Altus Group Reports Q2 2026 Financial Results & Quarterly Dividend

Steady revenue growth and adjusted EBITDA margin expansion*

Three consecutive quarters of double-digit software Annual Recurring Revenue (“ARR”) growth*

TORONTO (August 6, 2026) – Altus Group Limited ("Altus Group", “Altus” or “the Company”) (TSX: AIF), a leading provider of commercial real estate (“CRE”) intelligence, announced today its financial and operating results for the second quarter ended June 30, 2026. The Company also announced that its Board of Directors approved the payment of a cash dividend of $0.15 per common share for the third quarter ending September 30, 2026.

“We entered 2026 with an ambitious agenda, and in the first half of the year we have consistently executed ahead of plan,” said Mike Gordon, CEO and Chair of Altus. “We delivered steady revenue growth and margin expansion – including three consecutive quarters of double-digit software ARR growth, completed our planned divestitures for the year, closed a strategic tuck-in acquisition, and reduced our outstanding share count by approximately 20% year to date. Positive client engagement with our latest innovations and improved sales execution are also driving larger deal wins. We are entering the second half of the year with strong momentum, enabling us to raise guidance for the year and giving us confidence that we can get to our Rule of 40 target sooner than expected.”

Selected Q2 2026 Information

All revenue, Adjusted EBITDA and Adjusted EBITDA margin results are for consolidated continuing operations[1].

C$M	Q2 2026	Q2 2025	% change	% change currency
Revenues	$112.7	$105.6	6.0%	Constant Currency*
Recurring Revenue*	$107.9	$100.8	6.3%	Constant Currency
Software Revenue	$52.9	$47.3	10.7%	Constant Currency
Software Annual Recurring Revenue*	$206.8	$187.3	10.4%	As Reported
Valuation Management Solutions (“VMS”) Revenue	$45.6	$42.5	6.9%	Constant Currency
VMS Annual Recurring Revenue*	$172.2	$162.2	6.2%	As Reported
Profit (Loss) from continuing operations	($1.5)	$7.5	(120.3%)	As Reported
Adjusted EBITDA*	$29.6	$21.9	33.8%	Constant Currency
Adjusted EBITDA margin*	26.3%	20.7%	540 bps	Constant Currency
Net cash provided by operating activities	$2.3	$27.8	(91.6%)	As Reported
Free Cash Flow*[2]	$1.7	$26.1	(93.6%)	As Reported
Free Cash Flow per share*[2]	$0.05	$0.59	(91.5%)	As Reported
Funded debt to EBITDA ratio	2.00	1.26		

**Denotes non-GAAP financial measure, non-GAAP ratio, total of segments measure, capital management measure, and/or supplementary and other financial measures as defined in National Instrument 52-112 - Non-GAAP and Other Financial Measures Disclosure ("NI 52-112"). Please refer to the "Non-GAAP and Other Measures" section of this press release for further information.*

1. All revenue, Adjusted EBITDA and Adjusted EBITDA margin figures are for consolidated continuing operations, which exclude the Appraisal and Development Advisory businesses that were moved into discontinued operations.

2. Net cash provided by operating activities, Free Cash Flow and Free Cash Flow per share still include contribution from assets that are held for sale, and the prior year comparative figures include contribution from assets that were a part of Altus until the date they were sold.

Business Outlook

The Company introduced guidance for the third quarter of 2026 and refreshed its fiscal 2026 outlook for continuing operations on an organic basis. Revenue growth expectations increased by 25 basis points, reflecting current business momentum, while Adjusted EBITDA margin expansion increased by 60 basis points, supported by a stronger margin trajectory as certain cost actions were delivered ahead of plan.

Foreign exchange fluctuations could cause the implied As Reported dollar ranges to differ. The Valos (U.K.) Limited acquisition is immaterial to financial guidance.

	FY 2026		Q3 2026	
	CC growth	Implied AR $	CC growth	Implied AR $
Revenues	5.25 – 7.25% (previously 5-7%)	$456 – $461M	5 – 7%	$114 - $116M
Adjusted EBITDA margin	510 – 610 bps (previously 450-550 bps)	28 – 29%	450 – 550 bps	29 – 30%

Notes: Guidance is for continuing operations and on an organic basis. The implied As Reported ("AR") ranges are based on July 2026 foreign exchange rates. Currency fluctuations may cause reported results to differ. The Constant Currency ("CC") growth rates represent the Company's official guidance expectations. For comparative purposes, the One11 Managed Services business, which was sold on April 30 and contributed approximately $4 million to full year Recurring Revenue, remains in the prior-year comparative period because it does not qualify for discontinued operations accounting treatment.

Recurring Revenue, which represents approximately 95% of total revenue, is expected to be supported by the Company's target growth algorithm, with approximately 80% of growth driven by volume and pricing and approximately 20% driven by new logos. Adjusted EBITDA margin expansion is expected to be driven primarily by improved operating efficiencies and disciplined expense management.

The Company's mid-term financial target is to exit 2027 as a Rule of 40 company at the consolidated level, as defined by the sum of revenue growth and Adjusted EBITDA margin.

Q3 2026 Dividend Payment

The Board approved the payment of a cash dividend of $0.15 per common share for the third quarter ending September 30, 2026. Payment will be made on October 15, 2026 to common shareholders of record as at September 30, 2026.

Altus Group confirms that all dividends paid or deemed to be paid to its common shareholders qualify as "eligible dividends" for purposes of subsection 89(14) of the *Income Tax Act* (Canada) and similar provincial and territorial legislation, unless indicated otherwise.

On account of its immaterial take-up, the Company is moving forward with canceling its Dividend Reinvestment Plan ("DRIP") effective with the payment of its fourth quarter dividend.

Q2 2026 Results Conference Call & Webcast

Date:	**Thursday, August 6, 2026**
Time:	5:00 p.m. (ET)
Webcast:	https://events.q4inc.com/attendee/597376968
Live Call:	1-833-461-5787 (toll-free) (Conference ID: 597 376 968)
Replay:	https://www.altusgroup.com/investor-relations/

About 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-impact 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 driving meaningful impact in 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.

Non-GAAP and Other Measures

Altus Group uses certain non-GAAP financial measures, non-GAAP ratios, capital management measures, and supplementary and other financial measures as defined in NI 52-112. These non-GAAP and other financial measures include Adjusted Earnings (Loss), Adjusted EBITDA, and Constant Currency; non-GAAP ratios such as Adjusted EPS and Free Cash Flow per share; capital management measures such as Free Cash Flow; and supplementary financial and other measures such as Adjusted EBITDA margin and Recurring Revenue, Software - Annual Recurring Revenue and VMS - Annual Recurring Revenue. Management believes that these measures may assist investors in assessing an investment in the Company's shares as they provide additional insight into the Company's performance. Readers are cautioned that they are not defined performance measures, and do not have any standardized meaning under IFRS and may differ from similar computations as reported by other similar entities and, accordingly, may not be comparable to financial measures as reported by those entities. These measures should not be considered in isolation or as a substitute for financial measures prepared in accordance with IFRS. Refer to the "Non-GAAP and Other Measures" section on Page 3 of the Management's Discussion & Analysis dated February 19, 2026 for the period ended December

31, 2025 (the “MD&A”), which is incorporated by reference in this press release and which is available on SEDAR+ at www.sedarplus.ca for more information on each measure, including definitions and methods of calculation. A reconciliation of Adjusted EBITDA and Adjusted Earnings (Loss) to Profit (Loss) and Free Cash Flow to Net cash provided by (used in) operating activities is included at the end of this press release.

Forward-looking Information

Certain information in this press release may constitute “forward-looking information” within the meaning of applicable securities legislation. All information contained in this press release, other than statements of current and historical fact, is forward-looking information. Forward-looking information includes, but is not limited to, statements relating to expected divestitures (including expected timing of such divestitures) as well as the discussion of our business, strategies and expectations of future performance, including any guidance on financial expectations and anticipated changes to our business lines, proposed changes to our financial statements, and our expectations with respect to cash flows and liquidity. Generally, forward-looking information can be identified by use of words such as “may”, “will”, “expect”, “believe”, “anticipate”, “estimate”, “intend”, “plan”, “would”, “could”, “should”, “continue”, “goal”, “objective”, “remain” and other similar terminology.

Forward-looking information is not, and cannot be, a guarantee of future results or events. Forward-looking information is based on, among other things, opinions, assumptions, estimates and analyses that, while considered reasonable by us at the date the forward-looking information is provided, inherently are subject to significant risks, uncertainties, contingencies and other factors that may not be known and may cause actual results, performance or achievements, industry results or events to be materially different from those expressed or implied by the forward-looking information. The material factors or assumptions that we identified and applied in drawing conclusions or making forecasts or projections set out in the forward-looking information (including sections entitled “Business Outlook”) include, but are not limited to: engagement and product pipeline opportunities will result in associated definitive agreements; continued adoption of cloud subscriptions by our customers; retention of material clients and bookings; sustaining our software and subscription renewals; successful execution of our business strategies; consistent and stable economic conditions or conditions in the financial markets; consistent and stable legislation in the various countries in which we operate; consistent and stable foreign exchange conditions; no disruptive changes in the technology environment; opportunity to acquire accretive businesses and the absence of negative financial and other impacts resulting from strategic investments, acquisitions or dispositions on short term results; successful integration of acquired businesses; and continued availability of qualified professionals.

Inherent in the forward-looking information are known and unknown risks, uncertainties and other factors that could cause our actual results, performance or achievements, or industry results, to differ materially from any results, performance or achievements expressed or implied by such forward-looking information. Those risks include, but are not limited to: the Commercial Real Estate market conditions; the general state of the economy; our financial performance; our financial targets; our international operations; acquisitions, divestitures, joint ventures and strategic investments; business interruption events; third party information and data; cybersecurity; industry competition; technology strategy; our subscription renewals; our sales pipeline; professional talent; client concentration and loss of material clients; product enhancements and new product introductions; our use of technology; intellectual property; compliance with laws and regulations; privacy and data protection; artificial intelligence; our leverage and financial covenants; interest rates; inflation; our brand, reputation & social media risk; our ARGUS Intelligence transition; share repurchase programs; fixed price engagements; currency fluctuations; credit; tax matters; financial reporting standards; our contractual obligations; legal proceedings; regulatory review; our insurance limits; our internal and disclosure controls; our dividend payments; the price of our common shares; our capital investments; the issuance of additional common shares and debt; shareholder activism; health and safety hazards; environmental, social and governance (ESG) matters and climate change; and communications regulation; and foreign private issuer status, as well as those described in our annual publicly filed documents, including the Annual Information Form for the year ended December 31, 2025 (which are available on SEDAR+ at www.sedarplus.ca).

Investors should not place undue reliance on forward-looking information as a prediction of actual results. The forward-looking information reflects management’s current expectations and beliefs regarding future events and operating performance and is based on information currently available to management. Although we have attempted to identify important factors that could cause actual results to differ materially from the forward-looking information contained herein, there are other factors that could cause results not to be as anticipated, estimated or intended. The forward-looking information contained herein is current as of the date of this press release and, except as required under applicable law, we do not undertake to update or revise it to reflect new events or circumstances. Additionally, we undertake no obligation to comment on analyses, expectations or statements made by third parties in respect of Altus Group, our financial or operating results, or our securities.

Certain information in this press release, including sections entitled “Business Outlook”, may be considered as “financial outlook” within the meaning of applicable securities legislation. The purpose of this financial outlook is to provide readers with disclosure regarding Altus Group’s reasonable expectations as to the anticipated results of its proposed business activities for the periods indicated. Readers are cautioned that the financial outlook may not be appropriate for other purposes.

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Interim Condensed Consolidated Statements of Comprehensive Income (Loss)
For the Three and Six Months Ended June 30, 2026 and 2025
(Unaudited)
(Expressed in Thousands of Canadian Dollars, Except for Per Share Amounts)

	Three months ended June 30		Six months ended June 30	
	2026	**2025 [(1)]**	**2026**	**2025 [(1)]**
Revenues	**$ 112,666**	$ 105,643	**$ 220,901**	$ 210,001
Cost of sales	**30,528**	30,611	**61,525**	61,733
Gross profit	**82,138**	75,032	**159,376**	148,268
Sales and marketing expense	**18,295**	15,931	**35,675**	33,146
Research and development expense	**13,120**	12,853	**26,373**	26,039
General and administrative expense	**25,999**	28,201	**53,361**	58,948
Depreciation and amortization	**8,331**	9,810	**17,330**	19,916
Other operating expense	**10,143**	(3,292)	**22,156**	(3,531)
Restructuring expense (recovery)	**3,374**	821	**8,071**	7,057
Impairment charge	**-**	-	**887**	-
(Gain) loss on sale of assets	**50**	15	**375**	27
Operating profit (loss)	**2,826**	10,693	**(4,852)**	6,666
Share of the (profit) loss from associates and joint ventures	**(516)**	(352)	**(802)**	(121)
Interest costs (income), net	**2,821**	119	**2,642**	(1,197)
(Gain) loss on investments	**(1,309)**	(133)	**(1,469)**	5
Profit (loss) before income tax from continuing operations	**1,830**	11,059	**(5,223)**	7,979
Income tax expense (recovery)	**3,361**	3,517	**2,793**	7,711
Profit (loss) from continuing operations	**(1,531)**	7,542	**(8,016)**	268
Profit (loss) from discontinued operations	**1,706**	1,221	**(3,121)**	384,279
Profit (loss)	**$ 175**	$ 8,763	**$ (11,137)**	$ 384,547
Other comprehensive income (loss):				
Items that may be reclassified to profit or loss in subsequent periods:				
Currency translation differences	**11,486**	(20,355)	**21,353**	(17,126)
Other comprehensive income (loss), net of tax	**11,486**	(20,355)	**21,353**	(17,126)
Total comprehensive income (loss) for the period, net of tax	**$ 11,661**	$ (11,592)	**$ 10,216**	$ 367,421
Earnings (loss) per share attributable to the shareholders of the Company during the period				
Basic earnings (loss) per share:				
Continuing operations	**$(0.04)**	$0.17	**$(0.21)**	$0.01
Discontinued operations	**$0.05**	$0.03	**$(0.08)**	$8.57
Diluted earnings (loss) per share:				
Continuing operations	**$(0.04)**	$0.17	**$(0.21)**	$0.01
Discontinued operations	**$0.05**	$0.03	**$(0.08)**	$8.50

(1) Comparative figures have been restated to reflect the change in presentation and discontinued operations. Refer to Note 9 of the interim financial statements.

Interim Condensed Consolidated Balance Sheets
As at June 30, 2026 and December 31, 2025
(Unaudited)
(Expressed in Thousands of Canadian Dollars)

	June 30, 2026	December 31, 2025 [1]
Assets		
Current assets		
Cash and cash equivalents	**$ 61,922**	$ 420,690
Trade receivables and other	**106,796**	130,358
Income taxes recoverable	**8,848**	4,321
Derivative financial instruments	**4,382**	7,459
	181,948	562,828
Assets held for sale	**80,105**	15,007
Total current assets	**262,053**	577,835
Non-current assets		
Trade receivables and other	**6,774**	7,139
Derivative financial instruments	**523**	5,687
Investments	**13,573**	12,094
Investment in joint venture	**-**	22,080
Deferred tax assets	**11,635**	17,964
Right-of-use assets	**14,432**	20,850
Property, plant and equipment	**8,470**	10,555
Intangibles	**176,580**	187,060
Goodwill	**369,728**	389,043
Total non-current assets	**601,715**	672,472
Total assets	**$ 863,768**	$ 1,250,307
Liabilities		
Current liabilities		
Trade payables and other	**$ 213,488**	$ 529,318
Income taxes payable	**3,593**	18,717
Lease liabilities	**9,233**	11,223
	226,314	559,258
Liabilities directly associated with assets held for sale	**14,921**	2,474
Total current liabilities	**241,235**	561,732
Non-current liabilities		
Trade payables and other	**12,724**	24,991
Lease liabilities	**16,717**	29,175
Borrowings	**246,533**	154,558
Deferred tax liabilities	**20,000**	20,975
Total non-current liabilities	**295,974**	229,699
Total liabilities	**537,209**	791,431
Shareholders' equity		
Share capital	**678,044**	786,181
Contributed surplus	**22,682**	(300,542)
Accumulated other comprehensive income (loss)	**63,918**	41,173
Retained earnings (deficit)	**(436,693)**	(67,936)
Reserves of assets held for sale	**(1,392)**	-
Total shareholders' equity	**326,559**	458,876
Total liabilities and shareholders' equity	**$ 863,768**	$ 1,250,307

[1] Comparative figures have been restated to reflect the change in accounting policy. Refer to Note 3 of the interim financial statements.

Altus Group

Interim Condensed Consolidated Statements of Cash Flows
For the Six Months Ended June 30, 2026 and 2025
(Unaudited)
(Expressed in Thousands of Canadian Dollars)

	Six months ended June 30	
	2026	**2025**
Cash flows from operating activities		
Profit (loss) before income taxes from continuing operations	**$ (5,223)**	$ 7,979
Profit (loss) before income taxes from discontinued operations	**(3,121)**	456,612
Profit (loss) before income taxes	**$ (8,344)**	$ 464,591
Adjustments for:		
Depreciation of right-of-use assets	**2,800**	4,028
Depreciation of property, plant and equipment	**1,516**	1,928
Amortization of intangibles	**13,537**	14,741
Interest costs (income), net	**2,756**	(1,097)
Share-based compensation	**8,317**	7,916
Unrealized foreign exchange (gain) loss	**6,249**	(1,161)
(Gain) loss on investments	**(1,469)**	5
(Gain) loss on sale of assets	**375**	27
(Gain) loss on disposal of assets	**1,877**	(457,757)
(Gain) loss on equity derivatives	**7,894**	5,407
Share of the (profit) loss from associates and joint ventures	**(802)**	(121)
Impairment of non-financial assets	**887**	-
Impairment of right-of-use assets, net of (gain) loss on sub-leases	**(804)**	3,534
Net changes in:		
Operating working capital	**9,640**	(7,472)
Liabilities for cash-settled share-based compensation	**(7,815)**	(5,691)
Net cash generated by (used in) operations	**36,614**	28,878
Interest paid on borrowings	**(3,185)**	(3,374)
Interest paid on leases	**(494)**	(599)
Interest received	**1,990**	7,280
Income taxes paid	**(11,838)**	(4,305)
Income taxes refunded	**212**	580
Net cash provided by (used in) operating activities	**23,299**	28,460
Cash flows from financing activities		
Proceeds from exercise of options	**85**	11,984
Financing fees paid	**(888)**	(763)
Proceeds from borrowings	**90,000**	50,590
Repayment of borrowings	**-**	(177,615)
Payments of principal on lease liabilities	**(9,673)**	(6,025)
Dividends paid	**(11,534)**	(12,354)
Treasury shares purchased for share-based compensation	**(1,652)**	(11,241)
Cancellation of shares	**(453,185)**	(177,998)
Net cash provided by (used in) financing activities	**(386,847)**	(323,422)
Cash flows from investing activities		
Purchase of investments	**(268)**	(352)
Purchase of intangibles	**(903)**	(806)
Purchase of property, plant and equipment	**(1,032)**	(2,173)
Proceeds from investments	**716**	5,197
Proceeds from sale of disposal group	**2,665**	-
Proceeds from sale of discontinued operations, net of cash disposed	**13,914**	655,811
Income taxes paid on disposal of discontinued operations	**(12,639)**	(20,027)
Net cash provided by (used in) investing activities	**2,453**	637,650
Effect of foreign currency translation	**2,327**	(10,566)
Net increase (decrease) in cash and cash equivalents	**(358,768)**	332,122
Cash and cash equivalents, beginning of period	**420,690**	50,592
Cash and cash equivalents, end of period	**$ 61,922**	$ 382,714

Reconciliation of Profit (Loss) to Adjusted EBITDA and Adjusted Earnings (Loss)

The following table provides a reconciliation of Profit (Loss) to Adjusted EBITDA and Adjusted Earnings (Loss):

	Three months ended June 30,		Six months ended June 30,	
In thousands of dollars, except for per share amounts	**2026**	2025 [1]	**2026**	2025 [1]
Profit (loss) from continuing operations	$ (1,531)	$ 7,542	$ (8,016)	$ 268
Interest costs (income), net	2,821	119	2,642	(1,197)
Depreciation and amortization	8,331	9,810	17,330	19,916
Restructuring expense (recovery)	3,374	821	8,071	7,057
Impairment charge	-	-	887	-
(Gain) loss on sale of assets	50	15	375	27
(Gain) loss on investments [2]	(1,309)	(133)	(1,469)	5
Share of the (profit) loss from associates and joint ventures	(516)	(352)	(802)	(121)
Other operating expense (income)	10,143	(3,292)	22,156	(3,531)
Non-cash share-based compensation [3]	4,854	3,810	9,321	8,782
Income tax expense (recovery) [4]	3,361	3,517	2,793	7,711
Adjusted EBITDA	$ 29,578	$ 21,857	$ 53,288	$ 38,917
Depreciation of property, plant and equipment and amortization of intangibles of non-acquired businesses	(1,084)	(1,305)	(2,190)	(2,767)
Interest (costs) income, net – other	(2,706)	184	(2,262)	1,696
(Gain) loss on hedging transactions, including currency forward contracts and interest expense (income) on swaps	694	1,179	392	2,029
Tax effect of adjusted earnings (loss) adjustments [4]	(7,064)	(4,566)	(12,624)	(12,833)
Adjusted Earnings (Loss)*	$ 19,418	$ 17,349	$ 36,604	$ 27,042
Weighted average number of shares – basic	36,424,809	43,841,362	38,481,154	44,824,199
Weighted average number of restricted shares	188,172	91,003	151,815	91,697
Weighted average number of shares – adjusted	36,612,981	43,932,365	38,632,969	44,915,896
Adjusted EPS [5]	$0.53	$0.39	$0.95	$0.60

(1) Comparative figures have been restated to reflect discontinued operations. Refer to Note 9 of the interim financial statements.
(2) (Gain) loss on investments relates to changes in the fair value of investments in partnerships.
(3) These expenses represent non-cash expenditure recognized in connection with issued stock options and other awards under our equity incentive plans in addition to the (gain) loss on equity derivatives net of mark-to-market adjustments on related RSUs and DSUs. These amounts are included in cost of sales, sales and marketing expenses, research and development expenses, and general and administrative expenses.
(4) For the purposes of reconciling to Adjusted Earnings (Loss), only the tax impacts for the reconciling items noted in the definition of Adjusted Earnings (Loss) are adjusted from profit (loss) for the period.
(5) Refer to page 4 of the MD&A for the definition of Adjusted EPS.

Reconciliation of Free Cash Flow and Free Cash Flow per Share

Free Cash Flow	Three months ended June 30,		Six months ended June 30,	
In thousands of dollars, except for per share amounts	**2026**	2025	**2026**	2025
Net cash provided by (used in) operating activities	$ 2,334	$ 27,755	$ 23,299	$ 28,460
Less: Capital Expenditures	(670)	(1,664)	(1,935)	(2,979)
Free Cash Flow	$ 1,664	$ 26,091	$ 21,364	$ 25,481
Weighted average number of shares – basic	36,424,809	43,841,362	38,481,154	44,824,199
Weighted average number of restricted shares	188,172	91,003	151,815	91,697
Weighted average number of shares – adjusted	36,612,981	43,932,365	38,632,969	44,915,896
Free Cash Flow per Share	$0.05	$0.59	$0.55	$0.57

Constant Currency

	Three months ended June 30, 2026		Six months ended June 30, 2026	
	As presented	For Constant Currency	As presented	For Constant Currency
Canadian Dollar	1.000	1.000	1.000	1.000
United States Dollar	1.385	1.384	1.378	1.409
Pound Sterling	1.857	1.847	1.853	1.827
Euro	1.609	1.570	1.607	1.539
Australian Dollar	0.982	0.886	0.967	0.893

	Three months ended June 30, 2025		Six months ended June 30, 2025	
	As presented	For Constant Currency	As presented	For Constant Currency
Canadian Dollar	1.000	1.000	1.000	1.000
United States Dollar	1.384	1.368	1.409	1.358
Pound Sterling	1.847	1.726	1.827	1.718
Euro	1.570	1.472	1.539	1.468
Australian Dollar	0.886	0.902	0.893	0.894