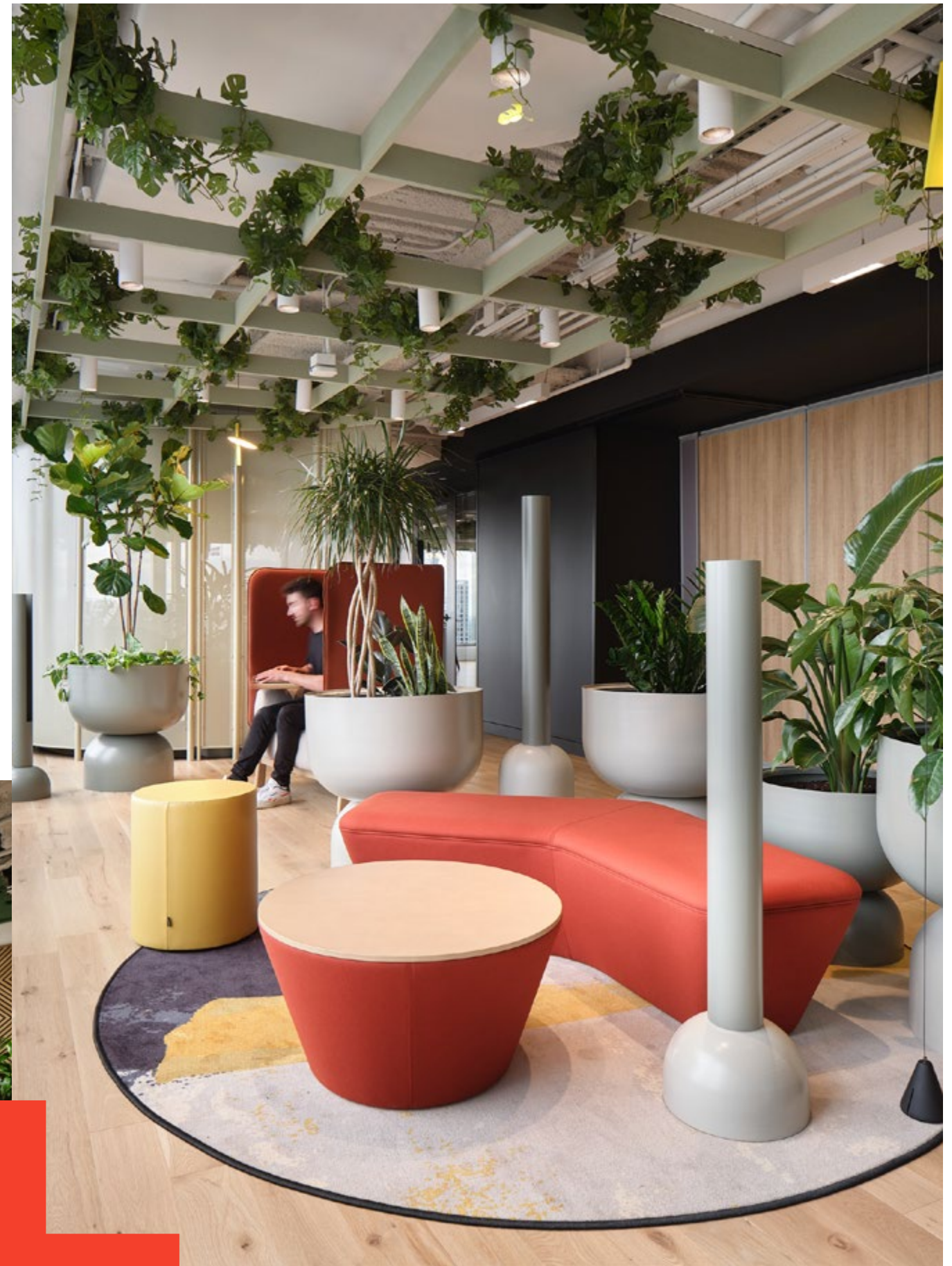
A collaborative space designed to meet the needs of today's workers.

Exclusive workplaces with innovative technologies for the PVM business community.

A barista counter.

An indoor garden with an inspiring view.

A room and venue booking service tailored to your company's needs.



Elevate your Projects

The Sommet PVM showcases a unique gastronomic experience and an exclusive occupant experience, where refinement reaches new heights.

— 44TH FLOOR

A Spectacular Terrace

Enjoy the magnificent sunsets of the summer months from a lushly planted terrace on the 44th floor. Discover RoseOrange, Montreal's highest outdoor vantage point, for sun-soaked snacks and refreshments.



— 45TH FLOOR

Succumb to the Charms of Sora45

Wine by the glass, signature cocktails and a sumptuous selection of sushi await you in an intimate atmosphere.



— 46TH FLOOR

Hiatus: Where the Art of Living Meets Fine Dining

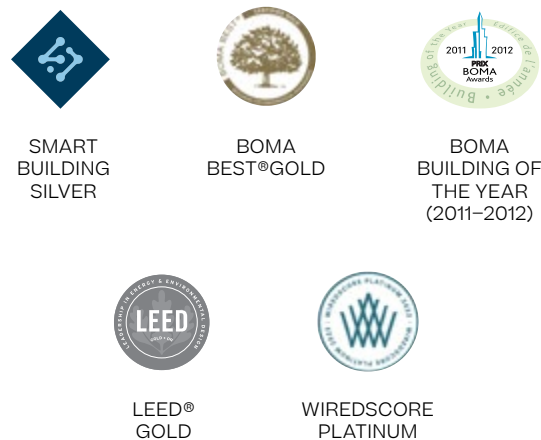
Savour sophisticated French-Japanese fusion cuisine while gazing out over the Montreal skyline at Hiatus, open from noon until night.



An Eco-Friendly Campus

As a sustainable investor, La Caisse is committed to creating living spaces that promote the well-being of its community and make its properties more resilient.

Certifications



Campus PVM Offers Direct Access to:



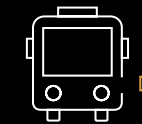
RESO underground network



Green and orange metro lines



Multiple bus routes



Downtown bus Exo bus terminal



Gare Centrale and Lucien-L'Allier train stations



REM Gare Centrale and future McGill station

Transit Score



100
Highly walkable



90
Bike-friendly



97
Extremely well served by public transit

A Unique Culinary Offering in Montreal

From food kiosks and cafés to full-service restaurants and a happening happy hour spot, Galerie PVM has something for everyone in the PVM community.



PRESENTED BY BOURBON

LE CATHCART

Taste flavours from around the world, all under a magnificent glass pavilion.

But the experience goes beyond the culinary: the eclectic vibe makes it the ideal destination for business dinners or cocktail hours.

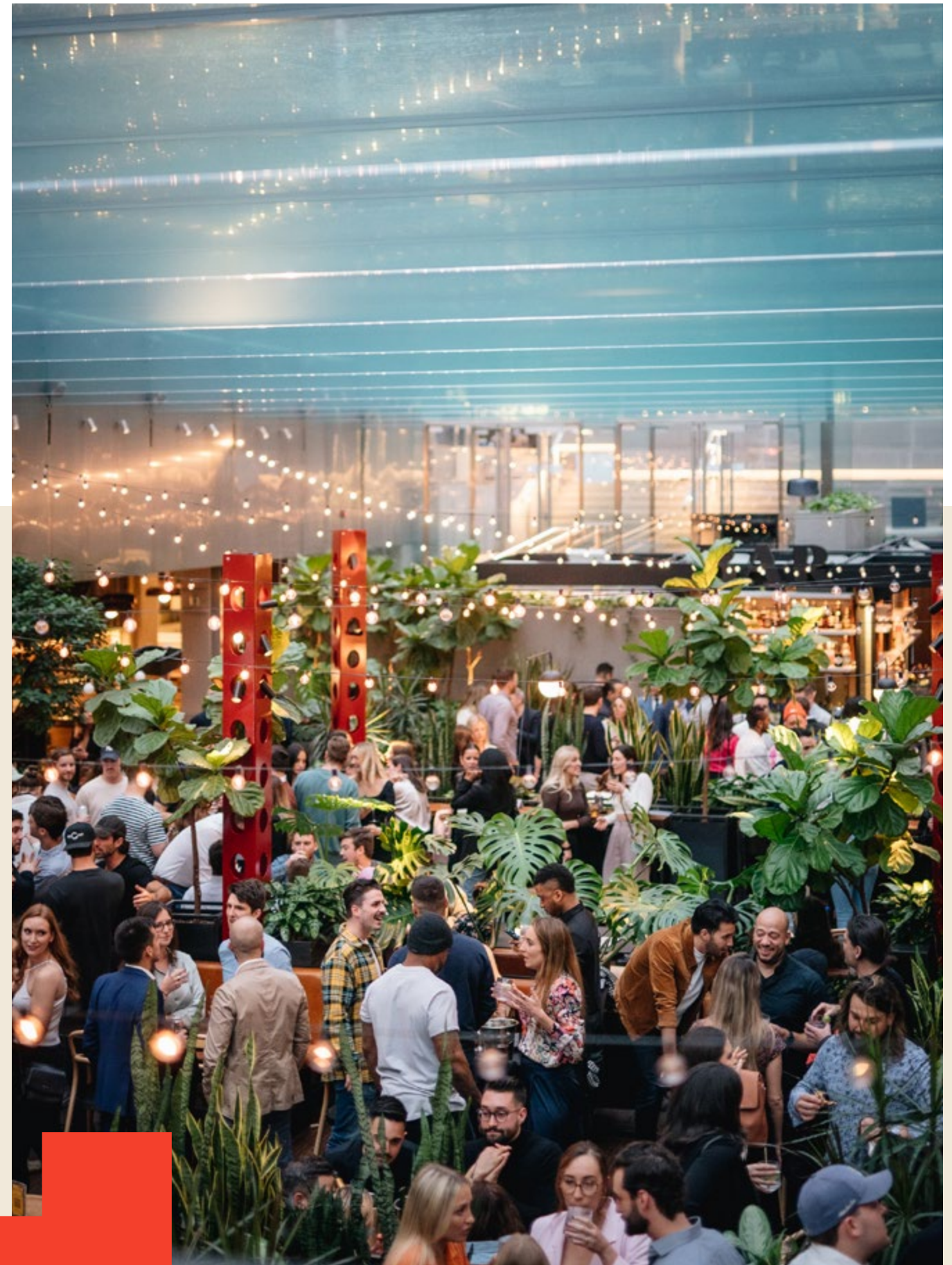
les Enfants Terribles BRASSERIE

This popular destination is warm and welcoming, with a menu that revisits classics and invents simple dishes with a rebellious accent.

THE KEG STEAK + BAR

Whether it's for a workday lunch or a take-out meal, The KEG Steak+Bar has something to delight everyone's taste buds.

The KEG is a regular haunt for lovers of grilled fare and a great spot for weeknight cocktails.



A Diversified Shopping Experience



Directly linked to PVM's five office buildings, Galerie PVM is home to an exclusive lineup of shops, services and amenities designed to make daily life easier for the PVM community.



Services

Meet your wellness needs:

- Beauty and personal care
- Dental clinic
- Fitness centre
- Optician



Amenities

Save time and hassle:

- Financial institution
- Pharmacy
- Post office
- Shoe repair



Shops

Browse and buy without having to step foot outside:

- Footwear
- Jewellery
- Women's and men's fashions



Esplanade p_m^v

An Open-Air Meeting

Accessible day and night, Esplanade PVM is where Montreal's heart beats. An outdoor space that integrates into Montreal's urban fabric offering programming to encourage wellness, culture and community.

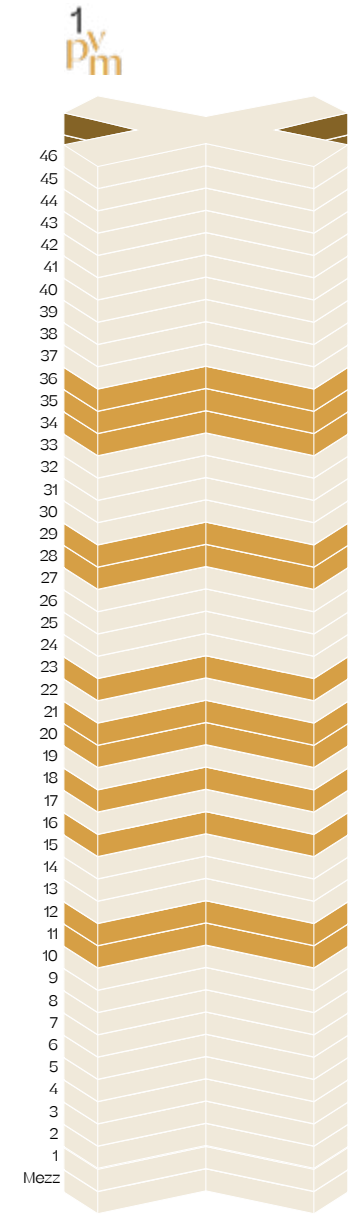
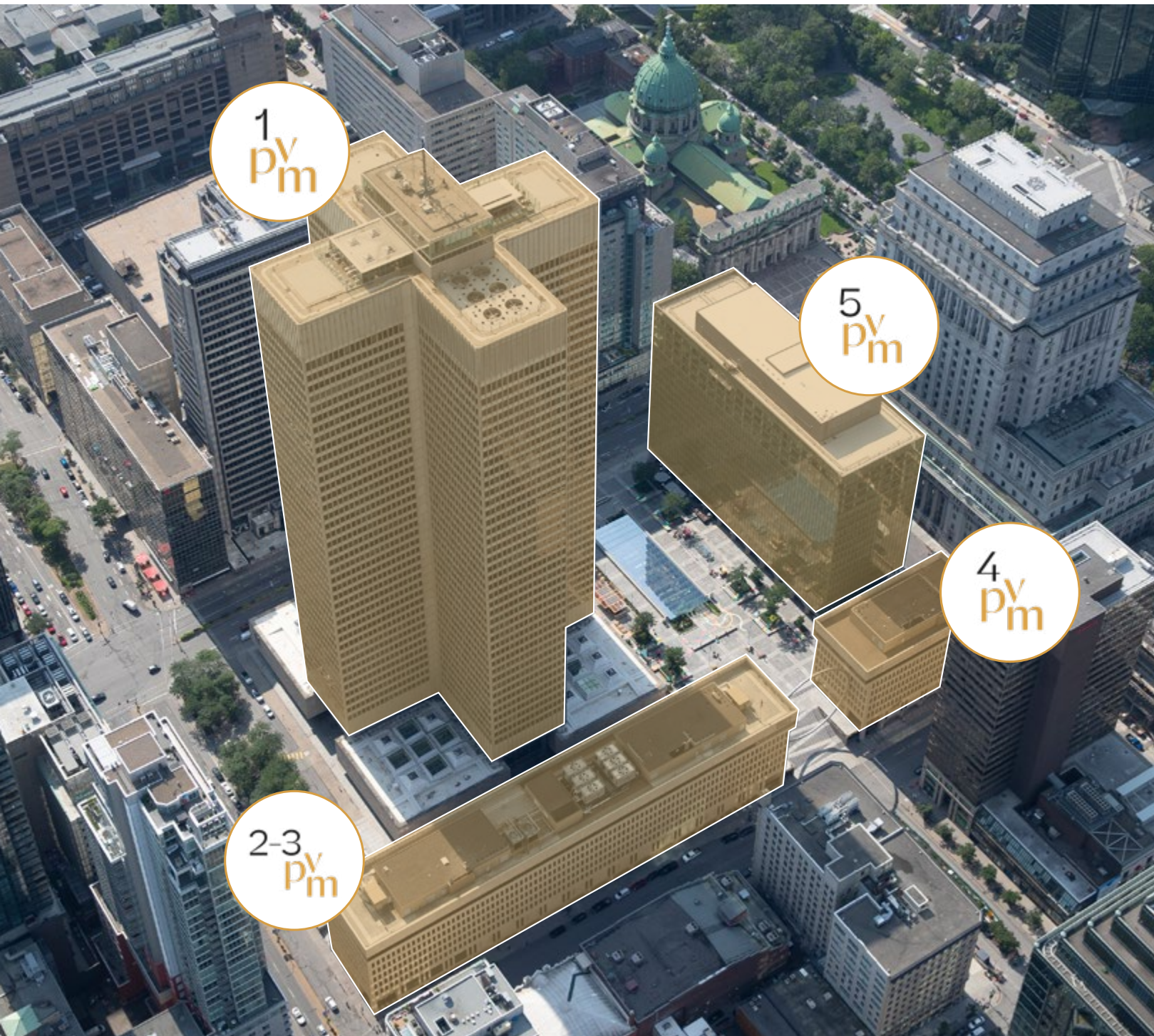
A Lasting Legacy for the City of Montreal

Designed by landscape architecture and urban design firm CCxA, the Ring underscores the dynamism of the downtown area and reflects its cultural effervescence.

The 30-metre-high art installation is suspended at the main entrance of Esplanade PVM, thereby confirming its status as an iconic public square.



Spaces Available for Lease



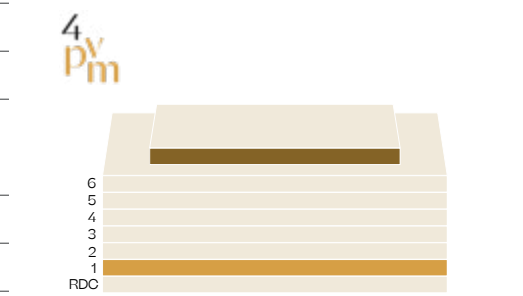
| # | FLOOR | GLA. (SF) | DATE | CONT. (SF) |
|------|-------|-----------|-------------|------------|
| 1110 | 11 | 3,603 | 10/01/2026 | |
| 1150 | 11 | 2,160 | Immediately | |
| 1170 | 11 | 3,603 | Immediately | |
| 1288 | 12 | 967 | Immediately | |
| 1630 | 16 | 9,257 | 03/01/2026 | |
| 1850 | 18 | 8,650 | Immediately | |
| 2070 | 20 | 10,971 | Immediately | |
| 2130 | 21 | 9,558 | Immediately | 19,142 |
| 2150 | 21 | 9,179 | Immediately | |
| 2310 | 23 | 11,252 | Immediately | |
| 2323 | 23 | 1,763 | Immediately | |
| 2880 | 28 | 10,951 | Immediately | |
| 2930 | 29 | 10,996 | Immediately | |
| 3415 | 34 | 10,866 | 02/2026 | |
| 3570 | 35 | 19,522 | 04/2026 | |
| 3625 | 36 | 8,745 | 02/2026 | |

Financial Parameters (2025 est.)

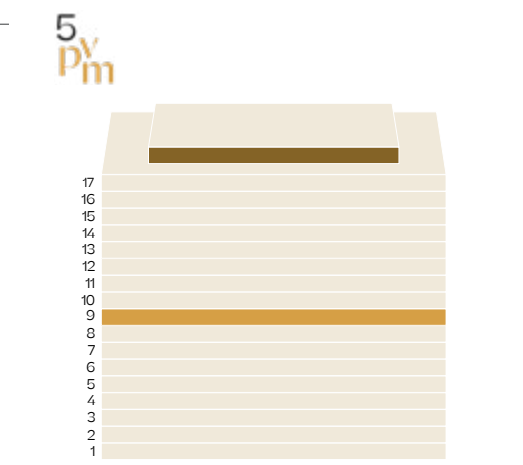
| | |
|-----------------------|-------------|
| Taxes | \$11.76 PSF |
| Opex | \$16.36 PSF |
| Electricity | \$1.14 PSF |
| Cleaning | Included |
| Total additional rent | \$29.26 PSF |



100% LEASED



| # | FLOOR | GLA (SF) | DATE |
|------|-------|----------|-------------|
| 0130 | 1 | 7,211 | Immediately |



| # | FLOOR | GLA (SF) | DATE |
|------|-------|----------|------------|
| 0950 | 9 | 13,394 | 11/01/2026 |

A La Caisse property

La Caisse develops and invests in high-quality real estate properties, projects and companies shaping the urban fabric of dynamic cities around the world.

It does so responsibly in order to generate long-term performance.

La Caisse is committed to creating living spaces that promote the well-being of people and communities, while reducing its environmental footprint.



CIBC SQUARE – Toronto (2020/2023)



DUO – Paris (2021)



River Point – Chicago (2016)

Contact Us Today

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