REDACTED pursuant to the sealing order of Justice Burke dated October 16, 2026 and further redacted pursuant to the sealing order of Justice Creran dated November 9, 2026





This is the 1st affidavit of KAVINDER SINGH DHILLON in this case and was made on the 31st day of August 2026

Court File No. S-265325
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

NATIONAL BANK OF CANADA

PETITIONER

AND:

LABTEST CERTIFICATION INC., LABTEST CERTIFICATION ONTARIO INC., 2842878 ONTARIO INC., GOSHU PRODUCTS/SERVICES INC., KAVINDER SINGH DHILLON, AND MUANALYSIS INC.

RESPONDENTS

AFFIDAVIT

I, Kavinder Singh Dhillon, businessman, c/o Arora Zbar LLP 315-2233 Burrard Street, Vancouver, British Columbia, AFFIRM THAT:

1. I am one of the Respondents named above as such have personal knowledge of the matters stated in this affidavit. If I state any matters on information and belief, I verily believe them to be true.
2. In this affidavit, I rely on terms capitalized in the Petition for reference purposes only.
3. I am the sole director and officer of Labtest Certification Inc. ("**Labtest**"), Labtest Certification Ontario Inc. ("**Labtest Ontario**"), 2842878 Ontario Inc. ("**284 Ontario**"), Muanalysis Inc. ("**MuAnalysis**") and Goshu Products/Services Inc. ("**Goshu**").
4. Goshu is the registered owner of four (4) properties in B.C. with the following civic addresses: (1) #204 – 8291 92 Street, Delta, B.C.; (2) #205 – 8291 92 Street, Delta, B.C.; and (3) #206 – 8291 92 Street, Delta, B.C.; and (4) #3128-20800 Westminster Highway. Richmond, B.C. (collectively, the "**BC Properties**").
5. Attached to this affidavit and marked as **Exhibit "A"** are copies of title searches for the BC Properties.

6. An appraisal of the strata units in Delta indicates that their collective market value, as of March 10, 2023, was $7,450,000.00. Attached to this affidavit and marked as **Exhibit "B"** is a copy of an appraisal of the said strata units.

7. An appraisal of the Richmond property indicates that its market value, as of March 10, 2023, was $1,565,000.00. Attached to this affidavit and marked as **Exhibit "C"** is a copy of an appraisal of the said property.

8. 284 Ontario owns a property in Ontario comprising of two (2) different units located at: (1) 2520 Bristol Circle, Oakville, Ontario; and (2) 2528 Bristol Circle, Oakville, Ontario (collectively, the "**Ontario Property**").

9. Attached to this affidavit and marked as **Exhibit "D"** are copies of title searches for the Ontario Property.

10. A valuation of the 2520 property indicates that its market value, as of October 24, 2025, was $7,225,000.00. Attached to this affidavit and marked as **Exhibit "E"** is a copy of valuation of the 2520 Property from October 2025.

11. A valuation of the 2528 property indicates that its market value, as of October 24, 2025, was $5,225,000.00. Attached to this affidavit and marked as **Exhibit "F"** is a copy of valuation of the 2528 Property from October 2025.

12. The Petitioner Bank holds a first-ranking mortgage charge against title to each of the BC Properties and the Ontario Property pursuant to loan agreements signed between Bank, and Goshu and 248 Ontario, respectively, in 2024.

13. Up until November 2025, the Respondent Companies serviced the Loans in accordance with the terms of the Loan Agreements.

14. In late 2025, due to the omission, neglect, and/or mismanagement of funds by the Chief Financial Officer (the "**CFO**") of Labtest, the Respondents omitted to make loan payments for three (3) months with respect to the Goshu Loan: November 2025, December 2025, and January 2026 (the "**Missed Loan Payments**").

15. After becoming aware of the Missed Loan Payments, around January 8, 2026, Labtest terminated the employment of its CFO.

16. Around February 2026, I engaged in discussions with the Bank and agreed to make an additional $25,000 payment each month on account of the Missed Loan Payments until the accrued arrears amount was paid in full. From my telephone conversation with Mr. Raymond Pai ("**Mr. Pai**"), Senior Director (Special Loans) at the Bank, I understood that the Bank agreed with this arrangement (the "**Repayment Arrangement**").

17. In addition to the Repayment Arrangement, by an email dated February 4, 2026, Mr. Pai requested me to provide extensive information and document disclosure with

respect to the Respondent Companies including updates on payment of property taxes, payroll, accounts receivables, financial statements, details of fiscal forecast scenarios for each company, and copies of lease agreements for BC Properties and Ontario Property. Attached to this affidavit and marked as **Exhibit "G"** is a copy of said email.

18. In February and March 2026, I worked with the Bank to provide it with the requested information but given the extent of information and documents requested, it took me some time to gather the same. Due to the nature of my business, I travel extensively and I advised Mr. Pai of this fact.

19. Despite continued disclosure of documents and information as requested by the Bank, by an email dated March 17, 2026, Mr. Pai advised me that for NBC to continue its business relationship with the Respondents, the Bank required engagement of a financial advisor to monitor the Respondent Companies and asked me to provide written consent for the same within 6 days of the date of his email. Attached to this affidavit and marked as **Exhibit "H"** is a copy of Mr. Pai's email to me dated March 17, 2026.

20. On March 30, 2026, the Bank withdrew two (2) payments from the Goshu account:

    a. the usual monthly mortgage payment in the amount of $50,337.44; and

    b. an additional payment of $24,662.56.

    I understood the additional $24,662.56. to be in accordance with the Repayment Arrangement. Attached to this affidavit and marked as **Exhibit "I"** is a copy of the transaction list for the Goshu account for the period of twelve (12) months starting August 23, 2025.

21. On April 7, 2026, Mr. Pai emailed me attaching an engagement letter for Deloitte Restructuring Inc. ("**Deloitte**") to be appointed as the Bank's financial advisor at the expense of the Respondents and without any indication of the amount of professional fees Deloitte would charge for its services. Attached to this affidavit and marked as **Exhibit "J"** is a copy of the email exchange between Mr. Pai and me from April 7-8, 2026.

22. I wished to continue working with the Bank and as an expression of my intention to do so, I signed the Deloitte engagement letter around April 13, 2026. Attached to this affidavit and marked as **Exhibit "K"** is an executed copy of the Deloitte engagement letter.

23. Starting May 6, 2026, I started providing information and documents directly to Deloitte, as requested. Attached to this affidavit and marked as **Exhibit "L"** are copies of my emails with Deloitte with respect to its requests for information and documents.

24. Despite my continued engagement with Deloitte, on May 19, 2026, litigation counsel for the Bank sent a letter to Labtest requiring disclosure of further information and documents to Deloitte by May 22, 2026, i.e. within three (3) days of the date of the letter (the "**May 19th Letter**"). Attached to this affidavit and marked as **Exhibit "M"** is a copy of the said letter.

25. By an email of the same day, i.e. May 19, 2026, I explained to Mr. Pai my understanding of the Repayment Agreement between the Bank and the Respondents and I further noted that there were sufficient funds in the relevant accounts for NBC to debit payments for the Goshu Loan as well as the 248 Ontario Loan. Attached to this affidavit and marked as **Exhibit "N"** is a copy of the email exchange between Mr. Pai and me dated May 19-20, 2026.

26. After the Respondents provided to Deloitte the documents listed in the May 19th Letter, on June 2, 2026, Deloitte reverted with a further list of requests for information and document. Attached to this affidavit and marked as **Exhibit "O"** is a copy of an email from Mr. Kaleb Butt, Manager at Deloitte, to me dated June 2, 2026.

27. In around April or May 2026, the Bank stopped withdrawing monthly payments with respect to the Goshu Loan. By emails sent in June and July 2026, I advised Mr. Pai that Goshu was ready to make the monthly payment for May in addition to the $25,000 on account of the Missed Loan Payments. Attached to this affidavit and marked as **Exhibit "P"** is a copy of the said email.

28. While Deloitte continued to request further information and documents from the Respondents, the Bank, by letter from its counsel dated June 2, 2026, demanded repayment of the entire amount due pursuant to the Loan Agreements, amounting to a total of $17,792,687.55, within 20 days of the letter (the "**Demand Letter**"). Attached to this affidavit and marked as **Exhibit "Q"** is a copy of the Demand Letter.

29. By June 26, 2026, I arranged for deposit of sufficient funds in the Goshu account to clear the Bank's arrears on account of the Missed Loan Payments as well as the Goshu June Payment Default. On June 29, 2026, the bank withdrew $227,024.64 from the Goshu account as payment towards the arrears outstanding with respect to the Goshu Loan. The transaction list for the Goshu account, attached as **Exhibit "I"** to this affidavit, shows the said withdrawal by the Bank on June 29, 2026.

30. By an email dated July 31, 2026, I inquired with Mr. Pai about the arrears outstanding with respect to the Goshu Loan, if any, to bring the Goshu account in good standing. Mr. Pai did not respond to my email. Attached to this affidavit and marked as **Exhibit "R"** is a copy of my said email to Mr. Pai.

31. In late August 2026, through Respondents' solicitor as well as our litigation counsel, I requested the Bank to provide us with the total amount of arrears with respect to

the Goshu Loan and 284 Ontario Loan, indicating that the Respondents wanted to make payment of all outstanding arrears. Attached to this affidavit and marked as Exhibit "S" is a copy of email exchange between the Respondents' solicitor and counsel for the Bank with respect to the total outstanding arrears amount.

32. The Respondents remain willing and able to clear all outstanding arrears with respect to the Goshu Loan as well as the 248 Ontario Loan.

33. I am making efforts to sell the Business and, on behalf of Labtest, I have signed a Letter of Intent ("LOI") with a potential purchaser. The transaction is expected to materialize before the end of this year and once complete, the Respondents will be able to make payment of the Indebtedness in its entirety. Attached to this affidavit and marked as Exhibit "T" is copy of the LOI with its sections redacted to protect identity of the purchaser and other confidential information.

34. If the transaction contemplated in the LOI does not materialize for any reason, there is another entity interested in purchasing the Business.

35. I understand that the Bank has commenced this proceeding seeking appointment of a receiver over the properties, business, and assets of the Respondent Companies. My understanding is that it is the Respondents who will eventually bear the financial burden of appointment of a receiver and that the resulting costs will be significant. Given the impending sale of the Business and the Respondents' willingness to clear outstanding arrears, an immediate appointment of receiver is unwarranted and will result in unnecessary expenses to the Respondents.

36. I make this affidavit in support of the Respondents' position in this proceeding and for no improper purpose.

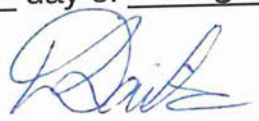
AFFIRMED BEFORE ME at the City of Vancouver, British Columbia on the 31st day of August 2026

A commissioner for taking affidavits for British Columbia

KAVINDER SINGH DHILLON

DEVINDERPAL KAUR KAILA
A Commissioner for taking Affidavits for British Columbia
Commission expires July 31, 2028
ARORA ZBAR LLP
SUITE 315–2233 BURRARD STREET
VANCOUVER, B.C. V6J 3H9
www.arorazbar.com

This is Exhibit "A" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

TITLE SEARCH PRINT
File Reference: 1357-1
Declared Value $593488

2026-08-28, 11:47:13
Requestor: Ravena Kubiaki

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA4968715
From Title Number	CA3444736
Application Received	2016-02-03
Application Entered	2016-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	GOSHU PRODUCTS/SERVICES INC., INC.NO. BC0648236 3133-20800 WESTMINSTER HWY RICHMOND, BC V6V 2W3
Taxation Authority	Delta, The City of

Description of Land
Parcel Identifier: 029-205-514
Legal Description:
STRATA LOT 3 DISTRICT LOT 132 GROUP 2 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS1707
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.2.1981 UNDER NO. T17084 PLAN NO. 61216

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	BB1211869
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA MODIFIED BY BB1160811 MODIFIED BY BB1672865

2026-08-28, 11:47:13

Requestor: Ravena Kubiaki

TITLE SEARCH PRINT

File Reference: 1357-1

Declared Value $593488

Nature:	COVENANT
Registration Number:	BB1211870
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211871
Registration Date and Time:	2009-09-17 14:18
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211896
Registration Date and Time:	2009-09-17 14:23
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	MODIFICATION
Registration Number:	BB1160811
Registration Date and Time:	2010-06-14 13:34
Remarks:	INTER ALIA MODIFICATION OF BB1211869

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008168
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008169
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CB1328411
Registration Date and Time:	2024-05-23 11:12
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

2026-08-28, 11:47:13

Requestor: Ravena Kubiaki

TITLE SEARCH PRINT

File Reference: 1357-1

Declared Value $593488

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1328412
Registration Date and Time:	2024-05-23 11:12
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT
File Reference: 1357-1
Declared Value $1195000

2026-08-28, 11:47:13
Requestor: Ravena Kubiaki

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA3718218
From Title Number	CA3444737
Application Received	2014-05-09
Application Entered	2014-05-20
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	GOSHU PRODUCTS/SERVICES INC., INC.NO. BC0648236 3133 20800 WESTMINSTER HIGHWAY RICHMOND, BC V6V 2W3
Taxation Authority	Delta, The City of

Description of Land
Parcel Identifier: 029-205-522
Legal Description:
STRATA LOT 4 DISTRICT LOT 132 GROUP 2 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS1707
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.2.1981 UNDER NO. T17084 PLAN NO. 61216

Charges, Liens and Interests

Nature:	STATUTORY RIGHT-OF-WAY
Registration Number:	R53085
Registration Date and Time:	1979-06-12 14:34
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA PART FORMERLY LOT 2 PLAN 826

TITLE SEARCH PRINT
File Reference: 1357-1
Declared Value $1195000

2026-08-28, 11:47:13
Requestor: Ravena Kubiaki

Nature:	COVENANT
Registration Number:	BB1211869
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA MODIFIED BY BB1160811 MODIFIED BY BB1672865

Nature:	COVENANT
Registration Number:	BB1211870
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211871
Registration Date and Time:	2009-09-17 14:18
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211896
Registration Date and Time:	2009-09-17 14:23
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	MODIFICATION
Registration Number:	BB1160811
Registration Date and Time:	2010-06-14 13:34
Remarks:	INTER ALIA MODIFICATION OF BB1211869

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008168
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008169
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

2026-08-28, 11:47:13

Requestor: Ravena Kubiaki

TITLE SEARCH PRINT

File Reference: 1357-1

Declared Value $1195000

Nature:	MORTGAGE
Registration Number:	CB1328411
Registration Date and Time:	2024-05-23 11:12
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1328412
Registration Date and Time:	2024-05-23 11:12
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT
2026-08-28, 11:47:14
File Reference: 1357-1
Requestor: Ravena Kubiaki

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA3718219
From Title Number	CA3444738
Application Received	2014-05-09
Application Entered	2014-05-20
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	GOSHU PRODUCTS/SERVICES INC., INC.NO. BC0648236 3133 20800 WESTMINSTER HIGHWAY RICHMOND, BC V6V 2W3
Taxation Authority	Delta, The City of

Description of Land
Parcel Identifier: 029-205-531
Legal Description:
STRATA LOT 5 DISTRICT LOT 132 GROUP 2 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS1707
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.2.1981 UNDER NO. T17084 PLAN NO. 61216

Charges, Liens and Interests

Nature:	STATUTORY RIGHT-OF-WAY
Registration Number:	R53085
Registration Date and Time:	1979-06-12 14:34
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA PART FORMERLY LOT 2 PLAN 826

2026-08-28, 11:47:14

Requestor: Ravena Kubiaki

TITLE SEARCH PRINT

File Reference: 1357-1

Nature:	COVENANT
Registration Number:	BB1211869
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA MODIFIED BY BB1160811 MODIFIED BY BB1672865

Nature:	COVENANT
Registration Number:	BB1211870
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211871
Registration Date and Time:	2009-09-17 14:18
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211896
Registration Date and Time:	2009-09-17 14:23
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	MODIFICATION
Registration Number:	BB1160811
Registration Date and Time:	2010-06-14 13:34
Remarks:	INTER ALIA MODIFICATION OF BB1211869

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008168
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008169
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2026-08-28, 11:47:14

File Reference: 1357-1

Requestor: Ravena Kubiaki

Nature:	MORTGAGE
Registration Number:	CB1328411
Registration Date and Time:	2024-05-23 11:12
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1328412
Registration Date and Time:	2024-05-23 11:12
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

2026-08-28, 11:47:15

TITLE SEARCH PRINT

Requestor: Ravena Kubiaki

File Reference: 1357-1

Declared Value $ 340000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA1545882
From Title Number	BV160110
Application Received	2010-04-30
Application Entered	2010-05-10
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	GOSHU PRODUCTS/SERVICES INC., INC.NO. BC0648236 3133 20800 WESTMINSTER HWY RICHMOND, BC V6V 2W3
Taxation Authority	Richmond, City of

Description of Land

Parcel Identifier: 023-197-234

Legal Description:

STRATA LOT 51 SECTION 9 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS2129
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Legal Notations

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA)
FILED 10.02.1981 UNDER NO. T17084 PLAN NO. 61216

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BH344538
Registration Date and Time:	1994-09-21 14:35
Registered Owner:	CITY OF RICHMOND
Remarks:	INTER ALIA PLAN LMP19116

TITLE SEARCH PRINT
File Reference: 1357-1
Declared Value $ 340000

2026-08-28, 11:47:15
Requestor: Ravena Kubiaki

Nature:	COVENANT
Registration Number:	BH344539
Registration Date and Time:	1994-09-21 14:36
Registered Owner:	CITY OF RICHMOND
Remarks:	INTER ALIA SECTION 215 L.T.A.

Nature:	COVENANT
Registration Number:	BH344541
Registration Date and Time:	1994-09-21 14:36
Registered Owner:	CITY OF RICHMOND HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA SECTION 215 L.T.A.

Nature:	MORTGAGE
Registration Number:	CB1328411
Registration Date and Time:	2024-05-23 11:12
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB1328412
Registration Date and Time:	2024-05-23 11:12
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

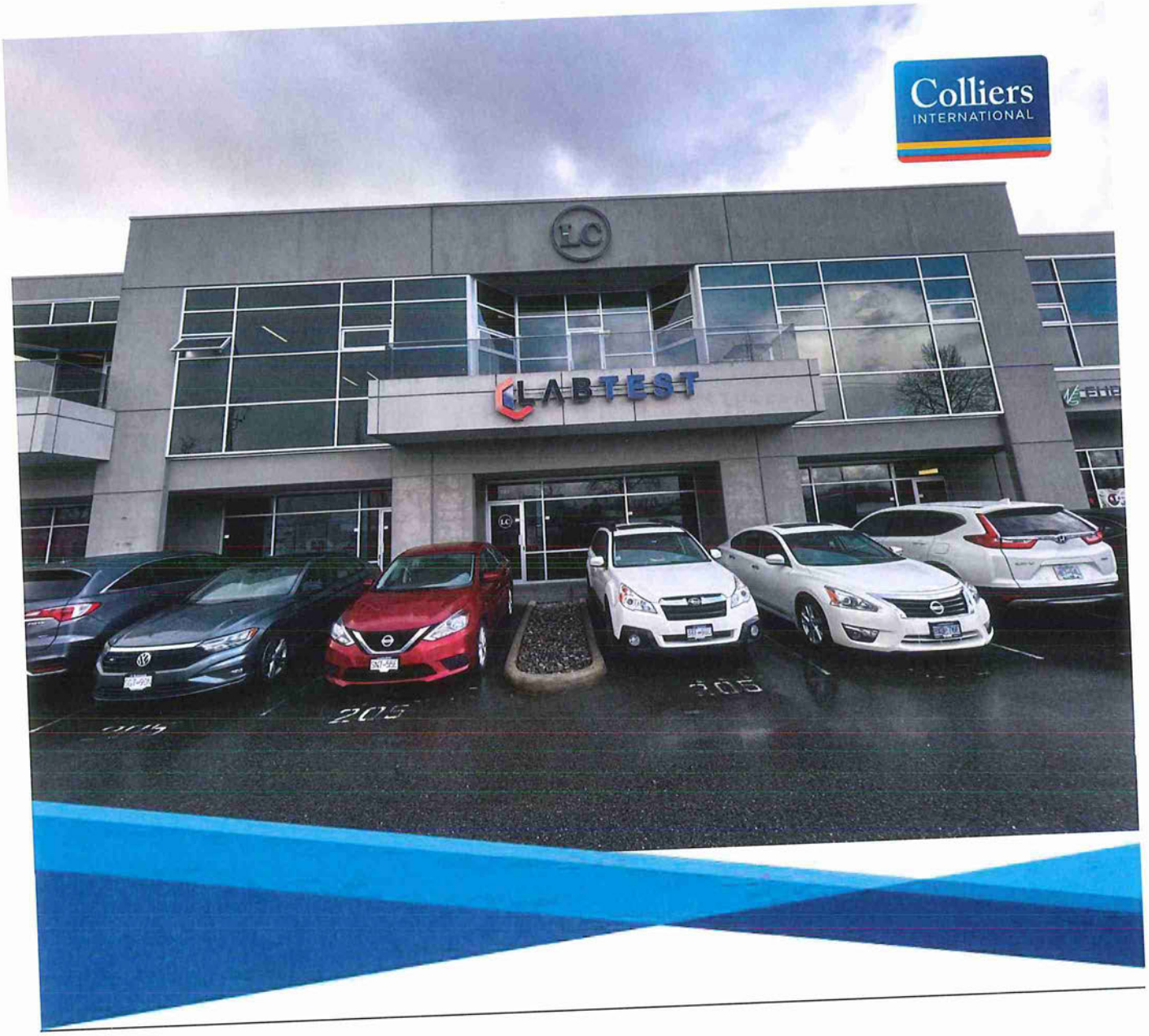
Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This is Exhibit "B" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.

A Commissioner for Taking Affidavits
within British Columbia



Narrative Appraisal

Industrial Strata Units
204/205/206 - 8291 92 Street
Delta, British Columbia
Effective Date: March 10, 2023
Report Date: March 13, 2023

Prepared For
Harminder Rangar
LabTest Certification Inc.

Prepared By
Aian Miiabaev, AACI, MRICS
Executive Valuation Services Director, Vancouver
Valuation & Advisory Services

200 Granville Street
19th Floor
Vancouver, BC V6C 2R6
www.colliers.com

MAIN 604 681 4111
FAX 604 661 0849

Our File: YVR230212-002

March 13, 2023

LabTest Certification Inc.
205 - 8291 92 Street,
Delta, BC V4G 0A4

Dear Mr. Rangar;

Re: Appraisal of Industrial Strata Units
204/205/206 - 8291 92 Street, Delta, British Columbia

In accordance with your request, we have carried out an analysis of the above-mentioned property in order to estimate its current market value as is. Based on our investigations, it is our opinion that the current market value as is of the fee simple interest in the property, as of March 10, 2023, is estimated to be as follows:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
Current Market Value As-Is	**Fee Simple**	**March 10, 2023**	**$7,450,000**

The above value estimate is based on an exposure period of six months or less, assuming the basis of a transaction involving cash to the vendor and is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

This report describes the methods and approaches to value in support of the above conclusion, and contains the pertinent data gathered in our investigation of the market.

Should you have any questions, we would be pleased to discuss the valuation further.

Yours very truly,

COLLIERS INTERNATIONAL REALTY ADVISORS INC.

Aian Miiabaev

Aian Miiabaev, AACI, MRICS
Executive Valuation Services Director, Vancouver

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Executive Summary

Industrial Strata Units
204/205/206 - 8291 92 Street
Delta, British Columbia

Final Value Estimate
$7,450,000

PROPERTY INFORMATION			
Property Type	Industrial / Office Warehouse	Size (SF)	11,833
Year Built	2013	Occupied (100.0%)	11,833
Quality / Condition	Good / Good	District	
Site Area (acres)	2.27	Clear Height	10 Feet in Office area and 24 Feet in Warehouse area
		Cranes	No
Excess Density	None	Loading (Dock / Grade / Rail)	Yes / No / No
Land Use/Zoning	I-2 (Medium Impact Industrial Zone)		

VALUE CONCLUSION		VALUATION SUMMARY	
Final Value Estimate	**$7,450,000**	Direct Comparison Approach	$7,690,000
Effective Date	March 10, 2023	Income Approach	
Value per SF	$630	Direct Income Capitalization	$7,140,000
Going-In Capitalization Rate	3.45%		

DIRECT INCOME CAPITALIZATION		DIRECT COMPARISON APPROACH	
Market Rent	$257,192	Concluded Unit Value/SF	$650
Stabilized Net Operating Income	1.00%	Initial Value	$7,690,000
Vacancy Allowance	0.00%	Adjustments	$0
Structural / Contingency	3.60%	Adjusted Value As Is	$7,690,000
Overall Capitalization Rate	$7,140,000	Value per SF	$650
Stabilized Value	$0		
Adjustments	$7,140,000		
Adjusted Value As Is	$603		
Value per SF			

The above value estimate is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

Investment Sales

Index No.	Property Name Property Address	Year Built Size (SF) Site Area (SF)	Sale Date Analysis Price[1] Analysis Price / SF	NOI NOI / SF SOCR
1	Buckingham Industrial Estates 105/205 - 8275 92nd Street Delta, BC	2015 5,447 -	17-Jun-21 $1,800,000 $330	$69,840 $12.82 3.88%
2	Delta Business Centre 108 - 7198 Vantage Way Delta, BC	1995 2,167 -	30-Mar-21 $785,500 $362	$31,420 $14.50 4.00%
3	Industrial Strata Unit 109 - 17665 66A Avenue Surrey, BC	1998 1,998 -	8-Dec-21 $1,090,000 $546	$27,918 $13.97 2.56%
4	Industrial Strata #4-13520 Crestw ood Place Richmond, BC	1987 2,163 -	30-Aug-21 $1,135,575 $525	$40,006 $18.50 3.52%
5	Industrial Strata Unit 145-6753 Graybar Road Richmond, BC	1990 2,818 -	16-Mar-21 $965,000 $342	$36,000 $12.78 3.73%
6	Coquitlam Industrial Property 130 Glacier Street #4 Coquitlam, BC	1980 2,964 -	5-Jan-21 $1,048,888 $354	$31,661 $10.68 3.02%

(1) Sale price adjusted for holding and lease-up costs and other capital adjustments.

Direct Comparison Sales

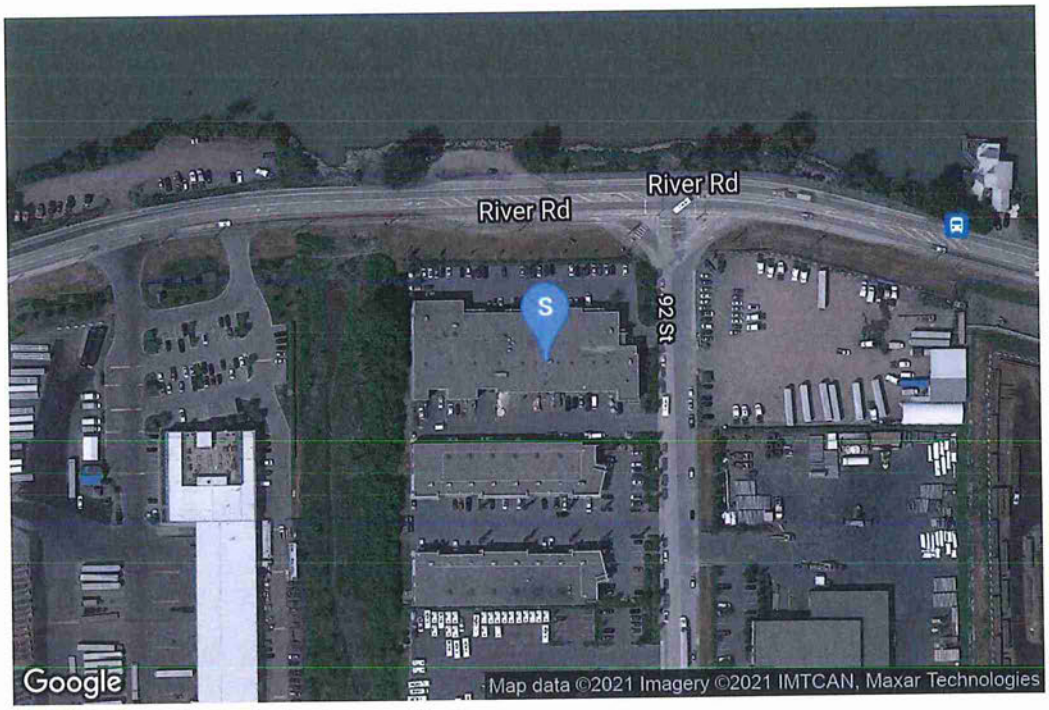
Index No.	Property Name Property Address	Year Built Size (SF) Site Area (SF)	Sale Date Analysis Price[1] Analysis Price / SF
1	Industrial Strata Unit 1600 Derw ent Way Unit 11 Delta, BC	1991 3,881 -	28-Oct-22 $2,290,000 $590
2	Strata Industrial Unit 1610 Derw ent Unit 16 Delta, BC	1995 3,904 -	5-Jul-22 $2,238,000 $573
3	Industrial Strata 7187 Progress Way Unit 102 Delta, BC	1997 8,295 -	2-Mar-22 $4,450,000 $536
4	Deca Business Centre 107-7927 River Road Delta, BC	2022 3,625 -	13-Jun-22 $2,591,600 $715
5	Industrial Strata 110 & 120 7858 Hoskins Street Delta, BC	2001 9,818 -	21-Apr-22 $6,450,000 $657
6	Freestanding Strata Units 1520 Cliveden Avenue Units 1/2/3 Delta, BC	1991 9,525 -	31-May-22 $4,180,000 $439

(1) Sale price adjusted for holding and lease-up costs and other capital adjustments.

General Location Map



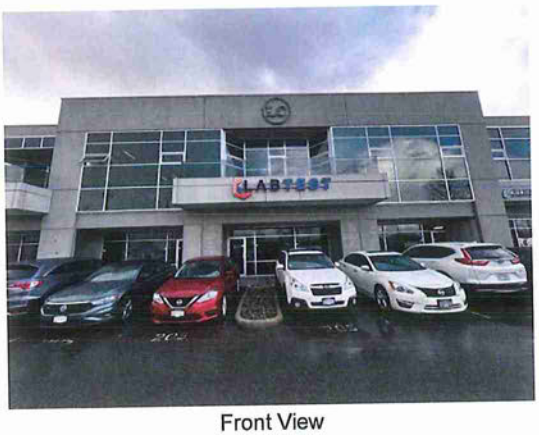
Aerial Photograph



Photographs of Subject Property



Street View



Front View



Rear View



Interior (Office Area)



Interior (Office Area)



Interior (Office Area)

Photographs of Subject Property (continued)



Interior (Office Area)



Interior (Office Area)



Interior (Office Area)



Interior (Office Area)



Interior (Warehouse Area)



Interior (Warehouse Area)

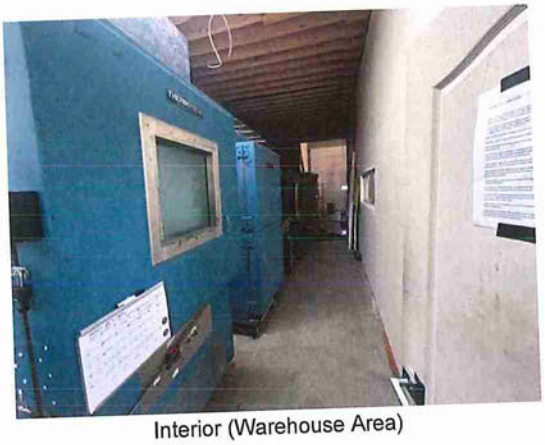
Photographs of Subject Property (continued)



Interior (Warehouse Area)



Interior (Warehouse Area)



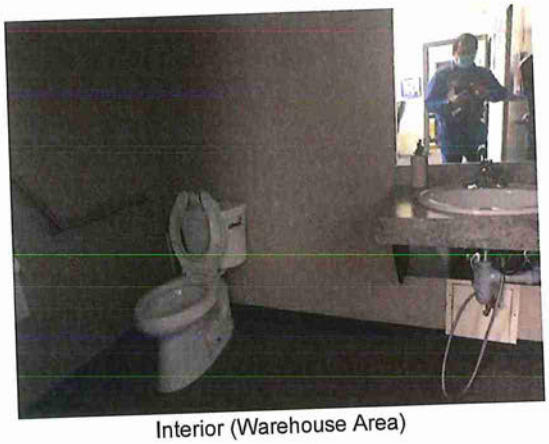
Interior (Warehouse Area)



Interior (Warehouse Area)



Interior (Warehouse Area)



Interior (Warehouse Area)

Terms of Reference

Client and Intended User

The Client of this appraisal is LabTest Certification Inc., and the Intended User is LabTest Certification Inc..

Purpose and Intended Use of Report

The purpose of this valuation is to estimate the current market value as is of the property described.

This appraisal is provided on a confidential basis and for the sole and exclusive use by LabTest Certification Inc. and any other Intended User specifically identified for first mortgage financing only and any third party use of or reliance on this Appraisal Report or any materials prepared by Colliers International Realty Advisors Inc. (Colliers), is strictly prohibited, except to the extent that Colliers has provided prior permission in writing, such permission to be provided or withheld in Colliers's sole and exclusive discretion. In the event that Colliers has not provided said permission LabTest Certification Inc. shall ensure and be responsible for notifying the third party in writing that it should not rely on the Appraisal Report and any use by such third party of the Appraisal Report, or any materials prepared by Colliers shall be at its own risk and that Colliers makes no representations or warranties of any kind. Notwithstanding anything to the contrary, Colliers shall not owe any duty to any third party with respect to the Appraisal Report. LabTest Certification Inc. shall indemnify, defend and hold harmless Colliers for any and all claims, liabilities, damages, costs and expenses (including court costs and reasonable legal fees) in connection with or arising out of any breach of this Agreement by LabTest Certification Inc. or any unauthorized use or reliance by third parties of the Appraisal Report or any materials prepared by Colliers.

Property Rights

The property rights appraised are those of the Fee Simple Interest. The Fee Simple Interest refers to absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power and escheat.

Effective Date

The effective date of this valuation is March 10, 2023.

This Appraisal Report is prepared in the context of the market conditions and other factors (including assumptions and/or materials provided by parties and sources outside of the control of Colliers Realty Advisors Inc.) prevailing as of the effective date. Real estate markets and assets are subject to significant volatility and change; and can be affected by numerous economic and political conditions as well as other conditions. The value contained (if any) in this Appraisal Report is made as of the effective date only and should not be relied on as of any other date without receiving prior written authorization from Colliers.

Property Inspection

The following table illustrates the Colliers professionals involved with this appraisal report, and their status with respect to the property inspection.

SUBJECT PROPERTY INSPECTION			
APPRAISER	INSPECTED	EXTENT	DATE OF INSPECTION
Aian Miiabaev, AACI, MRICS	No	-	-
Bradley Elliott, AIC Candidate	Yes	Interior/Exterior	March 10, 2023

Market Value Definition

For the purposes of this valuation, market value is defined as:

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and the seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under duress."

(The Appraisal Institute of Canada "Canadian Uniform Standards of Professional Appraisal Practice". 2020 ed., p. 10)

Exposure Time

An estimate of market value is related to the concept of reasonable exposure time. Exposure time is defined as:

"The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal."

(The Appraisal Institute of Canada "Canadian Uniform Standards of Professional Appraisal Practice". 2020 ed., p. 6)

Exposure Time is a retrospective function of asking price, property type, and past market conditions and encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable marketing effort. Exposure time is a necessary element of a market value definition but is not a prediction of a specific date of sale.

In practice, the exposure time assumes the following:

- The property was extensively marketed. Potential purchasers could inspect the property at will.
- The owner provided interested agents with any and all relevant property information.
- Negotiations of any offers to purchase were performed in a timely manner.
- The property was maintained at a physical status equivalent to its present condition.
- Market level financing was readily available.
- The seller was not under duress.

Ongoing discussions with agents familiar with the market have indicated that properties like the Subject typically require a marketing period of six months or less depending on a variety of factors including its location, vacancy levels, tenant quality, size, market conditions, and motivation of the vendor/purchaser. In consideration of these factors, it is concluded that for the Subject property to sell at the market value estimated as of the effective date of this report, an exposure period of approximately six months or less would be required.

Scope of the Valuation

This report has been written in a Narrative format and complies with the reporting requirements set forth under the Canadian Uniform Standards of Professional Appraisal Practice As such, all relevant material is provided in this report including the discussion of appropriate data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation concerning the data, reasoning, and analyses are retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated.

During the course of preparing this valuation, the following was completed:

- Property inspection details are indicated previously within the Terms of Reference section of this report.
- No lease review or audit was conducted. This valuation has been prepared on the basis of summary financial and operating data provided directly to us by our client or their designated agents, in either hard copy or electronic form or both. It is assumed that this information, and specifically that relating to the financial performance of the property described, is accurate. This assumption is critical to the value estimate contained and the authors of this report, and Colliers reserve the right to amend our estimate(s) in whole or in part should the foregoing not be the case.
- A review of a detailed tenant rent roll as provided by our client or their designated agents has been conducted.
- A review has been completed of available data regarding the local market.
- Verification of current land use and zoning regulations has been undertaken. Municipal and neighbourhood information, including tax information, were sourced as noted below and verified where appropriate and possible. Site area and dimensions are from information obtained from the City of Delta. Should further confirmation of site size and dimensions be required, a legal survey should be commissioned.
- A review of sales and listing data on comparable properties has been undertaken. Comparable market information was obtained from our information database and local real estate professionals knowledgeable in the Delta real estate market. It was confirmed, when appropriate, with public information at the LTSA or the parties involved when there was reason to doubt its accuracy.
- Discussions have been held with market participants where applicable.

SOURCES OF INFORMATION

ITEM	SOURCE
Assessment / Tax Information	BC Assessment/City of Delta
Zoning Information	City of Delta
Official Plan Information	City of Delta
Site Size Information	City of Delta
Building Size Information	City of Delta/Strata Plan/Measurements
Demographics	City of Delta
Comparable Information	RealNet/MLS/CoStar
Legal Description	City of Delta

Colliers cannot be held liable for any errors in the information that was provided by third parties or by Harminder Rangar of LabTest Certification Inc.. The Appraisal Report must be used in its entirety and any reliance on any portion of the appraisal report independent of others may lead to erroneous conclusions.

Ordinary Assumptions and Limiting Conditions

This report is subject to the Ordinary Assumptions and Limiting Conditions set forth within the Appendix to this appraisal in addition to any specific assumptions that may be stated in the body of the report. These conditions are critical to the value stated and should be thoroughly read and understood before any reliance on this report should be considered.

Extraordinary Limiting Conditions

An Extraordinary Limiting Condition refers to a necessary modification to, or exclusion of, a Standard Rule which may diminish the reliability of the report.

As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time.

Hypothetical Conditions

Hypothetical Conditions are a specific type of an Extraordinary Assumption that presumes, as fact, simulated but untrue information about physical, legal or economic characteristics of the subject property or external conditions, and are imposed for purposes of reasonable analysis. No Hypothetical Conditions were invoked within this report.

Extraordinary Assumptions

An Extraordinary Assumption is an assumption, directly related to a specific assignment, which, if found to be false, could materially alter the opinions or conclusions. Extraordinary Assumptions presume as fact otherwise uncertain information about or anticipated changes in the physical, legal or economic characteristics of the subject property, or about conditions external to the subject property such as market conditions or trends, or the integrity of data used in the analysis. The following Extraordinary Assumptions were invoked within this report:

We have relied on information provided to us by our client of their designated agents with respect to the status of the tenancy and their contractual rights and obligations, and financial data relating to the income and expenses associated with the property's operations, as well as the physical attributes of the property and environmental condition of the site, including any required capital expenditures. The assumptions stated are critical to the value estimate contained and the authors of this report and Colliers reserve the right to amend our estimates should any of these assumptions be altered in whole or in part.

The concluded market value is based on the assumption the strata corporation's Contingency Reserve Fund and maintenance schedules, inclusive of the subject's monthly fee is a reasonable reflection of the cost relating to maintaining all property of the strata. If the Contingency Reserve Fund is insufficient to meet the maintenance schedule for the subject strata development the final estimate of market value for the subject may be impacted.

The appraiser has not been provided with a copy of the Strata Council Minutes as it is considered to be outside the scope of this assignment. The final estimate of value is based on the extraordinary assumption that there are no issues within the minutes that would have an impact on the property's value. However, any third party, should take prudent steps to ascertain such fact for their own purposes, as no warranty is undertaken by the appraiser in rendering this report

We have not undertaken a detailed soil analysis, and as we are not qualified to comment on soil conditions, we have assumed that there are no contaminants affecting the site. However, a full environmental assessment would be required for certainty and any cost of remedy could potentially impact the reported value conclusion. The sub-soil is assumed to be similar to other lands in the area and suitable in drainage qualities and load bearing capacity to support the existing development.

As the date of the inspection and of writing this report precedes the effective date, it is an Extraordinary Assumption that there are no material changes in the interim to either the physical or operating status of the property or the prevailing market conditions that might impact the value conclusions.

With the exception of the foregoing, there have been no other Extraordinary Assumptions employed in the preparation of this appraisal or report.

Assemblage

When relevant to the assignment, CUSPAP requires that assemblage must be considered and analyzed as to the effect on value. In the subject instance, assemblage is not considered to be a relevant factor, and therefore no analysis is deemed necessary.

Anticipated Public or Private Improvements

When relevant to the assignment, CUSPAP requires that anticipated public or private improvements must be considered and analyzed as to the effect on value. In the subject instance, public or private improvements are not considered to be a relevant factor, and therefore no analysis is deemed necessary.

Personal Property

When relevant to the assignment, CUSPAP requires that personal property must be considered and analyzed as to the effect on value. In the subject instance, personal property is not considered to be a relevant factor, and therefore no analysis is deemed necessary.

Property Data

Municipal Address

The Subject property is municipally described as 204/205/206 - 8291 92 Street, Delta, British Columbia.

Legal Description

The Subject property's legal description is as follows:
Strata Lots 3, 4, 5 Plan EPS1707 District Lot 132 Land District 2 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID: 029-205-514; 029-205-522; 029-205-531

Current Ownership

A title search completed for the Subject property indicated the following ownership information:

TITLE NO.	SEARCH DATE	REGISTERED OWNER	SOURCE OF TITLE INFORMATION
CA4968715	March 8, 2023	Goshu Products/Services Inc.	LTSA
CA3718218	March 8, 2023	Goshu Products/Services Inc.	LTSA
CA3718219	March 8, 2023	Goshu Products/Services Inc.	LTSA

Ownership History

Ownership of the property last transferred on May 9, 2014. According to the information available, the current owner, Goshu Products/Services Inc., acquired the property from Buckingham Corporate Centre Inc. for the reported consideration of $1,788,488. This transaction is understood to have occurred at arm's length.

There have been no other transfers of the property within the past three years.

Current Contracts

The Subject is not currently listed for sale.

Recent Activity

As we understand it, the property has not been subject to any agreement for sale, option or listing during the past twelve months.

Title Encumbrances

The property encumbrances are summarized below:

NO.	REGISTRATION TYPE	REGISTERED BY
BB1211869	COVENANT	THE CORPORATION OF DELTA
BB1211870	COVENANT	THE CORPORATION OF DELTA
BB1211871	COVENANT	THE CORPORATION OF DELTA
BB1211896	COVENANT	THE CORPORATION OF DELTA
BB3008168	STATUTORY RIGHT OF WAY	TELUS COMMUNICATIONS INC.
CA6712638	MORTGAGE	NATIONAL BANK OF CANADA
CA6712639	ASSIGNMENT OF RENTS	NATIONAL BANK OF CANADA
CB287229	MORTGAGE	KARDAK HOLDINGS LTD.
CB287230	ASSIGNMENT OF RENTS	KARDAK HOLDINGS LTD.

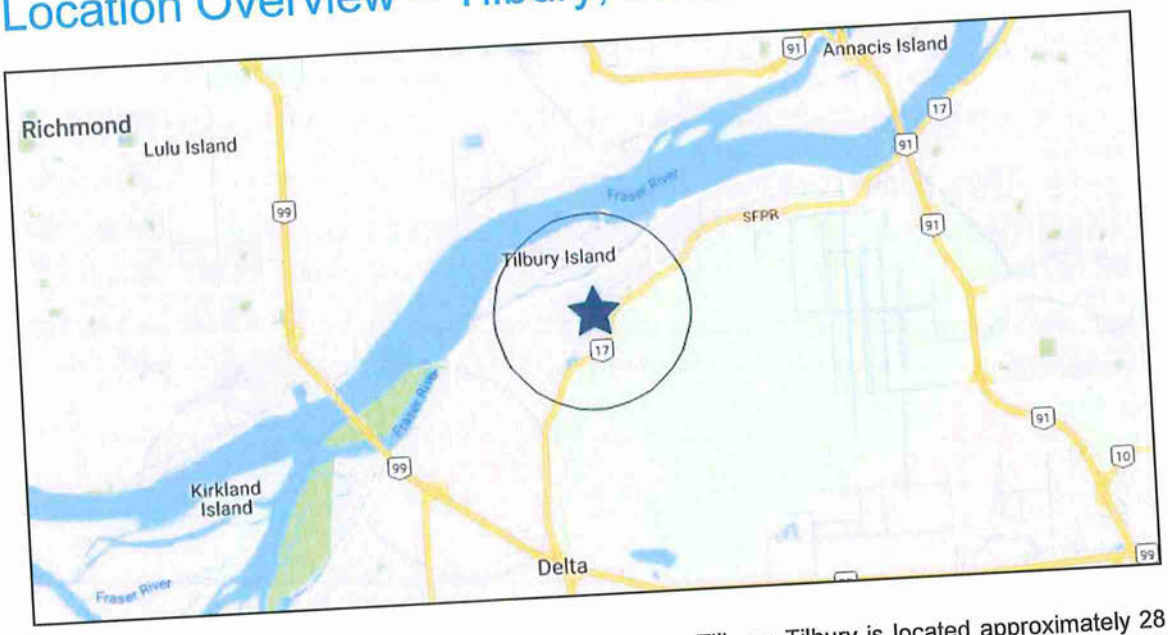
For the purposes of this analysis, the instruments registered against the title(s) to the property are assumed not to have a significant effect on the property's marketability or its market value. For greater certainty a legal opinion should be solicited for a full explanation of the effects of these encumbrances. The property has been valued as if free and clear of any financing. A copy of the property title has been included in the Appendix for further reference.

Realty Taxes / Assessment

The current realty tax and assessment information for the Subject property is summarized as follows:

ASSESSMENT & TAXES				
ROLL NO	TOTAL 2023 ASSESSMENT	TOTAL ASSESSMENT PER SF	TOTAL 2022 TAX LEVY	TOTAL TAX LEVY PER SF
306-D-344-257-03-0	$2,040,000	$172.40	$13,661	$1.15
306-D-344-257-04-0	$2,078,000	$175.61	$13,898	$1.17
306-D-344-257-05-0	$2,083,000	$176.03	$14,006	$1.18

Location Overview – Tilbury, Delta



The property is situated in the commercial district known as Tilbury. Tilbury is located approximately 28 kilometres from Vancouver's central business district and Port of Vancouver, and 16 kilometres from Deltaport. Major arterials for the district include River Road, South Fraser Perimeter Road (Highway 17), 80th Street, and Hopcott Road. Tilbury benefits from its central location within Metro Vancouver, as well as the South Fraser Perimeter Road connecting Tilbury directly to Deltaport and surrounding municipalities.

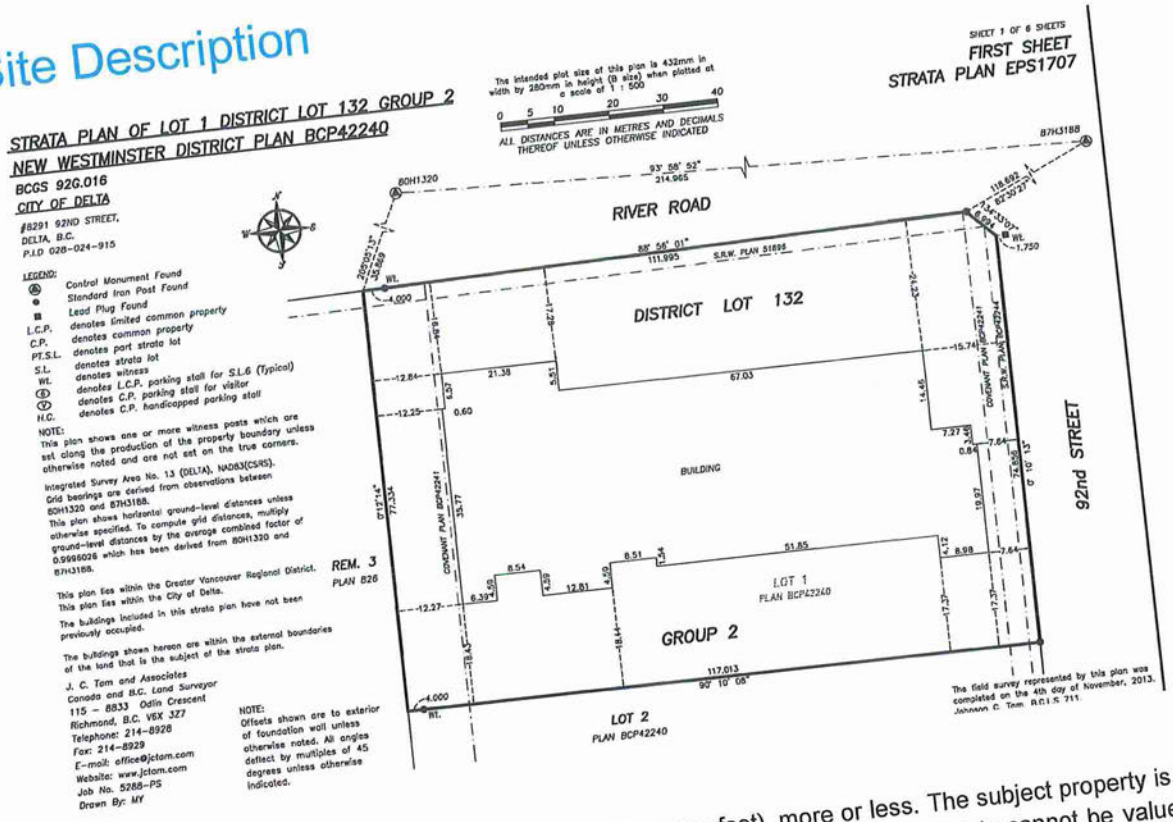
	District Boundaries	Adjacent Districts
North	Fraser River (Upper)	East Richmond (Richmond)
South	South Fraser Perimeter Road	Burns Bog Delta Nature Reserve
East	80th Street	Sunbury
West	62b Street	Parkdale Gardens

The Tilbury area is developed primarily with industrial properties along with some mixed-use. The district includes a mixture of larger commercial type users and multi-tenant commercial facilities. There is no supply of residential or purpose built office space within the district, but a large supply of both light and heavy industrial. The area benefits from its proximity to Vancouver, centralization to Richmond's core, and access to South Delta, Surrey, and New Westminster. New initiatives in the area involve road improvements of the South Fraser Perimeter Road and widening of the Pattullo Bridge to accommodate recent increases in traffic. Included in this area is: Riverpoint Business Park, Tilbury Industrial Park, Tilbury Island, Riverway Business Park, and Riverway Business Park.



Aerial: Tilbury (Island), Delta

Site Description



Area

The site comprises a total area of 2.27 acres (98,838 square feet), more or less. The subject property is a single strata lot within the complex and the fractional interest in the common property cannot be valued separately.

Configuration

The site is essentially generally rectangular in its configuration, as shown on the site plan above.

Street Improvements / Frontage

Street improvements for the Subject property are as outlined below:

Street Improvements	Frontage	Direction	No. Lanes	Street Type	Curbs	Sidewalks	Streetlights	Center Lane	Gutters
92 Street	257 Feet	Two-Way	Two-Lane	Minor Arterial					
River Road	392 Feet	Two-Way	Two-Lane	Major Arterial					

Land Use Classification (Zoning)

The City of Delta Zoning Bylaw 7600, 2017 currently designates the property as I-2 (Medium Impact Industrial Zone).

Access / Exposure

Overall access to the property is considered to be good. The site enjoys good exposure characteristics.

Site Coverage Ratio
The site has been developed to a Site Coverage Ratio of 42.49%.

Excess Density
The site has no excess density.

Services
The site is fully serviced.

Topography
The site's topography is generally level and at street grade with adjacent roadways and properties.

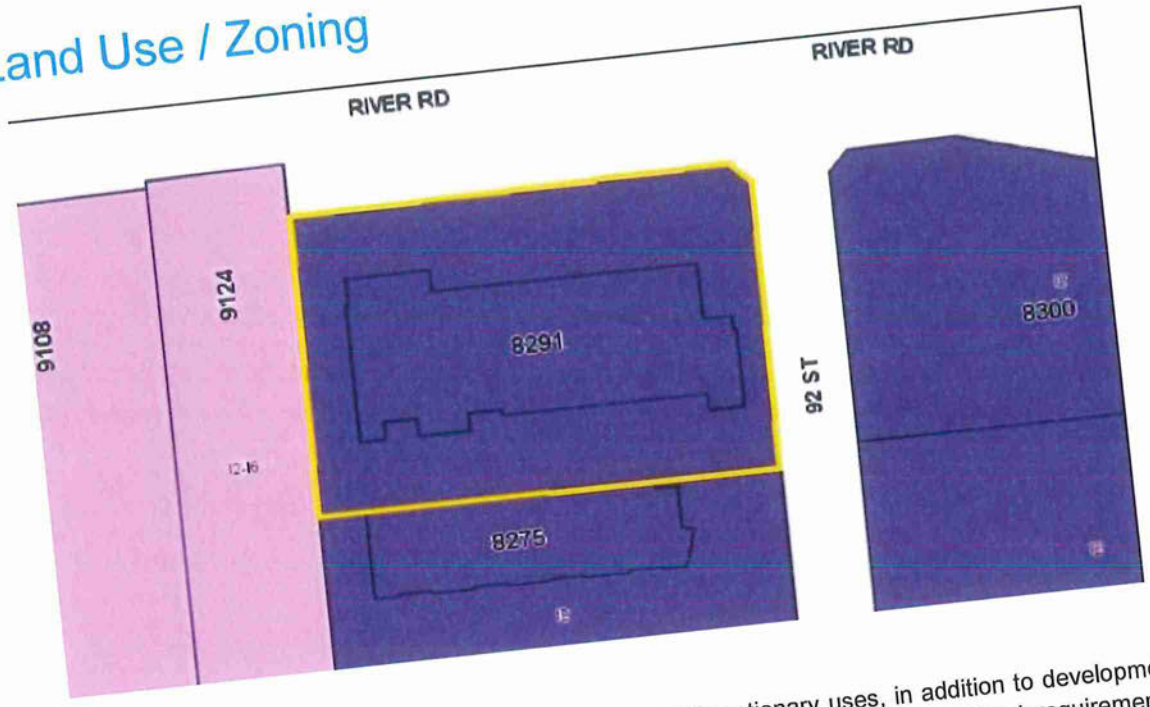
Soil Conditions
We have not undertaken a detailed soil analysis, and as we are not qualified to comment on soil conditions, we have assumed that there are no contaminants affecting the site. However, a full environmental assessment would be required for certainty, and any cost of remedy could potentially impact the value conclusions contained herein. The sub-soil is assumed to be similar to other lands in the area and suitable in drainage qualities and load bearing capacity to support the existing development.

Demographics

DEMOGRAPHICS AND STATISTICS		
Population	1 km radius	250
	3 km radius	2,258
	5 km radius	12,230
Average Household Income	1 km radius	$128,228
	3 km radius	$113,906
	5 km radius	$99,136

Summary
The site provides good access and good exposure characteristics and no adverse influences are visually apparent.

Land Use / Zoning



Introduction

Zoning bylaws typically establish ranges of permitted and discretionary uses, in addition to development restrictions including such factors as maximum building heights, allowable densities, setback requirements, parking and loading limitations, signage restrictions and other items.

According to the relevant land use / zoning bylaw for the City of Delta, the property is currently classified I-2 (Medium Impact Industrial Zone). An excerpt from the zoning bylaw is included in the appendices to this report.

A zoning summary and a listing of pertinent zoning requirements are presented below:

ZONING SUMMARY	
Municipality Governing Zoning	City of Delta
Zoning Bylaw Number	7600, 2017
Current Zoning	Medium Impact Industrial Zone (I-2)
Permitted Uses	This zone is intended for low to medium impact industrial uses and a limited range of commercial and service commercial uses.
Current Use	Industrial Warehouse Condominium
Is Current Use Legally Permitted?	Yes
Zoning Change	Not Likely

ZONING REQUIREMENTS	
Conforming Use	The existing improvements represent a conforming use within this zone
Minimum Yard Setbacks	
Front (Meters)	7.5
Rear (Meters)	1.5
Side (Meters)	7.5
Maximum Building Height	N/A
Maximum Floor Area Ratio (FAR)	N/A

Source: City of Delta

Zoning Conclusions

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of analysis presented correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence. Please note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.

Based on our interpretation of the applicable land use/zoning bylaw, the property use appears to reflect a legally permitted conforming use. However, the authors are not technically qualified to confirm zoning compliance, and for greater certainty in this regard, written confirmation from the municipality and/or a qualified legal opinion should be obtained.

Description of the Improvements



The Subject Strata Lots comprise three legal strata interior units within a development, situated toward the eastern portion of the subject building. The primary entrance to the Strata Lots is located on the south side of the subject building with direct access into the ground floor space of the units. The gross unit floor areas of the Subject Strata Lots are based on Strata Plan EPS1707. Unit 204 comprises ±3,903 sq.ft. including ±1,235 sq.ft. of second floor space. Units 205 and 206 have combined gross unit areas comprising ±7,930 sq.ft. including ±2,422 sq.ft. of finished second floor office. Subject improvements represent average to good quality industrial improvements, typical of modern construction.

Property Type	Industrial / Office Warehouse	
No. of Stories	One Story	
No. of Buildings	One Building	
Size	Gross Leasable Area	11,833 SF

Typical Floor Plate	The average floor plate measures 42,000 square feet, more or less. This area is for entire condominium complex.
Year Built	The improvements to the property were originally constructed in 2013.
Quality & Condition	The property represents good quality construction in good overall condition.
Foundation	The building foundation consists of concrete foundation walls on strip footings.
Superstructure	The superstructure of the building comprises a concrete encased structural steel framework.
Floor Structure	Floor structures comprise concrete slab on grade over compacted granular base.
Clear Height	The building exhibits clear ceiling heights of approximately 10 Feet in Office area and 24 Feet in Warehouse area.
Exterior Walls	Exterior walls are finished with concrete.
Roof	Roofing comprises a sealed membrane roofing system.
Windows / Doors	Exterior windows and doors consist of commercial grade double paned glass units in modern aluminium frames.
Interior Finishing	The interior areas are demised to accommodate the specific needs of the user. Typical office interior finishing includes painted gypsum board on assumed steel framing, suspended acoustic tile ceiling finish, with a combination of commercial sheet vinyl, ceramic tile, or commercial grade broadloom flooring. The warehouse/manufacturing areas are generally unfinished and comprise suspended lighting, open web steel joists supporting a corrugated steel roof deck.
Heating / Cooling	Heating and air conditioning are provided in the office areas by roof-top HVAC units. Heating in the warehouse area is provided by suspended gas-fired unit heaters.
Electrical	Each tenant is separately metered.
Lighting	Lighting throughout the building consists of fluorescent and LED fixtures.
Life Safety / Security	A wet sprinkler system provides fire suppression throughout the entire building, including within individual units.
Loading	The building offers dock loading capabilities.
Cranes	The building is not equipped with cranes.

Parking

The Subject property has on-site parking.

Underground	0 stalls
Surface	15 stalls
Other	0 stalls
Total	15 stalls

Design and Functionality

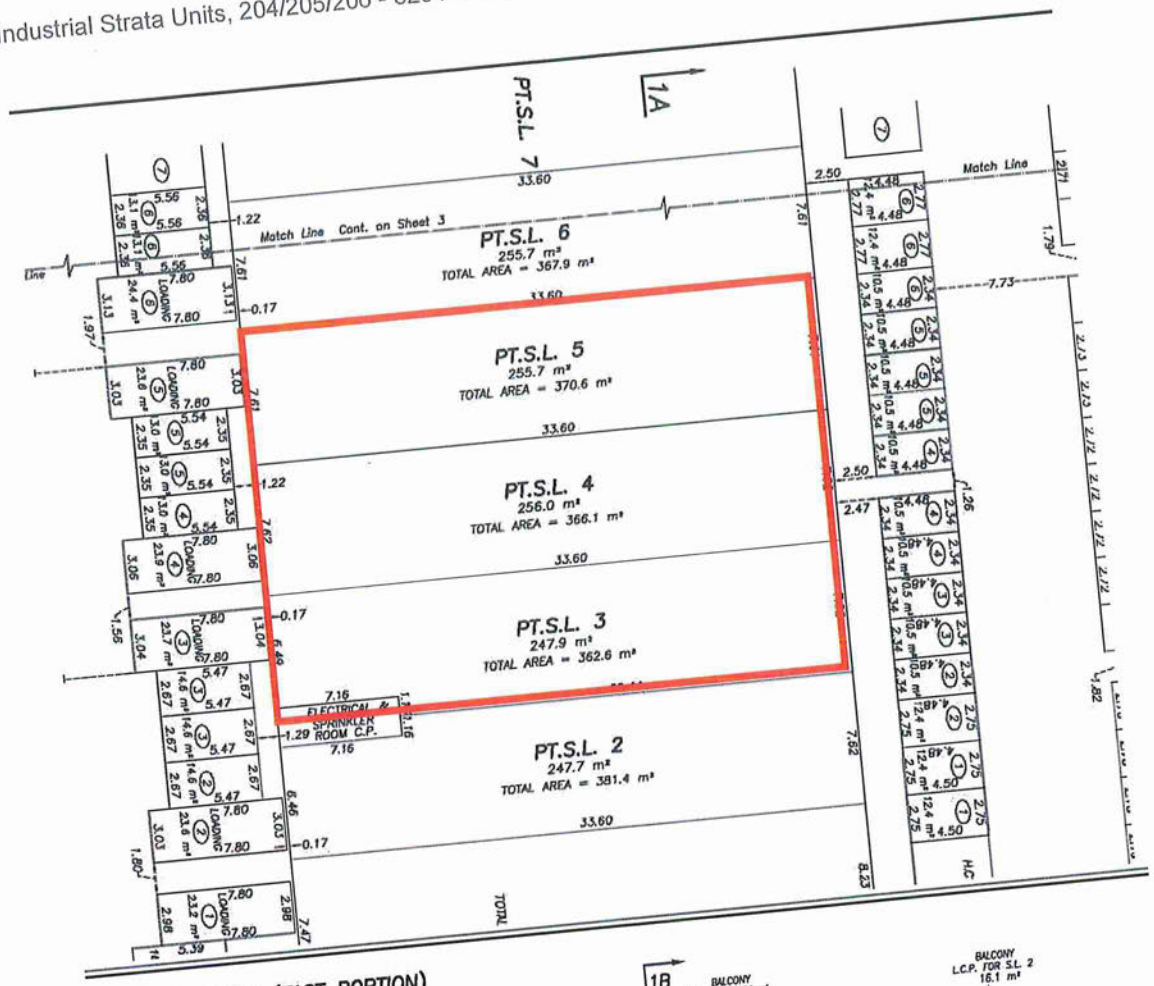
The building exhibits good design and functionality characteristics.

Age / Life Analysis

Subject to the above description and the comments below, the following is a summary age / life analysis.

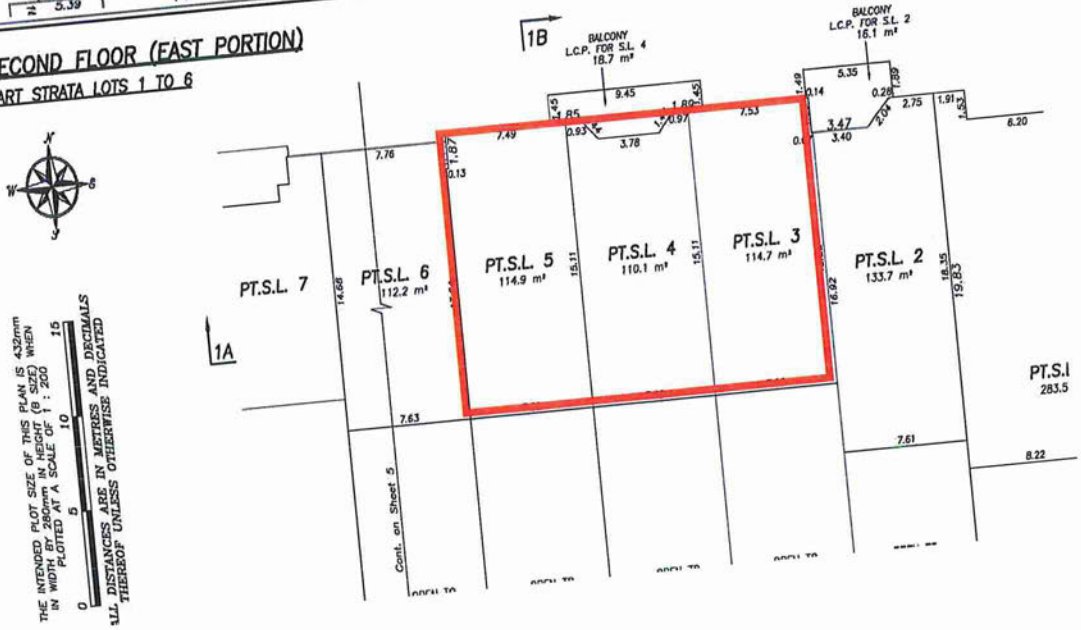
Actual Age	10 years
Effective Age	5 years
Economic Life	60 years
Remaining Economic Life	55 years

The above Age/Life Analysis pertains to the economic viability of the Subject property in its current state, being the object of professional property management and proactive repairs and maintenance, with regularly scheduled capital expenditures occurring. The Remaining Economic Life does not necessarily represent the remaining physical viability of the existing improvements.



SECOND FLOOR (EAST PORTION)

PART STRATA LOTS 1 TO 6



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1 : 200

0 5 10 15

DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Market Overview

Economic Overview – Canada

Canada has the world's 39th largest population and the world's second largest land mass. The country's population is dispersed among 10 provinces and 3 territories with nearly 90% of its people living within 160 kilometers of the United States border. Canada consistently receives a top fifteen Human Development Index ranking and a top twenty ranking for GDP (nominal) per capita.

Canada's economy consistently receives a top twelve world ranking. International trade makes up a large part of Canada's economy, with the United States as its largest trading partner followed by the European Union and China. Key Canadian exports include petroleum, automobiles and auto parts, precious metals, machinery including computers, wood, electrical machinery, aircraft and spacecraft, pharmaceuticals and aluminum. More recently, Canada's high knowledge industries of manufacturing, business services, engineering and computer and management services have received a top ten global knowledge economy ranking from the World Bank Institute.

Following is a summary of featured insights prepared by the Conference Board of Canada regarding the Canadian economy.

<u>Imperiled by Inflation, COVID-19 and Conflict, the Economic Recovery Continues</u>

- Canadian real GDP growth held steady in December, ending six consecutive months of growth.
- Overall, the economy expanded by 1.6 per cent in the final quarter of 2021 and 4.9 per cent in 2021. To put this in perspective, real GDP remains roughly 0.5 per cent below that recorded in 2019, a testament to the economic cost of the pandemic.
- In December, there was notable growth in agriculture, forestry, fishing and hunting (+4.6 per cent). However, this was more than offset by declines in retail trade (–2.7 per cent) and mining, quarrying, and oil and gas extraction (–2.2 per cent). In response to tightening public health measures, output declined in accommodation and food services (–1.5 per cent) as well as arts entertainment and recreation (–3.8 per cent).
- Falling government transfers to households pushed down fourth-quarter disposable income by 1.3 per cent. The household savings rate continued to decline, reaching 6.4 per cent as fewer restrictions offered Canadians greater freedom to spend. Spending on services increased, outweighing weaker spending on non-durable and semi-durable goods.

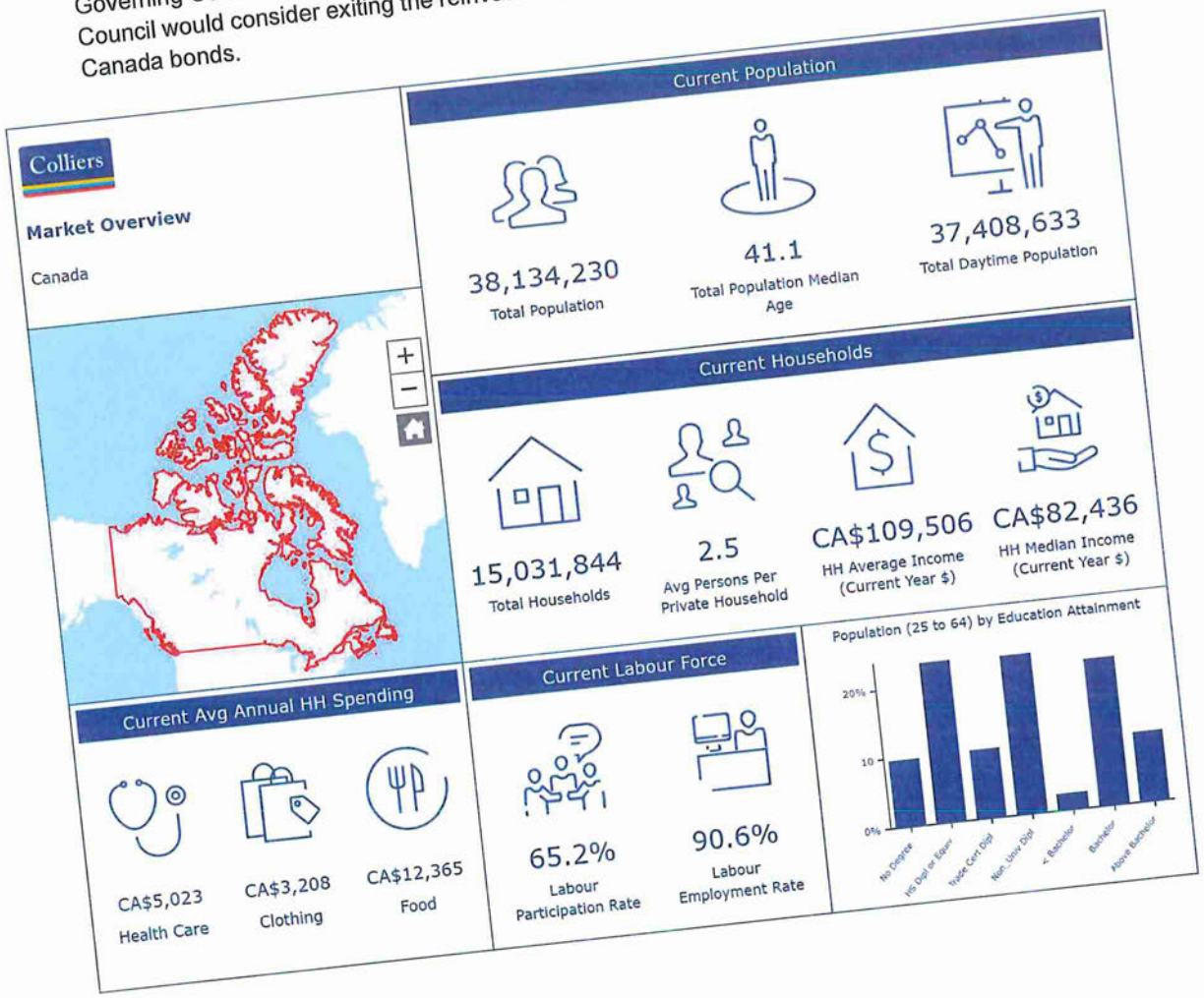
<u>Trade Balance Slowly Bouncing Back</u>

- Canada's total exports edged down 0.2 per cent while imports fell by 7.4 per cent in January. As a result, after posting its first deficit in seven months in December, Canada's merchandise trade balance returned to a surplus position. It went from a $1.6 billion deficit in December to a $2.6 billion surplus in January 2022.
- Imports of motor vehicles and parts declined 13.9 per cent in January, more than offsetting the 6.8 per cent increase observed in December 2021. Imports of passenger cars and light trucks also plunged 12.4 per cent, in part because of reduced movement from the United States.
- Following three months of gains, exports of motor vehicles and parts fell 9.6 per cent in January. While exports usually bounce back in January after downtime during the December holidays, this bounce back did not take place in 2022, resulting in a sharp seasonally adjusted decline in exports of passenger cars and light trucks (–15.0 per cent).

- Total imports from the United States were down 4.7 per cent while exports rose by 1.2 per cent. As a result, Canada's trade surplus with the United States widened from $7.1 billion in December 2021 to $9.3 billion in January 2022, the largest trade surplus since July 2008.

Bank of Canada Raises Rates Amidst Geopolitical Tensions

- The Bank of Canada increased its target for the overnight rate to 0.5 per cent, with the Bank rate at 0.75 per cent and the deposit rate at 0.5 per cent.
- CPI inflation which sits at 5.1 per cent, remains above the target range while core measures have continued to rise. Poor harvests and increase in transportation costs have pushed up food prices. Meanwhile, geopolitical tensions have also put upward pressure on prices for both energy and food-related commodities. Therefore, the Bank expects inflation to be higher in the near term than projected in January.
- At 6.7 per cent, economic growth in the final quarter of 2021 was stronger than the Bank's projection, which confirms their view that slack in the economy has been absorbed.
- As the Canadian economic recovery continues and inflationary pressures remain elevated, the Governing Council expects interest rates to rise further. It is to be determined when the Governing Council would consider exiting the reinvestment phase and reducing its holdings of Government of Canada bonds.



Economic Overview – British Columbia

British Columbia is Canada's most western province, as well as the nation's third most populous province. The province is situated between the Pacific Ocean, Rocky Mountains, Yukon Territory and Washington State. British Columbia is the western terminus for many transcontinental highways and railways as well as ports to Asian markets. The province's capital is the City of Victoria, while Vancouver is home to half of the province's population and Canada's third largest metro population.

British Columbia is Canada's fourth largest economy. While resource-based industries continue to be the primary economic drivers in many regions, British Columbia is home to the largest number of small businesses and service-oriented economies in Canada.



Delta Market Overview

Overview



Delta is a mostly flatland city within the Lower Mainland of British Columbia directly south of Richmond. The City is bounded by the Fraser River to the north, Surrey to the east, and Boundary Bay on its southern border including a portion of Washington, USA off the peninsula (Point Roberts). Delta is located approximately 15 minutes from Vancouver's International Airport (YVR). Delta is split in to Ladner, Tsawwassen, and North Delta. It is also within 20 minutes of the Canada-US border at the Peace Arch Border Crossing. Delta has a strong portion of its land dedicated to agriculture which produces 50 per cent of the province's greenhouse crops. This reinforces Delta's strong economic growth in agriculture as well as being supported by Deltaport and an expanding industrial sector.

Demographics and Statistics

Data	Delta	British Columbia
Population (2013)	103,378	4,600,234
Population (2018)	108,076	4,866,043
2013 to 2018 projected population change	4.5%	5.8%
Median House Price (2018)	$627,636	$554,097
Median Household Income (2018)	$68,393	$69,299

City Maps





Q4 2022 Metro Vancouver Industrial Market Report

Market Outlook

The shortage of large-bay space remains the headline of the Greater Vancouver Area's (GVA) Industrial market in Q4. Average asking net rates have increased to $21.10 per square foot, and despite a 46% increase in total vacant space from the previous quarter, there is still very strong tenant demand. On paper it may look as though the market is slowing down, with vacant and available square feet both rising quarter-over-quarter, but those increases have had no substantial impact on the current market, with the vacancy rate remaining at 0.2%. Typically, an industrial market with 3 to 5% of vacancy is considered balanced –the GVA market would need to add over 6 million square feet of vacancy from any combination of new, unleased industrial space, or from vacancy in existing buildings to see the rate rise back to 3%.

Leasing options remain limited despite an additional 648,431 square feet of available space hitting the market in Q4, with half of the listed spaces being 5,000 square feet or smaller. Opportunities to lease readily available large bay spaces are few and far between; sizeable tenants have turned their attention to new developments in the pre-construction phase. In general, tenants looking for large blocks of space have toplan way ahead and secure their space 12 to 18 months before taking possession.

Net Absorption

This Quarter	Previous Quarter
928K SF	1.9M SF
12-Month Absorption	**5-Year Quarterly Avg.**
4.3M SF	1.2M SF

Vacancy

This Quarter	Year-over-Year
0.2%	▼ 10 bps

Asking Net Rent

This Quarter*	Year-over-Year
$21.10 PSF	▲ 18.7%

Development

Under Construction	New Supply
6.9M SF	1.1M SF

Average Sales Price

Standard Sales	Strata Sales
$601 PSF	$588 PSF

*Weighted Average
Colliers Macaulay Nicolls Inc.

Over 1.1 million square feet of new supply was delivered in the final quarter of 2022, but nearly all ofthe new space was pre-leased before the buildings reached completion, resulting in a net absorption of 928,265 square feet. Although the total new supply delivered in 2022 was over 1 million square feet greater than what was completed in 2021, vacancy decreased from 0.3% to 0.2% over the last 12 months. Half of the ongoing construction projects are strata developments, but that accounts for only 27% of the 6.9 million square feet currently under construction. The majority ofnew space being developed is catered towards the relentless demand for large-bay distribution and logistics space.

Investment activity declined towards the end of the year with the total dollar volume transacted dropping 12% over the previous quarter. For building sales, average price per square foot has also decreased 12% over the quarter from $682 to $601. Meanwhile, the average price per square foot for strata sales has declined by 9% from $645 to $588. Hindered by the recent interest rate hikes from the Bank of Canada, buyers have been sidelined, adopting a more cautious approach when seeking investment opportunities. With the looming uncertainty around borrowing rates, some users are committing to leases rather than making purchases, creating even more pressure on the GVA's leasing market going into 2023.

Market Overview

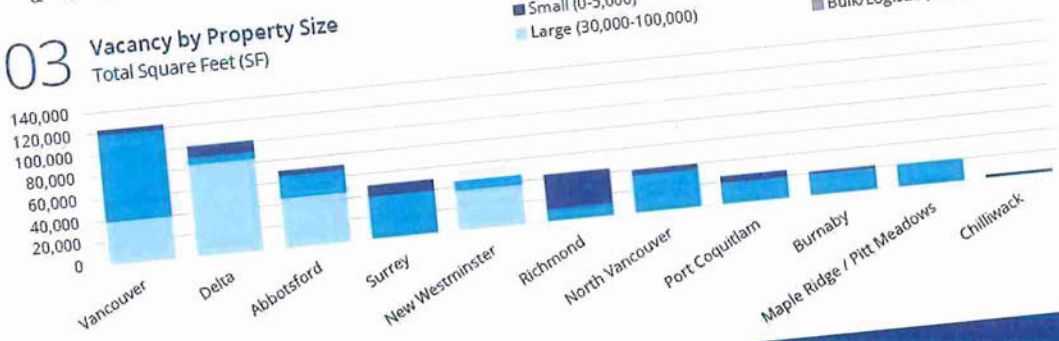
01 Greater Vancouver Rental Rates
Weighted Average Asking Net Rent (PSF)



02 Under Construction by Market
Top Five Markets (SF)



03 Vacancy by Property Size
Total Square Feet (SF)

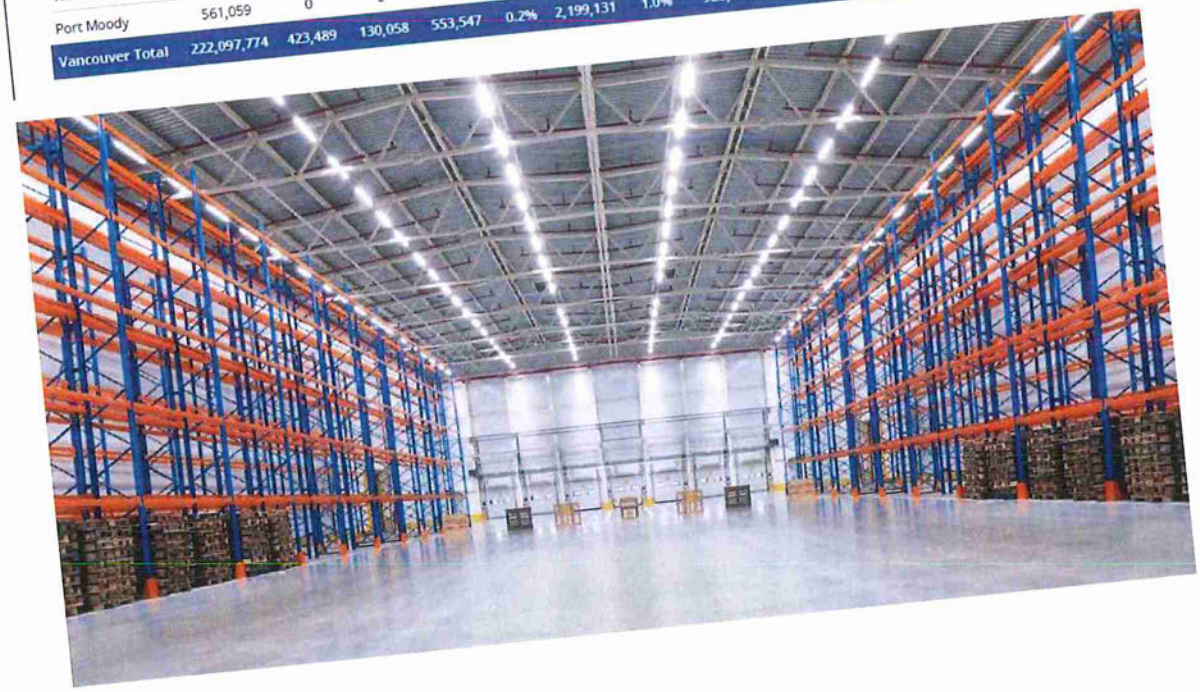


04 Historical Overview
Q1 2018 – Q4 2022



Market Statistics

Market	Total Inventory (SF)	Direct Vacancy (SF)	Sublease Vacancy (SF)	Total Vacant Space (SF)	Vacancy Rate	Total Available Space (SF)	Availability Rate	Net Absorption (SF)	New Supply (SF)	Under Construction (PSF)	Wgt. Avg. Asking Net Rent (PSF)	Wgt. Avg. Asking Additional Rent (PSF)
Surrey	41,590,050	49,015	0	49,015	0.1%	164,927	0.4%	496,945	534,622	1,954,161	$18.69	$4.85
Richmond	35,883,153	42,701	0	42,701	0.1%	274,043	0.8%	-2,306	0	1,285,229	$24.25	$4.10
Delta	30,258,427	17,562	83,500	101,062	0.3%	153,120	0.5%	64,173	147,500	60,279	$20.45	$5.81
Burnaby	28,043,819	21,900	0	21,900	0.1%	376,313	1.3%	71,249	0	1,420,679	$22.11	$6.85
Vancouver	21,232,176	99,556	23,724	123,280	0.6%	561,211	2.6%	-80,759	0	1,305,083	$20.51	$5.69
Langley	20,705,394	0	0	0	0.0%	123,522	0.6%	280,194	228,700	58,695	$20.63	$4.68
Abbotsford	9,581,644	69,895	0	69,895	0.7%	88,652	0.9%	121,857	174,730	461,445	$17.73	$4.17
Port Coquitlam	8,887,649	22,549	2,666	25,215	0.3%	158,173	1.8%	16,198	16,963	184,583	$22.41	$5.13
Coquitlam	7,342,770	13,442	0	13,442	0.2%	168,199	2.3%	-3,982	0	0	$21.77	$5.88
North Vancouver	4,747,391	38,791	0	38,791	0.8%	56,574	1.2%	24,125	0	0	$22.55	$6.89
Maple Ridge-Pitt Meadows	4,416,588	0	20,168	20,168	0.5%	26,319	0.6%	-20,168	0	111,580	$21.00	$3.66
Chilliwack	3,999,696	3,171	0	3,171	0.1%	3,171	0.1%	-3,171	0	82,321	$15.75	-
New Westminster	3,499,038	44,907	0	44,907	1.3%	44,907	1.3%	-36,090	0	0	$18.79	$5.25
TFN Lands	1,348,920	0	0	0	0.0%	0	0.0%	0	0	0	-	-
Port Moody	561,059	0	0	0	0.0%	0	0.0%	0	0	0	-	-
Vancouver Total	**222,097,774**	**423,489**	**130,058**	**553,547**	**0.2%**	**2,199,131**	**1.0%**	**928,265**	**1,102,515**	**6,924,055**	**$21.10**	**$5.60**



Transaction Highlights

Notable Lease Transactions

Tenant	Building Name / Address	Market	Lease Type	Size (SF)
Crown Corrugated Company	880 Belgrave Way	Delta	Expansion	163,811
Radiant Global Logistics (Canada) Inc.	2888 194 Street	Surrey	Head Lease	116,186
Trans-It Logistics Inc.	1360-1396 Cliveden Avenue	Delta	Expansion	96,045
Farrow Logistics	7411 Nelson Road	Richmond	Head Lease	67,740
ContainerWorld Forwarding Services Inc.	18279 Blundell Road	Richmond	Head Lease	66,000

Notable Sales Transactions

Building Name / Address	Market	Size (SF)	Sale Price	Purchaser	Purchaser Profile
7950 Enterprise Street	Burnaby	49,447	$21,100,000	7950 Enterprise Street Holdings Ltd.	User
3170 194th Street	Surrey	14,135	$8,928,000	Evo Industrial Ltd.	User
17530 56A Avenue	Surrey	15,345	$8,500,000	1357967 B.C. Ltd.	Private Investor
6786 King George Boulevard	Surrey	5,567	$7,100,000	1158660 B.C. Ltd.	Private Investor
27426 60th Avenue	Langley	10,307	$6,400,000	1367417 B.C. Ltd.	Private Investor
240 East 1st Street	North Vancouver	8,000	$5,125,000	1385310 B.C. Ltd.	Private Investor

Notable Developments

Building Name / Address	Market	Building Status	Est. Completion	Size (SF)	Owner / Developer
2325 190 Street	Surrey	Under Construction	2023 Q1	427,969	Pure Industrial
19265 Airport Way	Pitt Meadows	Under Construction	2023 Q1	111,580	Onni Group
8011 Zylmans Way	Richmond	Under Construction	2023 Q2	503,813	Montrose Property
18750 28 Avenue	Surrey	Under Construction	2023 Q2	193,000	Sunmark Development
5213 North Fraser Way	Burnaby	Under Construction	2023 Q3	1,200,000	Beedie Group
8040 Zylmans Way	Richmond	Under Construction	2023 Q4	300,000	Montrose Property
8031 Zylmans Way	Richmond	Planned	2024 Q1	385,000	Montrose Property

Glossary

Availability:
The amount of available space and available space to be delivered to the market within six months, divided by the market's inventory base including those future deliveries. Available space is space that is available for lease, sublease, or user sale and may or may not be vacant.

Bulk/Logistics Space:
Warehouse space in excess of 100,000 square feet with dock loading and minimum ceiling heights of 24 feet.

Net Absorption:
The net change in physically occupied space between the current measurement period and the last measurement period. It can either be positive or negative.

Vacancy Rate:
The amount of vacant space divided by the building inventory base. Vacant space is physically unoccupied, and it may or may not be available for lease, sublease, or sale. This is physical vacancy. It is not determined whether a tenant is paying rent on the space.

Weighted Average Asking Net Rent:
The dollar amount requested by landlords for direct available space, not including subleases, expressed in dollars per square foot, per annum.

Forecast Assumptions

Absorption was calculated using moving averages of historical absorption data and supplemented with incoming new speculative and build-to-suit developments.

Valuation

Highest and Best Use

The principle of highest and best use is fundamental to the concept of value in real estate. Highest and best use, in general, may be defined as follows:

> "The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, and maximally productive, and that results in the highest value."
>
> (The Appraisal Institute of Canada "Canadian Uniform Standards of Professional Appraisal Practice". 2020 ed., p. 8)

The four criteria the highest and best use must meet are analyzed following in relation to both the property as vacant and as currently improved.

As Vacant Analysis

Legal Permissibility

The legal factors that can influence the highest and best use of the Subject site include land use/zoning regulations, private restrictions, building codes, historic designations/district controls, environmental regulations and others, if applicable to the Subject site. In the Subject instance, general ranges of permitted uses under its Medium Impact Industrial Zone zoning include a variety of industrial uses. Overall, legal factors appear supportive of a broad range of industrial uses for the Subject site.

Physical Possibility

Regarding physical characteristics, the Subject site is generally rectangular in shape and has generally level topography with good access and good exposure. Physical and locational features appear supportive of industrial development for the site's highest and best use.

Financial Feasibility

Our observations of current market conditions for development at the Subject property's location suggest that development of the site with industrial use would be feasible.

Maximum Productivity

Of the various legally permissible, physically possible, and financially feasible uses available, the maximum productivity of the property would be achieved with industrial development.

As Vacant Conclusion

Based on the previous discussion, the Subject's highest and best use as-vacant is concluded to be as a holding parcel for industrial development pending creation of sufficient demand.

As Improved Analysis

Legal Permissibility

The current use is a permitted use within the applicable zoning and/or land use bylaw requirements affecting the property. There are no known private or other restrictions negatively impacting use of the property. Therefore, the current use is considered legally permissible.

Physical Possibility

The site is of a sufficient size, configuration, and topography to accommodate the property's present use as improved in an efficient and functional manner. Therefore, the current use is considered physically possible.

Financial Feasibility

As improved, the property provides a sufficient return that the property as presently improved is considered to be financially feasible.

Maximum Productivity

Of the various legally permissible, physically possible, and financially feasible uses of the property as improved, the current use is considered to represent the maximum productivity of the property.

As Improved Conclusion

Based on the previous discussion, the highest and best use of the Subject property as-improved is concluded to be represented by a continuation of its existing use as a Office Warehouse Industrial development.

Valuation Methodology

Traditionally, there are three accepted methods of valuing real property:

- Cost Approach;
- Direct Comparison Approach; and
- Income Approach.

The selection of a relevant methodology depends upon the nature and characteristics of the real estate under consideration.

1) **The Cost Approach** is a method through which a value indication is derived for the fee simple estate by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive or profit; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated value of the fee simple estate in the Subject property to reflect the value of the property interest being appraised.

2) **The Direct Comparison Approach** examines the cost of acquiring equally desirable and valuable substitute properties, indicated by transactions of comparable properties, within the market area. The characteristics of the sale properties are compared to the Subject property on the basis of time and such features as location, size and quality of improvements, design features and income generating potential of the property.

3) **The Income Approach** is based on the premise that properties are purchased for their income producing potential. It considers both the annual return on the invested principal and the return of the invested principal. This valuation technique entails careful consideration of contract rents currently in place, projected market rents, other income sources, vacancy allowances, and projected expenses associated with the efficient operation and management of the property. The relationship of these income estimates to property value, either as a single stream or a series of projected streams, is the essence of the income approach. The two fundamental techniques utilized within the Income Approach include the Overall Income Capitalization and Discounted Cash Flow Techniques.

The Overall Income Capitalization Technique analyzes the relationship of current projected stabilized net operating income to total property value. The stabilized net operating income is capitalized at a rate that implicitly considers expected growth in cash flow and growth in property value over a buyer's investment horizon. The implied value may be adjusted to account for non-stabilized conditions or required capital expenditures to reflect an as is value.

The Discounted Cash Flow Technique models a property's performance over a buyer's investment horizon from the date of acquisition through the projected sale of the property at the end of the holding period. Net cash flows from property operations and the reversion are discounted at a rate reflective of the property's economic and physical risk profile.

Selection of Relevant Methodology

Although the property is currently owner occupied, it is of a type which could also feasibly be purchased by an investor. Accordingly, the Income Approach is deemed applicable, and has been utilized herein. The Overall Income Capitalization technique is used in this analysis, based on its predominant usage by purchasers of properties similar to the Subject. The Discounted Cash Flow technique is not typically relied upon by purchasers of this type of property, and therefore has not been used in this analysis.

The Direct Comparison Approach reflects the actions of prudent purchasers in the valuation of owner occupied properties. Accordingly, the Direct Comparison Approach is deemed applicable, and has been utilized herein.

The underlying land is common property to the project as a whole and cannot be valued on a fractional basis. Therefore, the Cost Approach is not applicable. Accordingly, the Cost Approach has not been utilized herein.

Income Approach

The Income Approach is based on the premise that properties are purchased for their income producing potential. It considers both the annual return on the invested principal and the return of the invested principal. This valuation technique entails careful consideration of contract rents currently in place, projected market rents, other income sources, vacancy allowances, and projected expenses associated with the efficient operation and management of the property. The relationship of these income estimates to property value, either as a single stream or a series of projected streams, is the essence of the income approach. The two fundamental techniques utilized within the Income Approach include the Overall Income Capitalization and Discounted Cash Flow Techniques. The Overall Income Capitalization method has been used in this analysis.

Overall Income Capitalization

The Overall Income Capitalization Technique analyzes the relationship of current projected stabilized net operating income to total property value. The stabilized net operating income is capitalized at a rate that implicitly considers expected growth in cash flow and growth in property value over a buyer's investment horizon. The implied value may be adjusted to account for non-stabilized conditions or required capital expenditures to reflect an as is value.

Tenancy Summary and Leasing Profile

Area Measurement

The total Gross Leasable Area of the property, based on information provided by our client or their designated agents, is 11,833 square feet, more or less.

Occupancy

As of the effective date the subject property units are occupied by the owner.

Market Lease Survey

In order to determine how the Subject units can be leased on an open market a lease survey has been conducted. The results of this survey are summarized in the tables which follow.

Industrial Strata Units, 204/205/206 - 8291 92 Street, Delta, British Columbia

Industrial Lease Transactions

	Property	Landlord	Area (SF)	Commencement Date	Term (Years)	Rent Schedule	AVG Rent	Clear Height Max
1-A	 7943 Progress Way Delta Market: Delta	685986 B.C. Ltd	Office: Warehouse: Total Available: 17,432	Aug 01, 2022	3	12 Months - $16.00 12 Months - $17.00 12 Months - $17.00	$16.67	24
2-A	 7943 Progress Way Delta Market: Delta	605006 B.C. Ltd	Office: Warehouse: Total Available: 12,811	Aug 01, 2022	1	12 Months - $17.00	$17.00	24
3-B	7672 Progress Way Delta Market: Delta	M PROGRESS WAY 787 DEVELOPMENT LTD.	Office: Warehouse: Total Available: 20,585	Dec 01, 2022	5	12 Months - $23.00 12 Months - $23.92 12 Months - $24.88 12 Months - $25.88 12 Months - $26.92	$24.92	32

Industrial Strata Units, 204/205/206 - 8291 92 Street, Delta, British Columbia

4-C		7927 River Road UNIT 109 Delta Market: Delta	Adrenalin Marine Ltd.	Office: 980 Warehouse: 3,045 Total Available: 4,025	Jan 01, 2023	3	12 Months - $20.00 12 Months - $21.00 12 Months - $22.00	$21.00	24
5-D		7296 Wilson Avenue Delta Market: Delta	Ramco Holdings Ltd.	Office: 2,403 Warehouse: 11,970 Other: 1,098 Total Available: 15,471	Jul 01, 2022	7	12 Months - $19.00 12 Months - $19.67 12 Months - $20.35 12 Months - $21.07 12 Months - $21.80 12 Months - $22.57 12 Months - $23.36	$21.12	21
6-E		7978 82 Street UNIT 100-200 Delta Market: Delta	Kebet Holdings Ltd.	Office: 2,592 Warehouse: 17,541 Total Available: 20,133	Aug 01, 2022	5	12 Months - $20.00 12 Months - $20.55 12 Months - $21.12 12 Months - $21.70 12 Months - $22.29	$21.13	26
7-F		7950 Huston Road UNIT 109 Delta Market: Delta	B.U.K. Investments Ltd.	Office: Warehouse: 6,652 Total Available: 6,697	May 01, 2022	5	12 Months - $15.00 12 Months - $16.00 12 Months - $17.00 12 Months - $18.00 12 Months - $19.00	$17.00	28

Analysis of Comparable Lease Indices

Market Rent

Industrial lease rates vary depending on a number of factors such as date of lease, development age, quality/condition, level of finished area, location, size of unit, type of use, inducements being offered, covenant of the tenant and length of the lease, etc. Those buildings generating lease rates towards the upper end of the range tend to relate to smaller units, newer developments, and size of high bay warehouse space. Lease rates towards the lower end of the range tend to reflect premises in older buildings and larger bays.

The selected transactions pertain to leases that commenced between May 2022 and January 2023. The properties vary in size from 4,025 square feet to 20,585 square feet. These transactions represent average market rental rates that range from a low of $16.67 per square foot to a high of $24.92 per square foot.

Based on the foregoing information, discussions with agents active in the area, and current market conditions it is our opinion that a lease rate of $22.00 for the subject property will reflect the current market situation and will be utilized reflecting overall current market condition.

Revenue Analysis

Projected Base Rent

Based on the contract revenue in place and assuming full occupancy of any presently vacant areas at market rental rates, base rental revenue is projected to be $260,326 in Year One.

Recovery Revenue

The leasing within the Subject property is generally on a fully net basis. Based on our analysis of the expense recoveries in place and assuming full occupancy of any presently vacant areas at fully net recoveries which mostly include property tax and strata fees, Year One Recovery Revenue has been estimated on a stabilized basis at $53,049.

Total Potential Gross Income

Adding all the sources of revenue described above results in a stabilized Year One Potential Gross Income forecast of $313,375.

General Vacancy

Current Greater Vancouver industrial market conditions were discussed previously, including vacancy statistics, with an overall vacancy rate for the Subject market area indicated at 0.20%-1.00%. Within the Subject property, current actual vacancy as of the effective date is at 0.0%. A vacancy allowance is not intended to reflect the actual vacancy at the date of valuation; rather it is a provision to account for the potential of lost rent and/or recoveries on a stabilized basis over the longer term holding of the asset. Giving consideration to the tenancy covenants within Industrial Strata Units, its current level of occupancy, the duration of leases in place, and the prevailing leasing market conditions, we have elected to apply a stabilized vacancy allowance of 1.00% within our income and expense analyses.

In Year One, the projected general vacancy allowance amounts to $3,134.

Effective Gross Income

Deducting the Vacancy Allowance above from the Potential Gross Income forecast results in a Year One Effective Gross Income estimate of $310,241.

Expense Analysis

Operating Expense Summary

According to the owner average monthly expenses on the property including strata fee detailed as follows:

SUBJECT OPERATING HISTORICALS			COLLIERS FORECAST	
	2022 Actual		PROFORMA	
YEAR	TOTAL	$/SF	TOTAL	$/SF
EXPENSE ITEMS				
Other Operating Expenses	($11,484)	($0.97)	($11,484)	($0.97)
Real Estate Taxes	($41,565)	($3.51)	($41,565)	($3.51)
TOTAL EXPENSES	($53,049)	($4.48)	($53,049)	($4.48)

However, all additional rents are usually collected later from tenants as recoveries.

Contingency/Structural Allowance

Since the subject property is a strata unit, contingency/structural allowance is included in strata fee.

Total Expenses

Adding the expenses as described above results in forecast Year One Operating Expenses in an amount equal to $53,049.

Net Operating Income

Based on the foregoing, Year One Net Operating Income is projected at $257,192.

Pro Forma Income Statement

Based on the foregoing, a Pro Forma Income Statement for the property is presented below.

PRO FORMA INCOME STATEMENT			
Base Rental Revenue			$260,326
Recoveries			$53,049
POTENTIAL GROSS INCOME			**$313,375**
Less: Vacancy / Collection Loss Allow ance[1] @	1.00%	PGI	$3,134
EFFECTIVE GROSS INCOME			**$310,241**
EXPENSES			
Other Operating Expenses			($11,484)
Real Estate Taxes			($41,565)
Contingency / Structural Allow ance @	0.00%	EGI	$0
TOTAL EXPENSES			**($53,049)**
NET OPERATING INCOME			**$257,192**

(1) Less excluded tenants w here applicable.

Significant Investment Characteristics of Subject

The following summarizes the major investment attributes of the property that potential investors would consider when determining an appropriate return and yield when making a purchase decision.

Market

The industrial market in Delta and the Lower Mainland has been strong over the past 18 to 24 months and values in general have been increasing. Rental rates have been increasing steadily throughout the region as well.

Location

The subject property offers a good overall location with good access and good exposure characteristics. The location of the property is considered to be good relative to typical market competitors. No special exposure and no negative influences are noted.

Physical Attributes

The improvements to the property were originally constructed in 2013. The improvements represent good quality construction in good overall condition, providing good functional utility. No known deficiencies exist. No significant capital expenditures or maintenance are considered to be required in the short term.

Operational

The subject is occupied by owner, however, there are no apparent atypical risks associated with the forecast income of the property due to low vacancy level in subject area. The occupancy is assumed to be tenanted at arm's-length and leased fully net to the landlord.

Investment Analysis

Investment Alternatives

Following are current investment yields with respect to various alternative investments.

INVESTMENT ALTERNATIVES											
Gov't. Yields		Office REIT's		Industrial REIT's		Retail REIT's		Apartment REIT's		Diversified REIT's	
BOC OR	4.25%	Allied	6.00%	Summit	-	RioCan	4.50%	CAP	3.10%	Morguard	4.40%
GOC 5yr	2.96%	DREAM	6.00%	DREAM	5.30%	First Capital	4.80%	Killam	3.90%	H&R	4.30%
GOC 10yr	2.86%	Slate	8.70%	Granite	4.20%	Smart	6.50%	Boardwalk	2.10%	Artis	6.20%

Source: Bank of Canada, BMO Capital Markets as at January 16, 2023

Investment Parameters

Following are the results of the most recent commercial real estate return surveys, as expressed by overall capitalization rates and discount rates.

Q3 2022 INVESTMENT PARAMETERS - VANCOUVER		
Investment Type	**Overall Capitalization Rates**	**Discount Rates**
Industrial		
Single	3.75% - 4.25%	4.80% - 7.00%
Multi	4.00% - 4.50%	4.80% - 7.00%
Downtown Office		
Class 'AA'	3.50% - 4.50%	5.00% - 6.50%
Class 'B'	3.50% - 4.50%	5.50% - 7.00%*
Suburban Office		
Class 'A'	5.00% - 6.00%	5.00% - 7.80%*
Class 'B'	5.50% - 6.50%	6.00% - 7.50%*
Retail		
Regional/Power	4.50% - 6.50%	5.00% - 6.30%
Community	4.25% - 5.75%	6.00% - 8.50%*
Strip Plaza	3.75% - 5.25%	5.00% - 6.30%*
Multi-Residential		
High Rise	2.75% - 3.50%	
Low Rise	3.00% - 4.00%	

** These IRR's are not updated every quarter. Figures shown are the most recent, but not necessarily current.*

Source: Colliers International Realty Advisors (OCR), Altus InSite (IRR)

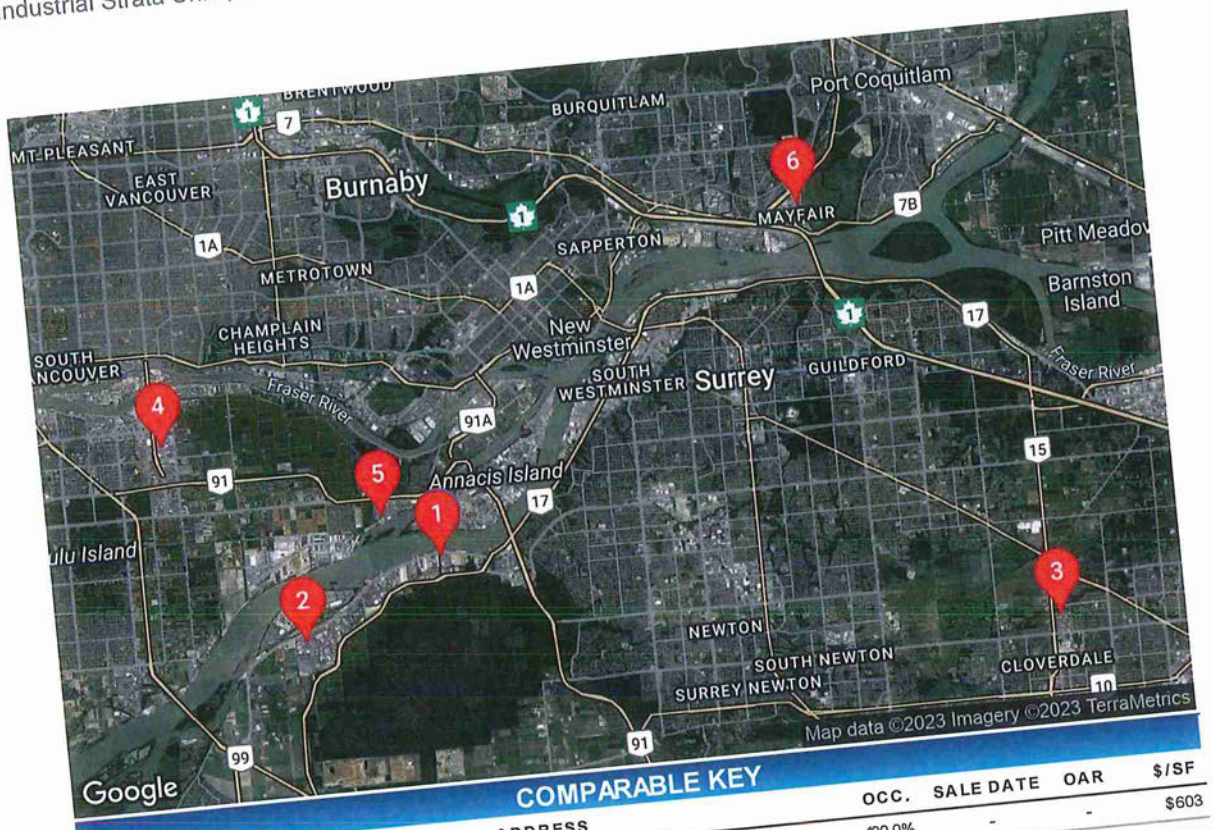
Comparable Transactions

The task of determining an appropriate overall capitalization rate is best served through an analysis of current market activity. In consideration of the characteristics described above, the transactions summarized in the table on the following page have been selected and analyzed.

Further details of these transactions can be found in the Appendix section located at the end of this report.

Industrial Investment Transactions & Analysis
Industrial Strata Units

	Subject	Transaction One	Transaction Two	Transaction Three	Transaction Four	Transaction Five	Transaction Six
Property Name	Industrial Strata Units	Buckingham Industrial Estates	Delta Business Centre	Industrial Strata Unit	Industrial Strata	Industrial Strata Unit	Coquitlam Industrial Property
Address	204/205/206 - 8291 92 Street Delta, British Columbia	105/205 - 8275 92nd Street Delta, BC	108 - 7198 Vantage Way Delta, BC	109 - 17665 66A Avenue Surrey, BC	#4-13520 Crestwood Place Richmond, BC	145-6753 Graybar Road Richmond, BC	130 Glacier Street #4 Coquitlam, BC
Transaction Price		$1,800,000	$785,500	$1,090,000	$1,135,575	$965,000	$1,048,888
Analysis Price		$1,800,000	$785,500	$1,090,000	$1,135,575	$965,000	$1,048,888
Analysis Price per SF		$330	$362	$546	$525	$342	$354
N.O.I.	$257,192	$69,840	$31,420	$27,918	$40,006	$36,000	$31,661
Transactional Characteristics							
Transaction Status		Recorded	Recorded	Recorded	Recorded	Recorded	Recorded
Transaction Date		6/17/2021	3/30/2021	12/8/2021	8/30/2021	3/16/2021	1/5/2021
Market Conditions		Similar	Similar	Similar	Similar	Similar	Similar
Property Rights Conveyed		Leased Fee	Fee Simple	Fee Simple	Leased Fee	Fee Simple	Fee Simple
Conditions of Sale		Arms-Length	Arms-Length	Assumed Arms-Length	Arms-Length	Arms-Length	Arms-Length
Motivation		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Transactional Adjustment		None	None	None	None	None	None
Site Characteristics							
Location	Good	Similar	Similar	Sli. Superior	Sli. Superior	Sli. Superior	Sli. Superior
Zoning	I-2	I-2	I-2	IB	IB1	LUC 127*	M-2
Site Adjustment		None	None	Sli. Upward	Sli. Upward	Sli. Upward	Sli. Upward
Improvement Characteristics							
Property Type	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Design / Layout	Good	Similar	Sli. Inferior	Sli. Superior	Sli. Inferior	Sli. Inferior	Sli. Superior
Condition	Good	Sli. Inferior	Sli. Inferior	Similar	Sli. Inferior	Sli. Inferior	Sli. Inferior
Building Size (SF)	11,833	5,447	2,167	1,998	2,163	2,818	2,964
Year Built	2013	2015	1995	1998	1987	1990	1980
Improvement Adjustment		Sli. Downward	Sli. Downward	Sli. Upward	Sli. Downward	Sli. Downward	None
Economic Characteristics							
In Place vs Market		At Market	At Market	At Market	At Market	At Market	At Market
Tenancy Strength		Good	Good	Good	Good	Good	Good
NOI / SF	$21.74	$12.82	$14.50	$13.97	$18.50	$12.78	$10.68
Economic Adjustment		None	None	None	None	None	None
Overall Capitalization Rate		3.88%	4.00%	2.56%	3.66%	3.73%	3.02%
Overall Adjustment		Sli. Downward	Sli. Downward	Sli. Upward	None	Sli. Downward	Sli. Upward
Overall Comparability		Sli. Inferior	Sli. Inferior	Sli. Superior	Similar	Sli. Inferior	Sli. Superior
Conclusion		Sli. Lower Than 3.88%	Sli. Lower Than 4.00%	Sli. Higher Than 2.56%	Similar 3.66%	Sli. Lower Than 3.73%	Sli. Higher Than 3.02%



COMPARABLE KEY

COMP	DISTANCE	NAME	ADDRESS	OCC.	SALE DATE	OAR	$/SF
Subject	-	Industrial Strata Units	204/205/206 - 829192 Street, Delta, BC	100.0%	-	-	$603
No. 1	0.1km	Buckingham Industrial Estates	105/205 - 8275 92nd Street, Delta, BC		6/17/2021	3.88%	$330
No. 2	4.6 km	Delta Business Centre	108 - 7198 Vantage Way, Delta, BC	100.0%	3/30/2021	4.00%	$362
No. 3	17.6 km	Industrial Strata Unit	109 - 17665 66A Avenue, Surrey, BC		12/8/2021	2.56%	$546
No. 4	8.5 km	Industrial Strata	#4-13520 Crestwood Place, Richmond, BC		8/30/2021	3.66%	$525
No. 5	1.9 km	Industrial Strata Unit	145-6753 Graybar Road, Richmond, BC		3/16/2021	3.73%	$342
No. 6	14.2 km	Coquitlam Industrial Property	130 Glacier Street #4, Coquitlam, BC	100.0%	1/5/2021	3.02%	$354

Capitalization rates tend to vary between properties depending to some extent on such factors as location, size and type of development, quality and condition of improvements, and amenities provided. Combining all of these features with considerations of leasing history and trends, strength of tenancy and income security, the overall capitalization rate tends generally to reflect the perceived quality and durability of the property's income earning capacity.

Properties with a strong rental history and stable tenancy with the perceived potential for increases in revenues tend to trade at comparatively low overall capitalization rates as compared to properties which have a history of vacancy, poor tenant covenants, physical and/or locational challenges, or other forms of perceived instability.

Analysis of Comparable Sales

The selected transactions pertain to activity that occurred between January 2021 and December 2021. The properties vary in size from 1,998 square feet to 5,447 square feet and were originally constructed between 1980 and 2015. These transactions represent capital investments that range from a low of $785,500 to a high of $1,800,000. The stabilized overall capitalization rates indicated by these transactions vary from a low of 2.56% to a high of 4.00%.

The upper end of the range is set by Comparable Transaction No. 2, at 4.00%. In comparison with the Subject, this property exhibited inferior design/layout and overall condition. For these reasons, the indicated overall capitalization rate for this transaction is deemed to be over-stated in relation to the Subject property.

The lower end of the range relates to Comparable Transaction No. 3 at 2.56%. Relative to the Subject, this property reflects slightly superior location and design/layout. Consequently, this transaction is considered to provide an under-stated overall capitalization rate indication relative to the Subject.

The remaining four transactions present a somewhat narrower range in overall capitalization rates of between 3.02% and 3.88% and are deemed to be mostly similar or slightly inferior in relation to the Subject.

Based on the foregoing analysis, it is our opinion that an appropriate overall capitalization rate applicable to the subject property is lower than Transaction No. 1 (3.88%), Transaction No. 2 (4.00%) and Transaction No. 5 (3.73%); similar to Transaction No. 4 (3.66%); and higher than Transaction No. 3 (2.56%) and Transaction No. 6 (3.02%).

Overall Income Capitalization

On the basis of our Revenue and Expense Analysis, the Stabilized Net Operating Income for the forthcoming 12 months has previously been projected in the amount of $257,192.

As summarized on the previous page, overall capitalization rates extracted from the comparable investment sales reviewed range between 2.56% and 4.00%. Taking into consideration the investment characteristics of the property including its location, size, building quality and security of income, and as measured against the back-drop of the current investment climate for properties such as the Subject, it is our opinion that an overall capitalization rate in the range between **3.35%** and **3.85%** would be appropriate. Applying such rates to the projected Year One net operating income results in the following estimated value range, adjusted for holding and lease up costs and capital expenses, if required.

VALUE MATRIX - DIRECT OVERALL CAPITALIZATION		
OCR	STABILIZED NOI	VALUE[1]
3.35%	$257,192	$7,680,000
3.60%	$257,192	$7,140,000
3.85%	$257,192	$6,680,000

(1) Rounded to nearest $10,000.

Summary

Selecting the mid-point of the range, the foregoing analysis indicates an estimated value by way of Overall Income Capitalization of **$7,140,000** (rounded) as of the effective date of this valuation.

The above value estimate is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

Direct Comparison Approach

The Direct Comparison Approach examines the cost of acquiring equally desirable and valuable substitute properties, indicated by transactions of comparable properties, within the market area. The characteristics of the sale properties are compared to the Subject property on the basis of time and such features as location, size and quality of improvements, design features and income generating potential of the property.

Given that the property has been deemed to have potential purchase appeal to owner-users, it is considered appropriate to undertake the Direct Comparison Approach based upon sale transactions pertaining to comparable properties acquired by end users. In this regard, the transactions summarized and analysed in the table on the following page are considered to be suitably comparable to the Subject property with respect to the characteristics below, and to therefore provide a reasonable and reliable indication of value.

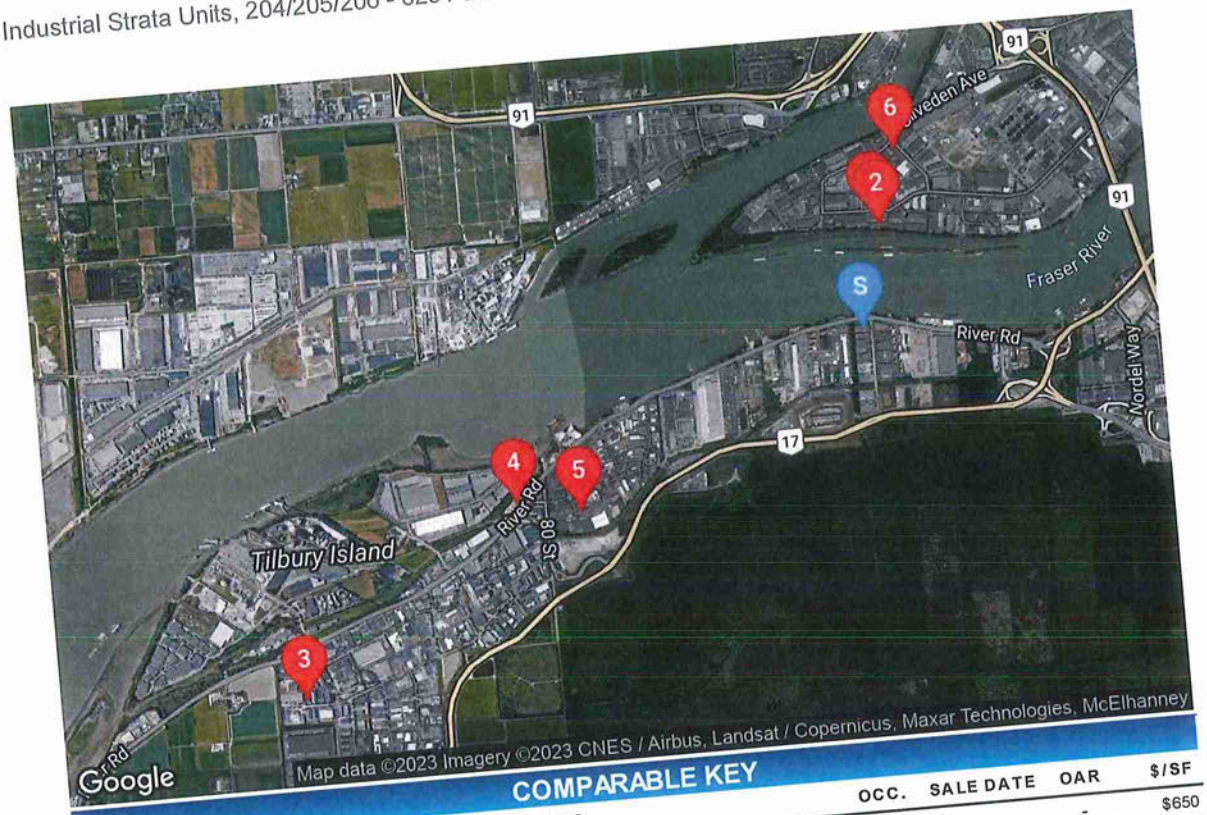
Further details of these transactions can be found in the Appendix section located at the end of this report.

In valuing the property, each of the transactions has been compared to the Subject. The basis for comparison included the consideration of the following:

- Property Rights Conveyed
- Financing Terms
- Conditions of Sale
- Market Conditions (Transaction Date and Status)
- Physical Characteristics
- Economic Characteristics

Industrial Transactions & Analysis
Industrial Strata Units

	Subject	Transaction One	Transaction Two	Transaction Three	Transaction Four	Transaction Five	Transaction Six
Property Name	Industrial Strata Units	Industrial Strata Unit	Strata Industrial Unit	Industrial Strata	Deca Business Centre	Industrial Strata	Freestanding Strata Units
Address	204/205/206 - 8291 92 Street Delta, British Columbia	1600 Derwent Way Unit 11 Delta, BC	1610 Derwent Unit 16 Delta, BC	7187 Progress Way Unit 102 Delta, BC	107-7927 River Road Delta, BC	110 & 120 7858 Hoskins Street Delta, BC	1520 Cliveden Avenue Units 1/2/3 Delta, BC
Transaction Price		$2,290,000	$2,238,000	$4,450,000	$2,591,600	$6,450,000	$4,180,000
Analysis Price		$2,290,000	$2,238,000	$4,450,000	$2,591,600	$6,450,000	$4,180,000
Analysis Price per SF		$590	$573	$536	$715	$657	$439
Transactional Characteristics							
Transaction Status		Recorded	Recorded	Recorded	Recorded	In Contract	Recorded
Transaction Date		10/28/2022	7/5/2022	3/2/2022	6/13/2022	4/21/2022	5/31/2022
Market Conditions		Similar	Similar	Similar	Similar	Similar	Similar
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Conditions of Sale		Arms-Length	Arms-Length	Arms-Length	Arms-Length	Assumed Arms-Length	Arms-Length
Motivation		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Transactional Adjustment		None	None	None	None	None	None
Site Characteristics							
Location	Good	Similar	Similar	Similar	Similar	Similar	Similar
Zoning	I-2	I-2	I-2	I-2	I2	I-2	I-2
Site Adjustment		None	None	None	None	None	None
Improvement Characteristics							
Property Type	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Design / Layout	Good	Sli. Inferior	Sli. Inferior	Sli. Inferior	Sli. Superior	Similar	Sli. Inferior
Condition	Good	Sli. Inferior	Sli. Inferior	Sli. Inferior	Similar	Sli. Superior	Sli. Inferior
Building Size (SF)	11,833	3,881	3,904	8,295	3,625	9,818	9,525
Year Built	2013	1991	1995	1997	2022	2001	1991
Improvement Adjustment		Sli. Upward	Sli. Upward	Sli. Upward	Sli. Downward	Sli. Downward	Sli. Upward
Overall Adjustment		Sli. Upward	Sli. Upward	Sli. Upward	Sli. Downward	Sli. Downward	Sli. Upward
Overall Comparability		Sli. Inferior	Sli. Inferior	Sli. Inferior	Sli. Superior	Sli. Superior	Sli. Inferior
Conclusion		Sli. Higher Than $590/SF	Sli. Higher Than $573/SF	Sli. Higher Than $536/SF	Sli. Lower Than $715/SF	Sli. Lower Than $657/SF	Sli. Higher Than $439/SF



COMPARABLE KEY

COMP	DISTANCE	NAME	ADDRESS	OCC.	SALE DATE	OAR	$/SF
Subject		-	204/205/206 - 829192 Street, Delta, BC	100.0%	-	-	$650
No. 1	0.8 km	Industrial Strata Unit	1600 Derwent Way Unit 11, Delta, BC	0.0%	10/28/2022		$590
No. 2	0.7 km	Strata Industrial Unit	1610 Derwent Unit 16, Delta, BC	0.0%	7/5/2022		$573
No. 3	4.7 km	Industrial Strata	7187 Progress Way Unit 102, Delta, BC		3/2/2022		$536
No. 4	2.8 km	Deca Business Centre	107-7927 River Road, Delta, BC		6/13/2022		$715
No. 5	2.4 km	Industrial Strata	110 & 120 7858 Hoskins Street, Delta, BC		4/21/2022		$657
No. 6	1.3 km	Freestanding Strata Units	1520 Cliveden Avenue Units 1/2/3, Delta, BC		5/31/2022		$439

Analysis

The selected transactions pertain to activity that occurred between March 2022 and October 2022. The properties vary in size from 3,625 square feet to 9,818 square feet and were originally constructed between 1991 and 2022. These transactions represent capital investments that range from a low of $2,238,000 to a high of $6,450,000. The unit prices indicated by these transactions vary from a low of $439 per square foot to a high of $715 per square foot.

At the upper end of the range, Comparable Transaction No. 4 pertains to the June 13, 2022 sale of an industrial property located at 107 – 7927 River Road, Delta, British Columbia at a price of $2,591,600, or $715 per square foot. In the time spanning the date of this transaction and the effective date of this valuation, market conditions have remained stable. As such, no adjustment is required for changing market conditions. This property is slightly superior to the subject with regard to design/layout, requiring a downward adjustment. Therefore, a unit value slightly below $715 per square foot is considered appropriate for the subject.

Comparable Transaction Nos. 3 and 6 are at the low end of the range. Comparable Transaction No. 3 pertains to the March 2, 2023 sale of an industrial property located at 16 – 1610 Derwent Road, Delta, British Columbia at a price of $4,450,000, or $536 per square foot. In the time spanning the date of this transaction and the effective date of this valuation, market conditions have remained stable. As such, no adjustment is required for changing market conditions. Transaction No. 3 is inferior to the subject property with regard to design/layout and overall condition, so an upward adjustment is applied. Comparable Transaction No. 6 pertains to the May 31, 2022 sale of an industrial property located at 1/2/3 – 1520 Cliveden Avenue, Delta, British Columbia at a price of $4,180,000, or $439 per square foot. In the time spanning the date of this transaction and the effective date of this valuation, market conditions have remained stable. As such, no adjustment is required for changing market conditions. Transaction No. 6 is inferior in design/layout and overall condition, so an upward adjustment is applied. Given the foregoing factors, a unit value above $439 per square foot is considered appropriate for the subject property.

The remaining three indicators represent a range between $573 and $657 per square foot. Comparable Transactions No. 1 and No. 2 are inferior to the subject with regard to overall condition. Given the foregoing information, an upward adjustment is required for these two transactions.

Based on the preceding analysis, an appropriate unit value per square foot for the subject property, on a stabilized basis, should be slightly lower than Transaction No. 4 ($715) and Transaction No. 5 ($657); and slightly higher than Transaction No. 1 ($590), Transaction No. 2 ($573), Transaction No. 3 ($536) and Transaction No. 6 ($439).

In consideration of the sale indices reviewed and the accompanying analysis, we are of the professional opinion that an appropriate stabilized unit value range for the Subject property would be between $645 per square foot and $655 per square foot. Applying such unit values to the total leasable area of the property results in a range in estimated stabilized values as summarized in the table below.

VALUE MATRIX - DIRECT COMPARISON		
SIZE	$/SF	VALUE[1]
11,833 SF	$645	$7,630,000
11,833 SF	$650	$7,690,000
11,833 SF	$655	$7,750,000

(1) Round to nearest $10,000

Summary

Selecting the mid-point of the matrix, the Direct Comparison Approach indicates an estimated value of **$7,690,000** (rounded) as of the effective date of this valuation.

The above value estimate is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

Reconciliation and Final Estimate of Value

The Subject property is 11,833 SF industrial strata units. The units represent good quality construction and were in good condition as of the effective date of the report.

The approaches used in this valuation provide the following values:

VALUATION SUMMARY	
VALUATION INDICES	CURRENT MARKET VALUE AS-IS
INTEREST APPRAISED	FEE SIMPLE
DATE OF VALUE	MARCH 10, 2023
INCOME APPROACH	
Overall Income Capitalization	**$7,140,000**
Overall Income Capitalization $/SF	$603/SF
NOI	$257,192
NOI $/SF	$21.74/SF
Capitalization Rate	3.60%
DIRECT COMPARISON APPROACH	
Direct Comparison	**$7,690,000**
Direct Comparison $/SF	$650/SF
FINAL VALUE CONCLUSION	
FINAL VALUE	**$7,450,000**
$/SF	$630/SF
Implied Capitalization Rate	3.45%

As the subject property appeals as an owner user property, our primary approach to value was the Direct Comparison Approach. The Direct Comparison Approach is the approach typically utilized by purchasers of owner user assets in the subject market thus has been relied upon as our primary approach to value.

The Income Approach was also included within our analysis. Though the subject property appeals primarily as an owner user asset it could also be leased to a tenant and sold to an investor thus the inclusion of the Income Approach is considered reasonable. The Income Approach considers the property based on its ability to generate income and was completed as a secondary approach.

Based on the foregoing, and with most weight applied to the Direct Comparison Approach it is our opinion that the current market value as is of the fee simple interest in the property, subject to the assumptions set forth, and as at March 10, 2023, was:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
Current Market Value As-Is	Fee Simple	March 10, 2023	$7,450,000

The above value estimate is based on an exposure period of six months or less, assuming the basis of a transaction involving cash to the vendor and is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

Certification

Industrial Strata Units
204/205/206 - 8291 92 Street, Delta, British Columbia V4G 0A4
(See Property Data Section for Legal Description)

I, the undersigned appraiser, certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported Assumptions and Limiting conditions, and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- Except as disclosed herein, no one has provided significant professional assistance to the person(s) signing this report;
- As of the date of this report the undersigned has fulfilled the requirements of The Appraisal Institute of Canada's Continuing Professional Development Program;
- I am a member in good standing of the Appraisal Institute of Canada;
- I am not required to be licensed to practice in the Province of **British Columbia**.

Information pertaining to inspection of the subject property is as follows:

SUBJECT PROPERTY INSPECTION			
APPRAISER	**INSPECTED**	**EXTENT**	**DATE OF INSPECTION**
Aian Miiabaev, AACI, MRICS	No	-	-
Bradley Elliott, AIC Candidate	Yes	Interior/Exterior	March 10, 2023

Final Estimate of Value

Based upon the data, analyses and conclusions contained herein, the current market value of the Fee Simple interest in the property described herein, as at March 10, 2023, is estimated to be as follows:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
Current Market Value As-Is	**Fee Simple**	**March 10, 2023**	**$7,450,000**

The above value estimate is based on an exposure period of six months or less, assuming the basis of a transaction involving cash to the vendor, and is subject to the Extraordinary Assumptions, Hypothetical Conditions and Extraordinary Limiting Conditions as detailed within the Terms of Reference section of this report, in addition to the Ordinary Assumptions and Limiting Conditions contained in the Addenda. Any alterations to either the information provided or the assumptions in this report may have a material impact on the value contained herein.

Appraiser

Aian Miiabaev

Aian Miiabaev, AACI, MRICS
Date: March 13, 2023
AIC Membership No. 910147

Appendices

Appendix A	Ordinary Assumptions and Limiting Conditions
Appendix B	Definitions
Appendix C	Certificate of Title
Appendix D	Land Use / Zoning
Appendix E	Capitalization Rate Comparable Sales
Appendix F	Direct Comparison Comparable Sales

Appendix A

Ordinary Assumptions and Limiting Conditions

Ordinary Assumptions and Limiting Conditions

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronic Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP"), and the following conditions:

1) This report has been prepared at the request of **Harminder Rangar** of LabTest Certification Inc. (the client) for the purpose of providing an estimate of the market value of **204/205/206 - 8291 92 Street, Delta, British Columbia** (the Subject property) and for the specific use referred to. It is not reasonable for any party other than the person or those to whom this report is addressed to rely upon this appraisal without first obtaining written authorization from the client and the author of this report. This report has been prepared on the assumption that no other party will rely on it for any other purpose. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.

2) This report has been prepared at the request of **Harminder Rangar** of LabTest Certification Inc. and for the exclusive (and confidential) use of the recipient as named and for the specific purpose and function as stated. Written consent from the authors must be obtained before any part of the appraisal report can be used for any use by anyone except the client and other intended users identified in the report. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee.

3) All copyright is reserved to the author and this report is considered confidential by the author and **Harminder Rangar** of LabTest Certification Inc.**.** Possession of this report, or a copy thereof, does not carry with it the right to reproduction or publication in any manner, in whole or in part, nor may it be disclosed, quoted from or referred to in any manner, in whole or in part, without the prior written consent and approval of the author as to the purpose, form and content of any such disclosure, quotation or reference. Without limiting the generality of the foregoing, neither all nor any part of the contents of this report shall be disseminated or otherwise conveyed to the public in any manner whatsoever or through any media whatsoever or disclosed, quoted from or referred to in any report, financial statement, prospectus, or offering memorandum of the client, or in any documents filed with any governmental agency without the prior written consent and approval of the author as to the purpose, form and content of such dissemination, disclosure, quotation or reference.

4) The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained and shall comply in all material respects with the contents of the appraiser's privacy policy and in accordance with the PIPEDA.

5) This appraisal report, its content and all attachments/addendums and their content are the property of the author. The client, intended users and any appraisal facilitator are prohibited, strictly forbidden and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate

electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.

6) The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.

7) This report is completed on the basis that testimony or appearance in court or at any administrative proceeding concerning this appraisal is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appraisal report and data related thereto and for preparation and for any appearances that may be required, and the provision of appropriate additional compensation.

8) The estimated market value of the real estate that is the Subject of this appraisal pertains to the value of the **fee simple interest** in the real property. The property rights appraised exclude mineral rights, if any.

9) The concept of market value presumes reasonable exposure. The exposure period is the estimated length of time the asset being valued would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of valuation. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. The reasonable exposure period is a function not only of time and effort but will depend on the type of asset being valued, the state of the market at the date of valuation and the level at which the asset is priced. (The estimated length of the exposure period needed to achieve the estimated market value is set forth in the Letter of Transmittal, prefacing this report).

10) The analyses set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. However, these data are not guaranteed for accuracy. Unless otherwise stated, we did not verify client-supplied information, which we believed to be correct. Certain information has been accepted at face value, especially if there was no reason to doubt its accuracy. Other empirical data required interpretative analysis pursuant to the objective of this appraisal. Certain inquiries were outside the scope of this mandate.

11) The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. A title search has been performed as indicated previously, and the appraiser assumes that the title is good and marketable and free and clear of all value influencing encumbrances, encroachments, restrictions or covenants, including leases, unless otherwise noted in this report, and that there are no pledges, charges, liens or special assessments outstanding against the property other than as stated and described. The property is appraised on the basis of it being under responsible ownership.

12) The property has been valued on the basis that there are no outstanding liabilities except as expressly noted, pursuant to any agreement with a municipal or other government authority, pursuant to any contract or agreement pertaining to the ownership and operation of the real estate or pursuant to any lease or agreement to lease, which may affect the stated value or saleability of the Subject property or any portion thereof.

13) The property has been valued on the basis that there is no action, suit, proceeding or investigation pending or threatened against the real estate or affecting the titular owners of the property, at law or in equity or before or by any federal, provincial or municipal department, commission, board, bureau, agency or instrumentality which may adversely influence the value of the real estate appraised.

14) The legal description of the property and the area of the site were obtained from the City of Delta. No survey of the property has been made. Any plans and sketches contained in this report show

approximate dimensions only and are included solely to aid the recipient in visualizing the location of the property, the configuration and boundaries of the site and the relative position of the improvements on the said lands.

15) The property has been valued on the basis that the real estate complies in all material respects with any restrictive covenants affecting the site and has been built and is occupied and being operated, in all material respects, in full compliance with all Government regulations and requirements of law, including all zoning, land use classification, building codes, planning, fire and health by-laws, rules, regulations, orders and codes of all federal, provincial, regional and municipal governmental authorities having jurisdiction with respect thereto, and that if it doesn't comply, any such non-compliance may affect market value. (It is recognized there may be work orders or other notices of violation of law outstanding with respect to the real estate and that there may be certain requirements of law preventing occupancy of the real estate as described in this report. However, such circumstances have not been accounted for in the appraisal process).

16) The term "inspection" refers to observation and reporting of the general material finishing and conditions seen for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only, in accordance with the CUSPAP.

17) The opinions of value and other conclusions contained assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The appraiser has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The appraiser has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this physical inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the appraiser.

18) The author of this report is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government, or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the property appraised.

19) Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.

20) Investigations have been undertaken in respect of matters which regulate the use of land. However, no inquiries have been placed with the fire department, the building inspector, the health department or any other government regulatory agency, unless such investigations are expressly represented to have been made in this report. The Subject property must comply with such regulations and, if it does not comply, its non-compliance may affect the market value of this property. To be certain of such compliance, further investigations may be necessary.

21) The interpretation of any leases and other contractual agreements, pertaining to the operation and ownership of the property, as expressed, is solely the opinion of the author and should not be construed as a legal interpretation. Further, any summaries of such contractual agreements are presented for the sole purpose of giving the reader an overview of the salient facts thereof.

22) The estimated market value of the property does not necessarily represent the value of the underlying shares, if the asset is so held, as the value of the share could be affected by other considerations. Further, the estimated market value does not include consideration of any extraordinary financing, rental or income guarantees, special tax considerations or any other atypical benefits which may influence the ordinary market value of the property, unless the effects of such special conditions, and the extent of any special value that may arise therefrom, have been described and measured in this report.

23) Should title to the real estate presently be held (or changed to a holding) by a partnership, in a joint venture, through a Co-tenancy arrangement or by any other form of divisional ownership, the value of any fractional interest associated therewith may be more or less than the percentage of ownership appearing in the contractual agreement pertaining to the structure of such divisional ownership. For the purposes of our valuation, we have not made any adjustment for the value of a fractional interest.

24) In the event of syndication, the aggregate value of the limited partnership interests may be greater than the value of the freehold or fee simple interest in the real estate, by reason of the possible contributory value of non-realty interests or benefits such as provision for tax shelter, potential for capital appreciation, special investment privileges, particular occupancy and income guarantees, special financing or extraordinary agreements for management services.

25) Unless otherwise noted, the estimated market value of the property referred to is predicated upon the condition that it would be sold on a cash basis to the vendor subject to any contractual agreements and encumbrances as noted in this report as-is and where-is, without any contingent agreements or caveats. Other financial arrangements, good or cumbersome, may affect the price at which this property might sell in the open market.

26) Because market conditions, including economic, social and political factors, change rapidly and, on occasion, without notice or warning, the estimate of market value expressed, as of the effective date of this appraisal, cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.

27) The value expressed is in Canadian dollars.

28) This report is only valid if it bears the original or password secured digital signature(s) of the author(s). If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the appraiser, can be relied upon without fault.

29) These Ordinary Assumptions and Limiting Conditions shall be read with all changes in number and gender as may be appropriate or required by the context or by the particulars of this mandate.

31) Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a

reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

Appendix B

Definitions

Definitions

Property Interests

Fee Simple

- Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power and escheat.

Leased Fee Interest

- The ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Interest

- The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

General Definitions

Adjusted or Stabilized Overall Capitalization Rate is usually derived from transactions with excessive vacancy levels or contract rents over/under market levels. In such cases, net operating income is "normalized" to market levels and the price adjusted to reflect expected costs required to achieve the projected net operating income.

The Cost Approach to value is based upon the economic principle of substitution, which holds that the value of a property should not be more than the amount by which one can obtain, by purchase of a site and construction of a building without undue delay, a property of equal desirability and utility.

Direct or Overall Capitalization refers to the process of converting a single year's income with a rate or factor into an indication of value.

The Direct Comparison Approach examines the cost of acquiring equally desirable and valuable substitute properties, indicated by transactions of comparable properties, within the market area. The characteristics of the sale properties are compared to the Subject property on the basis of time and such features as location, size and quality of improvements, design features and income generating potential of the property.

Discount Rate is a yield rate used to convert future payments or receipts into a present value.

Discounted Cash Flow Analysis offers an opportunity to account for the anticipated growth or decline in income over the term of a prescribed holding period. More particularly, the value of the property is equivalent to the discounted value of future benefits. These benefits represent the annual cash flows (positive or negative) over a given period of time, plus the net proceeds from the hypothetical sale at the end of the investment horizon.

Two rates must be selected for an application of the DCF process:

- the internal rate of return or discount rate used to discount the projected receivables;
- an overall capitalization rate used in estimating reversionary value of the asset.

The selection of the discount rate or the internal rate of return is based on comparing the Subject to other real estate opportunities as well as other forms of investments. Some of the more common benchmarks in the selection of the discount rate are the current yields on long term bonds and mortgage interest rates.

Exposure Time - The Canadian Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Institute of Canada define "Exposure Time" (The Appraisal Institute of Canada, Canadian Uniform Standards of Professional Appraisal Practice, 2020 ed. Page 6) as:

> ***"The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal."***

Fair Value (International Financial Reporting Standards) – IFRS 13 defines "Fair Value" as:

> ***"The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."***

Highest and Best Use - The Canadian Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Institute of Canada define "Highest and Best Use" (The Appraisal Institute of Canada, Canadian Uniform Standards of Professional Appraisal Practice, 2020 ed. Page 8) as:

> ***"The reasonably probable use of Real Property, that is physically possible, legally permissible, financially feasible, and maximally productive, and that results in the highest value."***

The Income Approach to value is utilized to estimate real estate value of income-producing or investment properties.

Internal Rate of Return is the yield rate that is earned or expected over the period of ownership. It applies to all expected benefits including the proceeds of sale at the end of the holding period. The IRR is the Rate of Discount that makes the net present value of an investment equal zero.

Market Value - The Canadian Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Institute of Canada define "Market Value" (The Appraisal Institute of Canada, Canadian Uniform Standards of Professional Appraisal Practice, 2020 ed. Page 10) as:

> ***"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and the seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under duress."***

Net Operating Income is the actual or anticipated net income remaining after all operating expenses are deducted from effective gross income before debt service and depreciation. Net Operating Income is usually calculated for the current fiscal year or the forthcoming year.

Overall Capitalization Rate is an income rate that reflects the relationship between a single year's net operating income expectancy and the total property price. The Overall Capitalization Rate converts net operating income into an indication of a property's overall value.

A Yield Rate is applied to a series of individual incomes to obtain a present value of each.

Appendix C

Certificate of Title

2023-03-08, 13:48:36
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002
Declared Value $593488

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA4968715
From Title Number	CA3444736
Application Received	2016-02-03
Application Entered	2016-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	GOSHU PRODUCTS/SERVICES INC., INC.NO. BC0648236 3133-20800 WESTMINSTER HWY RICHMOND, BC V6V 2W3
Taxation Authority	Delta, The City of
Description of Land	
Parcel Identifier:	029-205-514
Legal Description:	STRATA LOT 3 DISTRICT LOT 132 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1707 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.2.1981 UNDER NO. T17084 PLAN NO. 61216
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	BB1211869
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA MODIFIED BY BB1160811 MODIFIED BY BB1672865

2023-03-08, 13:48:36
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002
Declared Value $593488

Nature:	COVENANT
Registration Number:	BB1211870
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	BB1211871
Registration Date and Time:	2009-09-17 14:18
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	BB1211896
Registration Date and Time:	2009-09-17 14:23
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA
Nature:	MODIFICATION
Registration Number:	BB1160811
Registration Date and Time:	2010-06-14 13:34
Remarks:	INTER ALIA MODIFICATION OF BB1211869
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008168
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008169
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA
Nature:	MORTGAGE
Registration Number:	CA6712638
Registration Date and Time:	2018-04-03 12:15
Registered Owner:	NATIONAL BANK OF CANADA
Remarks:	INTER ALIA

2023-03-08, 13:48:36
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002
Declared Value $593488

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6712639
Registration Date and Time:	2018-04-03 12:15
Registered Owner:	NATIONAL BANK OF CANADA
Remarks:	INTER ALIA
Nature:	MORTGAGE
Registration Number:	CB287229
Registration Date and Time:	2022-10-18 09:11
Registered Owner:	KARDAK HOLDINGS LTD. INCORPORATION NO. BC1285219
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB287230
Registration Date and Time:	2022-10-18 09:11
Registered Owner:	KARDAK HOLDINGS LTD. INCORPORATION NO. BC1285219
Remarks:	INTER ALIA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

2023-03-08, 13:51:14
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002
Declared Value $1195000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA3718218
From Title Number CA3444737

Application Received 2014-05-09

Application Entered 2014-05-20

Registered Owner in Fee Simple
Registered Owner/Mailing Address: GOSHU PRODUCTS/SERVICES INC., INC.NO. BC0648236
3133 20800 WESTMINSTER HIGHWAY
RICHMOND, BC
V6V 2W3

Taxation Authority Delta, The City of

Description of Land
Parcel Identifier: 029-205-522
Legal Description:
STRATA LOT 4 DISTRICT LOT 132 GROUP 2 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS1707
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED
10.2.1981 UNDER NO. T17084 PLAN NO. 61216

Charges, Liens and Interests
Nature: STATUTORY RIGHT-OF-WAY
Registration Number: R53085
Registration Date and Time: 1979-06-12 14:34
Registered Owner: THE CORPORATION OF DELTA
Remarks: INTER ALIA
PART FORMERLY LOT 2 PLAN 826

2023-03-08, 13:51:14
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002
Declared Value $1195000

Nature:	COVENANT
Registration Number:	BB1211869
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA MODIFIED BY BB1160811 MODIFIED BY BB1672865

Nature:	COVENANT
Registration Number:	BB1211870
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211871
Registration Date and Time:	2009-09-17 14:18
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211896
Registration Date and Time:	2009-09-17 14:23
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	MODIFICATION
Registration Number:	BB1160811
Registration Date and Time:	2010-06-14 13:34
Remarks:	INTER ALIA MODIFICATION OF BB1211869

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008168
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008169
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

2023-03-08, 13:51:14
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002
Declared Value $1195000

Nature:	MORTGAGE
Registration Number:	CA6712638
Registration Date and Time:	2018-04-03 12:15
Registered Owner:	NATIONAL BANK OF CANADA
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6712639
Registration Date and Time:	2018-04-03 12:15
Registered Owner:	NATIONAL BANK OF CANADA
Remarks:	INTER ALIA
Nature:	MORTGAGE
Registration Number:	CB287229
Registration Date and Time:	2022-10-18 09:11
Registered Owner:	KARDAK HOLDINGS LTD.
	INCORPORATION NO. BC1285219
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB287230
Registration Date and Time:	2022-10-18 09:11
Registered Owner:	KARDAK HOLDINGS LTD.
	INCORPORATION NO. BC1285219
Remarks:	INTER ALIA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

2023-03-08, 13:52:23
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002
CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA3718219
From Title Number	CA3444738
Application Received	2014-05-09
Application Entered	2014-05-20
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	GOSHU PRODUCTS/SERVICES INC., INC.NO. BC0648236 3133 20800 WESTMINSTER HIGHWAY RICHMOND, BC V6V 2W3
Taxation Authority	Delta, The City of

Description of Land
Parcel Identifier: 029-205-531
Legal Description:
STRATA LOT 5 DISTRICT LOT 132 GROUP 2 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS1707
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED
10.2.1981 UNDER NO. T17084 PLAN NO. 61216

Charges, Liens and Interests

Nature:	STATUTORY RIGHT-OF-WAY
Registration Number:	R53085
Registration Date and Time:	1979-06-12 14:34
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA PART FORMERLY LOT 2 PLAN 826

2023-03-08, 13:52:23
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002

Nature:	COVENANT
Registration Number:	BB1211869
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA MODIFIED BY BB1160811 MODIFIED BY BB1672865

Nature:	COVENANT
Registration Number:	BB1211870
Registration Date and Time:	2009-09-17 14:17
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211871
Registration Date and Time:	2009-09-17 14:18
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	BB1211896
Registration Date and Time:	2009-09-17 14:23
Registered Owner:	THE CORPORATION OF DELTA
Remarks:	INTER ALIA

Nature:	MODIFICATION
Registration Number:	BB1160811
Registration Date and Time:	2010-06-14 13:34
Remarks:	INTER ALIA MODIFICATION OF BB1211869

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008168
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	BB3008169
Registration Date and Time:	2013-05-29 12:40
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

2023-03-08, 13:52:23
Requestor: Aian Miiabaev

TITLE SEARCH PRINT
File Reference: YVR230212-002

Nature:	MORTGAGE
Registration Number:	CA6712638
Registration Date and Time:	2018-04-03 12:15
Registered Owner:	NATIONAL BANK OF CANADA
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6712639
Registration Date and Time:	2018-04-03 12:15
Registered Owner:	NATIONAL BANK OF CANADA
Remarks:	INTER ALIA
Nature:	MORTGAGE
Registration Number:	CB287229
Registration Date and Time:	2022-10-18 09:11
Registered Owner:	KARDAK HOLDINGS LTD.
	INCORPORATION NO. BC1285219
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB287230
Registration Date and Time:	2022-10-18 09:11
Registered Owner:	KARDAK HOLDINGS LTD.
	INCORPORATION NO. BC1285219
Remarks:	INTER ALIA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

Appendix D

Land Use / Zoning

16.20 I2: MEDIUM IMPACT INDUSTRIAL ZONE

16.20.1 INTENT

This *zone* is intended for low to medium impact industrial *uses* and a limited range of commercial and service commercial *uses*.

16.20.2 PRINCIPAL USES

All *uses* permitted in the I1 Low Impact Industrial Zone

Abattoir

Communication systems

Drive-in theatre, subject to Section 16.20.6(a)

Fish processing

Golf course

Kennel, subject to compliance with all applicable regulations in Section 10.10

Log storage

Manufacturing, including *biofuel* production, but excluding leather tanning and petroleum oil and natural gas, radioactive materials, cement, asphalt and tar production and processing

Recycling of solid waste, excluding all forms of organic *composting* and *recycling*, and subject to Section 16.20.6 (b) and (c)

Rental of *motor vehicles*

Ship yard

Towing and storage facilities, excluding dismantling, salvaging of parts or sale thereof

Transportation

16.20.3 ACCESSORY USES

Indoor amenity space, accessory to a *principal use* other than *farming* or *kennel*

Sale of goods lawfully manufactured or stored on the *lot*, subject to Section 16.20.6(d)

Uses accessory to *farming* and *kennel* as permitted in the A1 *zone*, subject to compliance with all applicable regulations in Section 10.10

Watchman dwelling unit, accessory to a *principal use* other than *farming* or *kennel*

16.20.4 SETBACKS FOR USES OTHER THAN FARMING

(a) Minimum *setbacks* for a *principal structure* and an *accessory structure* shall be:

Front	7.5 m
Interior Side	0 m where a hard surfaced *highway* at least 9 m wide provides vehicular access to the rear of a *lot*, but where no such *highway* access exists, 7.5 m on one side
Exterior Side	4.5 m except where a *lot* abuts River Road in which case the minimum *setback* shall be equal to the height of the *building* or *structure*, but in no case less than 7.5 m
Rear	1.5 m except where a *lot* backs onto an interior *side lot line* of an adjoining *lot* in which case the minimum *setback* shall be 3.5 m

See Section 6.2 for additional *setback* regulations

(b) Despite Subsection (a), where a *lot* adjoins a *lot zoned* for residential or health care *use*, the minimum interior side, exterior side and rear *setbacks*, shall be equal to the height of the *principal building* or *structure*, but in no case be less than 7.5 m.

16.20.5 HEIGHT

No *maximum height* for a *principal structure* or an *accessory structure* for any *use* except *farming* and *kennel* and permitted *accessory uses* thereto in which case the regulations in Section 10.10 shall apply.

See Section 6.2.14 for additional height regulations

16.20.6 OTHER REGULATIONS

(a) For drive-in theatres,

(i) screens shall be located and constructed so that the picture shown thereon is not visible from a *highway*, and

(ii) space for *motor vehicles* waiting for entrance to a drive-in theatre shall be provided so that at least 30% of the vehicular capacity of the drive-in theatre can be accommodated in waiting areas off the travelled portion of the *highway*.

(b) Any *recycling* shall be carried out within a totally enclosed *building*.

(c) *Solid waste* shall be stored or located within a totally enclosed *building*.

(d) Sale of goods lawfully manufactured or stored on the *lot* shall:

(i) exclude the sale of drugs listed in Schedules I, IA, II, III and IV of the Drug Schedules Regulation B.C. Reg. 9/98 under the Pharmacy Operations and Drug Scheduling Act,

(ii) be located within the same *building* as the *principal use*, and

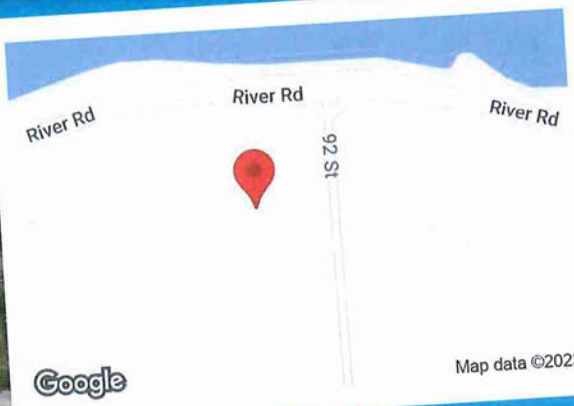
(iii) occupy a *floor area* not exceeding 20% of the *floor area* of the *principal use*.

Appendix E

Capitalization Rate Comparable Sales

COMPARABLE 1: Buckingham Industrial Estates
105/205 - 8275 92nd Street, Delta, BC





LOCATION / SITE INFORMATION	
Address	105/205 - 8275 92nd Street
City, Province	Delta, BC
Location	Average
Access	Average
Zoning	I-2

SALE INFORMATION	
Purchaser	1296066 B.C. Ltd.
Vendor	1241109 B.C. Ltd.
Transaction Date	June 17, 2021
Transaction Status	Recorded
Transaction Price	$1,800,000
Analysis Price	$1,800,000
Recording Number	CA 9107237, CA 9107238 & CA
Rights Transferred	Leased Fee
Financing	All Cash

IMPROVEMENTS INFORMATION	
Property Type	Industrial
Sub-Type	Industrial
Design / Layout	Average
Quality	Average
Condition	Average
Building Size (SF)	5,447
Year Built	2015
% Office	0.0%
Loading Docks	1
Clear Height (ft)	26

OPERATING INCOME	TOTAL	PER SF
Gross Income	$89,167	16.37
Vacancy & Credit Loss @ 3.0%	($2,160)	(0.40)
Effective Gross Income	$87,007	15.97
Expenses	($17,167)	(3.15)
Contingency	N/Av	N/Av
Net Operating income	$69,840	12.82
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	19%	20%

ANALYSIS INFORMATION	
Price Per SF	$330
Capitalization Rate	3.88%

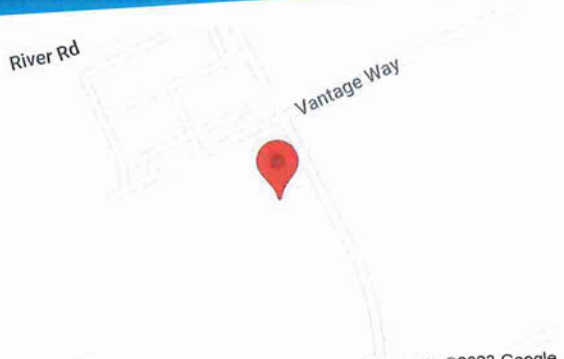
REMARKS

The property is improved with a business park consisting of two stratified industrial buildings containing a total of 32 strata units, constructed circa 2015. The transaction involved the sale of two strata units containing a total gross leasable area of 3,292 square feet, including 1,122 square feet of mezzanine space. The buildings have been constructed using structural steel frames with a mix of reinforced concrete, concrete block and precast concrete wall panels. The strata units have a clear height of 26 feet and are serviced by one drive-in door. The property is improved with a business park consisting of two stratified industrial buildings containing a total of 32 strata units, constructed circa 2015. The transaction involved the sale of three strata units containing a total gross leasable area of 5,447 square feet, including 72 square feet of storage space and 82 square feet of stairwell space.

The buildings have been constructed using structural steel frames with a mix of reinforced concrete, concrete block and precast concrete wall panels. The strata units have a clear height of 26 feet and are serviced by a total of two drive-in doors.

COMPARABLE 2: Delta Business Centre
108 - 7198 Vantage Way, Delta, BC





LOCATION / SITE INFORMATION

Address	108 - 7198 Vantage Way
City, Province	Delta, BC
Legal Description	Strata Lot 25, District Lot 128, Group 2, NWD
Location	Average
Access	Average
Zoning	I-2

SALE INFORMATION

Purchaser	1292805 B.C. Ltd.
Vendor	IAG Enterprises Ltd.
Transaction Date	March 30, 2021
Transaction Status	Recorded
Transaction Price	$785,500
Analysis Price	$785,500
Recording Number	CA 8880648
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Sub-Type	Industrial
Design / Layout	Average
Quality	Average
Condition	Average
Building Size (SF)	2,167
Year Built	1995
% Office	0.0%
Loading Docks	1
Clear Height (ft)	18

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	$31,420	14.50
Net Operating income	100.0%	
Occupancy at Sale	N/Av	N/Av
Expenses % of GI / EGI		

ANALYSIS INFORMATION

Price Per SF	$362
Capitalization Rate	4.00%

REMARKS

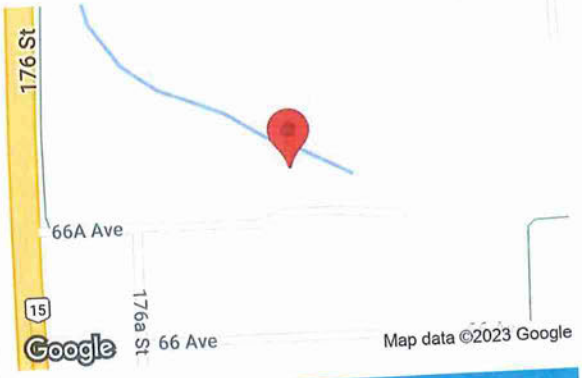
The property is improved with a multi-phase business park consisting of two stratified industrial buildings containing a total of 32 strata units constructed circa 1995. The transaction involved the sale of one strata unit in Phase I containing a total gross leasable area of 2,460 square feet, including 833 square feet of mezzanine space.

The buildings have been constructed using a structural steel frame with a mix of precast concrete wall panels, reinforced concrete and concrete block, with stucco finishes. The strata unit has a clear height of 18 feet and is serviced by one drive-in door. The property is improved with a multi-phase business park consisting of two stratified industrial buildings containing a total of 32 strata units constructed circa 1995. The transaction involved the sale of one strata unit in Phase II containing a total gross leasable area of 2,167 square feet, including 716 square feet of mezzanine space.

The buildings have been constructed using a structural steel frame with a mix of precast concrete wall panels, reinforced concrete and concrete

COMPARABLE 3: Industrial Strata Unit
109 - 17665 66A Avenue, Surrey, BC





LOCATION / SITE INFORMATION

Address	109 - 17665 66A Avenue
City, Province	Surrey, BC
Legal Description	STRATA LOT 9, PLAN LMS2467, PART
Location	Average
Access	Average
Zoning	IB

SALE INFORMATION

Purchaser	Private Investor
Vendor	Sucha & Surjit Chandi
Transaction Date	December 8, 2021
Transaction Status	Recorded
Transaction Price	$1,090,000
Analysis Price	$1,090,000
Recording Number	CA9820716
Rights Transferred	Leased Fee
Conditions of Sale	Assumed Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Design / Layout	Average
Quality	Average
Condition	Average
Building Size (SF)	1,998
Year Built	1998
% Office	0.0%

OPERATING INCOME

	TOTAL	PER SF
Gross Income	$28,200	14.11
Vacancy & Credit Loss @ 1.0%	($282)	(0.14)
Effective Gross Income	$27,918	13.97
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	$27,918	13.97
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

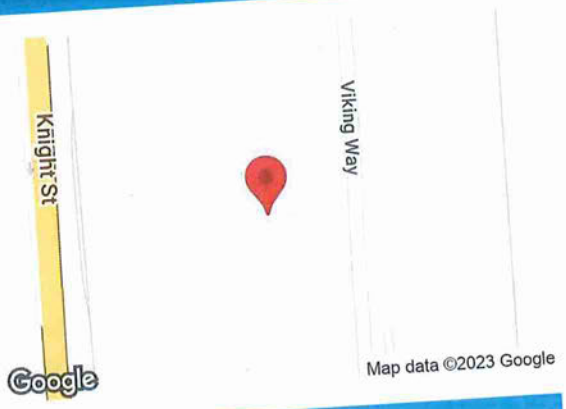
Price Per SF	$546
Capitalization Rate	2.56%

REMARKS

Strata warehouse unit located at Chana Place. Total size 1,998 s.f. with front glass and back loading door, all square footage is ground floor, current tenant month to month paying approx. $2,350.00 plus Triple Net. MLS sale Dec 2021. Sale closed March 30, 2022. Sale Closed March 30, 2022

COMPARABLE 4: Industrial Strata
#4-13520 Crestwood Place, Richmond, BC





LOCATION / SITE INFORMATION

Address	#4-13520 Crestwood Place
City, Province	Richmond, BC
Legal Description	Long legal exists
Location	Good
Access	Average
Zoning	IB1

SALE INFORMATION

Purchaser	Private Investor
Vendor	PC Urban (Viking Way) Holdings
Transaction Date	August 30, 2021
Transaction Status	Recorded
Transaction Price	$1,135,575
Analysis Price	$1,135,575
Rights Transferred	Leased Fee
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Sub-Type	Light Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Average/Good
Condition	Average
Building Size (SF)	2,163
Year Built	1987
% Office	0.0%
Loading Docks	1
Clear Height (ft)	15

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	$40,006	18.50
Net Operating income	N/Av	
Occupancy at Sale	N/Av	N/Av
Expenses % of GI / EGI		

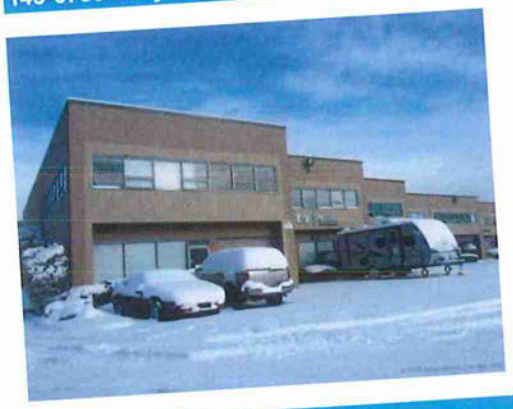
ANALYSIS INFORMATION

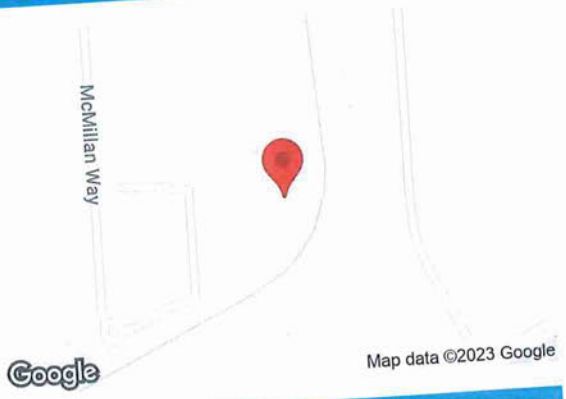
Price Per SF	$525
Capitalization Rate	3.66%

REMARKS

Stratified 2021 The strata unit is serviced by one drive in door. The strata unit shares a surface parking lot within the complex. Subsequent to the date of sale the strata unit was fully occupied by Elite Window Fashions. This transaction involved the sale of one strata unit containing a total gross floor area of 2,162 square feet.

COMPARABLE 5: Industrial Strata Unit
145-6753 Graybar Road, Richmond, BC





LOCATION / SITE INFORMATION

Address	145-6753 Graybar Road
City, Province	Richmond, BC
Legal Description	Long legal exists
Topography	Generally Level
Location	Good
Access	Good
Zoning	LUC 127*

SALE INFORMATION

Purchaser	An individual(s) acting in his/her
Vendor	An individual(s) acting in his/her
Transaction Date	March 16, 2021
Transaction Status	Recorded
Transaction Price	$965,000
Analysis Price	$965,000
Recording Number	CA 8844956
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Sub-Type	Business Park
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Good
Condition	Good
Building Size (SF)	2,818
Year Built	1990
% Office	0.0%
Loading Docks	1
Clear Height (ft)	20

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	$36,000	12.78
Net Operating income	N/Av	
Occupancy at Sale	N/Av	N/Av
Expenses % of GI / EGI		

ANALYSIS INFORMATION

Price Per SF	$342
Capitalization Rate	3.73%

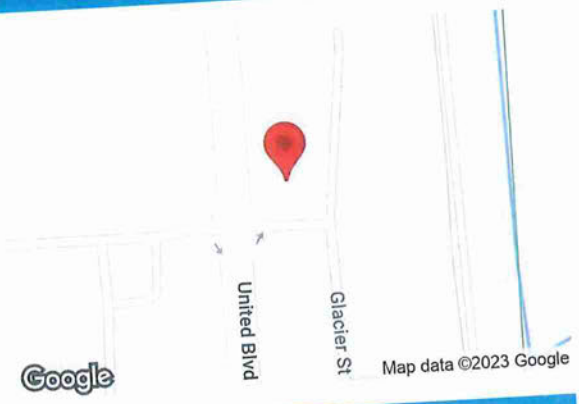
REMARKS

The property is improved with a multi-phase business park consisting of three stratified industrial buildings containing a total of 39 strata units constructed circa 1990-1991. The transaction involved the sale of one strata unit in Phase I containing a total gross leasable area of 2,818 square feet, including 724 square feet of mezzanine space.

The Zoning for the property is governed by Land Use Contract 127, a site specific designation. The property is designated Mixed Employment by the East Richmond Area Plan.

COMPARABLE 6: Coquitlam Industrial Property
130 Glacier Street #4, Coquitlam, BC





LOCATION / SITE INFORMATION

Address	130 Glacier Street #4
City, Province	Coquitlam, BC
Location	Average
Access	Average
Zoning	M-2

SALE INFORMATION

Purchaser	GC 88 Pacific Holdings Ltd.
Vendor	Ferrari Holdings Ltd.
Transaction Date	January 5, 2021
Transaction Status	Recorded
Transaction Price	$1,048,888
Analysis Price	$1,048,888
Recording Number	CA8685132
Rights Transferred	Leased Fee
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Sub-Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Average/Good
Condition	Good
Building Size (SF)	2,964
Year Built	1980
% Office	0.0%
Loading Docks	1
Clear Height (ft)	18

OPERATING INCOME

	TOTAL	PER SF
Gross Income	$32,640	11.01
Vacancy & Credit Loss @ 3.0%	($979)	(0.33)
Effective Gross Income	$31,661	10.68
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	$31,661	10.68
Occupancy at Sale	100.0%	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

Price Per SF	$354
Capitalization Rate	3.02%

REMARKS

A concrete and steel industrial strata unit with 18 foot ceilings and one grade level loading door. Good overall condition for its age.

Appendix F

Direct Comparison Comparable Sales

COMPARABLE 1: Industrial Strata Unit
1600 Derwent Way Unit 11, Delta, BC





LOCATION / SITE INFORMATION	
Address	1600 Derwent Way Unit 11
City, Province	Delta, BC
Topography	Flat
Location	Good/Excellent
Access	Good
Zoning	I-2

SALE INFORMATION	
Purchaser	Royal Barn Holdings Ltd.
Vendor	SL 11 Derwent Way Ltd.
Transaction Date	October 28, 2022
Transaction Status	Recorded
Transaction Price	$2,290,000
Analysis Price	$2,290,000
Recording Number	CB306753
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION	
Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Good
Condition	Good
Building Size (SF)	3,881
Year Built	1991
% Office	22.1%
Loading Docks	1
Clear Height (ft)	22

OPERATING INCOME	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	0.0%	
Occupancy at Sale	N/Av	N/Av
Expenses % of GI / EGI		

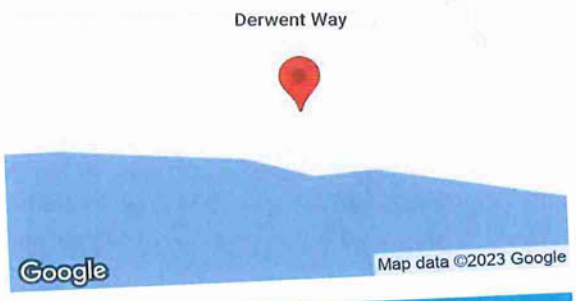
ANALYSIS INFORMATION	
Price Per SF	$590

REMARKS

I-2, 1991, concrete T/U, office mezzanine, 22' clear. Strata plan /agent confirm areas. 1 dock, 6 parking.

COMPARABLE 2: Strata Industrial Unit
1610 Derwent Unit 16, Delta, BC





LOCATION / SITE INFORMATION

Address	1610 Derwent Unit 16
City, Province	Delta, BC
Topography	Level
Location	Good
Access	Good
Zoning	I-2

SALE INFORMATION

Purchaser	1367865 B.C. Ltd.
Vendor	SL 14 Derwent Way Ltd.
Transaction Date	July 5, 2022
Transaction Status	Recorded
Transaction Price	$2,238,000
Analysis Price	$2,238,000
Recording Number	CB57186
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good/Excellent
Quality	Good/Excellent
Condition	Good/Excellent
Building Size (SF)	3,904
Year Built	1995
% Office	42.3%
Loading Docks	1
Clear Height (ft)	24

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	0.0%	
Occupancy at Sale	N/Av	N/Av
Expenses % of GI / EGI		

ANALYSIS INFORMATION

Price Per SF	$573

REMARKS

826 Sf main and 826 SF mezzanine office.
I-2, 1995, Concrete T/U, 24' clear height. 2,252 SF warehouse, 1,652 SF main and mezz. office, 1 dock, 6 parking.

COMPARABLE 3: Industrial Strata
7187 Progress Way Unit 102, Delta, BC





LOCATION / SITE INFORMATION

Address	7187 Progress Way Unit 102
City, Province	Delta, BC
Legal Description	Long legal exists
Topography	Flat
Location	Good/Excellent
Access	Good
Zoning	I-2

SALE INFORMATION

Purchaser	Private Party
Vendor	Klassen Industries ltd
Transaction Date	March 2, 2022
Transaction Status	Recorded
Transaction Price	$4,450,000
Analysis Price	$4,450,000
Recording Number	C8042013
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Average
Quality	Average
Condition	Average
Building Size (SF)	8,295
Year Built	1997
% Office	25.4%
Clear Height (ft)	23.5

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	
Occupancy at Sale	N/Av	N/Av
Expenses % of GI / EGI		

ANALYSIS INFORMATION

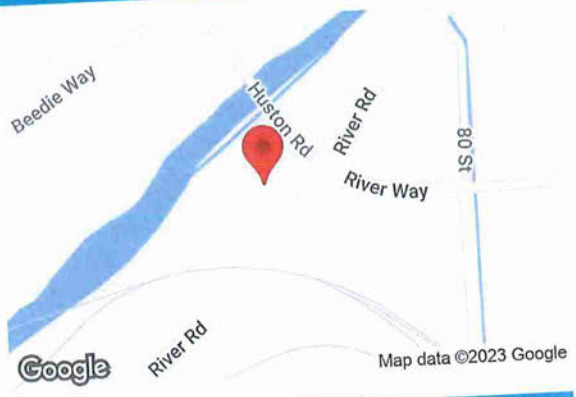
Price Per SF	$536

REMARKS

8,435 SF office/warehouse facility including 2,105 SF of main floor office with grade loading, two overhead cranes and paved yard area. The subject property is located within Tilbury Industrial Park in North Delta.

COMPARABLE 4: Deca Business Centre
107-7927 River Road, Delta, BC





LOCATION / SITE INFORMATION

Address	107-7927 River Road
City, Province	Delta, BC
Topography	Flat
Location	Excellent
Access	Average
Zoning	I2

SALE INFORMATION

Vendor	Beedie Group (Beedie (Huston
Transaction Date	June 13, 2022
Transaction Status	Recorded
Transaction Price	$2,591,600
Analysis Price	$2,591,600
Recording Number	CA 9999316
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Excellent
Quality	Excellent
Condition	Excellent
Building Size (SF)	3,625
Year Built	2022
% Office	0.0%

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	
Occupancy at Sale	N/Av	N/Av
Expenses % of GI / EGI		

ANALYSIS INFORMATION

Price Per SF	$715

REMARKS

The property is improved with one strata titled industrial building containing a total of 10 strata units. This transaction involved the sale of one strata titled units containing a total gross floor area of 3,625 square feet. The sale also includes surface / underground parking stalls.

The building is serviced by one drive-in doors. The property is serviced by surface parking spaces. The strata units share a surface parking lot within the complex.

COMPARABLE 5: Industrial Strata
110 & 120 7858 Hoskins Street, Delta, BC





LOCATION / SITE INFORMATION

Address	110 & 120 7858 Hoskins Street
City, Province	Delta, BC
Legal Description	Long legal exists
Topography	Flat
Location	Good/Excellent
Access	Good
Zoning	I-2

SALE INFORMATION

Purchaser	Private Party
Vendor	448564 B.C. LTD
Transaction Date	April 21, 2022
Transaction Status	In Contract
Transaction Price	$6,450,000
Analysis Price	$6,450,000
Recording Number	CA8884267 / 8
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Assumed Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good/Excellent
Quality	Good/Excellent
Condition	Good/Excellent
Building Size (SF)	9,818
Year Built	2001
% Office	41.2%
Loading Docks	2
Clear Height (ft)	24

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	N/Av
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

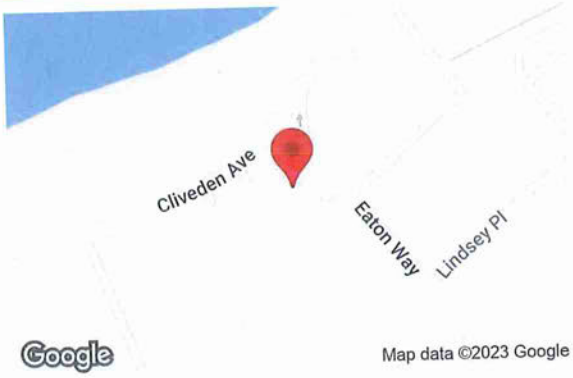
Price Per SF	$657

REMARKS

Industrial warehouse with a professionally finished office space. Built by the Beedie Group, features include concrete tilt up construction, 3-phase power, floor to ceiling windows providing natural light throughout the offices along with skylights in the warehouse, professionally finished and updated office space spread over two floors, and 15 parking spaces for the unit.

COMPARABLE 6: Freestanding Strata Units
1520 Cliveden Avenue Units 1/2/3, Delta, BC





LOCATION / SITE INFORMATION

Address	1520 Cliveden Avenue Units 1/2/3
City, Province	Delta, BC
Topography	Flat
Location	Good/Excellent
Access	Good
Zoning	I-2

SALE INFORMATION

Purchaser	1354264 B.C. Ltd
Vendor	Carlisle Properties Ltd.
Transaction Date	May 31, 2022
Transaction Status	Recorded
Transaction Price	$4,180,000
Analysis Price	$4,180,000
Recording Number	CA 9965444/5/6
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good/Excellent
Quality	Good/Excellent
Condition	Good/Excellent
Building Size (SF)	9,525
Year Built	1991
% Office	77.8%
Loading Docks	2
Clear Height (ft)	21

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	N/Av
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

Price Per SF	$439

REMARKS

Corner unit w ith exposure.

This is Exhibit "C" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia



Narrative Appraisal

Industrial Strata Unit
3128 - 20800 Westminster Highway
Richmond, British Columbia
Effective Date: March 10, 2023
Report Date: March 13, 2023

Prepared For
Harminder Rangar
LabTest Certification Inc.

Prepared By
Aian Miiabaev, AACI, MRICS
Senior Valuation Services Director, Vancouver
Valuation & Advisory Services

200 Granville Street
19th Floor
Vancouver, BC V6C 2R6
www.colliers.com

MAIN 604 681 4111
FAX 604 661 0849

Our File: YVR230212-001

March 13, 2023

LabTest Certification Inc.
205-8291 92 Street,
Delta, BC V4G 0A4

Dear Mr. Rangar,

Re: Appraisal of Industrial Strata Unit
3128 - 20800 Westminster Highway, Richmond, British Columbia

In accordance with your request, we have carried out an analysis of the above-mentioned property in order to estimate its current market value as is. Based on our investigations, it is our opinion that the current market value as is of the fee simple interest in the property, as of March 10, 2023, is estimated to be as follows:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
Current Market Value As-Is	**Fee Simple**	**March 10, 2023**	**$1,565,000**

The above value estimate is based on an exposure period of six months or less, assuming the basis of a transaction involving cash to the vendor and is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

This report describes the methods and approaches to value in support of the above conclusion, and contains the pertinent data gathered in our investigation of the market.

Should you have any questions, we would be pleased to discuss the valuation further.

Yours very truly,

COLLIERS INTERNATIONAL REALTY ADVISORS INC.

: Miiabaev

ev, AACI, MRICS
ation Services Director, Vancouver

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Executive Summary

Industrial Strata Unit
3128 - 20800 Westminster Highway
Richmond, British Columbia

Final Value Estimate
$1,565,000

PROPERTY INFORMATION			
Property Type	Industrial / Office Warehouse	Size (SF)	2,600
Year Built	1995	Occupied (100.0%)	2,600
Quality / Condition	Good / Good	District	
Site Area (acres)	4.02	Clear Height	9 Feet in Office area and 22 Feet in Warehouse area
		Cranes	No
Excess Density	None	Loading (Dock / Grade / Rail)	No / Yes / No
Land Use/Zoning	IR-1 (Limited Industrial Retail District)		

VALUE CONCLUSION		VALUATION SUMMARY	
Final Value Estimate	**$1,565,000**	Direct Comparison Approach	$1,560,000
Effective Date	March 10, 2023	Income Approach	
Value per SF	$602	Direct Income Capitalization	$1,570,000
Going-In Capitalization Rate	3.61%		

DIRECT INCOME CAPITALIZATION		DIRECT COMPARISON APPROACH	
Market Rent	$56,513	Concluded Unit Value/SF	$600
Stabilized Net Operating Income	1.00%	Initial Value	$1,560,000
Vacancy Allowance	0.00%	Adjustments	$0
Structural / Contingency	3.60%	Adjusted Value As Is	$1,560,000
Overall Capitalization Rate	$1,570,000	Value per SF	$600
Stabilized Value	$0		
Adjustments	$1,570,000		
Adjusted Value As Is	$604		
Value per SF			

The above value estimate is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

Investment Sales

Index No.	Property Name Property Address	Year Built Size (SF) Site Area (SF)	Sale Date Analysis Price[1] Analysis Price / SF	NOI NOI / SF SOCR
1	Industrial Strata 185 - 11880 Hammersmith Way Richmond, BC	1990 2,733 1,165,666	2-Feb-23 $1,580,000 $578	$65,400 $23.93 4.14%
2	Industrial Strata #4-13520 Crestw ood Place Richmond, BC	1987 2,163 -	30-Aug-21 $1,135,575 $525	$40,006 $18.50 3.52%
3	Industrial Strata Unit 145-6753 Graybar Road Richmond, BC	1990 2,818 -	16-Mar-21 $965,000 $342	$36,000 $12.78 3.73%
4	Buckingham Industrial Estates 105/205 - 8275 92nd Street Delta, BC	2015 5,447 -	17-Jun-21 $1,800,000 $330	$69,840 $12.82 3.88%
5	Delta Business Centre 108 - 7198 Vantage Way Delta, BC	1995 2,167 -	30-Mar-21 $785,500 $362	$31,420 $14.50 4.00%
6	Industrial Strata Unit 109 - 17665 66A Avenue Surrey, BC	1998 1,998 -	8-Dec-21 $1,090,000 $546	$27,918 $13.97 2.56%

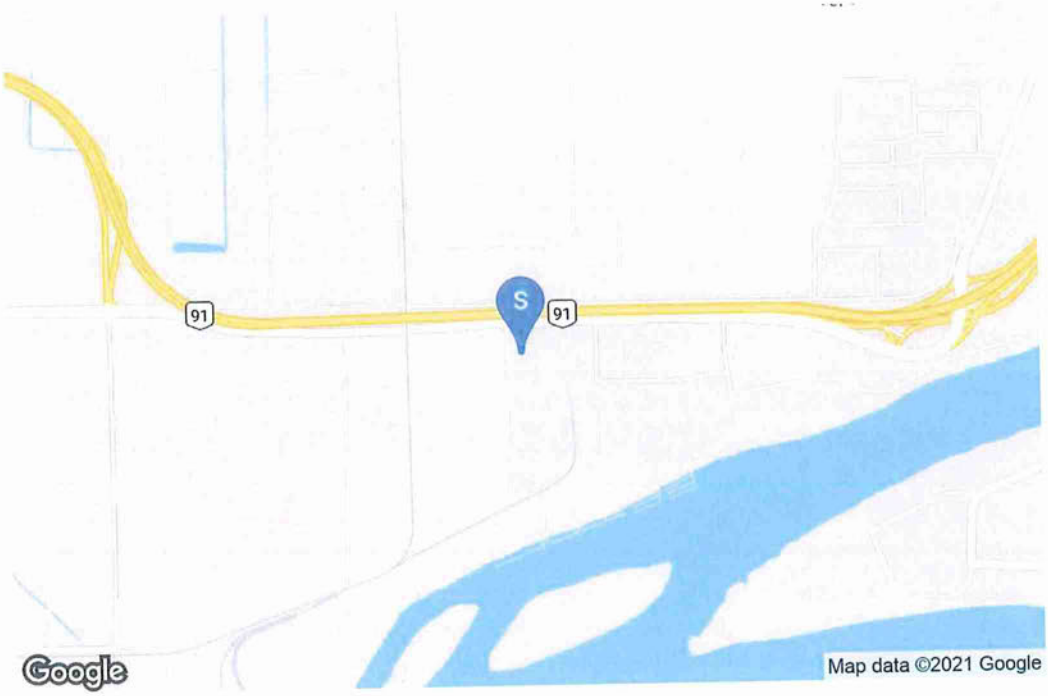
(1) Sale price adjusted for holding and lease-up costs and other capital adjustments.

Direct Comparison Sales

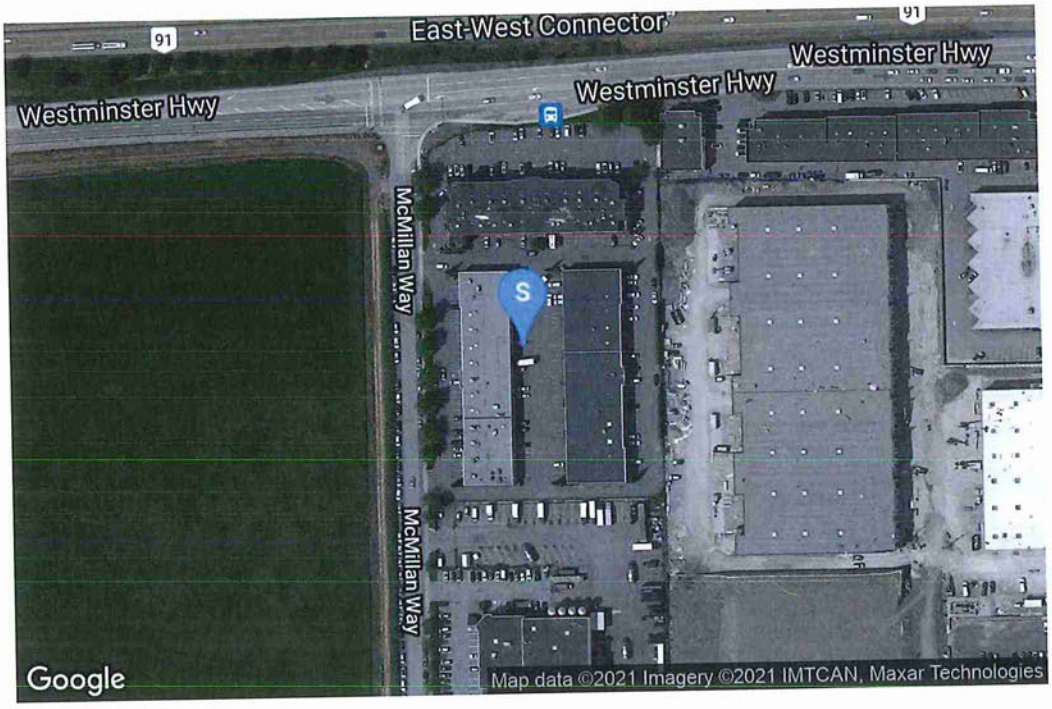
Index No.	Property Name Property Address	Year Built Size (SF) Site Area (SF)	Sale Date Analysis Price[1] Analysis Price / SF
1	Fraserw ood Business Centre 150 - 23000 Fraserw ood Way Richmond, BC	2008 3,476 -	3-Oct-22 $2,230,000 $642
2	Catalina Corporate Centre 210 - 23451 Dyke Road Richmond, BC	2022 3,134 -	14-May-22 $2,037,100 $650
3	Industrial Strata 185 - 11880 Hammersmith Way Richmond, BC	1990 2,733 1,165,666	2-Feb-23 $1,580,000 $578
4	Riverside Place 1110 - 12191 Hammersmith Way Richmond, BC	1991 3,120 -	1-Nov-22 $1,865,000 $598
5	Industrial Strata Unit 1150 - 11980 Hammersmith Way Richmond, BC	2009 2,475 -	12-Oct-22 $1,275,000 $515
6	Industrial Strata Unit 15100 Knox Way Unit 140 Richmond, BC	2006 1,767 -	4-Jul-22 $1,240,000 $702

(1) Sale price adjusted for holding and lease-up costs and other capital adjustments.

General Location Map



Aerial Photograph



Photographs of Subject Property



Street View



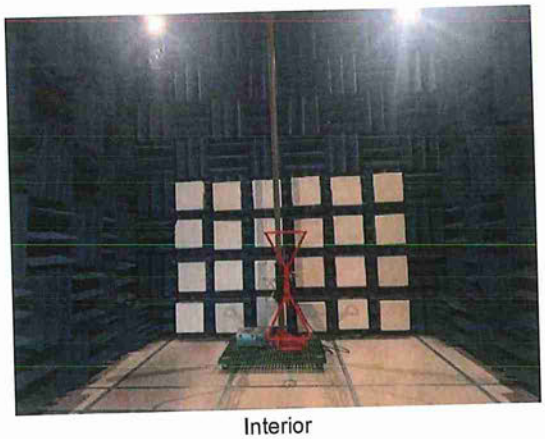
Front View



Rear View



Interior



Interior



Interior

Photographs of Subject Property (continued)



Interior



Interior



Interior



Interior

Terms of Reference

Client and Intended User

The Client of this appraisal is LabTest Certification Inc., and the Intended User is LabTest Certification Inc..

Purpose and Intended Use of Report

The purpose of this valuation is to estimate the current market value as is of the property described.

This appraisal is provided on a confidential basis and for the sole and exclusive use by LabTest Certification Inc. and any other Intended User specifically identified for first mortgage financing only and any third party use of or reliance on this Appraisal Report or any materials prepared by Colliers International Realty Advisors Inc. (Colliers), is strictly prohibited, except to the extent that Colliers has provided prior permission in writing, such permission to be provided or withheld in Colliers's sole and exclusive discretion. In the event that Colliers has not provided said permission LabTest Certification Inc. shall ensure and be responsible for notifying the third party in writing that it should not rely on the Appraisal Report and any use by such third party of the Appraisal Report, or any materials prepared by Colliers shall be at its own risk and that Colliers makes no representations or warranties of any kind. Notwithstanding anything to the contrary, Colliers shall not owe any duty to any third party with respect to the Appraisal Report. LabTest Certification Inc. shall indemnify, defend and hold harmless Colliers for any and all claims, liabilities, damages, costs and expenses (including court costs and reasonable legal fees) in connection with or arising out of any breach of this Agreement by LabTest Certification Inc. or any unauthorized use or reliance by third parties of the Appraisal Report or any materials prepared by Colliers.

Property Rights

The property rights appraised are those of the Fee Simple Interest. The Fee Simple Interest refers to absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power and escheat.

Effective Date

The effective date of this valuation is March 10, 2023.

This Appraisal Report is prepared in the context of the market conditions and other factors (including assumptions and/or materials provided by parties and sources outside of the control of Colliers Realty Advisors Inc.) prevailing as of the effective date. Real estate markets and assets are subject to significant volatility and change; and can be affected by numerous economic and political conditions as well as other conditions. The value contained (if any) in this Appraisal Report is made as of the effective date only and should not be relied on as of any other date without receiving prior written authorization from Colliers.

Property Inspection

The following table illustrates the Colliers professionals involved with this appraisal report, and their status with respect to the property inspection.

SUBJECT PROPERTY INSPECTION			
APPRAISER	INSPECTED	EXTENT	DATE OF INSPECTION
Aian Miiabaev, AACI, MRICS	No	-	-
Bradley Elliott, AIC Candidate	Yes	Interior/Exterior	March 10, 2023

Market Value Definition

For the purposes of this valuation, market value is defined as:

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and the seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under duress."

(The Appraisal Institute of Canada "Canadian Uniform Standards of Professional Appraisal Practice". 2020 ed., p. 10)

Exposure Time

An estimate of market value is related to the concept of reasonable exposure time. Exposure time is defined as:

"The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal."

(The Appraisal Institute of Canada "Canadian Uniform Standards of Professional Appraisal Practice". 2020 ed., p. 6)

Exposure Time is a retrospective function of asking price, property type, and past market conditions and encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable marketing effort. Exposure time is a necessary element of a market value definition but is not a prediction of a specific date of sale.

In practice, the exposure time assumes the following:

- The property was extensively marketed. Potential purchasers could inspect the property at will.
- The owner provided interested agents with any and all relevant property information.
- Negotiations of any offers to purchase were performed in a timely manner.
- The property was maintained at a physical status equivalent to its present condition.
- Market level financing was readily available.
- The seller was not under duress.

Ongoing discussions with agents familiar with the market have indicated that properties like the Subject typically require a marketing period of six months or less depending on a variety of factors including its location, vacancy levels, tenant quality, size, market conditions, and motivation of the vendor/purchaser. In consideration of these factors, it is concluded that for the Subject property to sell at the market value estimated as of the effective date of this report, an exposure period of approximately six months or less would be required.

Scope of the Valuation

This report has been written in a Narrative format, and complies with the reporting requirements set forth under the Canadian Uniform Standards of Professional Appraisal Practice As such, all relevant material is provided in this report including the discussion of appropriate data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation concerning the data, reasoning, and analyses are retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated.

During the course of preparing this valuation, the following was completed:

- Property inspection details are indicated previously within the Terms of Reference section of this report.
- No lease review or audit was conducted. This valuation has been prepared on the basis of summary financial and operating data provided directly to us by our client or their designated agents, in either hard copy or electronic form or both. It is assumed that this information, and specifically that relating to the financial performance of the property described, is accurate. This assumption is critical to the value estimate contained and the authors of this report, and Colliers reserve the right to amend our estimate(s) in whole or in part should the foregoing not be the case.
- A review of a detailed tenant rent roll as provided by our client or their designated agents has been conducted.
- A review has been completed of available data regarding the local market.
- Verification of current land use and zoning regulations has been undertaken. Municipal and neighbourhood information, including tax information, were sourced as noted below and verified where appropriate and possible. Site area and dimensions are from information obtained from the City of Richmond. Should further confirmation of site size and dimensions be required, a legal survey should be commissioned.
- A review of sales and listing data on comparable properties has been undertaken. Comparable market information was obtained from our information database and local real estate professionals knowledgeable in the Richmond real estate market. It was confirmed, when appropriate, with public information at the LTSA or the parties involved when there was reason to doubt its accuracy.
- Discussions have been held with market participants where applicable.

SOURCES OF INFORMATION

ITEM	SOURCE
Assessment / Tax Information	BC Assessment/City of Richmond
Zoning Information	City of Richmond
Official Plan Information	City of Richmond
Site Size Information	City of Richmond
Building Size Information	City of Richmond/Strata Plan/Measurements
Demographics	City of Richmond
Comparable Information	RealNet/MLS/CoStar
Legal Description	City of Richmond

Colliers cannot be held liable for any errors in the information that was provided by third parties or by Harminder Rangar of LabTest Certification Inc.. The Appraisal Report must be used in its entirety and any reliance on any portion of the appraisal report independent of others may lead to erroneous conclusions.

Ordinary Assumptions and Limiting Conditions

This report is subject to the Ordinary Assumptions and Limiting Conditions set forth within the Appendix to this appraisal in addition to any specific assumptions that may be stated in the body of the report. These conditions are critical to the value stated and should be thoroughly read and understood before any reliance on this report should be considered.

Extraordinary Limiting Conditions

An Extraordinary Limiting Condition refers to a necessary modification to, or exclusion of, a Standard Rule which may diminish the reliability of the report.

As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time.

Hypothetical Conditions

Hypothetical Conditions are a specific type of an Extraordinary Assumption that presumes, as fact, simulated but untrue information about physical, legal or economic characteristics of the subject property or external conditions, and are imposed for purposes of reasonable analysis. No Hypothetical Conditions were invoked within this report.

Extraordinary Assumptions

An Extraordinary Assumption is an assumption, directly related to a specific assignment, which, if found to be false, could materially alter the opinions or conclusions. Extraordinary Assumptions presume as fact otherwise uncertain information about or anticipated changes in the physical, legal or economic characteristics of the subject property, or about conditions external to the subject property such as market conditions or trends, or the integrity of data used in the analysis. The following Extraordinary Assumptions were invoked within this report:

We have relied on information provided to us by our client of their designated agents with respect to the status of the tenancy and their contractual rights and obligations, and financial data relating to the income and expenses associated with the property's operations, as well as the physical attributes of the property and environmental condition of the site, including any required capital expenditures. The assumptions stated are critical to the value estimate contained and the authors of this report and Colliers reserve the right to amend our estimates should any of these assumptions be altered in whole or in part.

The concluded market value is based on the assumption the strata corporation's Contingency Reserve Fund and maintenance schedules, inclusive of the subject's monthly fee is a reasonable reflection of the cost relating to maintaining all property of the strata. If the Contingency Reserve Fund is insufficient to meet the maintenance schedule for the subject strata development the final estimate of market value for the subject may be impacted.

The appraiser has not been provided with a copy of the Strata Council Minutes as it is considered to be outside the scope of this assignment. The final estimate of value is based on the extraordinary assumption that there are no issues within the minutes that would have an impact on the property's value. However, any third party, should take prudent steps to ascertain such fact for their own purposes, as no warranty is undertaken by the appraiser in rendering this report

We have not undertaken a detailed soil analysis, and as we are not qualified to comment on soil conditions, we have assumed that there are no contaminants affecting the site. However, a full environmental assessment would be required for certainty and any cost of remedy could potentially impact the reported value conclusion. The sub-soil is assumed to be similar to other lands in the area and suitable in drainage qualities and load bearing capacity to support the existing development.

As the date of the inspection and of writing this report precedes the effective date, it is an Extraordinary Assumption that there are no material changes in the interim to either the physical or operating status of the property or the prevailing market conditions that might impact the value conclusions.

With the exception of the foregoing, there have been no other Extraordinary Assumptions employed in the preparation of this appraisal or report.

Assemblage

When relevant to the assignment, CUSPAP requires that assemblage must be considered and analyzed as to the effect on value. In the subject instance, assemblage is not considered to be a relevant factor, and therefore no analysis is deemed necessary.

Anticipated Public or Private Improvements

When relevant to the assignment, CUSPAP requires that anticipated public or private improvements must be considered and analyzed as to the effect on value. In the subject instance, public or private improvements are not considered to be a relevant factor, and therefore no analysis is deemed necessary.

Assemblage

Personal Property

When relevant to the assignment, CUSPAP requires that personal property must be considered and analyzed as to the effect on value. In the subject instance, personal property is not considered to be a relevant factor, and therefore no analysis is deemed necessary.

Property Data

Municipal Address

The Subject property is municipally described as 3128 - 20800 Westminster Highway, Richmond, British Columbia.

Legal Description

The Subject property's legal description is as follows:
Strata Lot 51 Block 4N Plan LMS2129 Section 9 Range 4W Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
PID: 023-197-234

Current Ownership

A title search completed for the Subject property indicated the following ownership information:

TITLE NO.	SEARCH DATE	REGISTERED OWNER	SOURCE OF TITLE INFORMATION
CA1545882	March 8, 2023	Goshu Products/Services Inc.	LTSA

Ownership History

Ownership of the property last transferred on April 30, 2010. According to the information available, the current owner, Goshu Products/Services Inc., acquired the property from An individual(s) acting in his/her own capacity for the reported consideration of $340,000. This transaction is understood to have occurred at arm's length.

There have been no other transfers of the property within the past three years.

Current Contracts

The Subject is not currently listed for sale.

Recent Activity

As we understand it, the property has not been subject to any agreement for sale, option or listing during the past twelve months.

Title Encumbrances

The property encumbrances are summarized below:

NO.	REGISTRATION TYPE	REGISTERED BY
BH344538	STATUTORY RIGHT OF WAY	CITY OF RICHMOND
BH344539	COVENANT	CITY OF RICHMOND
BH344541	COVENANT	CITY OF RICHMOND
CA6712638	MORTGAGE	NATIONAL BANK OF CANADA
CA6712639	ASSIGNMENT OF RENTS	NATIONAL BANK OF CANADA
CB287229	MORTGAGE	KARDAK HOLDINGS LTD.
CB287230	ASSIGNMENT OF RENTS	KARDAK HOLDINGS LTD.

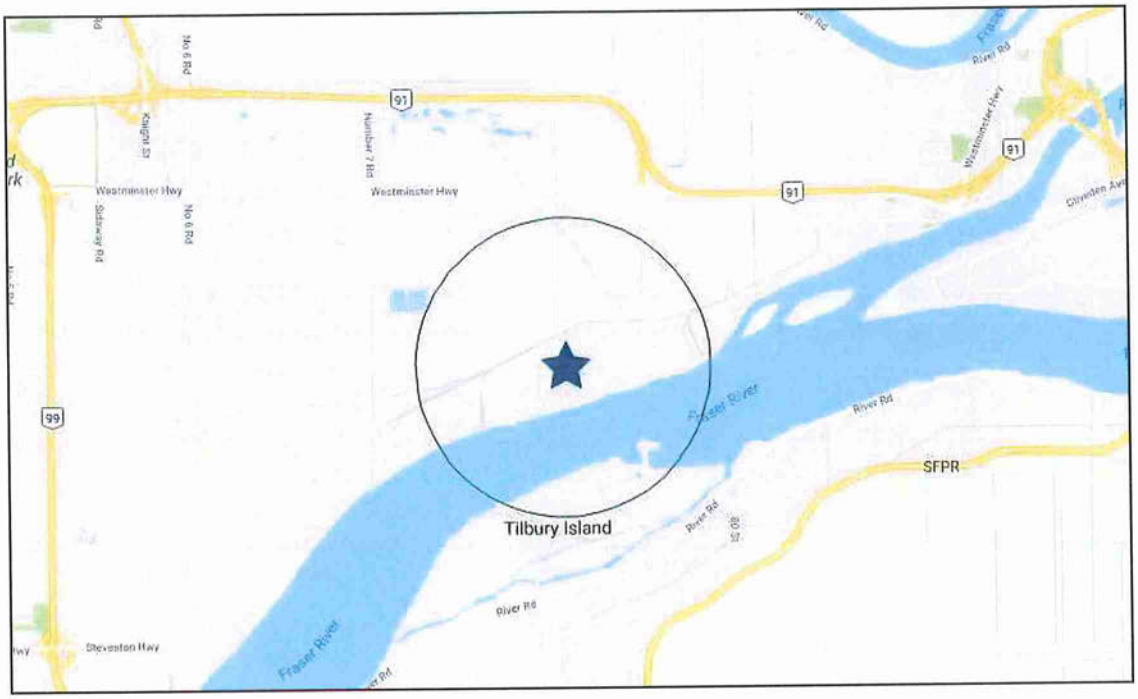
For the purposes of this analysis, the instruments registered against the title(s) to the property are assumed not to have a significant effect on the property's marketability or its market value. For greater certainty a legal opinion should be solicited for a full explanation of the effects of these encumbrances. The property has been valued as if free and clear of any financing. A copy of the property title has been included in the Appendix for further reference.

Realty Taxes / Assessment

The current realty tax and assessment information for the Subject property is summarized as follows:

ASSESSMENT & TAXES				
ROLL NO	TOTAL 2023 ASSESSMENT	TOTAL ASSESSMENT PER SF	TOTAL 2022 TAX LEVY	TOTAL TAX LEVY PER SF
320-R-005-103-051	$1,148,000	$441.54	$7,637	$2.94

Location Overview – Fraser Lands, Richmond



The property is situated in the commercial district known as Fraser Lands, Richmond. Fraser Lands Is approximately 13 kilometres from Richmond's central business district, 19 kilometres from Deltaport, and 22 kilometres from Vancouver's central business district and Port of Vancouver. Major arterials for the district include No. 8 Road, Nelson Road, Blundell Road, Steveston Highway, and Highway 99. Fraser Lands benefits from its central location in relation to Richmond's core as well as to surrounding municipalities. Richmond also brings value as a whole for its position in relation to Vancouver's International Airport.

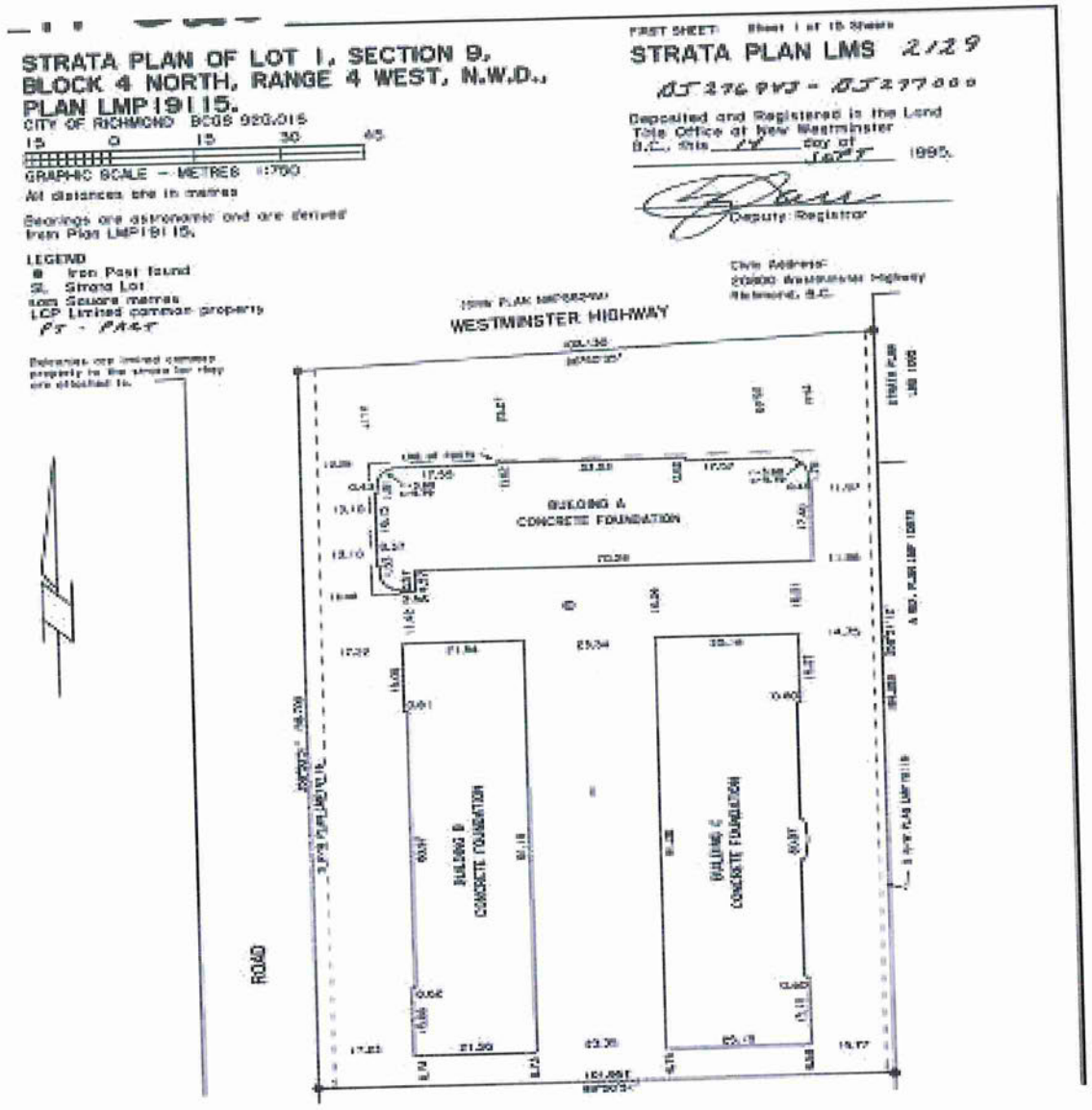
	District Boundaries	Adjacent Districts
North	Bartlett Lane	East Richmond
South	Fraser River (Lower)	Tilbury (Delta)
East	No. 9 Road	East Richmond
West	Highway 99	Gilmore

The Fraser Lands area is developed primarily with industrial inventory along with some retail availability. The district includes a mixture of industrial, light industrial, and retail with both larger commercial type users and multi-tenant commercial facilities. There is no supply of purpose built office space currently within the district. The area benefits from its proximity to Vancouver and surrounding municipalities, centralization to Richmond's core, and availability of land. Commercial activity within the district is limited to industrial land along the lower Fraser River and retail along Steveston Highway.



Aerial Image: Fraser Lands, Richmond

Site Description



Area

The site comprises a total area of 4.02 acres (175,043 square feet), more or less. The subject property is a single strata lot within the complex and the fractional interest in the common property cannot be valued separately.

Configuration

The site is essentially generally rectangular in its configuration, as shown on the site plan above.

Street Improvements / Frontage

Street improvements for the Subject property are as outlined below:

Street Improvements	Frontage	Direction	No. Lanes	Street Type	Curbs	Sidewalks	Streetlights	Center Lane	Gutters
Westminster Highway	335 Feet	Two-Way	Three-Lane	Connector Street	✓	✓	✓	✓	✓

Land Use Classification (Zoning)

The City of Richmond Zoning Bylaw 7600, 2017 currently designates the property as IR-1 (Limited Industrial Retail District).

Access / Exposure

Overall access to the property is considered to be good. The site enjoys good exposure characteristics.

Site Coverage Ratio

The site has been developed to a Site Coverage Ratio of 46.85%.

Excess Density

The site has no excess density.

Services

The site is fully serviced.

Topography

The site's topography is generally level and at street grade with adjacent roadways and properties.

Soil Conditions

We have not undertaken a detailed soil analysis, and as we are not qualified to comment on soil conditions, we have assumed that there are no contaminants affecting the site. However, a full environmental assessment would be required for certainty, and any cost of remedy could potentially impact the value conclusions contained herein. The sub-soil is assumed to be similar to other lands in the area and suitable in drainage qualities and load bearing capacity to support the existing development.

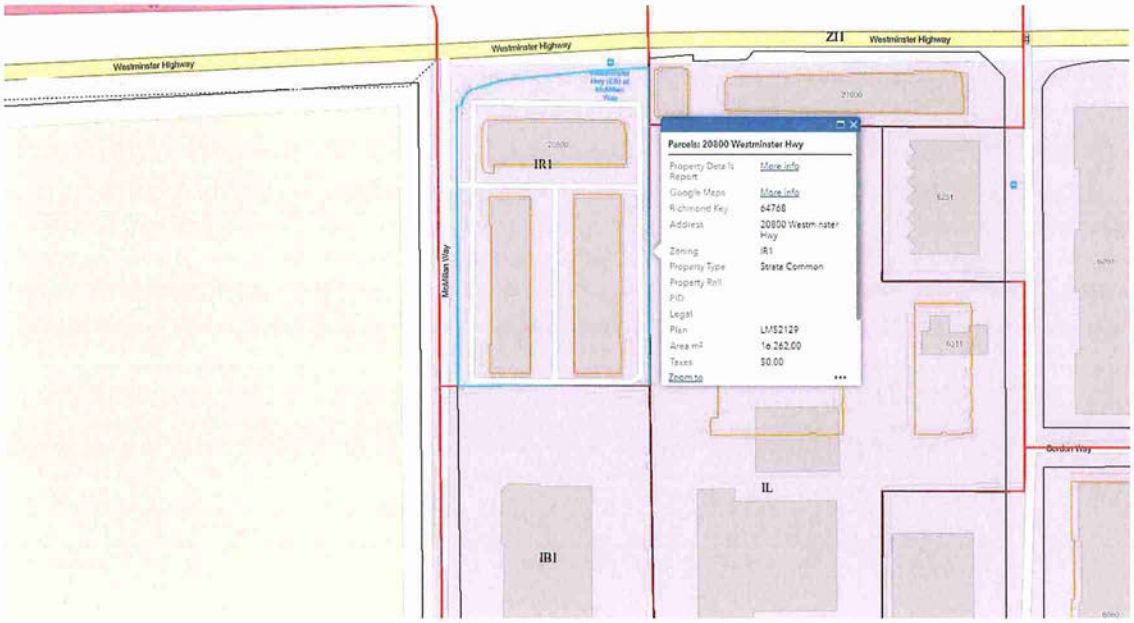
Demographics

DEMOGRAPHICS AND STATISTICS		
Population	1 km radius	250
	3 km radius	2,258
	5 km radius	12,230
Average Household Income	1 km radius	$128,228
	3 km radius	$113,906
	5 km radius	$99,136

Summary

The site provides good access and good exposure characteristics and no adverse influences are visually apparent.

Land Use / Zoning



Introduction

Zoning bylaws typically establish ranges of permitted and discretionary uses, in addition to development restrictions including such factors as maximum building heights, allowable densities, setback requirements, parking and loading limitations, signage restrictions and other items.

According to the relevant land use / zoning bylaw for the City of Richmond, the property is currently classified IR-1 (Limited Industrial Retail District). An excerpt from the zoning bylaw is included in the appendices to this report.

A zoning summary and a listing of pertinent zoning requirements are presented below:

ZONING SUMMARY	
Municipality Governing Zoning	City of Richmond
Zoning Bylaw Number	7600, 2017
Current Zoning	Limited Industrial Retail District (IR-1)
Permitted Uses	The zone provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses, with a few other compatible uses (IR1). Another sub-zone exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IR2).
Current Use	Industrial Warehouse Condominium
Is Current Use Legally Permitted?	Yes
Zoning Change	Not Likely

ZONING REQUIREMENTS	
Conforming Use	The existing improvements represent a conforming use within this zone
Minimum Yard Setbacks	
Front (Meters)	3
Rear (Meters)	3
Side (Meters)	3
Maximum Building Height	16.0 Meters
Maximum Floor Area Ratio (FAR)	1

Source: City of Richmond

Zoning Conclusions

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of analysis presented correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence. Please note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.

Based on our interpretation of the applicable land use/zoning bylaw, the property use appears to reflect a legally permitted conforming use. However, the authors are not technically qualified to confirm zoning compliance, and for greater certainty in this regard, written confirmation from the municipality and/or a qualified legal opinion should be obtained.

Description of the Improvements



The Subject property consists of an industrial strata unit with warehouse and front mezzanine office areas. The unit has one 2-piece washroom on the main floor. The Subject improvement was originally constructed in 1995. Subject improvements represent good quality industrial improvements, typical of modern construction.

Property Type	Industrial / Office Warehouse	
No. of Stories	One Story	
No. of Buildings	One Building	
Size	Office	860 SF
	Industrial	1,740 SF
	Gross Leasable Area	2,600 SF
Typical Floor Plate	The average floor plate measures 82,000 square feet, more or less. This area is for entire condominium complex.	

Year Built	The improvements to the property were originally constructed in 1995.
Quality & Condition	The property represents good quality construction in good overall condition.
Foundation	The building foundation consists of concrete foundation walls on strip footings.
Superstructure	The superstructure of the building comprises a concrete encased structural steel framework.
Floor Structure	Floor structures comprise concrete slab on grade over compacted granular base.
Clear Height	The building exhibits clear ceiling heights of approximately 9 Feet in Office area and 22 Feet in Warehouse area.
Exterior Walls	Exterior walls are finished with concrete.
Roof	Roofing comprises a sealed membrane roofing system.
Windows / Doors	Exterior windows and doors consist of commercial grade double paned glass units in modern aluminium frames.
Interior Finishing	The interior areas are demised to accommodate the specific needs of the user. Typical office interior finishing includes painted gypsum board on assumed steel framing, suspended acoustic tile ceiling finish, with a combination of commercial sheet vinyl, ceramic tile, or commercial grade broadloom flooring. The warehouse/manufacturing areas are generally unfinished and comprise suspended lighting, open web steel joists supporting a corrugated steel roof deck.
Heating / Cooling	Heating and air conditioning are provided in the office areas by roof-top HVAC units. Heating in the warehouse area is provided by suspended gas-fired unit heaters.
Electrical	Each tenant is separately metered.
Lighting	Lighting throughout the building consists of fluorescent and LED fixtures.
Life Safety / Security	A wet sprinkler system provides fire suppression throughout the entire building, including within individual units.
Loading	The building offers dock and grade loading capabilities.
Cranes	The building is not equipped with cranes.
Parking	The Subject property has on-site parking.

Underground	0 stalls
Surface	4 stalls
Other	0 stalls
Total	4 stalls

Design and Functionality

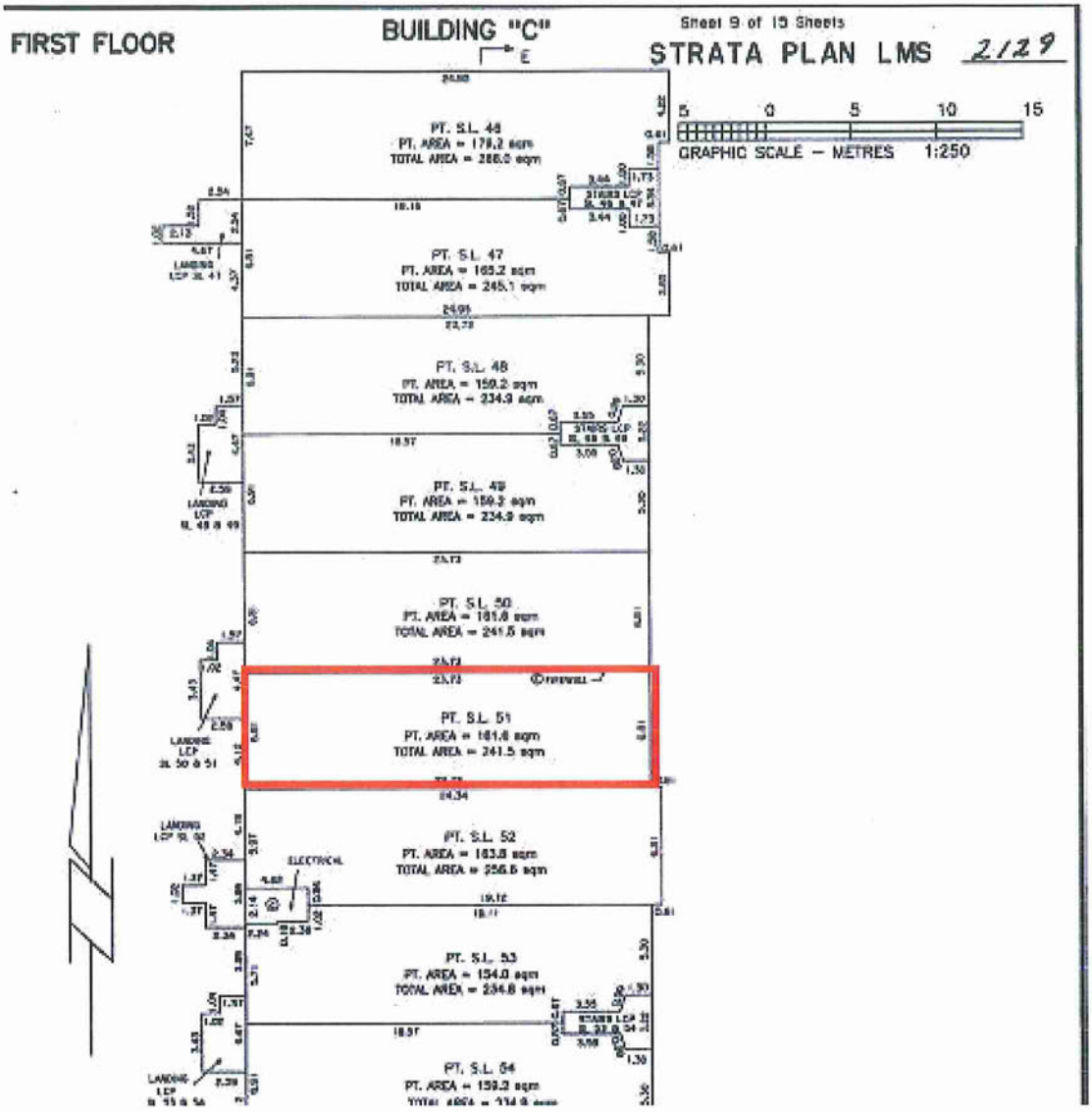
The building exhibits good design and functionality characteristics.

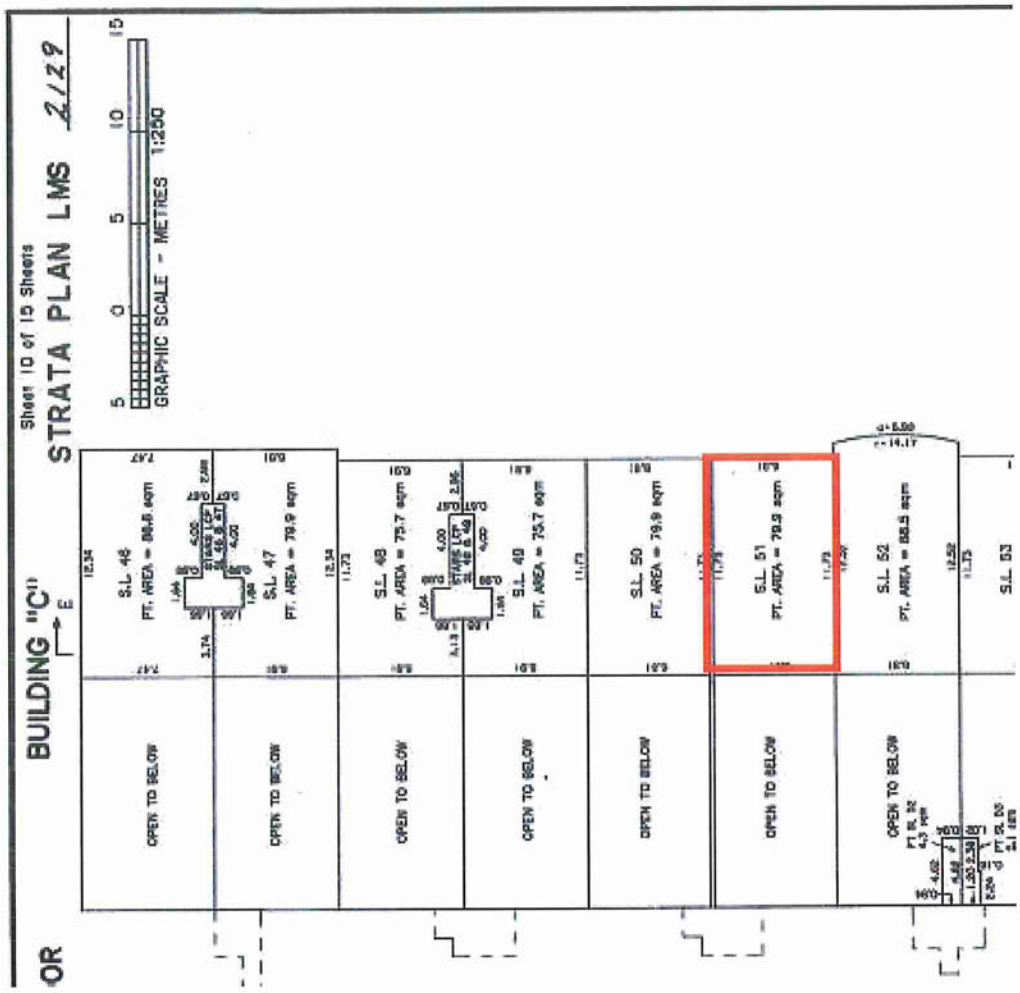
Age / Life Analysis

Subject to the above description and the comments below, the following is a summary age / life analysis.

Actual Age	28 years
Effective Age	15 years
Economic Life	60 years
Remaining Economic Life	45 years

The above Age/Life Analysis pertains to the economic viability of the Subject property in its current state, being the object of professional property management and proactive repairs and maintenance, with regularly scheduled capital expenditures occurring. The Remaining Economic Life does not necessarily represent the remaining physical viability of the existing improvements.


FIRST FLOOR
BUILDING "C"
E
Sheet 9 of 15 Sheets
STRATA PLAN LMS 2129
5 0 5 10 15
GRAPHIC SCALE – METRES 1:250
PT. S.L. 46
PT. AREA = 178.2 sqm
PT. S.L. 47
PT. AREA = 165.2 sqm
TOTAL AREA = 245.1 sqm
PT. S.L. 48
PT. AREA = 159.2 sqm
TOTAL AREA = 234.9 sqm
PT. S.L. 49
PT. AREA = 159.2 sqm
TOTAL AREA = 234.9 sqm
PT. S.L. 50
PT. AREA = 161.8 sqm
TOTAL AREA = 241.5 sqm
PT. S.L. 51
PT. AREA = 161.8 sqm
TOTAL AREA = 241.5 sqm
PT. S.L. 52
PT. AREA = 163.8 sqm
TOTAL AREA = 256.6 sqm
ELECTRICAL
PT. S.L. 53
PT. AREA = 154.0 sqm
TOTAL AREA = 234.8 sqm
PT. S.L. 54
PT. AREA = 159.2 sqm


Sheet 10 of 15 Sheets
STRATA PLAN LMS 2129
GRAPHIC SCALE - METRES 1:250
BUILDING "C"
OR
S.L. 46
FT. AREA = 86.6 sqm
S.L. 47
FT. AREA = 79.9 sqm
S.L. 48
FT. AREA = 75.7 sqm
S.L. 49
FT. AREA = 75.7 sqm
S.L. 50
FT. AREA = 79.9 sqm
S.L. 51
FT. AREA = 79.9 sqm
S.L. 52
FT. AREA = 86.5 sqm
S.L. 53
OPEN TO BELOW

Market Overview

Economic Overview – Canada

Canada has the world's 39th largest population and the world's second largest land mass. The country's population is dispersed among 10 provinces and 3 territories with nearly 90% of its people living within 160 kilometers of the United States border. Canada consistently receives a top fifteen Human Development Index ranking and a top twenty ranking for GDP (nominal) per capita.

Canada's economy consistently receives a top twelve world ranking. International trade makes up a large part of Canada's economy, with the United States as its largest trading partner followed by the European Union and China. Key Canadian exports include petroleum, automobiles and auto parts, precious metals, machinery including computers, wood, electrical machinery, aircraft and spacecraft, pharmaceuticals and aluminum. More recently, Canada's high knowledge industries of manufacturing, business services, engineering and computer and management services have received a top ten global knowledge economy ranking from the World Bank Institute.

Following is a summary of featured insights prepared by the Conference Board of Canada regarding the Canadian economy.

Imperiled by Inflation, COVID-19 and Conflict, the Economic Recovery Continues

- Canadian real GDP growth held steady in December, ending six consecutive months of growth.
- Overall, the economy expanded by 1.6 per cent in the final quarter of 2021 and 4.9 per cent in 2021. To put this in perspective, real GDP remains roughly 0.5 per cent below that recorded in 2019, a testament to the economic cost of the pandemic.
- In December, there was notable growth in agriculture, forestry, fishing and hunting (+4.6 per cent). However, this was more than offset by declines in retail trade (–2.7 per cent) and mining, quarrying, and oil and gas extraction (–2.2 per cent). In response to tightening public health measures, output declined in accommodation and food services (–1.5 per cent) as well as arts entertainment and recreation (–3.8 per cent).
- Falling government transfers to households pushed down fourth-quarter disposable income by 1.3 per cent. The household savings rate continued to decline, reaching 6.4 per cent as fewer restrictions offered Canadians greater freedom to spend. Spending on services increased, outweighing weaker spending on non-durable and semi-durable goods.

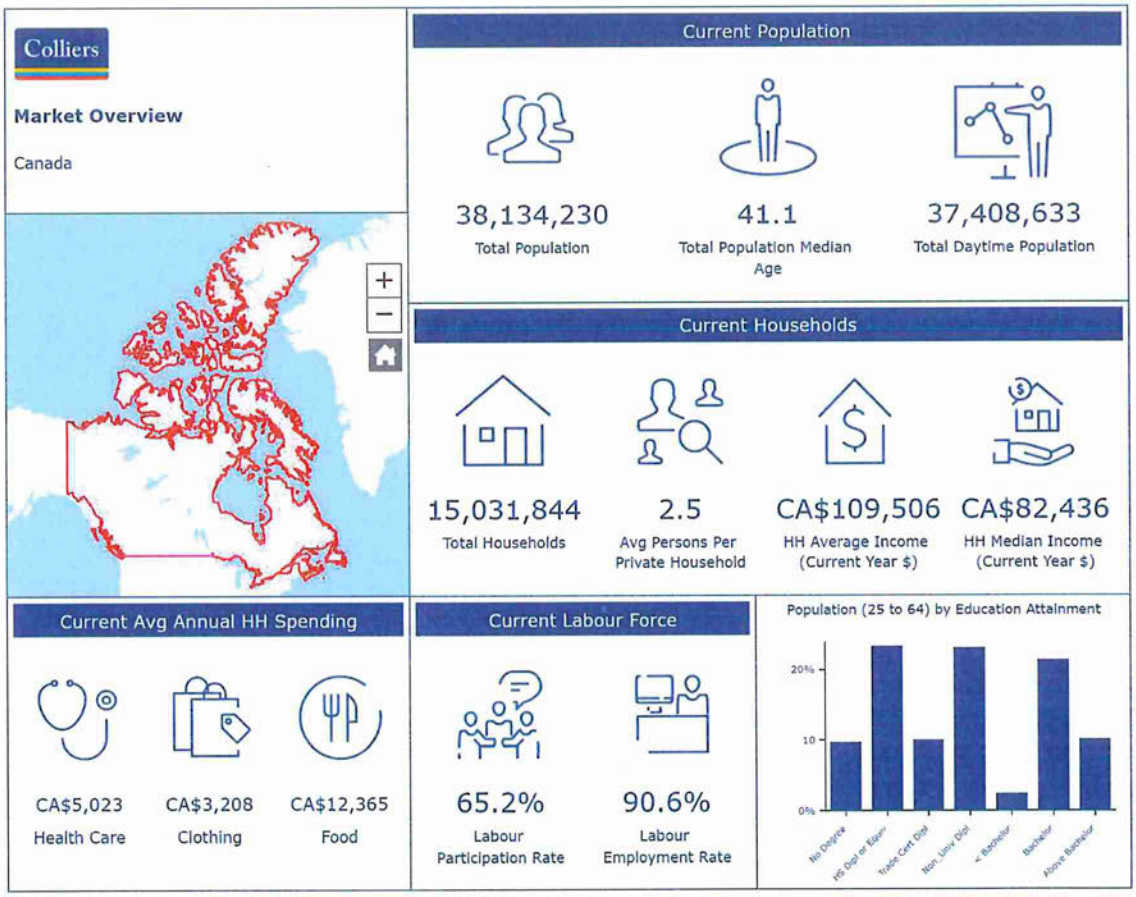
Trade Balance Slowly Bouncing Back

- Canada's total exports edged down 0.2 per cent while imports fell by 7.4 per cent in January. As a result, after posting its first deficit in seven months in December, Canada's merchandise trade balance returned to a surplus position. It went from a $1.6 billion deficit in December to a $2.6 billion surplus in January 2022.
- Imports of motor vehicles and parts declined 13.9 per cent in January, more than offsetting the 6.8 per cent increase observed in December 2021. Imports of passenger cars and light trucks also plunged 12.4 per cent, in part because of reduced movement from the United States.
- Following three months of gains, exports of motor vehicles and parts fell 9.6 per cent in January. While exports usually bounce back in January after downtime during the December holidays, this bounce back did not take place in 2022, resulting in a sharp seasonally adjusted decline in exports of passenger cars and light trucks (–15.0 per cent).

- Total imports from the United States were down 4.7 per cent while exports rose by 1.2 per cent. As a result, Canada's trade surplus with the United States widened from $7.1 billion in December 2021 to $9.3 billion in January 2022, the largest trade surplus since July 2008.

Bank of Canada Raises Rates Amidst Geopolitical Tensions

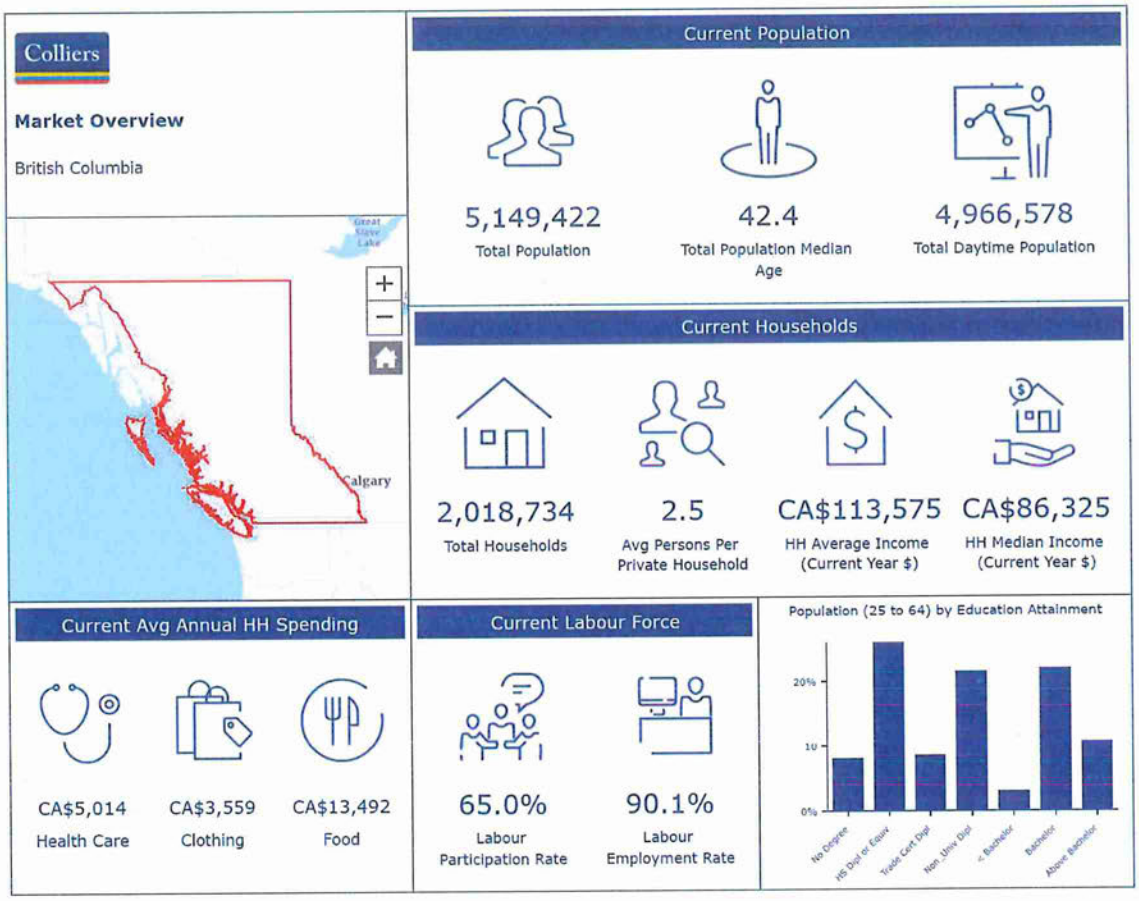
- The Bank of Canada increased its target for the overnight rate to 0.5 per cent, with the Bank rate at 0.75 per cent and the deposit rate at 0.5 per cent.
- CPI inflation which sits at 5.1 per cent, remains above the target range while core measures have continued to rise. Poor harvests and increase in transportation costs have pushed up food prices. Meanwhile, geopolitical tensions have also put upward pressure on prices for both energy and food-related commodities. Therefore, the Bank expects inflation to be higher in the near term than projected in January.
- At 6.7 per cent, economic growth in the final quarter of 2021 was stronger than the Bank's projection, which confirms their view that slack in the economy has been absorbed.
- As the Canadian economic recovery continues and inflationary pressures remain elevated, the Governing Council expects interest rates to rise further. It is to be determined when the Governing Council would consider exiting the reinvestment phase and reducing its holdings of Government of Canada bonds.



Economic Overview – British Columbia

British Columbia is Canada's most western province, as well as the nation's third most populous province. The province is situated between the Pacific Ocean, Rocky Mountains, Yukon Territory and Washington State. British Columbia is the western terminus for many transcontinental highways and railways as well as ports to Asian markets. The province's capital is the City of Victoria, while Vancouver is home to half of the province's population and Canada's third largest metro population.

British Columbia is Canada's fourth largest economy. While resource-based industries continue to be the primary economic drivers in many regions, British Columbia is home to the largest number of small businesses and service-oriented economies in Canada.



Richmond Economic Overview

Introduction

The City of Richmond is situated within British Columbia's Metro Vancouver Region District. This District is made up of 21 municipalities including Vancouver, Burnaby and Surrey, as well as Electoral Area A, which includes the University of British Columbia, the University Endowment Lands and lands along Howe Sound, and the First Nation of Tsawwassen. Provincial Highways 91 and 99 run through Richmond, and nearby are the TransCanada Highway 1, Highway 1A and 7. Regularly scheduled flights to destinations around the world can be accessed at Vancouver International Airport, located on Sea Island in Richmond. Translink offers train and bus services connecting to the rest of the Metro Vancouver area.

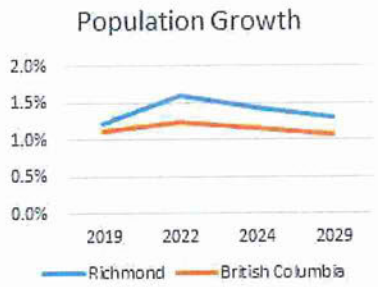


Economic Activity

Richmond was originally home to Coast Salish bands and was incorporated as the Township of Richmond in 1879 and declared a City in 1990. Fishing has been a staple of industry in the area for thousands of years, with the First Nations coming each year to fish. This is reflected in the heritage sites today of the Gulf of Georgia Cannery, Britannia Shipyard National Historic Site and other heritage sites and museums in Richmond and the village of Steveston. Agriculture is a strong presence in Richmond as well, producing cranberries, blueberries, strawberries, corn and potatoes. Many companies in Richmond operate as a support to Vancouver International Airport, including hotels and motels, logistics and delivery companies, aircraft maintenance and more. There are over 800 restaurants in the city including some that are touted to have the 'best Chinese food in North America', according to the New York Times. Manufacturing companies cover a wide range of products, including wood and paper products, green building materials, clean energy systems and telecommunications equipment and has more than 38 million square feet of industrial space. There are numerous retail areas, mainly centred around Canada Line stations, including Aberdeen Mall, Richmond Centre, McArthurGlen Designer Outlet and more.

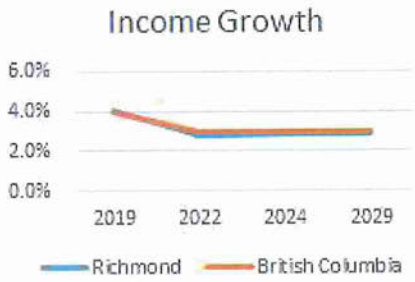
Population

With a population of 213,500 people, the City of Richmond is home to less than 1.0% of the Province of British Columbia's population. From 2014 to 2019, Richmond's population grew an average of 1.2% annually lagging behind the provincial growth average of 1.0%. Over the next ten years, the City's population growth is projected to grow 1.4, ahead of provincial growth rates forecasted at 1.1%. By the end of 2029, Richmond's population is projected to reach 245,750 residents.



Income

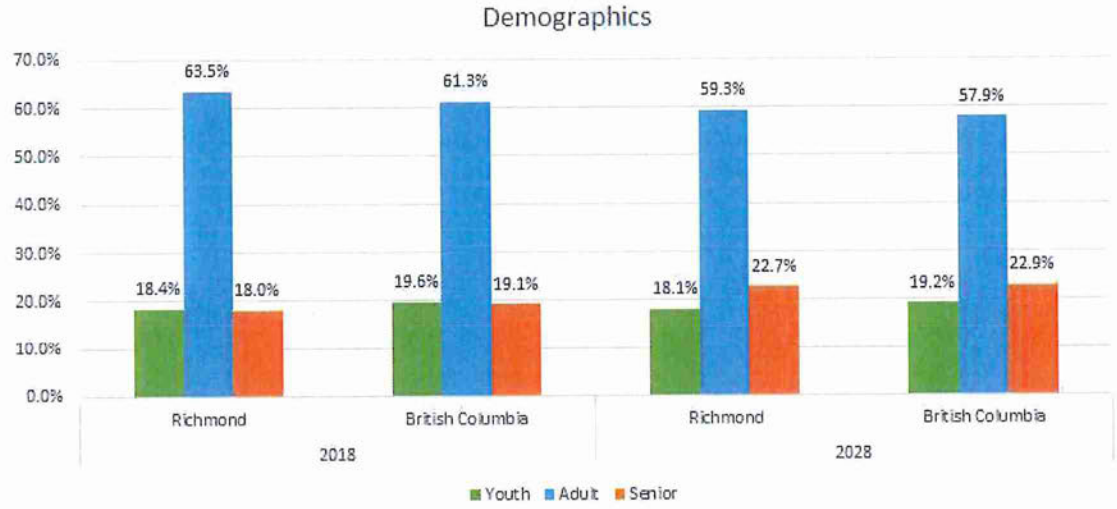
The average income for Richmond households is $97,100 which is 8.0% lower than the Provincial average of $105,500. Over the next ten years, the City's average household income is projected to grow at 3.2% annually slightly behind the average provincial growth rate of 3.3%. By the end of 2029, Richmond's average household income is projected to reach $128,600 compared with the provincial average of $141,400. The income gap is projected to grow slightly from 8.0% to 9.0%.



Demographics

On average, the population of Richmond is older than the rest of British Columbia. In 2019, Richmond's median age was 42.9 years of age as compared to 42.3 years of age for the rest of the province. Overall, Youth comprise 18.4% of Richmond's population while Adults represent 63.5% and Seniors at 18.0%. This compares to provincial averages of 19.6%, 61.3% and 19.1% for Youth, Adults and Seniors.

By 2029, it is expected that Richmond's median age will rise to 44.7 years of age as a result of a significant shift within the City's age demographics. The City's youth population is projected to fall slightly to 18.1% but the adult population will decline from 63.5% to 59.3% while the City's senior population will grow from 18.0% to 22.7%. Meanwhile, the Provincial median age is expected to rise to 43.6 years of age with the Province's Youth population falling to 19.2%, Adult population falling to 57.9% and seniors growing to 22.9% of the province's population.



Q4 2022 Metro Vancouver Industrial Market Report

Market Outlook

The shortage of large-bay space remains the headline of the Greater Vancouver Area's (GVA) Industrial market in Q4. Average asking net rates have increased to $21.10 per square foot, and despite a 46% increase in total vacant space from the previous quarter, there is still very strong tenant demand. On paper it may look as though the market is slowing down, with vacant and available square feet both rising quarter-over-quarter, but those increases have had no substantial impact on the current market, with the vacancy rate remaining at 0.2%. Typically, an industrial market with 3 to 5% of vacancy is considered balanced –the GVA market would need to add over 6 million square feet of vacancy from any combination of new, unleased industrial space, or from vacancy in existing buildings to see the rate rise back to 3%.

Leasing options remain limited despite an additional 648,431 square feet of available space hitting the market in Q4, with half of the listed spaces being 5,000 square feet or smaller. Opportunities to lease readily available large bay spaces are few and far between; sizeable tenants have turned their attention to new developments in the pre-construction phase. In general, tenants looking for large blocks of space have toplan way ahead and secure their space 12 to 18 months before taking possession.

Net Absorption

This Quarter	Previous Quarter
928K SF	1.9M SF
12-Month Absorption	**5-Year Quarterly Avg.**
4.3M SF	1.2M SF

Vacancy

This Quarter	Year-over-Year
0.2%	▼ 10 bps

Asking Net Rent

This Quarter*	Year-over-Year
$21.10 PSF	▲ 18.7%

Development

Under Construction	New Supply
6.9M SF	1.1M SF

Average Sales Price

Standard Sales	Strata Sales
$601 PSF	$588 PSF

*Weighted Average
Colliers Macaulay Nicolls Inc.

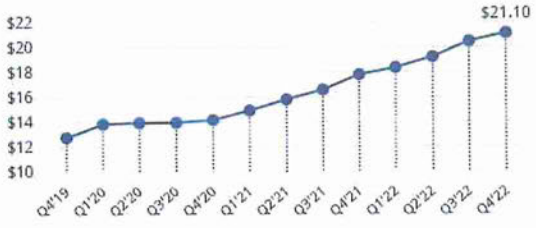
Over 1.1 million square feet of new supply was delivered in the final quarter of 2022, but nearly all ofthe new space was pre-leased before the buildings reached completion, resulting in a net absorption of 928,265 square feet. Although the total new supply delivered in 2022 was over 1 million square feet greater than what was completed in 2021, vacancy decreased from 0.3% to 0.2% over the last 12 months. Half of the ongoing construction projects are strata developments, but that accounts for only 27% of the 6.9 million square feet currently under construction. The majority ofnew space being developed is catered towards the relentless demand for large-bay distribution and logistics space.

Investment activity declined towards the end of the year with the total dollar volume transacted dropping 12% over the previous quarter. For building sales, average price per square foot has also decreased 12% over the quarter from $682 to $601. Meanwhile, the average price per square foot for strata sales has declined by 9% from $645 to $588. Hindered by the recent interest rate hikes from the Bank of Canada, buyers have been sidelined, adopting a more cautious approach when seeking investment opportunities. With the looming uncertainty around borrowing rates, some users are committing to leases rather than making purchases, creating even more pressure on the GVA's leasing market going into 2023.

Market Overview

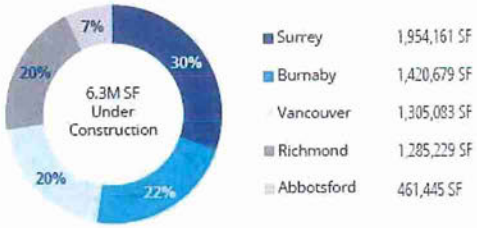
01 Greater Vancouver Rental Rates

Weighted Average Asking Net Rent (PSF)



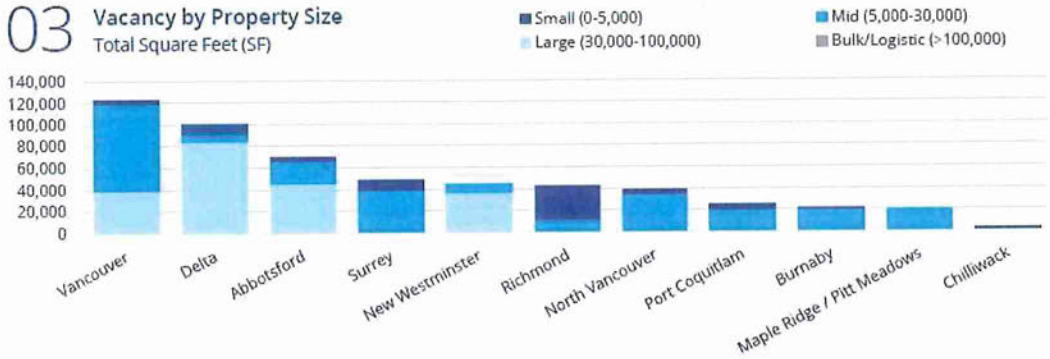
02 Under Construction by Market

Top Five Markets (SF)



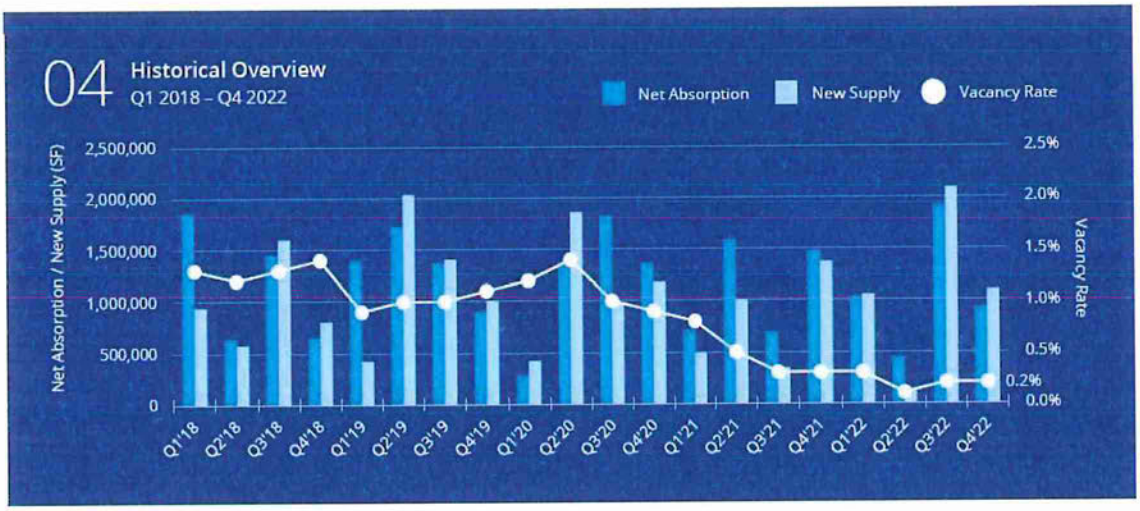
03 Vacancy by Property Size

Total Square Feet (SF)



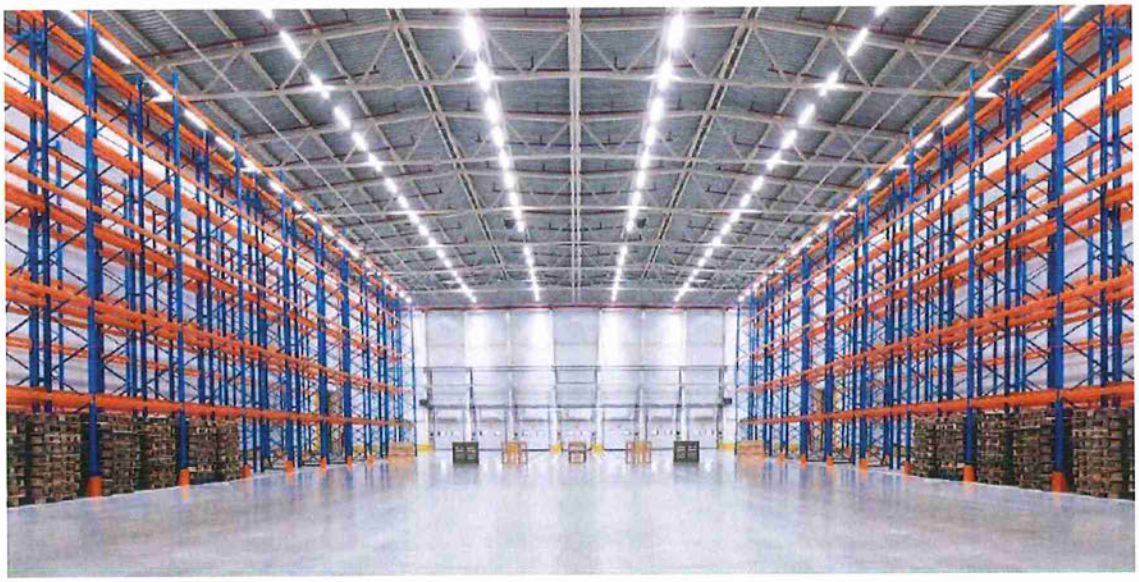
04 Historical Overview

Q1 2018 – Q4 2022



Market Statistics

Market	Total Inventory (SF)	Direct Vacancy (SF)	Sublease Vacancy (SF)	Total Vacant Space (SF)	Vacancy Rate	Total Available Space (SF)	Availability Rate	Net Absorption (SF)	New Supply (SF)	Under Construction (PSF)	Wgt. Avg. Asking Net Rent (PSF)	Wgt. Avg. Asking Additional Rent (PSF)
Surrey	41,590,050	49,015	0	49,015	0.1%	164,927	0.4%	496,945	534,622	1,954,161	$18.69	$4.85
Richmond	35,883,153	42,701	0	42,701	0.1%	274,043	0.8%	-2,306	0	1,285,229	$24.25	$4.10
Delta	30,258,427	17,562	83,500	101,062	0.3%	153,120	0.5%	64,173	147,500	60,279	$20.45	$5.81
Burnaby	28,043,819	21,900	0	21,900	0.1%	376,313	1.3%	71,249	0	1,420,679	$22.11	$6.85
Vancouver	21,232,176	99,556	23,724	123,280	0.6%	561,211	2.6%	-80,759	0	1,305,083	$20.51	$5.69
Langley	20,705,394	0	0	0	0.0%	123,522	0.6%	280,194	228,700	58,695	$20.63	$4.68
Abbotsford	9,581,644	69,895	0	69,895	0.7%	88,652	0.9%	121,857	174,730	461,445	$17.73	$4.17
Port Coquitlam	8,887,649	22,549	2,666	25,215	0.3%	158,173	1.8%	16,198	16,963	184,583	$22.41	$5.13
Coquitlam	7,342,770	13,442	0	13,442	0.2%	168,199	2.3%	-3,982	0	0	$21.77	$5.88
North Vancouver	4,747,391	38,791	0	38,791	0.8%	56,574	1.2%	24,125	0	0	$22.55	$6.89
Maple Ridge-Pitt Meadows	4,416,588	0	20,168	20,168	0.5%	26,319	0.6%	-20,168	0	111,580	$21.00	$3.66
Chilliwack	3,999,696	3,171	0	3,171	0.1%	3,171	0.1%	-3,171	0	82,321	$15.75	-
New Westminster	3,499,038	44,907	0	44,907	1.3%	44,907	1.3%	-36,090	0	0	$18.79	$5.25
TFN Lands	1,348,920	0	0	0	0.0%	0	0.0%	0	0	0	-	-
Port Moody	561,059	0	0	0	0.0%	0	0.0%	0	0	0	-	-
Vancouver Total	**222,097,774**	**423,489**	**130,058**	**553,547**	**0.2%**	**2,199,131**	**1.0%**	**928,265**	**1,102,515**	**6,924,055**	**$21.10**	**$5.60**



Transaction Highlights

Notable Lease Transactions

Tenant	Building Name / Address	Market	Lease Type	Size (SF)
Crown Corrugated Company	880 Belgrave Way	Delta	Expansion	163,811
Radiant Global Logistics (Canada) Inc.	2888 194 Street	Surrey	Head Lease	116,186
Trans-It Logistics Inc.	1360-1396 Cliveden Avenue	Delta	Expansion	96,045
Farrow Logistics	7411 Nelson Road	Richmond	Head Lease	67,740
ContainerWorld Forwarding Services Inc.	18279 Blundell Road	Richmond	Head Lease	66,000

Notable Sales Transactions

Building Name / Address	Market	Size (SF)	Sale Price	Purchaser	Purchaser Profile
7950 Enterprise Street	Burnaby	49,447	$21,100,000	7950 Enterprise Street Holdings Ltd.	User
3170 194th Street	Surrey	14,135	$8,928,000	Evo Industrial Ltd.	User
17530 56A Avenue	Surrey	15,345	$8,500,000	1357967 B.C. Ltd.	Private Investor
6786 King George Boulevard	Surrey	5,567	$7,100,000	1158660 B.C. Ltd.	Private Investor
27426 60th Avenue	Langley	10,307	$6,400,000	1367417 B.C. Ltd.	Private Investor
240 East 1st Street	North Vancouver	8,000	$5,125,000	1385310 B.C. Ltd.	Private Investor

Notable Developments

Building Name / Address	Market	Building Status	Est. Completion	Size (SF)	Owner / Developer
2325 190 Street	Surrey	Under Construction	2023 Q1	427,969	Pure Industrial
19265 Airport Way	Pitt Meadows	Under Construction	2023 Q1	111,580	Onni Group
8011 Zylmans Way	Richmond	Under Construction	2023 Q2	503,813	Montrose Property
18750 28 Avenue	Surrey	Under Construction	2023 Q2	193,000	Sunmark Development
5213 North Fraser Way	Burnaby	Under Construction	2023 Q3	1,200,000	Beedie Group
8040 Zylmans Way	Richmond	Under Construction	2023 Q4	300,000	Montrose Property
8031 Zylmans Way	Richmond	Planned	2024 Q1	385,000	Montrose Property

Glossary

Availability:

The amount of available space and available space to be delivered to the market within six months, divided by the market's inventory base including those future deliveries. Available space is space that is available for lease, sublease, or user sale and may or may not be vacant.

Bulk/Logistics Space:

Warehouse space in excess of 100,000 square feet with dock loading and minimum ceiling heights of 24 feet.

Net Absorption:

The net change in physically occupied space between the current measurement period and the last measurement period. It can either be positive or negative.

Vacancy Rate:

The amount of vacant space divided by the building inventory base. Vacant space is physically unoccupied, and it may or may not be available for lease, sublease, or sale. This is physical vacancy. It is not determined whether a tenant is paying rent on the space.

Weighted Average Asking Net Rent:

The dollar amount requested by landlords for direct available space, not including subleases, expressed in dollars per square foot, per annum.

Forecast Assumptions

Absorption was calculated using moving averages of historical absorption data and supplemented with incoming new speculative and build-to-suit developments.

Valuation

Highest and Best Use

The principle of highest and best use is fundamental to the concept of value in real estate. Highest and best use, in general, may be defined as follows:

> "The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, and maximally productive, and that results in the highest value."
>
> (The Appraisal Institute of Canada "Canadian Uniform Standards of Professional Appraisal Practice". 2020 ed., p. 8)

The four criteria the highest and best use must meet are analyzed following in relation to both the property as vacant and as currently improved.

As Vacant Analysis

Legal Permissibility

The legal factors that can influence the highest and best use of the Subject site include land use/zoning regulations, private restrictions, building codes, historic designations/district controls, environmental regulations and others, if applicable to the Subject site. In the Subject instance, general ranges of permitted uses under its Limited Industrial Retail District zoning include a variety of industrial uses. Overall, legal factors appear supportive of a broad range of industrial uses for the Subject site.

Physical Possibility

Regarding physical characteristics, the Subject site is generally rectangular in shape and has generally level topography with good access and good exposure. Physical and locational features appear supportive of industrial development for the site's highest and best use.

Financial Feasibility

Our observations of current market conditions for development at the Subject property's location suggest that development of the site with industrial use would be feasible.

Maximum Productivity

Of the various legally permissible, physically possible, and financially feasible uses available, the maximum productivity of the property would be achieved with industrial development.

As Vacant Conclusion

Based on the previous discussion, the Subject's highest and best use as-vacant is concluded to be as a holding parcel for industrial development pending creation of sufficient demand.

As Improved Analysis

Legal Permissibility

The current use is a permitted use within the applicable zoning and/or land use bylaw requirements affecting the property. There are no known private or other restrictions negatively impacting use of the property. Therefore, the current use is considered legally permissible.

Physical Possibility

The site is of a sufficient size, configuration, and topography to accommodate the property's present use as improved in an efficient and functional manner. Therefore, the current use is considered physically possible.

Financial Feasibility

As improved, the property provides a sufficient return that the property as presently improved is considered to be financially feasible.

Maximum Productivity

Of the various legally permissible, physically possible, and financially feasible uses of the property as improved, the current use is considered to represent the maximum productivity of the property.

As Improved Conclusion

Based on the previous discussion, the highest and best use of the Subject property as-improved is concluded to be represented by a continuation of its existing use as a Office Warehouse Industrial development.

Valuation Methodology

Traditionally, there are three accepted methods of valuing real property:

- Cost Approach;
- Direct Comparison Approach; and
- Income Approach.

The selection of a relevant methodology depends upon the nature and characteristics of the real estate under consideration.

1) **The Cost Approach** is a method through which a value indication is derived for the fee simple estate by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive or profit; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated value of the fee simple estate in the Subject property to reflect the value of the property interest being appraised.

2) **The Direct Comparison Approach** examines the cost of acquiring equally desirable and valuable substitute properties, indicated by transactions of comparable properties, within the market area. The characteristics of the sale properties are compared to the Subject property on the basis of time and such features as location, size and quality of improvements, design features and income generating potential of the property.

3) **The Income Approach** is based on the premise that properties are purchased for their income producing potential. It considers both the annual return on the invested principal and the return of the invested principal. This valuation technique entails careful consideration of contract rents currently in place, projected market rents, other income sources, vacancy allowances, and projected expenses associated with the efficient operation and management of the property. The relationship of these income estimates to property value, either as a single stream or a series of projected streams, is the essence of the income approach. The two fundamental techniques utilized within the Income Approach include the Overall Income Capitalization and Discounted Cash Flow Techniques.

   The Overall Income Capitalization Technique analyzes the relationship of current projected stabilized net operating income to total property value. The stabilized net operating income is capitalized at a rate that implicitly considers expected growth in cash flow and growth in property value over a buyer's investment horizon. The implied value may be adjusted to account for non-stabilized conditions or required capital expenditures to reflect an as is value.

   The Discounted Cash Flow Technique models a property's performance over a buyer's investment horizon from the date of acquisition through the projected sale of the property at the end of the holding period. Net cash flows from property operations and the reversion are discounted at a rate reflective of the property's economic and physical risk profile.

Selection of Relevant Methodology

Although the property is currently owner occupied, it is of a type which could also feasibly be purchased by an investor. Accordingly, the Income Approach is deemed applicable, and has been utilized herein. The Overall Income Capitalization technique is used in this analysis, based on its predominant usage by purchasers of properties similar to the Subject. The Discounted Cash Flow technique is not typically relied upon by purchasers of this type of property, and therefore has not been used in this analysis.

The Direct Comparison Approach reflects the actions of prudent purchasers in the valuation of owner occupied properties. Accordingly, the Direct Comparison Approach is deemed applicable, and has been utilized herein.

The underlying land is common property to the project as a whole and cannot be valued on a fractional basis. Therefore, the Cost Approach is not applicable. Accordingly, the Cost Approach has not been utilized herein.

Income Approach

The Income Approach is based on the premise that properties are purchased for their income producing potential. It considers both the annual return on the invested principal and the return of the invested principal. This valuation technique entails careful consideration of contract rents currently in place, projected market rents, other income sources, vacancy allowances, and projected expenses associated with the efficient operation and management of the property. The relationship of these income estimates to property value, either as a single stream or a series of projected streams, is the essence of the income approach. The two fundamental techniques utilized within the Income Approach include the Overall Income Capitalization and Discounted Cash Flow Techniques. The Overall Income Capitalization method has been used in this analysis.

Overall Income Capitalization

The Overall Income Capitalization Technique analyzes the relationship of current projected stabilized net operating income to total property value. The stabilized net operating income is capitalized at a rate that implicitly considers expected growth in cash flow and growth in property value over a buyer's investment horizon. The implied value may be adjusted to account for non-stabilized conditions or required capital expenditures to reflect an as is value.

Tenancy Summary and Leasing Profile

Area Measurement

The total Gross Leasable Area of the property, based on information provided by our client or their designated agents, is 2,600 square feet, more or less.

Occupancy

As of the effective date, the subject property unit is occupied by owner.

Leasing Practice/Status

Given the current occupancy and tenant profile, Income Approach valuation purposes, the subject property is assumed 100% occupied by good quality tenants that would be regarded favorably by prospective purchasers, at market rates.

The market rates projected are triple net rates which assume the landlord possesses the ability to fully recover all operating expenses and property taxes from the tenant which is common practice in this market.

Market Lease Survey

In order to determine how the Subject can be leased on an open a lease survey has been conducted. The results of this survey are summarized in the tables which follow

Industrial Lease Transactions

	Property	Landlord	Area (SF)	Commencement Date	Term (Years)	Rent Schedule	AVG Rent	Clear Height Max
1-A	 1511 Derwent Way UNIT 206 Delta Market: Delta	B.U.K. Investments Ltd.	Office: 2,520 Warehouse: Total Available: 2,520	May 01, 2023	4	12 Months - $19.00 12 Months - $20.00 12 Months - $20.50 12 Months - $21.00	$20.13	26
2-B	1533 Cliveden Avenue Delta Market: Delta	Crestview Holdings Ltd.	Office: 2,099 Warehouse: 17,283 Other: 2,223 Total Available: 21,605	Apr 01, 2023	10	12 Months - $23.00 12 Months - $23.92 12 Months - $24.88 12 Months - $25.88 12 Months - $26.92 12 Months - $28.00 12 Months - $29.12 12 Months - $30.28 12 Months - $31.49 12 Months - $32.75	$27.62	26
3-C	 1597 - 1609 Derwent Way Delta Market: Delta	Madison Pacific Properties Inc.	Office: Warehouse: Total Available: 48,490	Feb 01, 2023	5	12 Months - $22.00 12 Months - $22.77 12 Months - $23.57 12 Months - $24.39 12 Months - $25.24	$23.59	24
4-D	 715-725 Eaton Way Delta Market: Delta	BentallGreenOak	Office: Warehouse: Total Available: 27,679	Mar 01, 2023	5.75	12 Months - $22.50 12 Months - $23.40 12 Months - $24.34 12 Months - $25.31 12 Months - $26.32 9 Months - $27.37	$24.76	26

Analysis of Comparable Lease Indices

Market Rent

Industrial lease rates vary depending on a number of factors such as date of lease, development age, quality/condition, level of finished area, location, size of unit, type of use, inducements being offered, covenant of the tenant and length of the lease, etc. Those buildings generating lease rates towards the upper end of the range tend to relate to smaller units, newer developments, and size of high bay warehouse space. Lease rates towards the lower end of the range tend to reflect premises in older buildings and larger bays.

The selected transactions pertain to leases that commenced, or will commence, between February 2023 and May 2023. The properties vary in size from 2,520 square feet to 48,490 square feet. These transactions represent average market rental rates that range from a low of $20.13 per square foot to a high of $27.62 per square foot.

Based on the foregoing information, discussions with agents active in the area, and current market conditions, it is our opinion that a lease rate of $22.00 per square foot will reflect the current market and will be utilized for the income analysis.

Revenue Analysis

Projected Base Rent

Based on the contract revenue in place and assuming full occupancy of any presently vacant areas at market rental rates, base rental revenue is projected to be $57,200 in Year One.

Recovery Revenue

As per current practice a landlord usually collects paid strata fee and property tax and other expenses from tenants. Recovery Revenue has been estimated on a stabilized basis at $11,477 and includes property tax, insurance and strata fee payments.

Total Potential Gross Income

Adding all the sources of revenue described above results in a stabilized Year One Potential Gross Income forecast of $68,677.

General Vacancy

Current Greater Vancouver industrial market conditions were discussed previously, including vacancy statistics, with an overall vacancy rate for the Subject market area indicated at 0.20%-1.00%. Within the Subject property, current actual vacancy as of the effective date is at 0.0%. A vacancy allowance is not intended to reflect the actual vacancy at the date of valuation; rather it is a provision to account for the potential of lost rent and/or recoveries on a stabilized basis over the longer term holding of the asset. Giving consideration to the tenancy covenants within Industrial Strata Unit, its current level of occupancy, the duration of leases in place, and the prevailing leasing market conditions, we have elected to apply a stabilized vacancy allowance of 1.00% within our income and expense analyses.

In Year One, the projected general vacancy allowance amounts to $687.

Effective Gross Income

Deducting the Vacancy Allowance above from the Potential Gross Income forecast results in a Year One Effective Gross Income estimate of $67,990.

Expense Analysis

Operating Expense Summary

Operating expenses are based upon the 2022 actual expenses as provided and are assumed to be in the same average rate. These expenses, together with historical actual expenses and our Year 1 Forecast, are detailed as follows:

SUBJECT OPERATING HISTORICALS

			COLLIERS FORECAST	
YEAR	2022 Actual		PROFORMA	
EXPENSE ITEMS	TOTAL	$/SF	TOTAL	$/SF
Other Operating Expenses	($3,840)	($1.48)	($3,840)	($1.48)
Real Estate Taxes	($7,637)	($2.94)	($7,637)	($2.94)
TOTAL EXPENSES	($11,477)	($4.41)	($11,477)	($4.41)

However, we assume that the subject property unit will be leased on a triple net base and all above expenses collected from the tenant as recovery revenue.

Contingency/Structural Allowance

Since the subject property is a strata unit, contingency/structural allowance is included in strata fee.

Total Expenses

Adding the expenses as described above results in forecast Year One Operating Expenses in an amount equal to $11,477.

Net Operating Income

Based on the foregoing, Year One Net Operating Income is projected at $56,513.

Pro Forma Income Statement

Based on the foregoing, a Pro Forma Income Statement for the property is presented below.

PRO FORMA INCOME STATEMENT			
Base Rental Revenue			$57,200
Recoveries			$11,477
POTENTIAL GROSS INCOME			**$68,677**
Less: Vacancy / Collection Loss Allow ance[1] @	1.00%	PGI	$687
EFFECTIVE GROSS INCOME			**$67,990**
EXPENSES			
Other Operating Expenses			($3,840)
Real Estate Taxes			($7,637)
Contingency / Structural Allow ance @	0.00%	EGI	$0
TOTAL EXPENSES			**($11,477)**
NET OPERATING INCOME			**$56,513**

(1) Less excluded tenants w here applicable.

Significant Investment Characteristics of Subject

The following summarizes the major investment attributes of the property that potential investors would consider when determining an appropriate return and yield when making a purchase decision.

Market

The industrial market in Richmond and the Lower Mainland has been strong over the past 18 to 24 months and values in general have been increasing. Rental rates have been increasing steadily throughout the region as well.

Location

The subject property offers a good overall location with good access and good exposure characteristics. The location of the property is considered to be good relative to typical market competitors. No special exposure and no negative influences are noted.

Physical Attributes

The improvements to the property were originally constructed in 1995. The improvements represent good quality construction in good overall condition, providing good functional utility. No known deficiencies exist. No significant capital expenditures or maintenance are considered to be required in the short term.

Operational

The subject is currently leased to owner, however, there are no apparent atypical risks associated with the forecast income of the property due to low vacancy level in subject area. The occupancy is assumed to be tenanted at arm's-length and leased fully net to the landlord.

Investment Analysis

Investment Alternatives

Following are current investment yields with respect to various alternative investments.

INVESTMENT ALTERNATIVES											
Gov't. Yields		Office REIT's		Industrial REIT's		Retail REIT's		Apartment REIT's		Diversified REIT's	
BOC OR	4.25%	Allied	6.00%	Summit	-	RioCan	4.50%	CAP	3.10%	Morguard	4.40%
GOC 5yr	2.96%	DREAM	6.00%	DREAM	5.30%	First Capital	4.80%	Killam	3.90%	H&R	4.30%
GOC 10yr	2.86%	Slate	8.70%	Granite	4.20%	Smart	6.50%	Boardwalk	2.10%	Artis	6.20%

Source: Bank of Canada, BMO Capital Markets as at January 16, 2023

Investment Parameters

Following are the results of the most recent commercial real estate return surveys, as expressed by overall capitalization rates and discount rates.

Q3 2022 INVESTMENT PARAMETERS - VANCOUVER		
Investment Type	**Overall Capitalization Rates**	**Discount Rates**
Industrial		
Single	3.75% - 4.25%	4.80% - 7.00%
Multi	4.00% - 4.50%	4.80% - 7.00%
Downtown Office		
Class 'AA'	3.50% - 4.50%	5.00% - 6.50%
Class 'B'	3.50% - 4.50%	5.50% - 7.00%*
Suburban Office		
Class 'A'	5.00% - 6.00%	5.00% - 7.80%*
Class 'B'	5.50% - 6.50%	6.00% - 7.50%*
Retail		
Regional/Power	4.50% - 6.50%	5.00% - 6.30%
Community	4.25% - 5.75%	6.00% - 8.50%*
Strip Plaza	3.75% - 5.25%	5.00% - 6.30%*
Multi-Residential		
High Rise	2.75% - 3.50%	
Low Rise	3.00% - 4.00%	

** These IRR's are not updated every quarter. Figures shown are the most recent, but not necessarily current.*

Source: Colliers International Realty Advisors (OCR), Altus InSite (IRR)

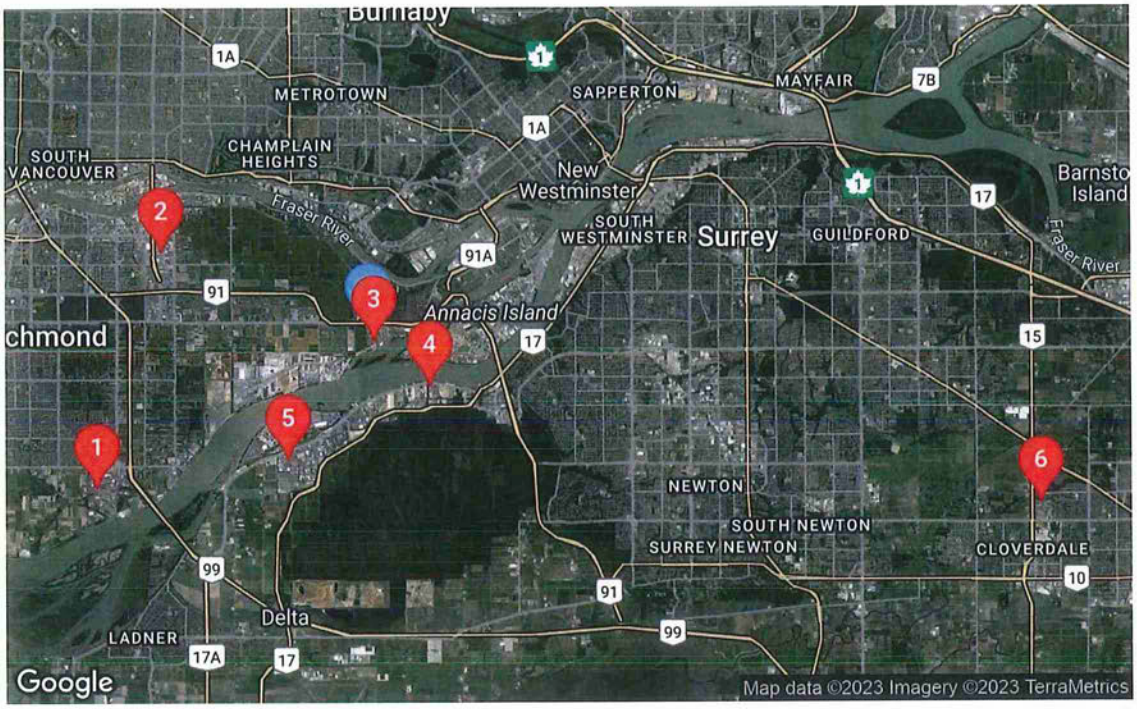
Comparable Transactions

The task of determining an appropriate overall capitalization rate is best served through an analysis of current market activity. In consideration of the characteristics described above, the transactions summarized in the table on the following page have been selected and analyzed.

Further details of these transactions can be found in the Appendix section located at the end of this report.

Industrial Investment Transactions & Analysis
Industrial Strata Unit

	Subject	Transaction One	Transaction Two	Transaction Three	Transaction Four	Transaction Five	Transaction Six
Property Name	Industrial Strata Unit	Industrial Strata	Industrial Strata	Industrial Strata Unit	Buckingham Industrial Estates	Delta Business Centre	Industrial Strata Unit
Address	3128 - 20800 Westminster Highway Richmond, British Columbia	185 - 11880 Hammersmith Way Richmond, BC	#4-13520 Crestwood Place Richmond, BC	145-6753 Graybar Road Richmond, BC	105/205 - 8275 92nd Street Delta, BC	108 - 7198 Vantage Way Delta, BC	109 - 17665 66A Avenue Surrey, BC
Transaction Price		$1,580,000	$1,135,575	$965,000	$1,800,000	$785,500	$1,090,000
Analysis Price		$1,580,000	$1,135,575	$965,000	$1,800,000	$785,500	$1,090,000
Analysis Price per SF		$578	$525	$342	$330	$362	$546
N.O.I.	$56,513	$65,400	$40,006	$36,000	$69,840	$31,420	$27,918
Transactional Characteristics							
Transaction Status		In Contract	Recorded	Recorded	Recorded	Recorded	Recorded
Transaction Date		2/2/2023	8/30/2021	3/16/2021	6/17/2021	3/30/2021	12/8/2021
Market Conditions		Similar	Similar	Similar	Similar	Similar	Similar
Property Rights Conveyed		Fee Simple	Leased Fee	Fee Simple	Leased Fee	Fee Simple	Fee Simple
Conditions of Sale		Arms-Length	Arms-Length	Arms-Length	Arms-Length	Arms-Length	Assumed Arms-Length
Motivation		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Transactional Adjustment		None	None	None	None	None	None
Site Characteristics							
Location	Good	Similar	Similar	Similar	Sli. Inferior	Sli. Inferior	Sli. Superior
Zoning	IR-1	IB-1	IB1	LUC 127*	I-2	I-2	IB
Site Adjustment		None	None	None	**Sli. Downward**	**Sli. Downward**	**Sli. Upward**
Improvement Characteristics							
Property Type	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Design / Layout	Good	Similar	Similar	Similar	Similar	Similar	Similar
Condition	Good	Sli. Inferior	Sli. Inferior	Sli. Inferior	Similar	Sli. Inferior	Similar
Building Size (SF)	2,600	2,733	2,163	2,818	5,447	2,167	1,998
Year Built	1995	1990	1987	1990	2015	1995	1998
Improvement Adjustment		**Sli. Downward**	**Sli. Downward**	**Sli. Downward**	None	**Sli. Downward**	None
Economic Characteristics							
In Place vs Market		At Market	At Market	At Market	At Market	At Market	At Market
Tenancy Strength		Good	Good	Good	Good	Good	Good
NOI / SF	$21.74	$23.93	$18.50	$12.78	$12.82	$14.50	$13.97
Economic Adjustment		None	None	None	None	None	None
Overall Capitalization Rate		**4.14%**	**3.66%**	**3.73%**	**3.88%**	**4.00%**	**2.56%**
Overall Adjustment		**Sli. Downward**	**Sli. Downward**	**Sli. Downward**	**Sli. Downward**	**Sli. Downward**	**Sli. Upward**
Overall Comparability		Sli. Inferior	Sli. Inferior	Sli. Inferior	Sli. Inferior	Sli. Inferior	Sli. Superior
Conclusion		**Sli. Lower Than 4.14%**	**Sli. Lower Than 3.66%**	**Sli. Lower Than 3.73%**	**Sli. Lower Than 3.88%**	**Sli. Lower Than 4.00%**	**Sli. Higher Than 2.56%**



COMPARABLE KEY

COMP	DISTANCE	NAME	ADDRESS	OCC.	SALE DATE	OAR	$/SF
Subject	-	Industrial Strata Unit	3128 - 20800 Westminster Highway, Richmond, B	100.0%	-	-	$604
No. 1	8.2 km	Industrial Strata	185 - 11880 Hammersmith Way, Richmond, BC		2/2/2023	4.14%	$578
No. 2	8.7 km	Industrial Strata	#4-13520 Crestwood Place, Richmond, BC		8/30/2021	3.66%	$525
No. 3	14.7 km	Industrial Strata Unit	145-6753 Graybar Road, Richmond, BC		3/16/2021	3.73%	$342
No. 4	16.3 km	Buckingham Industrial Estates	105/205 - 8275 92nd Street, Delta, BC		6/17/2021	3.88%	$330
No. 5	12.7 km	Delta Business Centre	108 - 7198 Vantage Way, Delta, BC	100.0%	3/30/2021	4.00%	$362
No. 6	33.8 km	Industrial Strata Unit	109 - 17665 66A Avenue, Surrey, BC		12/8/2021	2.56%	$546

Capitalization rates tend to vary between properties depending to some extent on such factors as location, size and type of development, quality and condition of improvements, and amenities provided. Combining all of these features with considerations of leasing history and trends, strength of tenancy and income security, the overall capitalization rate tends generally to reflect the perceived quality and durability of the property's income earning capacity.

Properties with a strong rental history and stable tenancy with the perceived potential for increases in revenues tend to trade at comparatively low overall capitalization rates as compared to properties which have a history of vacancy, poor tenant covenants, physical and/or locational challenges, or other forms of perceived instability.

Analysis of Comparable Sales

The selected transactions pertain to activity that occurred between March 2021 and February 2023. The properties vary in size from 1,998 square feet to 5,447 square feet and were originally constructed between 1987 and 2015. These transactions represent capital investments that range from a low of $785,500 to a high of $1,800,000. The stabilized overall capitalization rates indicated by these transactions vary from a low of 2.56% to a high of 4.14%.

The upper end of the range is set by Comparable Transaction No. 1, at 4.14%. In comparison with the Subject, this property exhibited an inferior overall condition. For these reasons, the indicated overall capitalization rate for this transaction is deemed to be over-stated in relation to the Subject property.

The lower end of the range relates to Comparable Transaction No. 6 at 2.56%. Relative to the Subject, this property reflects a slightly superior location. Consequently, this transaction is considered to provide an under-stated overall capitalization rate indication relative to the Subject.

The remaining four transactions present a somewhat narrower range in overall capitalization rates of between 3.66% and 4.00% and are deemed to be mostly similar or slightly inferior in relation to the Subject.

Based on the foregoing analysis, it is our opinion that an appropriate overall capitalization rate applicable to the subject property is lower than Transaction No. 1 (4.14%), Transaction No. 2 (3.66%), Transaction No. 3 (3.73%), Transaction No. 4 (3.88%) and Transaction No. 5 (4.00%); and higher than Transaction No. 6 (2.56%).

Overall Income Capitalization

On the basis of our Revenue and Expense Analysis, the Stabilized Net Operating Income for the forthcoming 12 months has previously been projected in the amount of $56,513.

As summarized on the previous page, overall capitalization rates extracted from the comparable investment sales reviewed range between 2.56% and 4.14%. Taking into consideration the investment characteristics of the property including its location, size, building quality and security of income, and as measured against the backdrop of the current investment climate for properties such as the Subject, it is our opinion that an overall capitalization rate as **4.00%** would be appropriate. Applying such rates to the projected Year One net operating income results in the following estimated value range, adjusted for holding and lease up costs and capital expenses, if required.

VALUE MATRIX - DIRECT OVERALL CAPITALIZATION

OCR	STABILIZED NOI	VALUE[1]
3.35%	$56,513	$1,690,000
3.60%	$56,513	$1,570,000
3.85%	$56,513	$1,470,000

(1) Rounded to nearest $10,000.

Summary

The foregoing analysis indicates an estimated value by way of Overall Income Capitalization of **$1,570,000** (rounded) as of the effective date of this valuation.

The above value estimate is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

Direct Comparison Approach

The Direct Comparison Approach examines the cost of acquiring equally desirable and valuable substitute properties, indicated by transactions of comparable properties, within the market area. The characteristics of the sale properties are compared to the Subject property on the basis of time and such features as location, size and quality of improvements, design features and income generating potential of the property.

Given that the property has been deemed to have potential purchase appeal to owner-users, it is considered appropriate to undertake the Direct Comparison Approach based upon sale transactions pertaining to comparable properties acquired by end users. In this regard, the transactions summarized and analysed in the table on the following page are considered to be suitably comparable to the Subject property with respect to the characteristics below, and to therefore provide a reasonable and reliable indication of value.

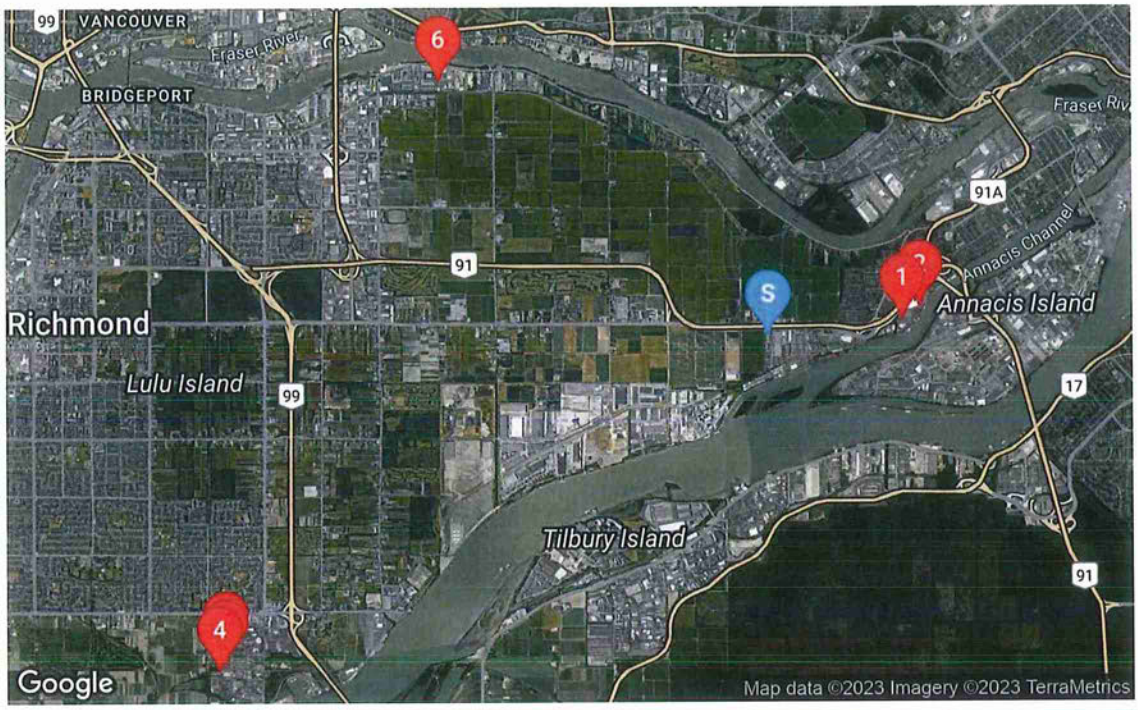
Further details of these transactions can be found in the Appendix section located at the end of this report.

In valuing the property, each of the transactions has been compared to the Subject. The basis for comparison included the consideration of the following:

- Property Rights Conveyed
- Financing Terms
- Conditions of Sale
- Market Conditions (Transaction Date and Status)
- Physical Characteristics
- Economic Characteristics

Industrial Transactions & Analysis
Industrial Strata Unit

	Subject	Transaction One	Transaction Two	Transaction Three	Transaction Four	Transaction Five	Transaction Six
Property Name	Industrial Strata Unit	Fraserwood Business Centre	Catalina Corporate Centre	Industrial Strata	Riverside Place	Industrial Strata Unit	Industrial Strata Unit
Address	3128 - 20800 Westminster Highway Richmond, British Columbia	150 - 23000 Fraserwood Way Richmond, BC	210 - 23451 Dyke Road Richmond, BC	185 - 11880 Hammersmith Way Richmond, BC	1110 - 12191 Hammersmith Way Richmond, BC	1150 - 11980 Hammersmith Way Richmond, BC	15100 Knox Way Unit 140 Richmond, BC
Transaction Price		$2,230,000	$2,037,100	$1,580,000	$1,865,000	$1,275,000	$1,240,000
Analysis Price		$2,230,000	$2,037,100	$1,580,000	$1,865,000	$1,275,000	$1,240,000
Analysis Price per SF		$642	$650	$578	$598	$515	$702
Transactional Characteristics							
Transaction Status		Recorded	Pending	In Contract	Recorded	Recorded	Recorded
Transaction Date		10/3/2022	5/14/2022	2/2/2023	11/1/2022	10/12/2022	7/4/2022
Market Conditions		Similar	Similar	Similar	Similar	Similar	Similar
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Conditions of Sale		Arms-Length	Arms-Length	Arms-Length	Arms-Length	Arms-Length	Arms-Length
Motivation		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Transactional Adjustment		**None**	**None**	**None**	**None**	**None**	**None**
Site Characteristics							
Location	Good	Similar	Similar	Similar	Similar	Similar	Similar
Zoning	IR-1	IB1	IL	IB-1	IB-1	IBI	IL - Light Industrial
Site Adjustment		**None**	**None**	**None**	**None**	**None**	**None**
Improvement Characteristics							
Property Type	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Design / Layout	Good	Similar	Sli. Superior	Similar	Similar	Similar	Sli. Superior
Condition	Good	Sli. Superior	Similar	Sli. Inferior	Sli. Inferior	Sli. Inferior	Sli. Superior
Building Size (SF)	2,600	3,476	3,134	2,733	3,120	2,475	1,767
Year Built	1995	2008	2022	1990	1991	2009	2006
Improvement Adjustment		**Sli. Downward**	**Sli. Downward**	**Sli. Upward**	**Sli. Upward**	**Sli. Upward**	**Sli. Downward**
Overall Adjustment		**Sli. Downward**	**Sli. Downward**	**Sli. Upward**	**Sli. Upward**	**Sli. Upward**	**Sli. Downward**
Overall Comparability		Sli. Superior	Sli. Superior	Sli. Inferior	Sli. Inferior	Sli. Inferior	Sli. Superior
Conclusion		**Sli. Lower Than $642/SF**	**Sli. Lower Than $650/SF**	**Sli. Higher Than $578/SF**	**Sli. Higher Than $598/SF**	**Sli. Higher Than $515/SF**	**Sli. Lower Than $702/SF**



COMPARABLE KEY

COMP	DISTANCE	NAME	ADDRESS	OCC.	SALE DATE	OAR	$/SF
Subject		-	3128 - 20800 Westminster Highway, Richmond, B	100.0%	-	-	$600
No. 1	16.3 km	Fraserwood Business Centre	150 - 23000 Fraserwood Way, Richmond, BC		10/3/2022		$642
No. 2	16.5 km	Catalina Corporate Centre	210 - 23451 Dyke Road, Richmond, BC		5/14/2022		$650
No. 3	8.2 km	Industrial Strata	185 - 11880 Hammersmith Way, Richmond, BC		2/2/2023	4.14%	$578
No. 4	8.2 km	Riverside Place	1110 - 12191 Hammersmith Way, Richmond, BC		11/1/2022		$598
No. 5	8.2 km	Industrial Strata Unit	1150 - 11980 Hammersmith Way, Richmond, BC		10/12/2022		$515
No. 6	10.3 km	Industrial Strata Unit	15100 Knox Way Unit 140, Richmond, BC	0.0%	7/4/2022		$702

Analysis

The selected transactions pertain to activity that occurred between May 2022 and February 2023. The properties vary in size from 1,767 square feet to 3,476 square feet and were originally constructed between 1990 and 2022. These transactions represent capital investments that range from a low of $1,240,000 to a high of $2,230,000. The unit prices indicated by these transactions vary from a low of $515 per square foot to a high of $702 per square foot.

At the upper end of the range, Comparable Transaction No. 6 pertains to the July 4, 2022 sale of an industrial property located at 140 – 15100 Knox Way, Richmond, British Columbia at a price of $1,240,000, or $702 per square foot. In the time spanning the date of this transaction and the effective date of this valuation, market conditions have remained stable. As such, no adjustment is required for changing market conditions. This property is superior to the subject with regard to design/layout and overall condition, requiring a downward adjustment. Therefore, a unit value below $702 per square foot is considered appropriate for the subject.

Comparable Transaction Nos. 3 and 5 are at the low end of the range. Comparable Transaction No. 3 pertains to the February 2, 2023 sale of an industrial property located at 185 – 11880 Hammersmith Way, Richmond, British Columbia at a price of $1,580,000, or $578 per square foot. In the time spanning the date of this transaction and the effective date of this valuation, market conditions have remained stable. As such, no adjustment is required for changing market conditions. Transaction No. 3 is inferior to the subject property with regard to overall condition, so an upward adjustment is applied. Comparable Transaction No. 5 pertains to the October 12, 2022 sale of an industrial property located at 1150 - 11980 Hammersmith Way, Richmond, British Columbia at a price of $1,275,000, or $515 per square foot. In the time spanning the date of this transaction and the effective date of this valuation, market conditions have remained stable. As such, no adjustment is required for changing market conditions. Transaction No. 5 is inferior in overall condition, so an upward adjustment is applied. Given the foregoing factors, a unit value above $515 per square foot is considered appropriate for the subject property.

The remaining three indicators represent a range between $598 and $642 per square foot. Comparable Transactions No. 1 and No. 2 are slightly superior to the subject with regard to overall condition. Given the foregoing information, a downward adjustment is required for these two transactions.

Based on the preceding analysis, an appropriate unit value per square foot for the subject property, on a stabilized basis, should be slightly lower than Transaction No. 1 ($642), Transaction No. 2 ($650) and Transaction No. 6 ($702); and slightly higher than Transaction No. 3 ($578), Transaction No. 4 ($598) and Transaction No. 5 ($515).

In consideration of the sale indices reviewed and the accompanying analysis, we are of the professional opinion that an appropriate stabilized unit value range for the Subject property would be between $590 per square foot and $610 per square foot. Applying such unit values to the total leasable area of the property results in a range in estimated stabilized values as summarized in the table below.

VALUE MATRIX - DIRECT COMPARISON		
SIZE	$/SF	VALUE[1]
2,600 SF	$590	$1,530,000
2,600 SF	$600	$1,560,000
2,600 SF	$610	$1,590,000

(1) Round to nearest $10,000

Summary

The Direct Comparison Approach indicates an estimated value of **$1,560,000** (rounded) as of the effective date of this valuation.

The above value estimate is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

Reconciliation and Final Estimate of Value

The Subject property is 2,600 SF industrial strata unit. The unit represents good quality construction and was in good condition as of the effective date of the report.

The approaches used in this valuation provide the following values:

VALUATION SUMMARY	
VALUATION INDICES	**CURRENT MARKET VALUE AS-IS**
INTEREST APPRAISED	**FEE SIMPLE**
DATE OF VALUE	**MARCH 10, 2023**
INCOME APPROACH	
Overall Income Capitalization	**$1,570,000**
Overall Income Capitalization $/SF	$604/SF
NOI	$56,513
NOI $/SF	$21.74/SF
Capitalization Rate	3.60%
DIRECT COMPARISON APPROACH	
Direct Comparison	**$1,560,000**
Direct Comparison $/SF	$600/SF
FINAL VALUE CONCLUSION	
FINAL VALUE	**$1,565,000**
$/SF	$602/SF
Implied Capitalization Rate	3.61%

As the subject property appeals as an owner user property, our primary approach to value was the Direct Comparison Approach. The Direct Comparison Approach is the approach typically utilized by purchasers of owner user assets in the subject market thus has been relied upon as our primary approach to value.

The Income Approach was also included within our analysis. Though the subject property appeals primarily as an owner user asset it could also be leased to a tenant and sold to an investor thus the inclusion of the Income Approach is considered reasonable. The Income Approach considers the property based on its ability to generate income and was completed as a secondary approach.

Based on the foregoing, and with most weight applied to the Direct Comparison Approach it is our opinion that the current market value as is of the fee simple interest in the property, subject to the assumptions set forth, and as at March 10, 2023, was:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
Current Market Value As-Is	**Fee Simple**	**March 10, 2023**	**$1,565,000**

The above value estimate is based on an exposure period of six months or less, assuming the basis of a transaction involving cash to the vendor and is in conjunction with the Assumptions and Limiting Conditions stated within this appraisal. Of particular note are the Hypothetical Conditions, Extraordinary Assumptions and Extraordinary Limiting Conditions outlined within the Terms of Reference section.

Certification

Industrial Strata Unit
3128 - 20800 Westminster Highway, Richmond, British Columbia V6V 2W3
(See Property Data Section for Legal Description)

I, the undersigned appraiser, certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported Assumptions and Limiting conditions, and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- Except as disclosed herein, no one has provided significant professional assistance to the person(s) signing this report;
- As of the date of this report the undersigned has fulfilled the requirements of The Appraisal Institute of Canada's Continuing Professional Development Program;
- I am a member in good standing of the Appraisal Institute of Canada;
- I am not required to be licensed to practice in the Province of **British Columbia**.

Information pertaining to inspection of the subject property is as follows:

SUBJECT PROPERTY INSPECTION			
APPRAISER	**INSPECTED**	**EXTENT**	**DATE OF INSPECTION**
Aian Miiabaev, AACI, MRICS	No	-	-
Bradley Elliott, AIC Candidate	Yes	Interior/Exterior	March 10, 2023

Final Estimate of Value

Based upon the data, analyses and conclusions contained herein, the current market value of the Fee Simple interest in the property described herein, as at March 10, 2023, is estimated to be as follows:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
Current Market Value As-Is	**Fee Simple**	**March 10, 2023**	**$1,565,000**

The above value estimate is based on an exposure period of six months or less, assuming the basis of a transaction involving cash to the vendor, and is subject to the Extraordinary Assumptions, Hypothetical Conditions and Extraordinary Limiting Conditions as detailed within the Terms of Reference section of this report, in addition to the Ordinary Assumptions and Limiting Conditions contained in the Addenda. Any alterations to either the information provided or the assumptions in this report may have a material impact on the value contained herein.

Appraiser

Aian Miiabaev

Aian Miiabaev, AACI, MRICS
Date: March 13, 2023
AIC Membership No. 910147

Appendices

Appendix A Ordinary Assumptions and Limiting Conditions

Appendix B Definitions

Appendix C Certificate of Title

Appendix D Land Use / Zoning

Appendix E Capitalization Rate Comparable Sales

Appendix F Direct Comparison Comparable Sales

Appendix A

Ordinary Assumptions and Limiting Conditions

Ordinary Assumptions and Limiting Conditions

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronic Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP"), and the following conditions:

1) This report has been prepared at the request of **Harminder Rangar** (the client) for the purpose of providing an estimate of the market value of **3128 - 20800 Westminster Highway, Richmond, British Columbia** (the Subject property) and for the specific use referred to. It is not reasonable for any party other than the person or those to whom this report is addressed to rely upon this appraisal without first obtaining written authorization from the client and the author of this report. This report has been prepared on the assumption that no other party will rely on it for any other purpose. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.
2) This report has been prepared at the request of **Harminder Rangar** and for the exclusive (and confidential) use of the recipient as named and for the specific purpose and function as stated. Written consent from the authors must be obtained before any part of the appraisal report can be used for any use by anyone except the client and other intended users identified in the report. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee.
3) All copyright is reserved to the author and this report is considered confidential by the author and **Harminder Rangar.** Possession of this report, or a copy thereof, does not carry with it the right to reproduction or publication in any manner, in whole or in part, nor may it be disclosed, quoted from or referred to in any manner, in whole or in part, without the prior written consent and approval of the author as to the purpose, form and content of any such disclosure, quotation or reference. Without limiting the generality of the foregoing, neither all nor any part of the contents of this report shall be disseminated or otherwise conveyed to the public in any manner whatsoever or through any media whatsoever or disclosed, quoted from or referred to in any report, financial statement, prospectus, or offering memorandum of the client, or in any documents filed with any governmental agency without the prior written consent and approval of the author as to the purpose, form and content of such dissemination, disclosure, quotation or reference.
4) The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained and shall comply in all material respects with the contents of the appraiser's privacy policy and in accordance with the PIPEDA.
5) This appraisal report, its content and all attachments/addendums and their content are the property of the author. The client, intended users and any appraisal facilitator are prohibited, strictly forbidden and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.

6) The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.

7) This report is completed on the basis that testimony or appearance in court or at any administrative proceeding concerning this appraisal is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appraisal report and data related thereto and for preparation and for any appearances that may be required, and the provision of appropriate additional compensation.

8) The estimated market value of the real estate that is the Subject of this appraisal pertains to the value of the **fee simple interest** in the real property. The property rights appraised exclude mineral rights, if any.

9) The concept of market value presumes reasonable exposure. The exposure period is the estimated length of time the asset being valued would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of valuation. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. The reasonable exposure period is a function not only of time and effort but will depend on the type of asset being valued, the state of the market at the date of valuation and the level at which the asset is priced. (The estimated length of the exposure period needed to achieve the estimated market value is set forth in the Letter of Transmittal, prefacing this report).

10) The analyses set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. However, these data are not guaranteed for accuracy. Unless otherwise stated, we did not verify client-supplied information, which we believed to be correct. Certain information has been accepted at face value, especially if there was no reason to doubt its accuracy. Other empirical data required interpretative analysis pursuant to the objective of this appraisal. Certain inquiries were outside the scope of this mandate.

11) The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. A title search has been performed as indicated previously, and the appraiser assumes that the title is good and marketable and free and clear of all value influencing encumbrances, encroachments, restrictions or covenants, including leases, unless otherwise noted in this report, and that there are no pledges, charges, liens or special assessments outstanding against the property other than as stated and described. The property is appraised on the basis of it being under responsible ownership.

12) The property has been valued on the basis that there are no outstanding liabilities except as expressly noted, pursuant to any agreement with a municipal or other government authority, pursuant to any contract or agreement pertaining to the ownership and operation of the real estate or pursuant to any lease or agreement to lease, which may affect the stated value or saleability of the Subject property or any portion thereof.

13) The property has been valued on the basis that there is no action, suit, proceeding or investigation pending or threatened against the real estate or affecting the titular owners of the property, at law or in equity or before or by any federal, provincial or municipal department, commission, board, bureau, agency or instrumentality which may adversely influence the value of the real estate appraised.

14) The legal description of the property and the area of the site were obtained from the City of Richmond. No survey of the property has been made. Any plans and sketches contained in this report show approximate dimensions only and are included solely to aid the recipient in visualizing the location of

the property, the configuration and boundaries of the site and the relative position of the improvements on the said lands.

15) The property has been valued on the basis that the real estate complies in all material respects with any restrictive covenants affecting the site and has been built and is occupied and being operated, in all material respects, in full compliance with all Government regulations and requirements of law, including all zoning, land use classification, building codes, planning, fire and health by-laws, rules, regulations, orders and codes of all federal, provincial, regional and municipal governmental authorities having jurisdiction with respect thereto, and that if it doesn't comply, any such non-compliance may affect market value. (It is recognized there may be work orders or other notices of violation of law outstanding with respect to the real estate and that there may be certain requirements of law preventing occupancy of the real estate as described in this report. However, such circumstances have not been accounted for in the appraisal process).

16) The term "inspection" refers to observation and reporting of the general material finishing and conditions seen for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only, in accordance with the CUSPAP.

17) The opinions of value and other conclusions contained assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The appraiser has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The appraiser has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this physical inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the appraiser.

18) The author of this report is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government, or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the property appraised.

19) Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.

20) Investigations have been undertaken in respect of matters which regulate the use of land. However, no inquiries have been placed with the fire department, the building inspector, the health department or

any other government regulatory agency, unless such investigations are expressly represented to have been made in this report. The Subject property must comply with such regulations and, if it does not comply, its non-compliance may affect the market value of this property. To be certain of such compliance, further investigations may be necessary.

21) The interpretation of any leases and other contractual agreements, pertaining to the operation and ownership of the property, as expressed, is solely the opinion of the author and should not be construed as a legal interpretation. Further, any summaries of such contractual agreements are presented for the sole purpose of giving the reader an overview of the salient facts thereof.

22) The estimated market value of the property does not necessarily represent the value of the underlying shares, if the asset is so held, as the value of the share could be affected by other considerations. Further, the estimated market value does not include consideration of any extraordinary financing, rental or income guarantees, special tax considerations or any other atypical benefits which may influence the ordinary market value of the property, unless the effects of such special conditions, and the extent of any special value that may arise therefrom, have been described and measured in this report.

23) Should title to the real estate presently be held (or changed to a holding) by a partnership, in a joint venture, through a Co-tenancy arrangement or by any other form of divisional ownership, the value of any fractional interest associated therewith may be more or less than the percentage of ownership appearing in the contractual agreement pertaining to the structure of such divisional ownership. For the purposes of our valuation, we have not made any adjustment for the value of a fractional interest.

24) In the event of syndication, the aggregate value of the limited partnership interests may be greater than the value of the freehold or fee simple interest in the real estate, by reason of the possible contributory value of non-realty interests or benefits such as provision for tax shelter, potential for capital appreciation, special investment privileges, particular occupancy and income guarantees, special financing or extraordinary agreements for management services.

25) Unless otherwise noted, the estimated market value of the property referred to is predicated upon the condition that it would be sold on a cash basis to the vendor subject to any contractual agreements and encumbrances as noted in this report as-is and where-is, without any contingent agreements or caveats. Other financial arrangements, good or cumbersome, may affect the price at which this property might sell in the open market.

26) Because market conditions, including economic, social and political factors, change rapidly and, on occasion, without notice or warning, the estimate of market value expressed, as of the effective date of this appraisal, cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.

27) The value expressed is in Canadian dollars.

28) This report is only valid if it bears the original or password secured digital signature(s) of the author(s). If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the appraiser, can be relied upon without fault.

29) These Ordinary Assumptions and Limiting Conditions shall be read with all changes in number and gender as may be appropriate or required by the context or by the particulars of this mandate.

31) Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to

conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

Appendix B

Definitions

Definitions

Property Interests

Fee Simple • Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power and escheat.

Leased Fee Interest • The ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Interest • The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

General Definitions

Adjusted or Stabilized Overall Capitalization Rate is usually derived from transactions with excessive vacancy levels or contract rents over/under market levels. In such cases, net operating income is "normalized" to market levels and the price adjusted to reflect expected costs required to achieve the projected net operating income.

The Cost Approach to value is based upon the economic principle of substitution, which holds that the value of a property should not be more than the amount by which one can obtain, by purchase of a site and construction of a building without undue delay, a property of equal desirability and utility.

Direct or Overall Capitalization refers to the process of converting a single year's income with a rate or factor into an indication of value.

The Direct Comparison Approach examines the cost of acquiring equally desirable and valuable substitute properties, indicated by transactions of comparable properties, within the market area. The characteristics of the sale properties are compared to the Subject property on the basis of time and such features as location, size and quality of improvements, design features and income generating potential of the property.

Discount Rate is a yield rate used to convert future payments or receipts into a present value.

Discounted Cash Flow Analysis offers an opportunity to account for the anticipated growth or decline in income over the term of a prescribed holding period. More particularly, the value of the property is equivalent to the discounted value of future benefits. These benefits represent the annual cash flows (positive or negative) over a given period of time, plus the net proceeds from the hypothetical sale at the end of the investment horizon.

Two rates must be selected for an application of the DCF process:

- the internal rate of return or discount rate used to discount the projected receivables;
- an overall capitalization rate used in estimating reversionary value of the asset.

The selection of the discount rate or the internal rate of return is based on comparing the Subject to other real estate opportunities as well as other forms of investments. Some of the more common benchmarks in the selection of the discount rate are the current yields on long term bonds and mortgage interest rates.

Exposure Time - The Canadian Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Institute of Canada define "Exposure Time" (The Appraisal Institute of Canada, Canadian Uniform Standards of Professional Appraisal Practice, 2020 ed. Page 6) as:

> ***"The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal."***

Fair Value (International Financial Reporting Standards) – IFRS 13 defines "Fair Value" as:

> ***"The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."***

Highest and Best Use - The Canadian Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Institute of Canada define "Highest and Best Use" (The Appraisal Institute of Canada, Canadian Uniform Standards of Professional Appraisal Practice, 2020 ed. Page 8) as:

> ***"The reasonably probable use of Real Property, that is physically possible, legally permissible, financially feasible, and maximally productive, and that results in the highest value."***

The Income Approach to value is utilized to estimate real estate value of income-producing or investment properties.

Internal Rate of Return is the yield rate that is earned or expected over the period of ownership. It applies to all expected benefits including the proceeds of sale at the end of the holding period. The IRR is the Rate of Discount that makes the net present value of an investment equal zero.

Market Value - The Canadian Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Institute of Canada define "Market Value" (The Appraisal Institute of Canada, Canadian Uniform Standards of Professional Appraisal Practice, 2020 ed. Page 10) as:

> ***"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and the seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under duress."***

Net Operating Income is the actual or anticipated net income remaining after all operating expenses are deducted from effective gross income before debt service and depreciation. Net Operating Income is usually calculated for the current fiscal year or the forthcoming year.

Overall Capitalization Rate is an income rate that reflects the relationship between a single year's net operating income expectancy and the total property price. The Overall Capitalization Rate converts net operating income into an indication of a property's overall value.

A Yield Rate is applied to a series of individual incomes to obtain a present value of each.

Appendix C

Certificate of Title

TITLE SEARCH PRINT 2023-03-08, 14:42:50
File Reference: YVR230212-001 Requestor: Aian Miiabaev
Declared Value $340000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA1545882
From Title Number BV160110

Application Received 2010-04-30

Application Entered 2010-05-10

Registered Owner in Fee Simple
Registered Owner/Mailing Address: GOSHU PRODUCTS/SERVICES INC., INC.NO. BC0648236
3133 20800 WESTMINSTER HWY
RICHMOND, BC
V6V 2W3

Taxation Authority Richmond, City of

Description of Land
Parcel Identifier: 023-197-234
Legal Description:
STRATA LOT 51 SECTION 9 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS2129
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Legal Notations
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA)
FILED 10.02.1981 UNDER NO. T17084 PLAN NO. 61216

Charges, Liens and Interests
Nature: STATUTORY RIGHT OF WAY
Registration Number: BH344538
Registration Date and Time: 1994-09-21 14:35
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA
PLAN LMP19116

TITLE SEARCH PRINT
File Reference: YVR230212-001
Declared Value $340000

2023-03-08, 14:42:50
Requestor: Aian Miiabaev

Nature:	COVENANT
Registration Number:	BH344539
Registration Date and Time:	1994-09-21 14:36
Registered Owner:	CITY OF RICHMOND
Remarks:	INTER ALIA SECTION 215 L.T.A.

Nature:	COVENANT
Registration Number:	BH344541
Registration Date and Time:	1994-09-21 14:36
Registered Owner:	CITY OF RICHMOND HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA SECTION 215 L.T.A.

Nature:	MORTGAGE
Registration Number:	CA6712638
Registration Date and Time:	2018-04-03 12:15
Registered Owner:	NATIONAL BANK OF CANADA
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6712639
Registration Date and Time:	2018-04-03 12:15
Registered Owner:	NATIONAL BANK OF CANADA
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CB287229
Registration Date and Time:	2022-10-18 09:11
Registered Owner:	KARDAK HOLDINGS LTD. INCORPORATION NO. BC1285219
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB287230
Registration Date and Time:	2022-10-18 09:11
Registered Owner:	KARDAK HOLDINGS LTD. INCORPORATION NO. BC1285219
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

TITLE SEARCH PRINT
File Reference: YVR230212-001
Declared Value $340000

2023-03-08, 14:42:50
Requestor: Aian Miiabaev

Pending Applications NONE

Appendix D

Land Use / Zoning

12.4 Industrial Retail (IR1, IR2)

12.4.1 Purpose

The **zone** provides for a range of **general industrial uses**, stand-alone **offices** and a limited range of retail **uses**, with a few other compatible **uses** (IR1). Another sub-**zone** exists that would be used for rezoning applications in order to implement the **City Centre** Area Plan (IR2).

12.4.2 Permitted Uses

- **auction, minor**
- **building or garden supply**
- **child care**
- **commercial storage** *[Bylaw 8684, Jan 17/11]*
- **commercial vehicle parking and storage** *[Bylaw 8582, Apr. 19/10]*
- **contractor service**
- **education, commercial**
- **equipment, minor**
- **emergency service**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor** *[Bylaw 8760, May 16/11]*
- **industrial, general**
- **industrial, manufacturing** *[Bylaw 10181, Feb 16/21]*
- **industrial, warehouse** *[Bylaw 10181, Feb 16/21]*
- **library and exhibit**
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery** *[Bylaw 10181, Feb 16/21]*
- **office**
- *[Bylaw 8582, Apr. 19/10]*
- **parking, non-accessory** *[Bylaw 9490, Mar 21/16]*
- **recreation, indoor**
- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **restaurant, drive-through**
- **retail, second hand**
- **retail, showroom** *[Bylaw 10181, Feb 16/21]*
- **service, business support**
- **studio**
- **utility, minor**
- **vehicle body repair or paint shop**
- **vehicle repair**
- **warehouse sales**

12.4.3 A. Secondary Uses

- **residential security/operator unit**

12.4.3 B. Additional Uses

- **hotel**
- **microbrewery, winery and distillery** *[Bylaw 10022, Jul 27/20]*
- **religious assembly**
- **retail, general**
- **vehicle sale/rental** *[Bylaw 9670, Feb 25/19]*

12.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

12.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**, except in the **City Centre** where: *[Bylaw 10181, Feb 16/21]*

   a) the maximum **lot coverage** is 90% for **buildings**, and *[Bylaw 10181, Feb 16/21]*

   b) the maximum **building envelope** shall not exceed 650.0 m^2 if the **building** has a maximum **height** of more than 25.0 m. *[Bylaw 10181, Feb 16/21]*

12.4.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.

2. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.

3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

4. In the **City Centre**, **buildings** taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.

5. In the **City Centre**, **buildings** taller than 25.0 m must have a minimum **building separation space** of 35.0 m.

12.4.7 Permitted Heights

1. The maximum **height** for all **buildings** is 16.0 m, and 12.0 m for all **buildings** that are less than 50.0 m from a residentially zoned **lot**. Additional building **height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. *[Bylaw 10181, Feb 16/21]*

2. Notwithstanding sub-section 12.4.7.1, in the **City Centre**, the maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. *[Bylaw 10181, Feb 16/21]*

3. Notwithstanding sub-sections 12.4.7.1 and 12.4.7.2, within 50.0 m of Bridgeport Road the maximum **building height** shall be 35.0 m. *[Bylaw 10181, Feb 16/21]*

4. The maximum **height** for **accessory structures** is 20.0 m. *[Bylaw 10181, Feb 16/21]*

12.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements, except in the **City Centre** where the minimum **lot area** is:
   a) 8,000.0 m² west of Brown Road;
   b) 4,000.0 m² elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
   c) 2,400.0 m² elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

12.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

12.4.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

12.4.11 Other Regulations

1. The following permitted **uses** are subject to the restrictions in Section 12.4.11.2:
   a) **auction, minor**;
   b) **building or garden supply**;
   c) **equipment, minor**;
   d) **government service**;
   e) **greenhouse & plant nursery**;
   f) **library and exhibit**;
   g) **restaurant, drive-through**;
   h) **retail, second-hand**;
   i) **service, business support**;
   j) **studio**;
   k) **vehicle, body repair or paint shop**;
   l) **vehicle repair**; and
   m) **warehouse sales.**

2. Permitted **uses** listed in Section 12.4.11.1 that are located in the **City Centre** on **sites** zoned IR2 shall:
   a) be located within 50.0 m of a **property line abutting**:
      i) Bridgeport Road;
      ii) Great Canadian Way;
      iii) Hazelbridge Way;

iv) Alexandra Road;

v) McKim Road; and

vi) Odlin Crescent north of Odlin Road; and

b) not exceed in total **floor area** the total **floor area** of all the other **permitted uses**; and

c) not share a common **building** entrance with any of the other permitted **uses**.

3. **Warehouse sales** shall be for household furnishings only such as furniture, carpet, major appliances and **building** materials.

4. **Commercial education** and **office** in the **City Centre** must not be located on the ground floor of the **building** (excluding **building** entrances) on **sites** zoned IR2 and in new **buildings** subject to the development permit process.

5. In the **City Centre**, additional **uses** (e.g. **hotel, religious assembly** and **retail, general**) shall only be permitted on **sites** zoned IR2 and shall:

a) only be permitted within 50.0 m of a **property line abutting**:

i) Bridgeport Road;

ii) Great Canadian Way;

iii) Hazlebridge Way;

iv) Alexandra Road;

v) McKim Way; and

vi) Odlin Cresent north of Odlin Road; and

b) not exceed in total **floor area** the total **floor area** of the industrial permitted **uses** (i.e. **contractor service; general industrial; custom indoor manufacturing; recycling depot; recycling drop-off; minor utility**); and

c) not share a common **building** entrance with any of the permitted industrial **uses** listed in Section 12.4.11.5.b).

6. Not withstanding Section 12.4.11.5, **retail, general uses**, limited to retail sale of automotive parts and accessories shall be permitted only at the following **site**(s): *[Bylaw 9503, Jan 25/16]*

2760 Sweden Way *[Bylaw 9503, Jan 25/16]*
P.I.D. 024-886-271 *[Bylaw 9503, Jan 25/16]*
Lot 3 Section 19 Block 5 North Range 5 West New Westminster District Plan LMP47838 *[Bylaw 9503, Jan 25/16]*

7. **Vehicle sale/rental uses** shall be limited to a maximum of 10% **gross floor area** (GFA) and shall be permitted only at the following **site**(s): *[Bylaw 9670, Feb 25/19]*

4331 Vanguard Road *[Bylaw 9670, Feb 25/19]*
P.I.D. 001-404-008 *[Bylaw 9670, Feb 25/19]*
Lot 22, Plan 23693, Section 36, Block 5 North Range 6 West, New Westminster District. *[Bylaw 9670, Feb 25/19]*

4431 Vanguard Road *[Bylaw 9670, Feb 25/19]*
P.I.D. 001-403-991 *[Bylaw 9670, Feb 25/19]*
Lot 21, PL 22601 Section 36, Block 5 North Range 6 West, New Westminster District. *[Bylaw 9670, Feb 25/19]*

8. **Microbrewery, Winery and Distillery** shall be only permitted on the following **site**(s) and limited to one establishment: *[Bylaw 10022, Jul 27/20]*

   5800 Cedarbridge Way *[Bylaw 10022, Jul 27/20]*
   P.I.D. 002-161-583 *[Bylaw 10022, Jul 27/20]*
   Lot 88 Section 5 Block 4 North Range 6 West New Westminster District Plan 37381 *[Bylaw 10022, Jul 27/20]*

9. The sale of products or manufactured items to the general public is a permitted **secondary use** for **industrial, manufacturing uses**, and is limited to 15% of the total **gross floor area**, up to a maximum **floor area** of 500 m^2, of the **business**. *[Bylaw 10181, Feb 16/21]*

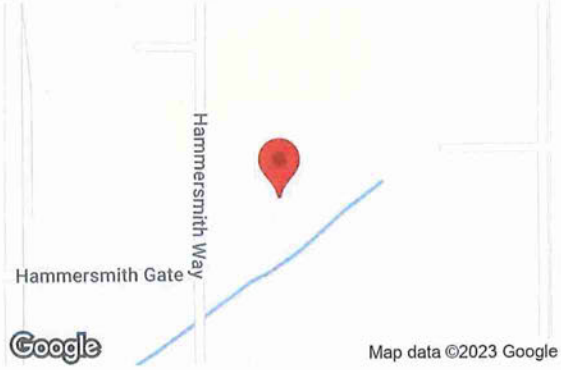
10. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

Appendix E

Capitalization Rate Comparable Sales

COMPARABLE 1: Industrial Strata
185 - 11880 Hammersmith Way, Richmond, BC





LOCATION / SITE INFORMATION	
Address	185 - 11880 Hammersmith Way
City, Province	Richmond, BC
Legal Description	Long legal exists
Site Size	26.8 Acres (1,165,666 SF)
Topography	Generally Level
Location	Good
Access	Good
Zoning	IB-1

SALE INFORMATION	
Purchaser	Private PArty
Vendor	1347774 BC Ltd
Transaction Date	February 2, 2023
Transaction Status	In Contract
Transaction Price	$1,580,000
Analysis Price	$1,580,000
Recording Number	MLS #C8047273
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION	
Property Type	Industrial
Building Structure	Concrete
Design / Layout	Good/Excellent
Quality	Good
Condition	Good
Building Size (SF)	2,733
Year Built	1990
% Office	0.0%
Loading Docks	1
Clear Height (ft)	30

OPERATING INCOME	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	$65,400	23.93
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

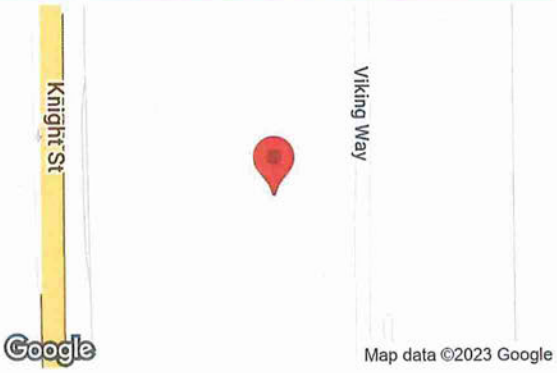
ANALYSIS INFORMATION	
Price Per SF	$578
Capitalization Rate	4.14%

REMARKS

The property is improved with two stratified industrial buildings containing a total of 40 strata units constructed circa 1990. The transaction involved the sale of one strata unit containing a total gross leasable area of 3,285 square feet, including approximately 898 square feet of mezzanine office space. The unit features 21' clear ceiling height, 1 gradeloading door and 3 designated parking stalls. Roof replaced in 2017 and new loadingdoor installed in 2019. The Industrial Business Park (IBI) zoning permits a wide variety ofallowable business uses including office.

COMPARABLE 2: Industrial Strata
#4-13520 Crestwood Place, Richmond, BC





LOCATION / SITE INFORMATION

Address	#4-13520 Crestwood Place
City, Province	Richmond, BC
Legal Description	Long legal exists
Location	Good
Access	Average
Zoning	IB1

SALE INFORMATION

Purchaser	Private Investor
Vendor	PC Urban (Viking Way) Holdings Corp.
Transaction Date	August 30, 2021
Transaction Status	Recorded
Transaction Price	$1,135,575
Analysis Price	$1,135,575
Rights Transferred	Leased Fee
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Sub-Type	Light Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Average/Good
Condition	Average
Building Size (SF)	2,163
Year Built	1987
% Office	0.0%
Loading Docks	1
Clear Height (ft)	15

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	$40,006	18.50
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

Price Per SF	$525
Capitalization Rate	3.66%

REMARKS

Stratified 2021 The strata unit is serviced by one drive in door. The strata unit shares a surface parking lot within the complex. Subsequent to the date of sale the strata unit was fully occupied by Elite Window Fashions. This transaction involved the sale of one strata unit containing a total gross floor area of 2,162 square feet.

COMPARABLE 3: Industrial Strata Unit
145-6753 Graybar Road, Richmond, BC





LOCATION / SITE INFORMATION

Address	145-6753 Graybar Road
City, Province	Richmond, BC
Legal Description	Long legal exists
Topography	Generally Level
Location	Good
Access	Good
Zoning	LUC 127*

SALE INFORMATION

Purchaser	An individual(s) acting in his/her
Vendor	An individual(s) acting in his/her own capacity
Transaction Date	March 16, 2021
Transaction Status	Recorded
Transaction Price	$965,000
Analysis Price	$965,000
Recording Number	CA 8844956
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Sub-Type	Business Park
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Good
Condition	Good
Building Size (SF)	2,818
Year Built	1990
% Office	0.0%
Loading Docks	1
Clear Height (ft)	20

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	$36,000	12.78
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

Price Per SF	$342
Capitalization Rate	3.73%

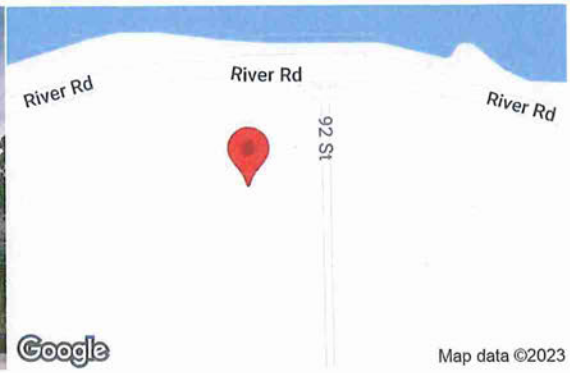
REMARKS

The property is improved with a multi-phase business park consisting of three stratified industrial buildings containing a total of 39 strata units constructed circa 1990-1991. The transaction involved the sale of one strata unit in Phase I containing a total gross leasable area of 2,818 square feet, including 724 square feet of mezzanine space.

The Zoning for the property is governed by Land Use Contract 127, a site specific designation. The property is designated Mixed Employment by the East Richmond Area Plan.

COMPARABLE 4: Buckingham Industrial Estates
105/205 - 8275 92nd Street, Delta, BC





LOCATION / SITE INFORMATION	
Address	105/205 - 8275 92nd Street
City, Province	Delta, BC
Location	Average
Access	Average
Zoning	I-2

SALE INFORMATION	
Purchaser	1296066 B.C. Ltd.
Vendor	1241109 B.C. Ltd.
Transaction Date	June 17, 2021
Transaction Status	Recorded
Transaction Price	$1,800,000
Analysis Price	$1,800,000
Recording Number	CA 9107237, CA 9107238 & CA
Rights Transferred	Leased Fee

IMPROVEMENTS INFORMATION	
Property Type	Industrial
Sub-Type	Industrial
Design / Layout	Average
Quality	Average
Condition	Average
Building Size (SF)	5,447
Year Built	2015
% Office	0.0%
Loading Docks	1
Clear Height (ft)	26

OPERATING INCOME	TOTAL	PER SF
Gross Income	$89,167	16.37
Vacancy & Credit Loss @ 3.0%	($2,160)	(0.40)
Effective Gross Income	$87,007	15.97
Expenses	($17,167)	(3.15)
Contingency	N/Av	N/Av
Net Operating income	$69,840	12.82
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	19%	20%

ANALYSIS INFORMATION	
Price Per SF	$330
Capitalization Rate	3.88%

REMARKS

The property is improved with a business park consisting of two stratified industrial buildings containing a total of 32 strata units, constructed circa 2015. The transaction involved the sale of two strata units containing a total gross leasable area of 3,292 square feet, including 1,122 square feet of mezzanine space. The buildings have been constructed using structural steel frames with a mix of reinforced concrete, concrete block and precast concrete wall panels. The strata units have a clear height of 26 feet and are serviced by one drive-in door. The property is improved with a business park consisting of two stratified industrial buildings containing a total of 32 strata units, constructed circa 2015. The transaction involved the sale of three strata units containing a total gross leasable area of 5,447 square feet, including 72 square feet of storage space and 82 square feet of stairwell space.

The buildings have been constructed using structural steel frames with a mix of reinforced concrete, concrete block and precast concrete wall panels. The strata units have a clear height of 26 feet and are serviced by a total of two drive-in doors.

COMPARABLE 5: Delta Business Centre
108 - 7198 Vantage Way, Delta, BC





LOCATION / SITE INFORMATION	
Address	108 - 7198 Vantage Way
City, Province	Delta, BC
Legal Description	Strata Lot 25, District Lot 128, Group 2, NWD
Location	Average
Access	Average
Zoning	I-2

SALE INFORMATION	
Purchaser	1292805 B.C. Ltd.
Vendor	IAG Enterprises Ltd.
Transaction Date	March 30, 2021
Transaction Status	Recorded
Transaction Price	$785,500
Analysis Price	$785,500
Recording Number	CA 8880648
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION	
Property Type	Industrial
Sub-Type	Industrial
Design / Layout	Average
Quality	Average
Condition	Average
Building Size (SF)	2,167
Year Built	1995
% Office	0.0%
Loading Docks	1
Clear Height (ft)	18

OPERATING INCOME	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	$31,420	14.50
Occupancy at Sale	100.0%	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION	
Price Per SF	$362
Capitalization Rate	4.00%

REMARKS

The property is improved with a multi-phase business park consisting of two stratified industrial buildings containing a total of 32 strata units constructed circa 1995. The transaction involved the sale of one strata unit in Phase I containing a total gross leasable area of 2,460 square feet, including 833 square feet of mezzanine space.

The buildings have been constructed using a structural steel frame with a mix of precast concrete wall panels, reinforced concrete and concrete block, with stucco finishes. The strata unit has a clear height of 18 feet and is serviced by one drive-in door. The property is improved with a multi-phase business park consisting of two stratified industrial buildings containing a total of 32 strata units constructed circa 1995. The transaction involved the sale of one strata unit in Phase II containing a total gross leasable area of 2,167 square feet, including 716 square feet of mezzanine space.

COMPARABLE 6: Industrial Strata Unit
109 - 17665 66A Avenue, Surrey, BC





LOCATION / SITE INFORMATION

Address	109 - 17665 66A Avenue
City, Province	Surrey, BC
Legal Description	STRATA LOT 9, PLAN LMS2467, PART
Location	Average
Access	Average
Zoning	IB

SALE INFORMATION

Purchaser	Private Investor
Vendor	Sucha & Surjit Chandi
Transaction Date	December 8, 2021
Transaction Status	Recorded
Transaction Price	$1,090,000
Analysis Price	$1,090,000
Recording Number	CA9820716
Rights Transferred	Leased Fee
Conditions of Sale	Assumed Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Design / Layout	Average
Quality	Average
Condition	Average
Building Size (SF)	1,998
Year Built	1998
% Office	0.0%

OPERATING INCOME

	TOTAL	PER SF
Gross Income	$28,200	14.11
Vacancy & Credit Loss @ 1.0%	($282)	(0.14)
Effective Gross Income	$27,918	13.97
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	$27,918	13.97
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

Price Per SF	$546
Capitalization Rate	2.56%

REMARKS

Strata warehouse unit located at Chana Place. Total size 1,998 s.f. with front glass and back loading door, all square footage is ground floor, current tenant month to month paying approx. $2,350.00 plus Triple Net. MLS sale Dec 2021. Sale closed March 30, 2022. Sale Closed March 30, 2022

Appendix F

Direct Comparison Comparable Sales

COMPARABLE 1: Fraserwood Business Centre
150 - 23000 Fraserwood Way, Richmond, BC





LOCATION / SITE INFORMATION

Address	150 - 23000 Fraserw ood Way
City, Province	Richmond, BC
Topography	Generally Level
Location	Good
Access	Good
Zoning	IB1

SALE INFORMATION

Vendor	0918951 B.C. Ltd.
Transaction Date	October 3, 2022
Transaction Status	Recorded
Transaction Price	$2,230,000
Analysis Price	$2,230,000
Recording Number	CB 256020
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Good
Condition	Good
Building Size (SF)	3,476
Year Built	2008
% Office	0.0%

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	N/Av
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

Price Per SF	$642

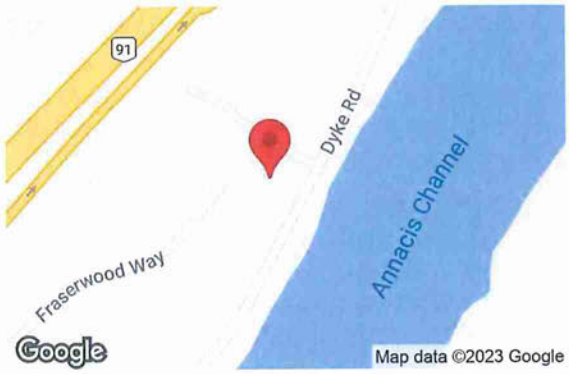
REMARKS

The property is improved w ith one strata industrial building containing a total of 10 strata units constructed circa 2008. The transaction involved the sale of one strata unit containing a total gross leasable area of 3,476 square feet including 1,286 square feet of mezzanine space.

The building has been constructed using a structural steel frame w ith precast concrete w all panels. The strata unit has a clear height of 27 feet and is serviced by one truck level and one drive-in door.

COMPARABLE 2: Catalina Corporate Centre
210 - 23451 Dyke Road, Richmond, BC





LOCATION / SITE INFORMATION

Address	210 - 23451 Dyke Road
City, Province	Richmond, BC
Location	Good
Access	Average
Zoning	IL

SALE INFORMATION

Purchaser	Shoker Holdings Ltd.
Vendor	My Garage (Fraserw ood) Ltd
Transaction Date	May 14, 2022
Transaction Status	Pending
Transaction Price	$2,037,100
Analysis Price	$2,037,100
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Good
Condition	Good
Building Size (SF)	3,134
Year Built	2022
% Office	0.0%

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	N/Av
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

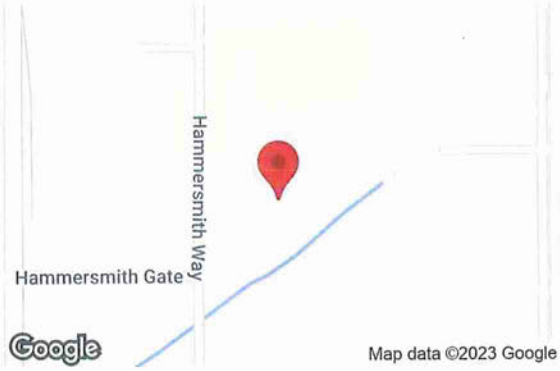
Price Per SF	$650

REMARKS

Brand new office w arehouse unit

COMPARABLE 3: Industrial Strata
185 - 11880 Hammersmith Way, Richmond, BC





LOCATION / SITE INFORMATION

Address	185 - 11880 Hammersmith Way
City, Province	Richmond, BC
Legal Description	Long legal exists
Site Size	26.8 Acres (1,165,666 SF)
Topography	Generally Level
Location	Good
Access	Good
Zoning	IB-1

SALE INFORMATION

Purchaser	Private PArty
Vendor	1347774 BC Ltd
Transaction Date	February 2, 2023
Transaction Status	In Contract
Transaction Price	$1,580,000
Analysis Price	$1,580,000
Recording Number	MLS #C8047273
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete
Design / Layout	Good/Excellent
Quality	Good
Condition	Good
Building Size (SF)	2,733
Year Built	1990
% Office	0.0%
Loading Docks	1
Clear Height (ft)	30

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	$65,400	23.93
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

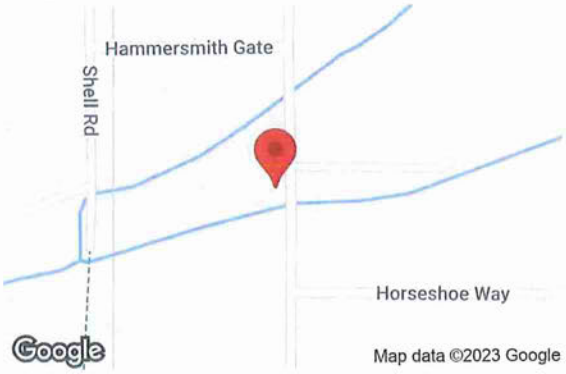
Price Per SF	$578

REMARKS

The property is improved with two stratified industrial buildings containing a total of 40 strata units constructed circa 1990. The transaction involved the sale of one strata unit containing a total gross leasable area of 3,285 square feet, including approximately 898 square feet of mezzanine office space. The unit features 21' clear ceiling height, 1 gradeloading door and 3 designated parking stalls. Roof replaced in 2017 and new loadingdoor installed in 2019. The Industrial Business Park (IBI) zoning permits a wide variety ofallowable business uses including office.

COMPARABLE 4: Riverside Place
1110 - 12191 Hammersmith Way, Richmond, BC





LOCATION / SITE INFORMATION	
Address	1110 - 12191 Hammersmith Way
City, Province	Richmond, BC
Legal Description	Long legal exists
Location	Average
Access	Average
Zoning	IB-1

SALE INFORMATION	
Purchaser	1379710 B.C. Ltd.
Vendor	1121011 B.C. Ltd.
Transaction Date	November 1, 2022
Transaction Status	Recorded
Transaction Price	$1,865,000
Analysis Price	$1,865,000
Recording Number	MLS# C8046607
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION	
Property Type	Industrial
Sub-Type	Industrial
Design / Layout	Average
Quality	Average
Condition	Average
Building Size (SF)	3,120
Year Built	1991
% Office	0.0%
Loading Docks	1
Clear Height (ft)	24

OPERATING INCOME	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	N/Av
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION	
Price Per SF	$598

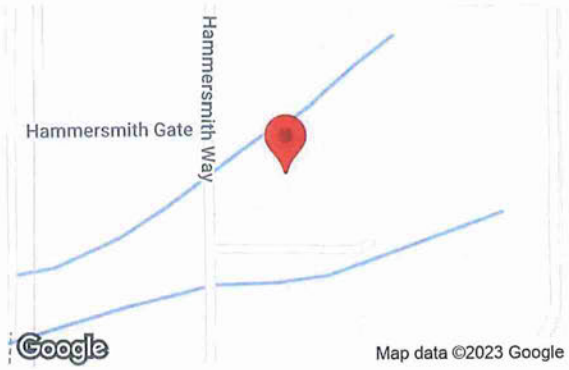
REMARKS

The property is improved with two strata industrial buildings containing a total of 24 strata units constructed circa 1991. The transaction involved the sale of one strata unit containing a total gross leasable area of 3,050 square feet, including 955 square feet of mezzanine space.

The buildings have been constructed using a structural steel frame with precast concrete wall panels. The strata unit has a clear height of 24 feet and is serviced by one drive-in door. 3,120 sqft with a bonus dog run in the back. Upper mezzanine provides office space with club house like feel. 2 Bathrooms up and down. Warehouse is super clean, painted and ready for your industrial/storage needs. Comes with exterior/interior surveillance, automated front door + fob access, satellite TV, outside hose bib. Front over-height loading door. 2 included parking spaces with plenty of visitor parking

COMPARABLE 5: Industrial Strata Unit
1150 - 11980 Hammersmith Way, Richmond, BC





LOCATION / SITE INFORMATION	
Address	1150 - 11980 Hammersmith Way
City, Province	Richmond, BC
Legal Description	Long legal exists
Location	Good
Access	Average
Zoning	IBI

SALE INFORMATION	
Vendor	0860262 BC LTD
Transaction Date	October 12, 2022
Transaction Status	Recorded
Transaction Price	$1,275,000
Analysis Price	$1,275,000
Recording Number	MLS #C8046684
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

IMPROVEMENTS INFORMATION	
Property Type	Industrial
Building Structure	Concrete Tilt-up
Design / Layout	Good
Quality	Good
Condition	Good
Building Size (SF)	2,475
Year Built	2009
% Office	0.0%

OPERATING INCOME	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	N/Av
Occupancy at Sale	N/Av	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION	
Price Per SF	$515

REMARKS

Offices upstairs are w ell maintained, air conditioned and are very bright, inclusive of large skylight. Parking for 3 vehicles.

COMPARABLE 6: Industrial Strata Unit
15100 Knox Way Unit 140, Richmond, BC





LOCATION / SITE INFORMATION

Address	15100 Knox Way Unit 140
City, Province	Richmond, BC
Topography	Flat
Location	Average/Good
Access	Average/Good
Zoning	IL - Light Industrial

SALE INFORMATION

Purchaser	Leerock Investments II Inc.
Vendor	0775482 B.C. Ltd.
Transaction Date	July 4, 2022
Transaction Status	Recorded
Transaction Price	$1,240,000
Analysis Price	$1,240,000
Recording Number	CB52694
Rights Transferred	Fee Simple
Financing	Cash at Settlement

IMPROVEMENTS INFORMATION

Property Type	Industrial
Building Structure	Concrete/Block
Design / Layout	Average/Good
Quality	Average/Good
Condition	Average/Good
Building Size (SF)	1,767
Year Built	2006
% Office	40.1%
Loading Docks	1
Clear Height (ft)	22

OPERATING INCOME

	TOTAL	PER SF
Gross Income	N/Av	N/Av
Vacancy & Credit Loss @ N/Av	N/Av	N/Av
Effective Gross Income	N/Av	N/Av
Expenses	N/Av	N/Av
Contingency	N/Av	N/Av
Net Operating income	N/Av	N/Av
Occupancy at Sale	0.0%	
Expenses % of GI / EGI	N/Av	N/Av

ANALYSIS INFORMATION

Price Per SF	$702

REMARKS

One (1) grade loading door (9' x 9'); 22' ceiling height in warehouse; Two (2) private offices; 120/208v 3-Phase 125 Amp power; Corner unit; Reserved parking

This is Exhibit "D" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20

24902-0204 (LT)

PAGE 1 OF 1
PREPARED FOR ELDOR-WAL
ON 2026/08/28 AT 15:13:46

teranet eXpress

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL BLOCK 2-10, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 7 AND 63 , 20R9192 ; S/T H396401 ; S/T H395923 OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/02/26

OWNERS' NAMES
2842878 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ***						
H395680	1989/03/08	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
20R9191	1989/03/08	PLAN REFERENCE				C
20R9192	1989/03/08	PLAN REFERENCE				C
H395917	1989/03/10	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H395923	1989/03/10	TRANSFER EASEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H396059	1989/03/10	BYLAW EX PART LOT				C
HR1669090	2019/11/29	BYLAW		THE CORPORATION OF THE TOWN OF OAKVILLE		C
	REMARKS: BYLAW 2012-037 TO REPEAL BYLAWS THAT EXEMPTED CERTAIN LANDS FROM PART LOT CONTROL BETWEEN 1988 AND 1994					
HR1832769	2021/09/29	TRANSFER	$9,207,000	1925105 ONTARIO LIMITED	2842878 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR2050028	2024/08/07	CHARGE	$12,000,000	2842878 ONTARIO INC.	CANADIAN WESTERN BANK	C
HR2050029	2024/08/07	NO ASSGN RENT GEN		2842878 ONTARIO INC.	CANADIAN WESTERN BANK	C
	REMARKS: CHARGE HR2050028					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20

24902-0205 (LT)

PAGE 1 OF 1
PREPARED FOR ELDOR-WAL
ON 2026/08/28 AT 15:14:09

teranet eXpress

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL BLOCK 2-11, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 8 AND 64 , 20R9192 ; S/T H396405 ; S/T H395923 OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/02/26

OWNERS' NAMES
2842878 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ***						
H395680	1989/03/08	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
20R9192	1989/03/08	PLAN REFERENCE				C
H395917	1989/03/10	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H395923	1989/03/10	TRANSFER EASEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H396059	1989/03/10	BYLAW EX PART LOT				C
H444021	1990/05/17	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
HR1669090	2019/11/29	BYLAW		THE CORPORATION OF THE TOWN OF OAKVILLE		C
	REMARKS: BYLAW 2012-037 TO REPEAL BYLAWS THAT EXEMPTED CERTAIN LANDS FROM PART LOT CONTROL BETWEEN 1988 AND 1994					
HR1832769	2021/09/29	TRANSFER	$9,207,000	1925105 ONTARIO LIMITED	2842878 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR2050028	2024/08/07	CHARGE	$12,000,000	2842878 ONTARIO INC.	CANADIAN WESTERN BANK	C
HR2050029	2024/08/07	NO ASSGN RENT GEN		2842878 ONTARIO INC.	CANADIAN WESTERN BANK	C
	REMARKS: CHARGE HR2050028					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

This is Exhibit "E" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.

A Commissioner for Taking Affidavits
within British Columbia

CDCINC

VALUATION ANALYSIS OF A FLEX USE BUILDING



PREPARED FOR: KAVINDER DHILLON
PREPARED BY: RYAN BALDEO, AACI, P.APP.
FILE NO. 76683-25

TD CANADA TRUST TOWER • 161 Bay Street • 27th Floor • Toronto, ON • M5J 2S1 • 1-866-479-7922 • CDCINC.CA

CDCINC

PHOTOGRAPHS OF SUBJECT PROPERTY

FRONT VIEW



REAR VIEW



CDCINC

November 9, 2025
File #76683-25

Kavinder Dhillon
LabTest Certification
205 – 8291 92 Street
Delta, BC, V4G 0A4

Dear Sir :

Re: Appraisal of a Flex Use Property, 2520 Bristol Circle, Oakville, ON

In accordance with your request, we have completed a narrative appraisal report regarding the above referenced property. The subject property entails a commercial property located in Oakville, Ontario.

The purpose of this appraisal is to estimate the current market value of the subject property, a freehold interest. The intended use of this appraisal is for internal financial purposes relating to the subject property. The intended user of this report is limited to Kavinder Dhillon. Unauthorized use of the data, analyses and conclusions presented in this report is strictly prohibited.

Based on the research and analysis herein, and subject to the Assumptions and Limiting Conditions stated on page 8 of this report, we have formed the following opinion with respect to the market value for the freehold interest of the subject property as of October 24, 2025:

$7,225,000
(SEVEN MILLION TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS)

This report complies with the Appraisal Standard Rules set forth in the Canadian Uniform Standards of Professional Appraisal Practice. CDC Inc. and the undersigned appraiser are not responsible for unauthorized use of this report.

Respectfully Submitted,

CDC Inc.

Ryan Baldeo

Ryan Baldeo, AACI, P.App., MBA, BComm
AIC Member #907025
November 9, 2025

CDCINC

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SCHEDULE B – LAND USE DESIGNATION
SCHEDULE C – SALES TRANSACTIONS
SCHEDULE D – LEASE TRANSACTIONS

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2.0 EXECUTIVE SUMMARY

Reporting Standards	Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) Appraisal Standard Rules	
Municipal Address of Subject Property	2520 Bristol Circle, Oakville, ON L6H 5S1	
Legal Description of Subject Property	PCL BLOCK 2-11, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 8 AND 64 , 20R9192 ; S/T H396405 ; S/T H395923 OAKVILLE	
Purpose of Report	Estimate current Market Value	
Intended Use	Internal Financial Purposes.	
Intended User	Kavinder Dhillon	
Property Interest Appraised	Freehold	
Effective Date of Appraisal	October 24, 2025	
Unit Area (SqFt)	Office: Warehouse: Total:	4,320 SqFt 9,180 Sq Ft 13,500 SqFt
Assessed Value (2025)	$3,190,000	
Property Tax Levy (2024)	$49,311.93	
Land Use Classification	E2 sp:43 (Business Employment)	
Highest and Best Use	Existing use	

VALUATION SUMMARY

Cost Approach ..... Not Completed
Direct Comparison Approach $7,225,000
Income Approach..... $6,000,000

Final Estimate of Market Value $7,225,000

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2.1 TERMS OF REFERENCE

PURPOSE

The purpose of this report is to estimate the current market value of the subject property. According to The Appraisal of Real Estate (3rd Canadian Edition), Market Value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1.) *Buyer and seller are typically motivated;*
2.) *both parties are well informed or well advised, and acting in what they consider their own best interests;*
3.) *a reasonable time is allowed for exposure in the open market;*
4.) *Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and*
5.) *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

INTENDED USE | INTENDED USER

The intended use of this appraisal is to assist the client with internal financial purposes related to the subject property. The intended user of this report is limited to Kavinder Dhillon. Unauthorized use of the data, analyses and conclusions presented in this report is strictly prohibited.

PROPERTY RIGHTS APPRAISED

The valuation of real property includes both physical real estate and rights that one or more individuals, partnerships, or corporations may have or contemplate having in the ownership or use of land and improvements. Special attention is given to any limitations of ownership rights, such as easements, encroachments, liens, or leases. The property rights appraised in this report are that of a Freehold Interest. According to The Appraisal of Real Estate (3rd Canadian Edition), a Freehold Ownership is defined as:

> "the purest form of ownership, unencumbered by other interests or estates, subject only to the governmental restrictions such as taxation, expropriation, police power and escheat."

EFFECTIVE DATE OF VALUATION

The effective date of valuation is October 24, 2025. Photographs appended were taken by the appraiser on October 24, 2025, the date of the inspection. Data collection and report preparation was completed by Ryan Baldeo, AACI, P.App.

SCOPE OF WORK

The appraiser has developed a narrative appraisal adhering to the reporting requirements set forth and recommended by the Appraisal Institute of Canada under the Canadian Uniform Standards of Professional Appraisal Practice.

Inspection: The effective date of valuation is October 24, 2025

Type of Analysis The approaches applied to estimate value were investigated as to their relevance to this assignment, including a review of market data necessary to properly apply these approaches. In this regard the Direct Comparison and Income Approaches have been applied and later reconciled to a final estimate of value.

Data Research: Publications produced by the Town of Oakville provided information on applicable land use controls. Sources of market evidence included, as appropriate, the local real estate board, Land Title Office transactions – including those reported by Data Systems and local assessors, and real estate agents, vendors and purchasers active in the market. GeoWarehouse and Teranet Express services provided information on the state of title.

The client provided the following information:

- Property Taxes

Audits and Technical Investigations:
We did not complete technical investigations such as:

- Detailed inspections or engineering review of the structure, roof or mechanical systems;
- An environmental review of the property;
- A site or building survey;
- Investigations into the bearing qualities of the soils; or
- Audits of financial and legal arrangements reported by (name) concerning the leases.

VERIFICATION OF THIRD-PARTY INFORMATION

The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct. The mandate for the appraisal did not require a report prepared to the standard appropriate for court purposes or for arbitration, so we did not fully document or confirm by reference to primary sources all information herein.

2.2 ORDINARY ASSUMPTIONS AND LIMITING CONDITIONS

The conclusions expressed in this appraisal report are subject to the following ordinary assumptions and limiting conditions, and any others which may be set out in the report:

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the authors, subject to the qualification below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.

2. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.

3. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership.

4. The subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it doesn't comply, its non-compliance may affect market value.

5. No survey of the property has been made. Any sketch in the appraisal report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property.

6. This report is completed on the basis that testimony or appearance in court concerning this appraisal is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appraisal report and data related thereto and the provision of appropriate compensation.

7. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighboring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research

involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.

8. The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to molds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues, then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property.

9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct.

10. The term "inspection" refers to observation and reporting of the general material finishing and conditions seen for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only, in accordance with the CUSPAP.

11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The appraiser has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The appraiser has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this physical inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the appraiser.

12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy and in accordance with the PIPEDA.

13. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.

14. Written consent from the authors must be obtained before any part of the appraisal report can be used for any use by anyone except the client and other intended users identified in the report. Where the client is the mortgagee and the loan is insured, liability is extended to the mortgage insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee.

15. This appraisal report, its content and all attachments/addendums and their content are the property of CDC Inc. and the author. The client, intended users and any appraisal facilitator are prohibited, strictly forbidden and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.

16. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the appraiser, can be relied upon without fault.

17. Where the intended use of this report is for financing or mortgage lending, it is a condition of reliance on this report that the authorized user has or will conduct loan underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct such loan underwriting and due diligence in accordance with the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition.

18. Where the intended use of this report is for mortgage insurance, it is a condition of reliance on this report that the authorized user will conduct loan insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent mortgage insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, to conduct such loan insurance underwriting and/ due diligence in accordance with the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition.

19. Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly, and such potential future events

have been NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein.

2.3 EXTRAORDINARY ASSUMPTIONS / HYPOTHETICAL CONDITIONS

N/A

2.4 IDENTIFICATION OF THE PROPERTY

GENERAL PROPERTY DESCRIPTION

The subject property entails a flex use property. The property is located in a business park in southeast Oakville in an area known as the Winston Business Park.

MUNICIPAL ADDRESS / LEGAL DESCRIPTION

According to the municipality, the address of the subject property is 2520 Bristol Cir, Oakville, ON L6H 5S1

The legal description is:

PCL BLOCK 2-11, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 8 AND 64 , 20R9192 ; S/T H396405 ; S/T H395923 OAKVILLE &

The current owner of the property is identified on the title as:

2842878 ONTARIO INC.

OWNERSHIP HISTORY

The subject property was bought, along with 2528 Bristol Circle, by 2842878 ONTARIO INC. on September 28, 2021 for $9,207,000.

3.0 PROVINCIAL OVERVIEW

Ontario is Canada's most populous province; accounting for almost 40% of the country's total population and is the second largest province by land area. Ontario is home to Canada's capital city of Ottawa. Canada's most populous city is the province's capital, the City of Toronto. Ontario is bordered to the east by Quebec, Manitoba to the west, and Hudson's Bay to the north, and the United States of America to the south.

POPULATION

As of October 1st, 2018, Ontario's population was estimated at 14,411,424.[1] This represents an annual average growth of 1.1% over the last ten years. Immigration remains a primary population growth force.

ECONOMY

The Ontario is the country's leading manufacturing province; its largest trading partner is the U.S state of Michigan, usually regarding automotive parts and/or vehicles.

Ontario enjoys plentiful natural resources, and excellent transportation links to the United States; these include access to the Great Lakes, which make ocean access possible via container ships. Ontario's Golden Horseshoe region is the largest industrialized area in Canada, the southern end of the region being part of the North American Rust Belt. Top five international exports include motor and vehicle parts, precious metals and stones, mechanical equipment, electric machinery and plastic products. [2]

Ontario's 2017 GDP was reported as $826 billion, reported to represent 38.6% of the national total. Primary household income per capita is reported as $38,664, slightly higher than the national average of $38,249.[3]

The unemployment rate in Ontario is estimated at 6.0% as of February 2019. The national unemployment rate in February 2019 was also 5.8%.[4]

INVESTMENT AND MAJOR PROJECTS

The province of Ontario accounted for 7% of a foreign direct investment into North America in the year 2017, down from 8% in 2016.[5] The value of capital investment increased from $3.7 billion in 2017 to $6.9 billion in 2017, representing 113 FDI projects.

[1] Ontario Ministry of Finance, https://www.fin.gov.on.ca/en/economy/ecupdates/factsheet.html
[2] Ontario Ministry of Finance, https://www.fin.gov.on.ca/en/economy/ecupdates/factsheet.html
[3] Government of Ontario, https://www.ontario.ca/page/labour-market-report-september-2018
[4] Statistics Canada, https://www.statcan.gc.ca/tables-tableaux/sum-som/l01/cst01/lfss01b-eng.html
[5] Invest in Ontario, https://www.investinontario.com/spotlights/ontario-canada-top-3-destination-capital-investment

Ontario Economic Overview

Ontario Economic Forecasts

[Annual average % change, unless otherwise noted]

Economic Indicators	2025F	2026F	2027F
Real GDP	1	0.9	1.8
Nominal GDP	3.4	3.2	3.8
Employment	0.7	0	1
Unemployment Rate (%)	7.8	7.6	6.8
Housing Starts (000's)	63.9	63.1	79.2
Existing Home Prices	-3	3.1	4.4
Home Sales	-4	15.2	8.4

Source: Statistics Canada, CMHC, CREA, Forecast by TD Economics.

- Ontario is no longer expected to enter a technical recession, but projected 2025 GDP growth of 1.0% would still mark the province's weakest non-pandemic performance since the Global Financial Crisis.
- Trade uncertainty is weighing heavily on the outlook, restraining business investment and driving a sharp contraction in export-oriented manufacturing, particularly in vehicles and steel.
- Mild GDP growth is expected in Q3, as net trade's drag on growth is easing; while U.S. exports remain weak, non-U.S. markets have picked up some of the slack.
- A modest manufacturing recovery is projected for 2026, helped by improving external conditions and Ontario's push to remove interprovincial trade barriers; Stellantis' new production line could also support future output.
- Consumer spending appeared solid in early 2025, possibly lifted by the carbon tax removal, but high household debt, rising mortgage renewals, and soft labour markets may limit momentum.
- Population growth is slowing significantly, and job losses—particularly in the education sector—are contributing to economic softness.
- Ontario's homebuilding sector remains in a downturn, with housing starts at their lowest since 2015 and continued weakness in condo construction.
- That said, existing home sales have rebounded strongly—up 25% since March—with improving demand, falling prices, and rising GTA condo resales pointing to a gradual housing market recovery.

- *Source: TD Provincial Economic Forecast 2025, Statistics Canada, CMHC, CREA*

3.1 TOWN OF OAKVILLE

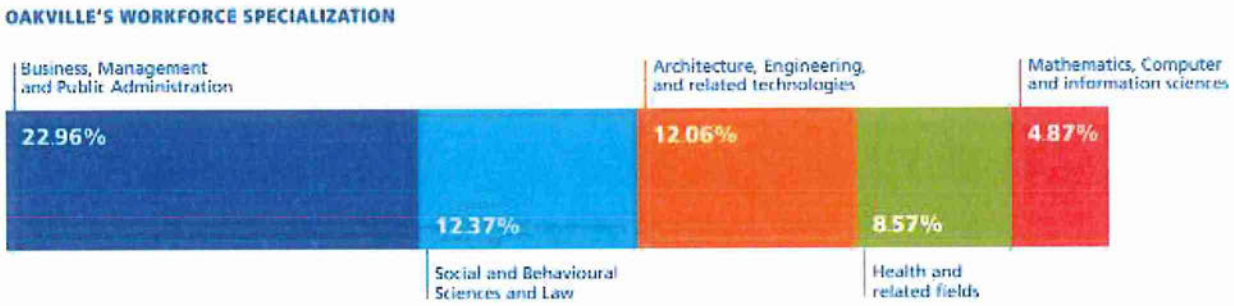
The Town of Oakville is located on the north shore of Lake Ontario and covers approximately 139 square kilometers. The city is bordered to the east by the City of Mississauga, by the Town of Milton to the north and by the City of Burlington to the west.

POPULATION

The Town of Oakville has seen significant annual increases in population, mainly due to being on the western border of the expanding Greater Toronto Area. It also as a strong commercial and industrial economy of its own, with many national and international companies having their headquarters located there such as Ford Motor Company. The largest employers, however, are in the education, healthcare and government sectors. The population of the town, according to Census Canada, was 193,832 in 2016.

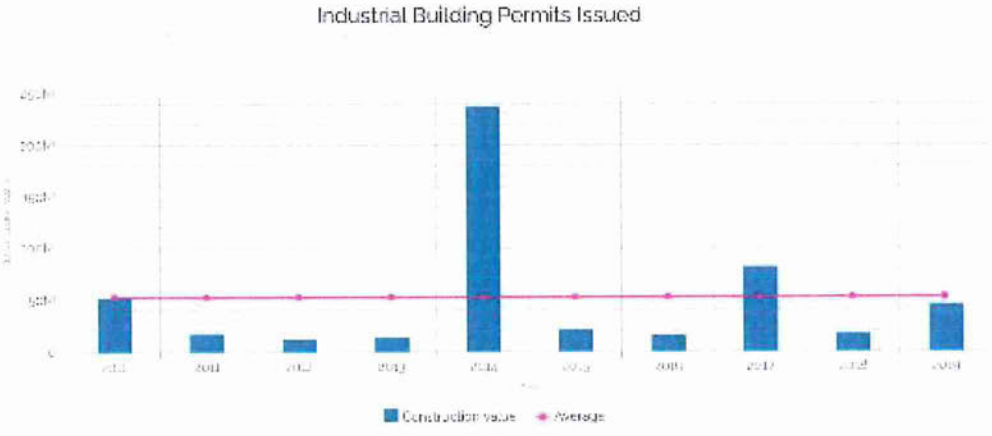
ECONOMY

Oakville has an abundance of available employment land and has averaged over 500,000 SqFt of new commercial and office development each year since 2010. Knowledge based jobs make up a majority of the employment and Oakville has the highest share of educational, institutional, professional, scientific and technical services jobs in all of Halton Region. As shown on the following chart, Oakville has a highly skilled and educated workforce.



Source: Emsi 2018.1 Analyst. July 2018. Estimates. Percentage of Oakville population holding specialization in identified field of study

With regard to development, industrial and commercial space has been steady over the last five years:



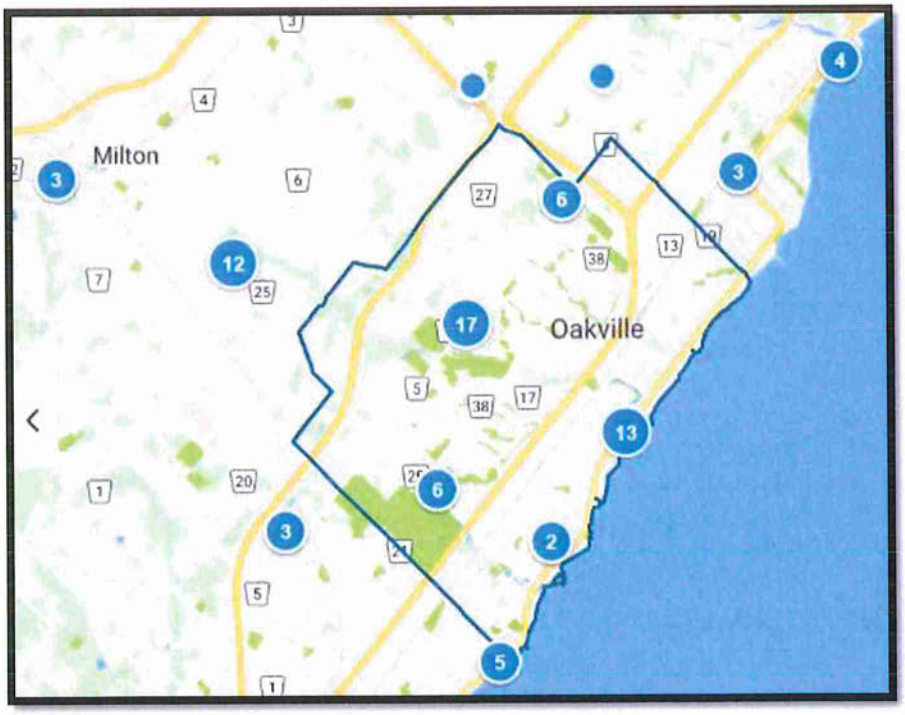


Source: Town of Oakville

RESIDENTIAL HOUSING MARKET

While housing price increases have slowed relative to the large increases experienced in the last three years, mainly due to government imposed legislation, the effect is still being felt by new home buyers as affordability remains an issue across the Greater Toronto Area. New development of low to high density residential should ease this as the development of the 'Uptown Core' area continues around Dundas Street. While development of the south side of Dundas Street is complete, four new communities are planned for the north side of Dundas: 407West (Employment), Sixteen Hollow, Glenorchy & Joshua's Meadows, as shown below:

Oakville remains active from a new development perspective throughout the town, as re-development and intensification continues in the mature neighbourhoods, as shown on the map below:



3.3 AREA OVERVIEW

The subject property is situated within a business park in the Town of Oakville. The building, which consists of two units, is situated on the south side of Bristol Circle just south of Dundas Street and west of Winston Churchill Boulevard. The surrounding property uses are mostly industrial, commercial and retail in nature.

The map below shows the location of the subject property:



3.4 SITE DESCRIPTION

LOCATION

The subject property is one unit in a two unit flex use building. The property is located in southeast Oakville near the City of Mississauga border. The map below shows the location of the two units within the building.



SITE DESCRIPTION

The site upon which the subject property is located is a rectangular shaped lot with frontage to Bristol Circle on the north side. Each unit has parking at the side and rear of the property and are accessed via Bristol Circle.

SOIL CHARACTERISTICS, TOPOGRAPHY AND DRAINAGE

The subject is flat and at grade with adjacent parcels to the east and west. To the east and west are other flex use buildings. To the north is Bristol Circle, which runs east to west. The subject lies in a primarily commercial area. There were no drainage problems noted at the time of inspection. The driveway, parking and loading areas show signs of cracking and patchwork.

CDCINC

There were no obvious signs of contaminants or hazardous materials present during the site inspection; however, this does not preclude the existence of such contaminants and we recommend retaining the services of an expert in the field should the reader require additional information.

UTILITY SERVICES

The subject is fully serviced to municipal standards including potable water, sanitary sewer, storm water drainage, electricity, natural gas and telecommunication lines.

STREET IMPROVEMENTS

Bristol Circle is a one lane, paved, bi-directional roadway with street lights, curbing and sidewalks.

SITE ACCESSIBILITY

The subject is located within a business park near two major arterial roads, Dundas Street and Winston Churchill Boulevard as well as Highway 403. Both units have their own access from Bristol Road to the parking areas. As such, access to the subject site is considered generally good.

SURROUDING AREAS

The subject property is located in a mature area with a mix of commercial, industrial and retail uses. The subject property is compatible with the surrounding development.

ENCUMBRANCES

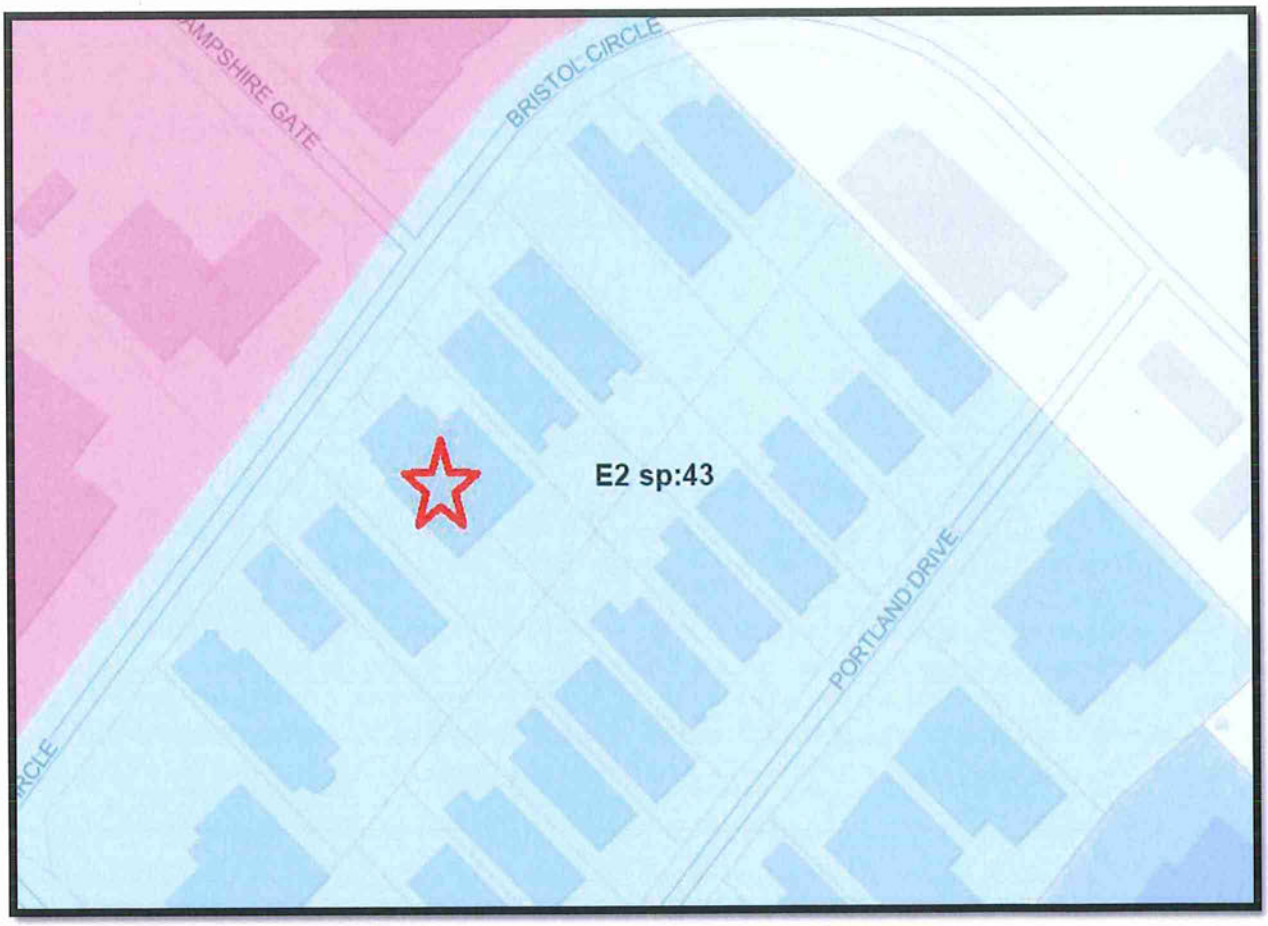
The title to the subject property has the following known registered encumbrances.

Registration No.	Encumbrance	Registered By
HR1850746 HR1850775	CHARGE	BUSINESS DEVELOPMENT BANK OF CANADA

Although these encumbrances are not considered to negatively impact the marketability of the subject, commenting on legal matters is beyond the scope of our expertise and as such, we recommend the reader contact legal counsel to obtain additional information in this regard. (Please refer to Schedule A for Certificates of Title).

3.6 LAND USE CLASSIFICATION

MUNICIPAL INFORMATION AND HIGHEST & BEST USE	
Zoning	According to the Town of Oakville zoning bylaw #2014-014, the subject is zoned as E2 – Business Employment. Please refer to Schedule B for a full list of permitted uses.
Permitted Uses	• Business Office • Art Gallery • Commercial School • Commercial Day Care • Financial Institution • Retail • Manufacturing • Warehouse
Zoning Conformity	Conforms
Assessment (2025) and Taxes (2024)	$3,190,000 / $49,312
Highest and Best Use – Land	For commercial/industrial development



3.7 ASSESSMENT AND TAXES

According to the Municipal Property Assessment Corporation, the 2025 assessed value of the subject property as a freehold estate is $3,190,000. The 2024 property tax levy as per the Town of Oakville is $49,312.

3.8 IMPROVEMENT DESCRIPTION

The following information is based on information obtained from the owner as well as the inspection.

Unit Area (Sq. Ft.)	Office:	4,320 SqFt
	Warehouse:	9,180 Sq Ft
	Total:	13,500 SqFt
Foundation	Poured Concrete	
Structural Framing	Steel	
Exterior Walls	Brick	
Flooring	Vinyl, Ceramic Tile, Broadloom, Concrete	
Roofing	Flat roof, asphalt and gravel	
Electrical	N/A (assumed sufficient)	
Heating	Gas – Roof Top HVAC	
Remaining Economic Life	45 years	
Effective Age	15 years	

The subject property consists of an office area and warehouse, both of which appear to be in good condition.

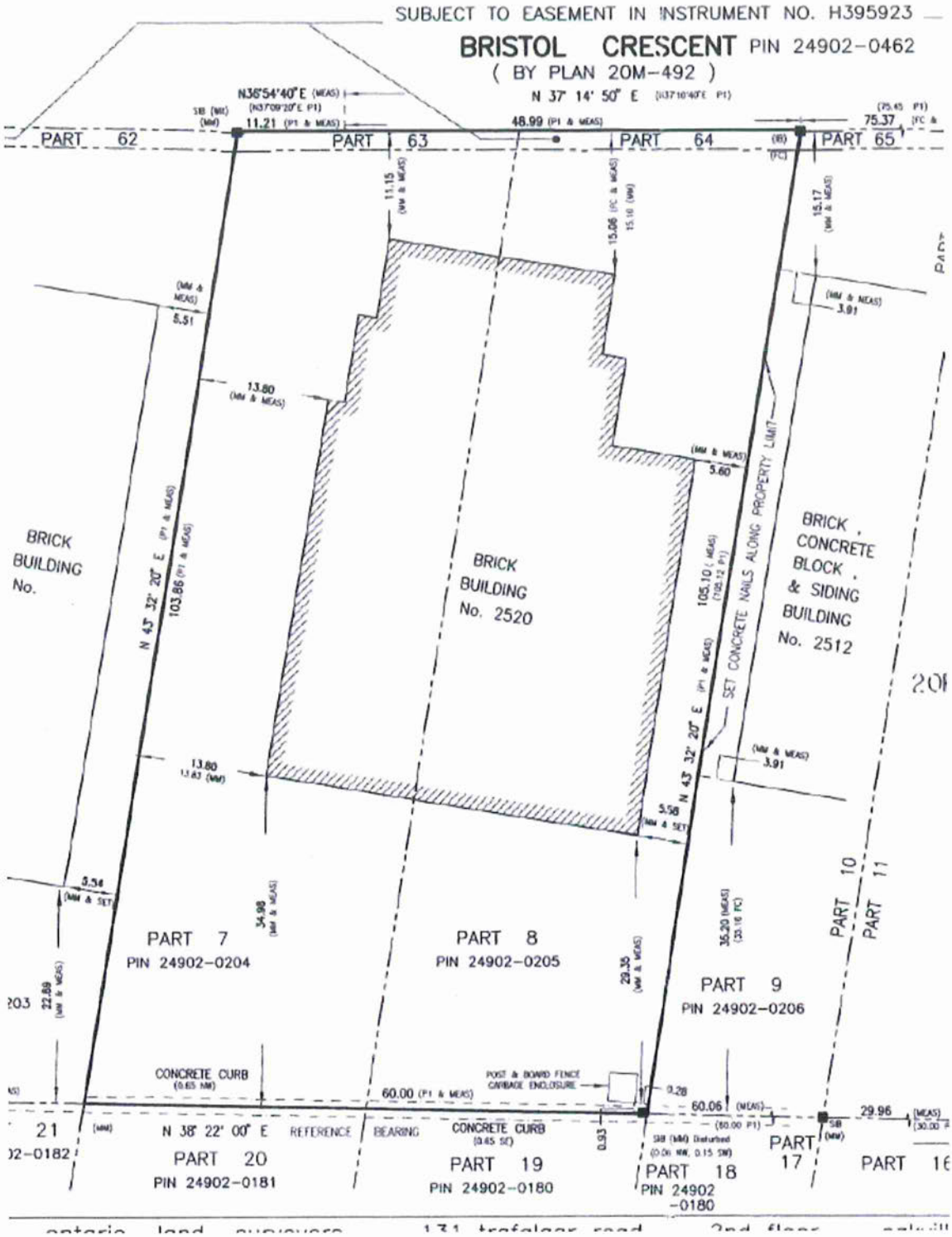
Recent renovations include:

- Power upgrade/move: Adding 480Vac, 112KVA power source to the warehouse area
- Converted open area to board room.

SITE IMPROVEMENTS

Site improvements are typical of this type of development and entail common surface parking area, including curbing and walkway. There is also perimeter landscaping. Overall condition of the site improvements is average.

SITE PLAN


SUBJECT TO EASEMENT IN INSTRUMENT NO. H395923
BRISTOL CRESCENT PIN 24902-0462
(BY PLAN 20M-492)
N36°54'40"E (MEAS)
N 37° 14' 50" E
11.21 (P1 & MEAS)
48.99 (P1 & MEAS)
75.37
PART 62
PART 63
PART 64
PART 65
BRICK BUILDING No.
BRICK BUILDING No. 2520
BRICK, CONCRETE BLOCK, & SIDING BUILDING No. 2512
N 43° 32' 20" E (P1 & MEAS)
103.86 (P1 & MEAS)
SET CONCRETE NAILS ALONG PROPERTY LIMIT
105.10 (MEAS)
(106.72 P1)
N 43° 32' 20" E (P1 & MEAS)
13.80 (MM & MEAS)
13.80 (13.83 MM)
5.51
5.60
3.91
5.58 (MM & SET)
5.54 (MM & SET)
PART 7
PIN 24902-0204
PART 8
PIN 24902-0205
PART 9
PIN 24902-0206
PART 10
PART 11
34.98 (MM & MEAS)
29.35 (MM & MEAS)
35.20 (MEAS)
(35.16 PC)
22.89 (MM & MEAS)
CONCRETE CURB (0.65 MM)
POST & BOARD FENCE GARBAGE ENCLOSURE
60.00 (P1 & MEAS)
0.28
60.06 (MEAS)
(60.00 P1)
29.96 (MEAS)
(30.00
N 38° 22' 00" E REFERENCE BEARING
CONCRETE CURB (0.65 SE)
0.93
SIB (MM) Disturbed
(0.06 MM, 0.15 SW)
PART 20
PIN 24902-0181
PART 19
PIN 24902-0180
PART 18
PIN 24902-0180
PART 17
PART 16

SITE PHOTOS

Below are photographs taken by the appraiser on the inspection date, October 24, 2025



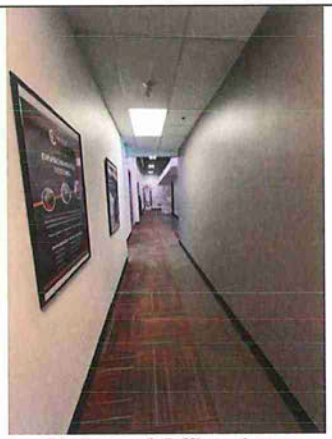
Reception



Warehouse



Loading Bay



Hallway / Office Area

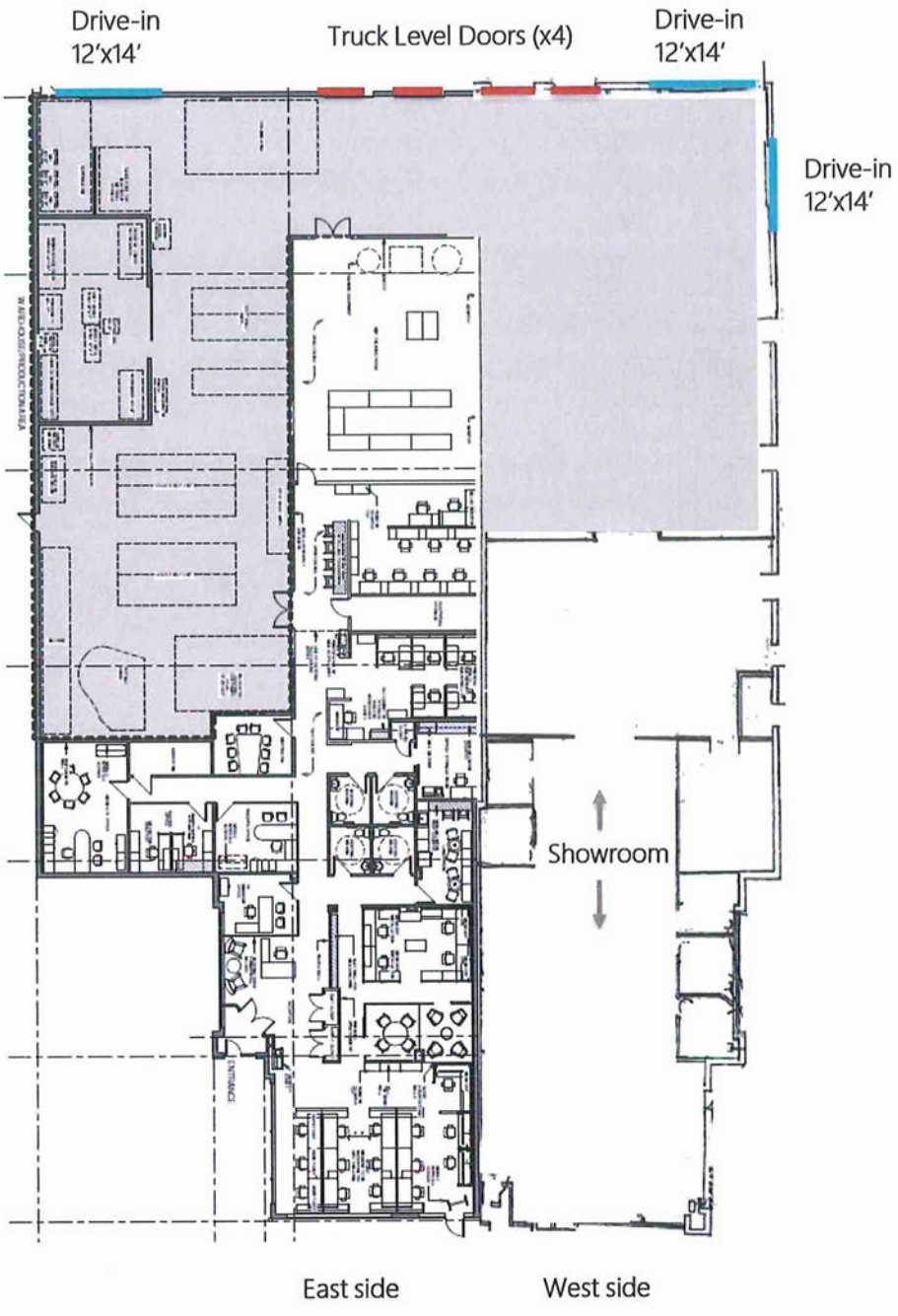


Lunch Room



Boardroom

FLOOR PLAN (EAST SIDE)



EFFECTIVE AGE

The subject property is understood to be constructed in 1990, indicating a chronological age of 35 years. The chronological or actual age of a property is defined as the number of years since the building was fully constructed. Conversely, the effective age of a property is defined as the age indicated by the overall condition and utility of the property. The effective age of a property can be less than, greater than, or equal to its chronological age depending on several factors. The appraiser estimates the effective age by taking recent renovations and repairs, maintenance history and the overall utility of the property into account and then compares these factors to similar properties in the market place. In the case of the subject property, an effective age estimate of 15 years is considered reasonable given its current condition.

REMAINING ECONOMIC LIFE

The economic life of a property is defined as the period from when the property was constructed that it contributes value to the underlying site. It is important to distinguish the difference between the economic life and the physical life of a property. Unlike the physical life of a property, which is based on how long the improvement can be expected to exist physically, the economic life is dependent on factors over and above the physical existence of the improvement and includes functional and external considerations.

Functional considerations can include building design and layout, energy efficiency and construction materials. External considerations often include the life cycle of the area, state of the overall economy and the supply and demand conditions affecting the property. A property owner has several options at the end of a building's economic life including; renovation, rehabilitation, re-modelling, and demolition and replacement with a suitable new structure.

Remaining economic life is simply the economic life (as defined above) minus the effective age. As such, it is obvious the remaining economic life of an improvement will always be less than or equal to the improvement's economic life. According to Marshall and Swift, a generally accepted costing manual, the average physical life expectancy of a building like the subject is 60 years.

As mentioned earlier, the physical and economic life expectancy of a property is not necessarily the same. Based on the economic life cycle of similar developments and discussions with builders/developers in the area, the economic life expectancy of the subject property is estimated to be 60 years.

In short, the total economic life of the subject property has been estimated at 60 years. As the effective age of the property has been estimated at 15 years, the remaining economic life of the improvement is calculated as 45 years.

OCCUPANCY DETAILS

As of the effective date, the subject property is owner occupied (LabTest Certification)

4.0 HIGHEST AND BEST USE

THEORY AND PRINCIPLE OF HIGHEST AND BEST USE

The concept of highest and best use is vital to the valuation process as it highlights the fundamental factors which need to be analyzed in order to justify the most likely use of a property. A competitive market, such as that for real estate, requires market participants act in a way that maximizes their utility, or benefit. In doing so, market participants place value on certain characteristics of properties as these features determine the utility attainable from the asset. This most productive or utility maximizing use is called the highest and best use and according to *The Appraisal of Real Estate (Third Canadian Edition)* is defined as:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. Implicitly stated within this definition is that highest and best use must be:

- *Legally permissible*
- *Physically possible*
- *Financially feasible*
- *Maximally productive"*

Each of these four criteria are discussed further below:

Legally Permissible →	In addition to the land use designation applicable to the site, private restrictions recorded on the title to the property can also limit the potential uses to which the site can be put. In cases where both public and private restrictions affect a property, the most restrictive guidelines typically prevail.
Physically Possible →	The physical characteristics of a site are fundamental in determining the potential uses to which the site can be put. For instance, the size, shape, topography, soil conditions, and panoramic views of a site greatly impact the type of improvement which can be constructed
Financially Feasible →	Once the previous two tests of physical and legal permissibility have been satisfied, the range of uses are narrowed to include only those which produce a positive financial return. In other words, only those uses which result in value exceeding costs are considered financially feasible.
Maximally Productive →	The maximally productive use of a site is the physically possible, legally permissible, and financially feasible use which results in the greatest net return to the subject site.

In addition to the aforementioned criteria, the Highest and Best Use of a property is influenced by several fundamental principles. Of these related principles, the economic concept of supply and demand is considered the most important as a market is essentially the interaction between buyers (demanders) and sellers (suppliers). Although not directly proportional, an increase in supply or a decrease in demand tends to reduce the equilibrium price while a decrease in supply or increase in demand does the opposite. Knowing the current and expected state of the market with respect to supply and demand conditions is vital in assessing the highest and best use of a property.

The principle of conformity is also important in determining the highest and best use of a site as it states the value of a property is created and sustained when the characteristics of the property conform or match the demands of market participants. For instance, if the zoning bylaw governing a particular site allows for maximum site coverage of 50 per cent and the majority of sites in the area are only developed to 30 per cent site coverage, the principle of conformity would suggest the subject should also be developed to 30 per cent site coverage.

It is important to note a distinction is made between the highest and best use of the land as vacant and the highest and best use of the land as improved. The highest and best use of the land as improved addresses the issue of whether or not the current improvement is maximizing the value of the property. The current improvement may add value to the property as a result of its remaining economic life; however, an improvement with no remaining economic life may actually detract value from the property due to costs associated with demolition or environmental damage. That being said, *The Appraisal of Real Estate (Third Canadian Edition)* states:

"The highest and best use of a property as improved may be continuation of the existing use, renovation or rehabilitation, expansion, adaptation or conversion to another use, partial or total demolition, or some combination of these alternatives."

The subject property is currently improved. As such, we will perform an analysis of the Highest and Best Use of the site as vacant and as improved.

ANALYSIS OF HIGHEST AND BEST USE AS VACANT

The four criteria of Highest and Best Use analysis are evaluated below.

Legally Permissible →	The subject property is zoned E2 – Business Employment. This designation allows for numerous commercial uses. In terms of private restrictions, there are no encumbrances registered against the title to the subject property which are considered to further limit the legally permissible uses of the site. Considering the preceding, the legally permissible uses of the subject site are limited to those permitted and discretionary uses listed under the current land use bylaw.
Physically Possible →	The land parcel is rectangular in shape. The site has good exposure and access. Moreover, the subject is fully serviced to municipal standards. Based on the foregoing, it is evident there are no physical constraints which would preclude the legally permissible uses of the site.

Financially Feasible & Maximally Productive →

In determining which legally and physically possible uses result in a positive financial return, it is necessary to consider several factors. Firstly, it is evident the area is built out. There is demand within the market area for commercial land, specifically within the immediate area.

With respect to the maximally productive use of the site, a commercial use that conforms to the land use bylaw would likely achieve this objective.

HIGHEST AND BEST USES AS A VACANT CONCLUSION

Given the preceding analysis, the highest and best use as vacant is a commercial use that conforms to the land use bylaw.

ANALYSIS OF HIGHEST AND BEST USE AS IMPROVED

The subject property is dual tenanted flex building. The existence of the subject building indicates the test of physical possibility has been satisfied. In addition, the existing improvements conform to the current land use bylaw, thus the test of legal permissibility is satisfied. All units are occupied, indicating market demand. In addition, there have been numerous sales of flex buildings in other competing developments in the market. This indicates that the existing use is financially feasible

HIGHEST AND BEST USE AS IMPROVED CONCLUSION

The existing improvements add value to the underlying land and fall within the parameters outlined in the conclusion to the highest and best use of the site as if vacant. As the current improvements contribute value to the land, it is reasonable to assume no rational purchaser would raze the existing building and redevelop the site with a similar structure. Consequently, it is evident the highest and best use as improved is the continuation of the existing use.

4.1 VALUATION METHODOLOGY

In arriving at an indication of the market value of the subject property, each of the following three generally accepted methods of valuation have been considered:

THE COST APPROACH

The Cost Approach to valuation for commercial properties tends to be a good indicator of value for new construction or recently built facilities and special purpose structures. It should be noted, however that cost and value are not always synonymous and use of the Cost Approach in valuation of older buildings may be challenging due to the difficulty of accurately estimating the depreciation. On this basis, the Cost Approach is not considered a relevant valuation approach and has not been completed.

THE INCOME APPROACH

The estimate of value by the Income Approach is a method of estimating value on income producing properties. The annual net operating income or probable net income (before provision for debt service or income taxes) is capitalized at an overall rate consistent with the current market. Similarly, a discounted cash flow analysis can be performed.

The subject property is currently both owner occupied, and tenant occupied. The property would hold appeal to both an owner user and investor. As such, the income approach is considered a valid valuation methodology and will therefore be used in this analysis.

THE DIRECT COMPARISON APPROACH

This approach to an estimate of value is justified on the principle of substitution, which affirms that a prudent purchaser will not pay more for a property than the price of an equally desirable substitute property available under similar conditions. This approach is capable of providing a reliable indication of market value, given an adequate number of sales involving properties bearing sufficient degrees of direct comparability to the subject. Given the availability of comparable sales in the market, the Direct Comparison Approach is considered a valid method of valuation and will therefore be used in this analysis.

4.2 THE DIRECT COMPARISON APPROACH

A major premise of the direct comparison approach indicates the market value of a property is correlated to the prices of comparable, competitive properties. As such, an estimate of market value is derived by comparing properties like the subject property in terms of legal, physical, location, and economic characteristics. Similar properties which have recently sold represent the comparable data used in this approach. As no two parcels of real estate are physically identically, comparative analysis of properties focuses on similarities and difference that affect value. A systematic procedure whereby the appraiser attempts to derive an estimate of market value includes the following steps:

1. Research the market for information on sales transactions, listings, and offers to purchase properties like the subject property.

2. Verify the information as accurate and representative of arm's-length transactions.

3. Select relevant units of comparison (ex. Price per unit) and develop a comparative analysis for each unit.

4. Identify differences between comparable sale properties and the subject property using elements of comparison and adjust accordingly. If comparable properties are too dissimilar in comparison to the subject property, they must be removed from further analysis.

5. Reconcile the various value indications produced from the analysis of comparable properties into a single value indication or a range of values.

IDENTIFICATION OF COMPARABLES

A comprehensive investigation was conducted in efforts to find comparable indices considered most like the subject in terms of location, date of sale, size, servicing and zoning. We have searched the subject area for sales of similar commercial properties.

UNITS(S) OF COMPARISON

To estimate the value of the subject property, it is necessary to develop a unit of comparison. Developing a unit of comparison not only facilitates comparison between comparable properties, but it also reflects the way market participants compare properties. Furthermore, developing an appropriate unit of comparison can reduce the need to make size adjustments. In this case, the unit of comparison selected is the price per square foot of building area. This is a typical unit of comparison.

ELEMENTS OF COMPARISON

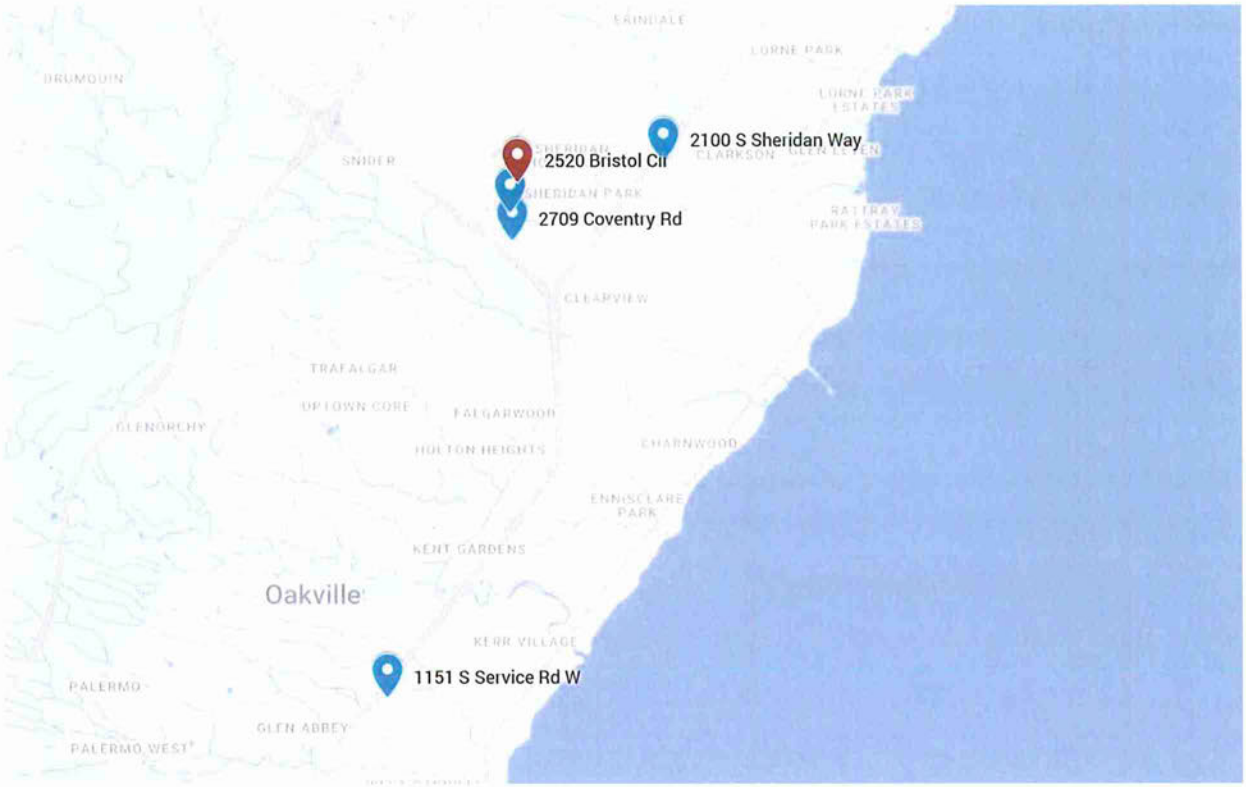
The dynamic nature of real estate requires several elements of comparison be analyzed prior to reaching an indication of market value. Consequently, the following variables are analyzed when conducting comparative analysis:

- Property Rights Appraised
- Financing Terms
- Conditions of Sale
- Expenditures made immediately after purchase
- Market Conditions (Time)
- Location
- Physical characteristics
- Economic Conditions
- Use (zoning)
- Non-realty components of value

The table below summarizes locational, physical and economic considerations from market transactions. Please refer to Schedule D for sales transactions.

	Subject	Indicator #1	Indicator #2	Indicator #3	Indicator #4
Address	2520 Bristol Circle	2709 Coventry Road	1151 South Service Rd W	2788 Portland Drive	2100 South Sheridan Way
Municipality	Oakville	Oakville	Oakville	Oakville	Mississauga
Sale Date	n/a	5/14/2025	8/16/2024	6/24/2024	6/17/2025
Sale Price	n/a	$6,800,000	$9,500,000	$7,935,000	$4,050,000
Building Type	Flex	Flex	Flex	Flex	Flex
Unit Area (Sq Ft)	13,500	13,987	17,500	14,906	8,780
Net Leasable Area (Sq Ft)	13,500	13,987	17,500	14,906	8,780
Site Size (SqFt)	33,605	40,483	56,976	64,904	31,461
Site Coverage Ratio	40%	35%	31%	23%	28%
Office / Industrial Space Ratio	32 / 68	15 / 85	40 / 60	25 / 75	35 / 65
Price per Sq. Ft	**n/a**	**$486.17**	**$542.86**	**$532.34**	**$461.28**

COMPARABLE SALES MAP



RECONCILIATION

The chart below summarizes the findings of our comparable indices.

	Subject	Indicator #1	Indicator #2	Indicator #3	Indicator #4
Address	2520 Bristol Circle	2709 Coventry Road	1151 South Service Rd W	2788 Portland Drive	2100 South Sheridan Way
Municipality	Oakville	Oakville	Oakville	Oakville	Mississauga
Sale Date	n/a	5/14/2025	8/16/2024	6/24/2024	6/17/2025
Sale Price	n/a	$6,800,000	$9,500,000	$7,935,000	$4,050,000
Building Type	Flex	Flex	Flex	Flex	Flex
Unit Area (Sq Ft)	13,500	13,987	17,500	14,906	8,780
Net Leasable Area (Sq Ft)	13,500	13,987	17,500	14,906	8,780
Site Size (SqFt)	33,605	40,483	56,976	64,904	31,461
Site Coverage Ratio	40%	35%	31%	23%	28%
Office / Industrial Space Ratio	32 / 68	15 / 85	40 / 60	25 / 75	35 / 65
Price per Sq. Ft	**n/a**	**$486.17**	**$542.86**	**$532.34**	**$461.28**
Adjustments					
Property Interest		0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%
Undue Motivations		0.00%	0.00%	0.00%	0.00%
Market Conditions		0.00%	2.00%	3.00%	0.00%
Adjusted Price per Sq. Ft		**$486.17**	**$553.71**	**$548.31**	**$461.28**
Location		Similar	Similar	Inferior	Inferior
	Percentage Adjustment	0.00%	0.00%	10.00%	15.00%
	Dollar Adjustment	$0.00	$0.00	$54.83	$69.19
Unit Area (Sq Ft)		Similar	Similar	Similar	Similar
	Percentage Adjustment	0.00%	0.00%	0.00%	0.00%
	Dollar Adjustment	$0.00	$0.00	$0.00	$0.00
Site Area		Similar	Mod.Superior	Superior	Similar
	Percentage Adjustment	0.00%	-5.00%	-10.00%	0.00%
	Dollar Adjustment	$0.00	($27.69)	($54.83)	$0.00
Site Coverage		Similar	Similar	Mod.Superior	Mod.Superior
	Percentage Adjustment	0.00%	0.00%	-5.00%	-5.00%
	Dollar Adjustment	$0.00	$0.00	($27.42)	($23.06)
Age/Condition		Inferior	Similar	Mod.Inferior	Mod.Inferior
	Percentage Adjustment	10.00%	0.00%	5.00%	5.00%
	Dollar Adjustment	$48.62	$0.00	$27.42	$23.06
Net Percentage Adjustment		10.00%	-5.00%	0.00%	15.00%
Net Dollar Adjustment		$48.62	($27.69)	$0.00	$69.19
Adjusted Price per Sq. Ft		**$534.79**	**$526.02**	**$548.31**	**$530.47**

Adjusted Value Range			Estimate of Value for the Subject
Minimum	$526.02	$535.00	Value Per Square Foot of Unit Area
Maximum	$548.31	13,500	Unit Area (Sq Ft)
Mean	$534.90	$7,222,500	Indicated Value
Median	$532.63	**$7,225,000**	Rounded

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The comparable sales used in this analysis require consideration of adjustments for unit size, location, age and condition. The intent is to quantify adjustments in a manner where most participants in the market would likely meet. These adjustments are illustrated in the grid above under the headings of location, size and age/condition. An explanation of each required adjustment follows.

The sales chosen were sold between June, 2024 and June, 2025. There are four sources that can give guidance as to the level that prices have moved in the market; published statistics, re-sales of properties over the period analyzed, trends of lease rates (direct correlation between prices and lease rates), and indicators from professionals active in the market (agents, consultants etc.). Indicator #2 and #3 were sold in 2024 and were given upward market condition adjustments.

Location adjustments consider a number of factors. The sales indicators are all located in the Town of Oakville or nearby City of Mississauga, thus are exposed to similar general economic factors and location influences. Site specific considerations are made for factors such as corner/mid-block lots, access, exposure, neighbourhood conformity, services, site topography, floor level, etc. Adjustments for location are somewhat subjective and often considered in-light of experience and conversations with professionals active in the market. Quantification is largely based on the relation of land values between the subject and the comparables.

The age and condition of the improvements are considered under the design adjustment category. Characteristics considered include the amount and quality of office space development, construction materials (steel, concrete block etc.), ceiling heights, upper floor space, functional obsolescence, and special building features (craneways, fire sprinklers, etc.). These adjustments are calculated based on the improvement value, expressed as a percentage of the total property value.

Size adjustments are considered under the Unit Area category. Generally, larger units sell for a lower value per square foot, all else being equal.

Lot size adjustments are considered under the Site Area category. Smaller lots than the subject would require an upward adjustment and vise versa.

Finally, Lot Coverage considers the size of the building's footprint in relation to the lot size. A lower lot coverage is preferred as it allows for easier exit/entry, greater parking, exterior storage as well as future expansion.

It is evident the four comparable indices included in our analysis indicate an adjusted price range of $526.02 and $548.31 per square foot, with mean and median adjusted values of $534.90 and $532.63 per square foot respectively. All the comparable indices reflect arm's length transactions where atypical conditions of sale or financing terms were not considered to impact the transaction price. As a result, no adjustments have been made to the indices for these factors.

With regard to location, the subject property is in a business park along the Mississauga / Oakville border. Indicator #1 and #3 are both in the same business park; however, Indicator #1 has exposure to Bristol Circle like the subject whereas Indicator #3 is in an interior roadway with no visual or vehicular exposure, therefore an upward adjustment was made. Indicator #4 is not located in a business park and is behind a highway offramp with limited access and exposure,

therefore an upward adjustment was made. Indicator #2 is not in a business park but has highway exposure, therefore no adjustment is deemed necessary.

All Indicators are within a reasonable size difference than the subject, therefore no adjustment was deemed necessary.

Indicator #2 and #3 have larger site areas, therefore a downward adjustment was made.

Indicator #3 and #4 have superior site coverage ratios and therefore received downward adjustments.

With regard to age/condition, all four indicators are in average to good condition, as is the subject. Because of the flex nature of the subject and comparables, various ratios of office to industrial space can be achieved according to the owner/tenants use and preferences. Industrial spaces are often unfinished or have minimal finishes whereas office space is finished for internal use. Because of the extra cost of finishing, a greater ratio of office space adds more value to the property. Indicator #1 and #3 have smaller office ratios, therefore upward adjustments were made. Although comparable #4 has a similar office ratio, it is a much older building, therefore an overall upward adjustment was made. Indicator #2 has a similar office ratio as the subject and required no adjustment.

In arriving at a final estimate of value, we have applied greater weight toward Indicator #1 since it is a recent sale and required minimal adjustment. Taking all factors into account, we have concluded an indication of value by the Direct Comparison Approach of $535 per square foot of unit area. The resultant value estimate is $7,225,000 (13,500 square feet of building area x $535.00 per square foot, rounded).

$7,225,000
(SEVEN MILLION TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS)

4.3 THE INCOME APPROACH

Investors purchasing income-producing real estate are primarily concerned with the earning power of their investment. Consequently, the principle of anticipation is paramount as it states the anticipation of future benefits creates value. The current value of a property is not based on its historical price or the cost of its creation; rather, value is based on the market's perception of the future benefits of acquisition. With this in mind, an investment with higher earnings will have a higher value, provided the amount of risk remains constant.

There are two general methods under the income approach: yield capitalization and direct capitalization. The yield capitalization method examines the future cash flows from a property over a specified period of time and is commonly accomplished by applying a discounted cash flow (DCF) analysis. Discounted cash flow analysis allows the appraiser to reflect the changing pattern of earnings over the specified holding period. In doing so, the appraiser has the ability to analyze the earnings being generated from existing leases as well as those earnings anticipated in the future resulting from new leases and renewals. Thus, this method allows the appraiser to account for changing levels of occupancy, rents, recoveries and expenses throughout the holding period. This complex method of income capitalization requires a number of subjective assumptions that can be difficult to quantify.

The direct capitalization method is a less complicated approach to valuation and one that is commonly used by market participants. It involves estimating a typical or stabilized level of earnings for the subject property and then converting this estimate into an estimate of value by using a market derived capitalization rate or income factor. By its nature, the direct capitalization method is not as accurate as the discounted cash flow approach as it does not reflect income and expense fluctuations over the holding period; rather, it provides a snapshot of the property at a particular point in time and assumes the continuation of this level of earnings. The capitalization rate is a function of interest rates, risk, loss of liquidity, and anticipated gains or losses over the holding period.

In short, both direct capitalization and yield capitalization are suitable when valuing income-producing properties since both methods are used by market participants to translate the earnings of a property into value. As stated in *The Appraisal of Real Estate (Third Canadian Edition),* the following steps are necessary in applying either of these methods:

1. Research the income and expense data for the subject property and comparables.

2. Estimate the potential gross income of the property by adding the rental income and any other potential income.

3. Estimate the vacancy and collection loss.

4. Subtract vacancy and collection loss from the total potential gross income to arrive at the effective gross income of the subject property.

5. Estimate the total operating expenses for the subject by adding fixed expenses, variable expenses, and a replacement allowance (where applicable).

6. Subtract the estimate of total operating expenses from the estimate of effective gross income to arrive at net operating income.

7. Apply one of the direct or yield capitalization techniques to this data to generate an estimate of value via the income approach.

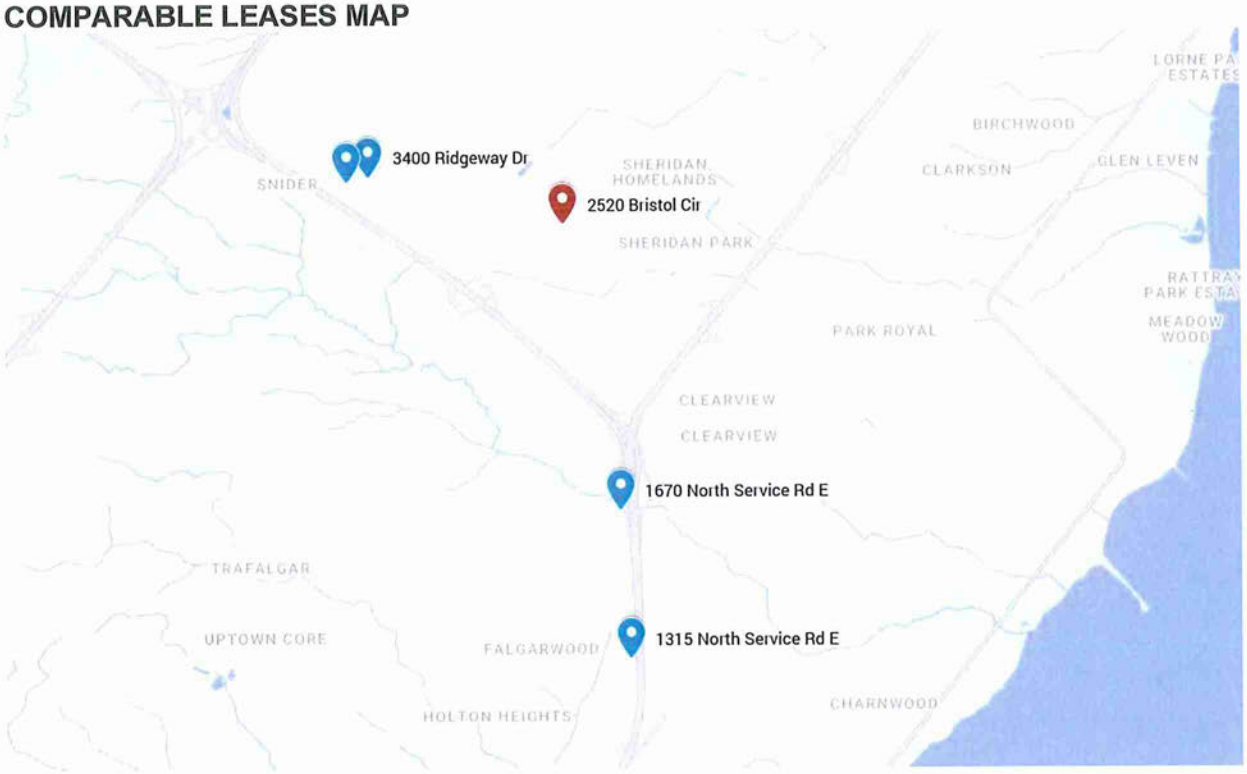
In the case of the subject property, we will apply the direct capitalization method as it is represents the valuation methodology used by most market participants.

INCOME ANALYSIS

We have completed a market survey of competing properties upon which to base an estimate of a current market lease rate. The results of this rental study are summarized in the following table.

Index	Address	Area (Sq. Ft)	Lease Rate	Lease Type	Lease Date	Comments
1	1315 N Service Rd E	8,145	$20.50	N3	Sep-25	Office - Third Floor - Built 2010
2	1670 N Service Rd E	1,292	$26.00	N3	Oct-25	Office - First Floor - Built 2022 - Shell
3	3400 Ridgeway Dr	5,554	$19.50	N3	Mar-25	Industrial - First Floor - Built 2005
4	3750A Laird Rd	8,713	$19.75	N3	Jan-25	Industrial - First Floor - Built 2009

COMPARABLE LEASES MAP



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The preceding market rent study includes all triple net lease agreements. The distinction between a net and gross lease is important as the former involves a base rental rate plus all applicable expenses (i.e. operating expenses) whereas the latter simply represents an all-in rental rate. In other words, a net rental rate passes any potential increases in operating expenses on to the tenant whereas a gross lease does not. A landlord will generally favour a net rental rate as potential increases in property taxes, utilities, etc. will be absorbed by the tenant, thereby guaranteeing the landlord with a set income stream.

Index #1 is an office space, therefore, a lower rate for the subject space would be expected as it is only part office; however, it is on the third floor of an office building, therefore an overall higher rate for the subject would be expected.

Index #2 is also an office space. A lower rate for the subject would be expected because it is only part office and is larger.

Index #3 is an entirely industrial space, therefore a higher rate for the subject would be expected because it is part office.

Index #4 is also an entirely industrial space, therefore a higher rate for the subject would be expected because it is part office.

The four comparable leases indicate a range between $19.50 and $26.00 per square foot with an average of $21.44 per square foot. Taking all factors into account we have concluded a market rate for the subject space of $23.00 per square foot. The mid-range of the leases was chosen as the subject is a special use space as a laboratory, and is part office part warehouse.

OPERATING EXPENSES

We are completing the income analysis on the basis of a triple net lease agreement. This is consistent with the majority of market lease agreements. On this basis, the tenant is responsible for payment of their proportionate share of the property tax levy and operating expenses. Structural repairs and maintenance are typically the responsibility of the landlord. We have estimated operating expenses using market rates for similar commercial space that have sold recently in the area.

The total taxes, maintenance and insurance (TMI) is estimated to be $7.00 per square foot for the subject and we are aware the commercial property tax levy is approximately $2.19 per square foot, therefore total operating fees (Management, Insurance & Utilities) are approximately $4.81 per square foot. As such, we have estimated operating expense and property tax recovery at $7.00 per square foot. Because the subject is in good condition, structural allowance been conservatively estimated at 1% of potential gross income.

The reader is reminded these operating expenses are recoverable from the tenant; consequently, they are considered a source of income when calculating potential gross income. Once a vacancy and collection loss allowance has been deducted from potential gross income to arrive at effective gross income, these operating expense recoveries (and structural allowance) are deducted to arrive at an estimate of stabilized net operating income for the subject property.

VACANCY AND COLLECTION LOSS ALLOWANCE

A reduction in gross potential income resulting from vacancies, tenant turnover and non-payment of rent is categorized as vacancy and collection allowance. The quality of tenants, current and projected supply and demand conditions, and local economic conditions all influence this percentage allowance. Current vacancy levels are not necessarily indicative of long terms vacancy rates as the long-term rate reflects typical investor expectations over the entire holding period instead of a single point in time.

As the direct capitalization approach involves the capitalization of an income stream in perpetuity, it is necessary to determine a long-term vacancy rate for the subject property. The CoStar database has a current vacancy rate for the Oakville Industrial 1-3 Star market at 1.60%.

ESTIMATING NET OPERATING INCOME

In light of the preceding information, we have prepared the following pro forma operating statement for the subject property.

Pro Forma Income Statement		
Rental Revenue		$310,500
Operating Expense Recoveries		$94,509
Potential Gross Income		$405,009
Less:		
Vacancy and Collection Loss Allowance	1.60%	-$6,480
Effective Gross Income		$398,529
Less:		
Operating Expense and Property Taxes		
Taxes		$29,574
Operating Expenses		$64,935
Structural Allowance	1.00%	$4,050
Stabilized Net Operating Income		**$299,970**

OVERALL CAPITALIZATION RATE ESTIMATE

When adequate market data exist, deriving an overall capitalization rate from comparable sales is the preferred technique. Capitalization rates are influenced by numerous factors, the most important of which relates to the perceived risk of the income stream being capitalized. The perceived risk of the income stream is associated with the strength of the tenant's covenant, relationship between the contract rental rate and market rental rate, anticipated income growth/decline, among others. Moreover, the calculation of the income stream can be influenced by various factors including the treatment of one-time expenses and allowances for vacancies and structural reserves.

Sales of tenant occupied units are rare in the market. Moreover, tenant occupied units that do sell are quite often on a month to month lease or are owner occupied after the sale.

The Canada Cap Rates & Investment Insights Q3 2025 Report by CBRE indicates capitalization rates for office / industrial space in the Toronto area at 5.00 to 5.25%

RECONCILIATION

The final step in the income approach is to apply the overall capitalization rate to the estimated stabilized net operating income. A summary of our Income Approach calculations is provided below.

	Low	High
Stabilized Net Operating Income	$299,970	$299,970
Capitalization Rate	5.00%	5.25%
Indicated Value by the Income Approach	$5,999,395	$5,713,710
Rounded	**$6,000,000**	**$5,715,000**

The subject property has a relatively low level of investment risk given the demand in the market for commercial flex properties. In arriving at a final estimate of value, we have selected the lower rate of the above range of 5.00% because of the subject's good condition and specialty use.

$6,000,000
(SIX MILLION DOLLARS)

4.4 RECONCILIATION

The subject property entails a commercial condominium unit in a multi-unit building. In arriving at an estimate of market value for the subject property, the Direct Comparison Approach and Income Approach have been completed. The value conclusions derived from the applicable valuation methodologies are provided below:

Direct Comparison Approach :		$7,225,000
Income Approach	:	$6,000,000

Reaching a final estimate of value for the subject property not only involves the identification of the most probable selling price, but also the most probable purchaser. The Direct Comparison Approach best reflects the rationale of owner-users as it is based on the principle of substitution which states a prudent purchaser will not pay more for a property than the price of an equally desirable substitute property available under similar conditions. Slightly different, an investor's rationale is best reflected by the Income Approach as this methodology is primarily concerned with the earning potential of the property. Investors focus on the principle of anticipation which states the current value of a property is not based on its historical price or the cost of its creation; rather, value is based on the market's perception of the future benefits of acquisition. The Cost Approach has not been completed.

The subject property is currently owner occupied and tenanted. Because it is not fully tenanted and therefore not a full income producing property, greater weight has been placed on the Direct Comparison Approach with strong support provided by the Income Approach.

Based on the research and analysis herein, and subject to the Assumptions and Limiting Conditions stated on page 7 of this report we have formed the following opinion with respect to the current market value of the subject property as at October 24, 2025:

$7,225,000
(SEVEN MILLION TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS)

REASONABLE EXPOSURE TIME

Reasonable exposure time is the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is always presumed to have preceded the effective date of the appraisal and is based upon the analysis of past events assuming a competitive and open market. Exposure time is different for various types of real property and under various market conditions. Researching investment activity around the effective date and discussions with industry professionals, sellers and buyers in the marketplace suggest it would have taken approximately one to four months for the subject property to have been exposed on the marketplace prior to the consummation of a sale transaction.

4.5 CERTIFICATION

I hereby certify that, except as otherwise noted in the preceding analysis, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favoring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- Except as herein disclosed, no one has provided significant professional assistance to the person(s) signing this report;
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;
- The undersigned is a member in good standing of the Appraisal Institute of Canada.

The effective date of valuation is October 24, 2025. Appended photographs were taken by the appraiser on October 24, 2025, the date of inspection. Data collection and report preparation was completed by Ryan Baldeo, AACI, P.App.

Address: 2520 Bristol Circle, Oakville, ON

Based upon the data, analyses and conclusions contained herein, the market value of the interest in the property described, as at October 25, 2025 is estimated at *$7,225,000* As set out elsewhere in this report, this report is subject to certain assumptions and limiting conditions, the verification of which is outside the scope of this report.

Respectfully Submitted,

CDC Inc.

Ryan Baldeo

Ryan Baldeo, AACI, P.App., MBA, BComm
AIC Member # 907025
November 9, 2025

SCHEDULE A: CERTIFICATE OF TITLE

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20

24400-0204 (LT)

PAGE 1 OF 1
PREPARED FOR RYAN RANDO
ON 2023/10/27 AT 13:18:38

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL BLOCK 2-10, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 7 AND 43 , 20R4192 ; S/T H396401 ; S/T H305923 OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE

RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 1996/02/26

OWNER'S NAME: 2842678 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE 2000/07/29		THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN**				
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
H395680	1989/03/08	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
20R-9191	1989/03/08	PLAN REFERENCE				C
20R-9192	1989/03/08	PLAN REFERENCE				C
H395817	1989/03/10	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H395923	1989/03/10	TRANSFER EASEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H396059	1989/03/10	BYLAW EX PART LOT				C
RP1460000	2019/11/21	BYLAW		THE CORPORATION OF THE TOWN OF OAKVILLE		C
REMARKS: BYLAW 2019-097 TO REPEAL BYLAWS THAT EXEMPTED CERTAIN LANDS FROM PART LOT CONTROL BETWEEN 1988 AND 1994						
RE1832769	2021/09/29	TRANSFER	39,207,000	1926105 ONTARIO LIMITED	2842678 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
RE1850746	2021/12/08	CHARGE	56,157,000	2842678 ONTARIO INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
RE1850775	2021/12/08	NO ASSGN RENT GEN		2842678 ONTARIO INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
REMARKS: RE1850746						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

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Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20

24902-0205 (LT)

PAGE 1 OF 1
PREPARED FOR RYAN BALDEO
ON 2023/10/27 AT 13:10:40

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL BLOCK 2-11, SEC 20M452 ; PT BLK 2, PL 20M452 , PART 8 AND 64 , 20R9192 ; S/T H396405 ; S/T H395923 OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/02/26

OWNERS' NAMES
2842878 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
H395680	1989/03/08	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
20R9192	1989/03/08	PLAN REFERENCE				C
H395917	1989/03/10	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H395923	1989/03/10	TRANSFER EASEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H396059	1989/03/10	BYLAW EX PART LOT				C
H444021	1990/05/17	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
HR1669090	2019/11/29	BYLAW		THE CORPORATION OF THE TOWN OF OAKVILLE		C
REMARKS: BYLAW 2012-037 TO REPEAL BYLAWS THAT EXEMPTED CERTAIN LANDS FROM PART LOT CONTROL BETWEEN 1988 AND 1994						
HR1832769	2021/09/29	TRANSFER	$9,207,000	1925105 ONTARIO LIMITED	2842878 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
HR1850746	2021/12/08	CHARGE	$6,157,000	2842878 ONTARIO INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
HR1850775	2021/12/08	NO ASSGN RENT GEN		2842878 ONTARIO INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
REMARKS: HR1850746						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

CDC INC

SCHEDULE B: LAND USE BYLAW

Part 10

Employment Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

10.2 Permitted Uses

Uses permitted in the Employment *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 10.2, below.

Table 10.2: Permitted Uses in the Employment Zones *(2017-025)*

	E1	E2	E3	E4
Adult entertainment establishment		✓ (4)(10)	✓ (4)(10)	
Art gallery (2016-023)	✓ (5)	✓ (6)(7)		✓
Business office	✓	✓	✓ (1)	✓
Bulk storage facility			✓	
Commercial school (PL140317)	✓	✓		✓
Commercial self-storage		✓	✓	✓
Community centre				✓
Conservation use	✓	✓	✓	✓
Contractors establishment	✓	✓	✓	✓
Day care (PL140317)	✓ (5)(17)	✓ (17)		✓ (17)
Drive-through facility	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
Dry cleaning depot (PL140317)	✓ (5)			✓
Dry cleaning/laundry establishment (PL140317)		✓	✓	
Emergency service facility	✓	✓	✓	✓
Financial institution	✓ (5)	✓ (6)(7)		✓
Food bank	✓	✓		✓
Food production	✓ (2)	✓		✓
Funeral home				✓
Hotel	✓	✓		✓
Manufacturing	✓ (2)	✓	✓	
Medical office	✓	✓		✓
Motor vehicle body shop				✓ (8)(13)
Motor vehicle dealership				✓ (8)(14)
Motor vehicle rental facility				✓ (13)(14)
Motor vehicle repair facility				✓ (13)
Motor vehicle service station				✓ (15)
Motor vehicle storage compound			✓	
Motor vehicle washing facility				✓ (8)(16)

Employment Zones

Table 10.2: Permitted Uses in the Employment Zones *(2017-025)*	E1	E2	E3	E4
Outside display and sales area		✓		✓ (11)
Outside processing			✓	
Outside storage		✓	✓	
Park, public	✓	✓	✓	✓
Parking area, heavy vehicle		✓	✓	
Pet care establishment				✓
Place of entertainment				✓
Place of worship (PL140317)	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
Public hall	✓	✓		✓
Public works yard		✓	✓	
Rental establishment		✓	✓	✓
Repair shop (2017-025)	✓ (2)	✓	✓	✓
Restaurant	✓ (5)	✓ (6)(7)		✓
Retail propane and transfer facility				✓
Retail store	✓ (5)			✓ (11)
Retail store, accessory and showroom	✓ (3)	✓ (3)	✓ (3)	
School, private (PL140317)	✓	✓ (17)		✓
Service commercial establishment	✓ (5)			✓
Sports facility	✓ (9)	✓ (9)	✓ (2)	✓ (9)
Stormwater management facility	✓	✓	✓	✓
Taxi dispatch	✓	✓	✓	✓
Training facility	✓	✓	✓	✓
Transportation terminal			✓	
Veterinary clinic (PL140317)		✓		✓
Warehousing	✓ (2)	✓	✓	
Waste processing station			✓ (4)	
Waste transfer station			✓ (4)	
Wholesaling		✓	✓	

Additional Regulations for Permitted Uses Table 10.2

1. Permitted only in conjunction with another permitted *use* and shall not exceed a maximum of 25% of the *net floor area* on the *lot*.
2. Permitted only where the *use* legally existed on the *lot* on the effective date of this By-law.
3.
   a) The maximum *net floor area* for an *accessory retail store* and showroom shall be the lesser of a maximum *net floor area* of 15% of the *net floor area* of the main *use* or 250.0 square metres *(PL140317)*; and,

Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.

b) The *accessory retail store* and showroom shall be contained within the same *premises* as the associated permitted *use*.
c) The area within the *building* used for the *accessory retail store* and showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.

4.
a) Prohibited on a *lot* within 800.0 metres of a Residential *Zone*, whether the Residential *Zone* is in Oakville or in a neighbouring municipality.
b) For a *waste transfer facility*, this footnote only applies when the *use* is dealing with *hazardous waste*. *(PL140317)*

5.
a) Permitted only within the same *building* or part thereof *used* by any other *use* not subject to this footnote.
b) A maximum of 20% of the total *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.

6.
a) A maximum of 30% of the total *net floor area* on the *lot* shall be cumulatively occupied by all *uses* subject to this footnote. *(PL140317)*
b) No *net floor area* may be occupied by *uses* subject to this footnote without prior construction having occurred of an equal amount of *net floor area* for any other *use* permitted that is not subject to this footnote.

7.
a) Notwithstanding footnote 6, a stand-alone *building* that legally existed on the effective date of this By-law containing a *use* legally existing on the effective date of this By-law that is subject to this footnote shall be permitted.
b) There shall be no maximum *net floor area* applicable to that *building*.

8. Shall not be permitted on a *lot* abutting any Residential *Zone*.
9. The maximum *net floor area* on any *lot* within 100.0 metres of a Residential *Zone* shall be 1,000.0 square metres.
10. Shall only be located within a freestanding *building* as the exclusive *use* on the *lot*.
11. The maximum *net floor area* on a *lot* for all *uses* subject to this provision shall be 2,500.0 square metres.

Only the uses covered by Footnote 11 are limited in floor area. Any other use permitted on a lot in the Business Commercial (E4) Zone is not limited in floor area – however, all other standards of the By-law must be met.

12.
a) The maximum *lot area* shall be 2.5 hectares.
b) In the Business Commercial (E4) *Zone* only, the maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*. In all other *zones*, *net floor areas* established by other footnotes shall apply. *(PL140317)*

13. If the *lot* is abutting the *highway corridor*, *uses* subject to this footnote are permitted only in conjunction with a *motor vehicle dealership*.
14. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales area* in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.

15. Shall comply with the Service Station (C4) *Zone* regulations.
16. Shall comply with the Service Station (C4) *Zone* regulations when *used* in conjunction with a *motor vehicle service station*.
17. Shall not be permitted within 120.0 metres of an Industrial (E3) *Zone*. *(PL140317)*

10.3 Regulations

No person shall within any Employment *Zone use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 10.3 below.

Table 10.3: Regulations in the Employment Zones

	E1	E2	E3	E4
Minimum *lot area*	0.2 ha	0.2 ha	0.2 ha	6.0 ha
Minimum *lot frontage*	30.0 m	30.0 m	30.0 m	30.0 m
Minimum front yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum front yard	17.5 m (1)	n/a	n/a	n/a
Minimum flankage yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum flankage yard	17.5 m (1)	n/a	n/a	n/a
Minimum interior side yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum interior side yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*	15.0 m	15.0 m	15.0 m	15.0 m
Minimum interior side yard abutting any *railway corridor*	7.5 m	7.5 m	7.5 m	7.5 m
Minimum rear yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum rear yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*	15.0 m	15.0 m	15.0 m	15.0 m
Minimum rear yard abutting any *railway corridor*	7.5 m	7.5 m	7.5 m	7.5 m
Maximum *height*	18.5 m (2)(3)	n/a (2)(3)	n/a	18.5 m (3)
Minimum *landscaping coverage*	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 10.3

1. For a new *building* being constructed or the addition of *floor area* in a *front yard* or *flankage yard* to a *building* legally existing on the effective date of this By-law on a *corner lot* located at the intersection of any two *arterial roads*, *collector roads*, or an *arterial road* and a *collector road*, the *maximum front* or *flankage yards* shall be 10.0 metres for the first 33% of the length of the front and *flankage lot lines* measured from the point of intersection of the *lot lines* or the point of intersection of the projection of the *lot lines* where the two do not intersect. *(2017-025)*
2. The maximum *height* for any *lot* abutting a *highway corridor* shall be 30.0 metres. *(2015-018)*

3.

a) The maximum *height* for any portion of a *building* within 23.0 metres of a Residential Low *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone* boundary shall be 5.0 metres.

b) Rooftop mechanical equipment and *mechanical penthouses* greater than 2.0 metres in height shall not be permitted within the same 23.0 metres setback.

10.4 Gatehouses

A *gatehouse* may be permitted in any required *yard* provided that it does not exceed 3.0 metres in *height* and 5.0 square metres in *floor area*.

10.5 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Office Employment (E1) *Zone*:

a) A minimum of 35% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.

b) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.

c) For clarity, Section 10.5 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

Special Provisions

43 (Old 434) Map 19(24)	Winston Park Employment Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)	Parent Zones: E1, E2, E3 (1986-118) (2001-007) (2002-052)
15.43.1 Zone Provisions		
The following additional use is permitted on lands zoned Industrial E3:		
a)	*Business office*, and Footnote 1 of Table 10.2, relating to multiple *uses* on a *lot* and maximum *net floor area*, shall not apply.	
15.43.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum yard* abutting Upper Middle Road East	15.0 m
b)	*Minimum yard* and width of *landscaping* required along any *lot line* abutting Winston Churchill Boulevard	15.0 m
c)	*Maximum front* and *flankage yard*	Shall not apply
d)	Minimum *landscaping coverage* of required *front yard*	25%
e)	Minimum *landscaping coverage* of required *flankage yard*	25%
15.43.3 Special Site Provisions		
The following additional provisions apply:		
a)	"Lot" means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	
b)	For any *lot* abutting Winston Churchill Boulevard, the *rear yard* shall be the *yard* abutting Winston Churchill Boulevard.	
c)	For any *lot* abutting Winston Churchill Boulevard, Section 5.6(d) related to *loading space* locations shall not apply.	

SCHEDULE C: SALES TRANSACTIONS

2709 Coventry Road, Oakville, Ontario L6H 5V9

Listing

2709 Coventry Rd Oakville

Sold / Commercial / Industrial

MLS®#: W11896509
List Price: $7,169,000 /For Sale
Sold Price: $6,800,000 /For Sale



Halton/Oakville/1021 - WP Winston Park

Tax Amt/Yr:	$45,179.45/2024/Annual	Transaction:	Sale
SPIS:	No	DOM	147
Legal Desc:	PCL BLOCK 4-2, SEC 20M526 ; PT BLK 4, PL 20M526 , PART 7 8 25 , 20R9731 ; S/T H426780 OAKVILLE		
Category:	Free Standing	Use:	
Link:		Holdover	90
Freestanding:	Yes	Franchise:	
Occupant:	Tenant	Possession:	TBD
Zoning:	E2		
Cross Street:	Winston Churchill & Dundas		
Directions:			
Prop Mgmt:			
Status Cert:			
Seller:	2004748 ONTARIO LIMITED		

PIN #:	249020018	ARN #:	240101001001853
Additional PIN #:		Phased Tax Value:	
Possession Type:			
Possession Rmks:	TBD		
Local Improv:			
Seasonal Dwelling:			

Contact After Exp:	No
Under Contract Mnthly:	
Possession Date:	2025-03-03
Road Access Fee:	
Survey Year/Type:	
Realtor Sign on Prop:	

Total Area:	13,987 Square Feet	Lot/Bldg/Unit/Dim:	Building 124.82 x 303.98Feet	Rail:	No
Industrial Area:	11,973.00 Square Feet			Area Influ:	Major Highway, Public Transit
Clear Height:	22' 0"	Water:	Municipal		
Heat:	Gas Forced Air Open	Garage Type:	Outside/Surface		
Sprinklers:	Sprinklers				
Utilities:	Available				

Commercial Doors

# Of	Type	Height	Width	Bay Length

Commercial/Financial Information

Remarks/Directions

Client Rmks:

Broker Rmks: **Contact Listing Agent regarding vacant possession and for further details. Leased until January 2025. Please attach Schedule B and Form 801 to all offers. See attached Floor Plans and Virtual Tour.**

Appt/Showing Rmks:

Showing Requirements: **See Brokerage Remarks, Showing System, List Salesperson**

VT URL Unbranded: https://tours.bhtours.ca/2709-coventry-road-oakville/

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	SUTTON GROUP QUANTUM REALTY INC.			Phone:	905-469-8888
List Brkr Addr:	1673B LAKESHORE RD.W., Mississauga L5J1J4			Fax:	905-822-5617
List Salesperson:	MICHAEL HOPE, Salesperson			Phone:	647-880-6973
List Salesperson 2:	BRIT HOPE, Broker			Phone:	647-880-6224
List Brokerage 2:	SUTTON GROUP QUANTUM REALTY INC.			Phone:	905-469-8888
Co-Op Brokerage:	NUCORP REALTY LTD., BROKERAGE			Phone:	905-624-5800
Co-Op Salesperson:	ROBERT ITALIANO, Broker			Phone:	
Contract Date:	12/18/2024	Leased Terms:			
Sold Date:	05/14/2025	Sold Price:	$6,800,000.00		
Closing Date:	07/31/2025	SLD % Diff LP	95%		
Conditions:		Cond Expiry Date:			
Last Update:	09/02/2025	Expiration Date:	06/18/2025	Original $:	$7,169,000
		CB Comm:	2.5%		

CDCINC

2 1151 S Service Rd W

Oakville, ON L6L 6K4 (Halton County) - Oakville/Burlington Submarket

★★☆☆☆
Showroom

Sale Summary

Sold	2024-08-16
Sale Price	$9,500,000 ($542.86/SF)
RBA (% Leased)	17,500 SF (100%)
Price Status	Confirmed
Built	1990
Land Area	1.31 AC/56,976 SF
Sale Comp Status	Research Complete
Sale Comp ID	6820443
Parcel Numbers	240102029002162



Contacts

Type	Name	Location	Phone
Recorded Buyer	1151 Ssr Oakville Property Ltd.	-	-
True Buyer	Grand Touring Automobiles	Toronto, ON M4M 0E2	(416) 530-1880
Contacts	Paul Cummings 1 (866) 413-7555		
Recorded Seller	Clocon Holdings Inc.	-	-
True Seller	Paul Repar	Burlington, ON L7P 0E6	(905) 616-2128
Contacts	Paul Repar		
Listing Broker	Colliers	Burlington, ON L7L 6Z8	(905) 333-8849
Contacts	Bryan Faldowski (905) 330-3800, Kennedy Banks (905) 746-6259		

Property Details

Tenancy	Multi	Clear Height	18'
Drive Ins	6 total/ 11' w x 11' h	Crane	None
Docks	1 exterior	Building FAR	0.31
Levelers	None		
Parking Spaces	1.71/1,000 SF; 30 Surface Spaces		

Transaction Details

Sale Date	2024-08-16	Hold Period	45 Months
Sale Price	$9,500,000 ($542.86/SF)	Recording Date	2024-08-16
Land Price	$7,263,058/AC ($166.74/SF)	Zoning	E2 SP:3
Sale Type	Investment	Document Number	HR2051640
Time On Market	5 Months 3 Days		
Parcel Number	240102029002162		

CDCINC

2788 Portland Drive, Oakville, Ontario L6H 6R4

Listing

2788 Portland Dr Oakville

Sold / Commercial / Industrial

MLS®#: W8340946
List Price: $7,800,000 /For Sale
Sold Price: $7,935,000 /For Sale



Halton/Oakville/Winston Park

Tax Amt/Yr:	$42,000.00/2023/	Transaction:	Sale
SPIS:	No	DOM	35
Legal Desc:	PT BLK 3, PL 20M514, PTS 2, 4, 5, 6, 20R12858; S/T H417338 ON PT 5, 20R12858; S/T H417341 ON PTS 5 & 6, 20R12858; T/W TW31421 ON PT 5, 20R9038; OAKVILLE		
Category:	Free Standing	Use:	Warehousing
Link:		Holdover	90
Freestanding:	Yes	Franchise:	
Occupant:	Tenant	Possession:	
Zoning:	E2 SP43		
Dir/Cross St:	Portland/Winston Churchill		
Prop Mgmt:			
Status Cert:			
Seller:	1298198 Ontario Inc.		

Recent: 06/27/2024 : Closed : Active->Sold

PIN #:	249020593	ARN #:	240101001001924	Contact After Exp:	No
Possession:				Possession Date:	2024-10-01

Total Area:	14,906.00 Square Feet	Lot/Bldg/Unit/Dim:	Lot x Feet	Out Storage:	Yes
Ofc/Apt Area:	25 Percentage	Lot Irreg	1.49 Acres	Rail:	No
Industrial Area:	75.00 Percentage	Water:	Municipal	Basement:	No
Volts:	600	Sewers:	Sanitary & Storm	Elevator:	No
Amps:	200	Garage Type:	Outside/Surface	Assessment:	2024
Clear Height:	24' 0"				
Heat:	Gas Forced Air Open				
Sprinklers:	Sprinklers				

Commercial Doors

# Of	Type	Height	Width	Bay Length	# Of	Type	Height	Width	Bay Length

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Extremely rare freestanding building in the prestigious Winston Park. Outside storage permitted. Extra land at the back which is ideal for truck turning radius or future expansion. Excellent clear height, truck and drive-in level loading. Available October 2024.**

Broker Rmks: **Please attach Schedule B with offer.**
Showing Requirements: **List Salesperson**
Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	COLLIERS MACAULAY NICOLLS INC.			Phone:	416-777-2200
List Brkr Addr:	5515 NORTH SERVICE RD #300, Burlington L7L6G4			Fax:	
List Salesperson:	BRYAN THOMAS FALDOWSKI, Salesperson			Phone:	905-330-3800
Co-Op Brokerage:	COLLIERS MACAULAY NICOLLS INC., BROKERAGE			Phone:	416-777-2200
Co-Op Salesperson:	MATT ALBERTINE, Salesperson			Phone:	
Co-Op Brokerage 2:	COLLIERS MACAULAY NICOLLS INC., BROKERAGE			Phone:	416-777-2200
Co-Op Salesperson 2:	BEN DOUGLAS WILLIAMS, Salesperson			Phone:	416-777-2200
Contract Date:	05/15/2024	Leased Terms:			
Sold Date:	06/19/2024	Sold Price:	$7,935,000.00		
Closing Date:	06/27/2024	SLD % Diff LP			
Cancellation Date:		Expiration Date:	11/14/2024	Original $:	$7,800,000
Last Update:	07/01/2024	CB Comm:	2.5% of final Sale Price		

CDCINC

23 2100 S Sheridan Way

Mississauga, ON L5J 2M4 (Peel County) - Mississauga Submarket

★★☆☆☆ Warehouse

Sale Summary

Sold	2025-07-24
Sale Price	$4,050,000 ($450.00/SF)
RBA (% Leased)	9,000 SF (0%)
Price Status	Confirmed
Built	1969
Land Area	1.03 AC/44,867 SF
Sale Comp Status	Research Complete
Sale Comp ID	7265945
Parcel Numbers	210502004815100
Sale Conditions	High Vacancy Property



Contacts

Type	Name	Location	Phone
Recorded Buyer	2100ssw Corp	-	-
True Buyer	DeMan Construction	Mississauga, ON L4Y 2B6	(905) 277-0363
Contacts	Peter DeMan (416) 678-0250		
Buyer Broker	Colliers	Toronto, ON M9C 5J5	(416) 777-2200
Contacts	Chris Festarini (905) 399-1543		
Recorded Seller	7546696 Canada Inc	-	-
True Seller	Carol & Robert Cairns	Mississauga, ON L5N 4X3	(905) 820-4332
Contacts	Carol Cairns (905) 820-4332		
Listing Broker	Colliers	Toronto, ON M9C 5J5	(416) 777-2200
Contacts	Nick Stathers (905) 464-3736, Stewart Metcalfe (416) 274-8987		

Property Details

Tenancy	Single	Cross Docks	None
Drive Ins	1 total/ 10' w x 12' h	Clear Height	14'
Docks	1 exterior	Crane	None
Levelers	1 exterior	Building FAR	0.20
Parking Spaces	1.11/1,000 SF; 10 Surface Spaces		

Transaction Details

Sale Date	2025-07-24	Sale Type	Investment
Sale Price	$4,050,000 ($450.00/SF)	Hold Period	20+ Years
Land Price	$3,932,021/AC ($90.27/SF)		
Sale Conditions	High Vacancy Property		
Parcel Number	210502004815100		

SCHEDULE D: LEASE TRANSACTIONS

1315 North Service Road E Unit #303, Oakville, Ontario L6H 1A7

Listing

1315 North Service Rd E #303 Oakville
Leased / Commercial Lease / Office

MLS®#: W7250222
List Price: **$20.50 /Sq Ft Net**
Leased Price: **$20.50 /Sq Ft Net**



Halton/Oakville/1014 - QE Queen Elizabeth

Tax Amt/Yr:	**$16.51/2025/T.& O.**	Transaction:	**Lease**
SPIS:	**No**	DOM	**635**
Category:	**Office**	Use:	**Professional Office**
Link:		Holdover	**90**
Freestanding:	**No**	Franchise:	
Occupant:	**Vacant**	Possession:	**Immediate**
Lease Term			
Zoning:	**E2**		
Cross Street:	**Ford Drive & Qew**		
Directions:			
Prop Mgmt:			
Status Cert:			
Seller:	**1315 North Service Nominee Inc.**		

PIN #:		ARN #:	
Additional PIN #:		Phased Tax Value:	
Possession Type:			
Possession Rmks:	**Immediate**		
Local Improv:			
Seasonal Dwelling:			

Contact After Exp: **No**
Under Contract Mnthly:
Possession Date:
Road Access Fee:
Survey Year/Type:
Realtor Sign on Prop:

Total Area:	**5,059 Square Feet**	Lot/Bldg/Unit/Dim:	**Unit x Feet**	Area Infl:	**Major Highway, Public Transit**
Ofc/Apt Area:	**100 Percentage**	Lot Irreg	**Outside/Surface/**		
Heat:	**Gas Forced Air Open**	Water:	**Municipal**		
Sprinklers:	**Sprinklers**	Sewers:	**Sanitary & Storm**		
		A/C:	**Yes**		
Utilities:	**Yes**	Garage Type:	**Outside/Surface**		

Commercial/Financial Information

Maintenance:		Other:		Term Min Rent:	**60**
			Operating Expenses:	Term Max Rent:	**120**
			Net Inc B4 Debt:		

Remarks/Directions

Client Rmks: **Premium Office Space For Lease. Availabilities From 2,729 Sf To 48,538 Sf. Seven Storey, Class A, LEED Gold & BOMA BEST Gold Building. On Site Amenities Include Indoor Bicycle Storage, Shower/Change Facilities, And Access To Green Space. Located Near The Boarder Of Oakville & Mississauga With Superior Access & Exposure To Hwy QEW. Parking Ratio Of 4 Stalls Per 1,000 Sf Leased. Underground & EV Charging Available. Future Development Potential On Adjacent Vacant Land.**

1670 N Service Rd E

★★★☆☆

Oakville, ON L6H 7G3 - Oakville/Burlington Submarket





LEASE

SF Leased:	**1,292 SF**
Sign Date:	**Oct 2025**
Space Use:	**Office**
Lease Type:	**Direct**
Floor:	**1st Floor**
Suite:	**102**

LEASE TERM

Start Date:	**Nov 2025**
Expiration Date:	**Nov 2030**
Lease Term:	**5 Years**

TIME ON MARKET

Date On Market:	**Mar 2023**
Date Off Market:	**Oct 2025**
Months on Market:	**32 Months**

LEASING REP

Kaps Realty Group Inc.
120 Brunel Rd
Mississauga, ON L4Z 1T5
Puja Aggarwal (905) 698-0044 X8391

RENTS

Asking Rent:	**$29.72/NNN**
Starting Rent:	**$26.00/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount:	**12.52%**
Buildout Status:	**Shell Space**
Space Condition:	**Average**

TIME VACANT

Date Vacated:	**Jan 2025**
Date Occupied:	**Nov 2025**
Months Vacant:	**10 Months**

MARKET AT LEASE

Vacancy Rates	2025 Q4	YOY
Current Building	3.4%	▲ 1.8%
Submarket 2-4 Star	8.9%	▲ 0.2%
Market Overall	11.2%	▲ 1.2%

Same Store Asking Rent/SF	2025 Q4	YOY
Current Building	$32.46	▼ -1.6%
Submarket 2-4 Star	$29.34	▲ 1.3%
Market Overall	$41.25	▲ 0.5%

Submarket Leasing Activity	2025 Q4	YOY
12 Mo. Leased SF	536,912	▼ -3.2%
Months On Market	12.0	▼ -3.0

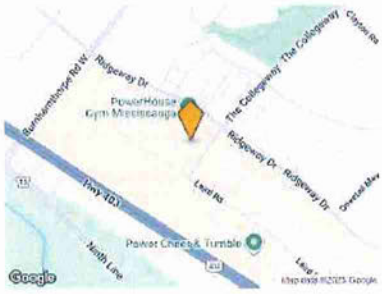
PROPERTY

Property Type:	**Office**	Rentable Area:	**38,001 SF**
Status:	**Built 2022**	Stories:	**3**
Tenancy:	**Multi**	Floor Size:	**12,667 SF**
Class:	**B**	Vacancy at Lease:	**3.4%**
Construction:	**Reinforced Concrete**	Land Acres:	**1.15**

3400 Ridgeway Dr

Mississauga, ON L5L 0A2 - Mississauga Submarket





TENANT

Tenant Name:	**Papiyona**

LEASE

SF Leased:	**5,554 SF**
Sign Date:	**Mar 2025**
Space Use:	**Industrial**
Lease Type:	**Direct**
Floor:	**1st Floor**
Suite:	**7**

RENTS

Asking Rent:	**$19.95/NNN**
Starting Rent:	**$19.50/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount:	**2.26%**
Buildout Status:	**Full Build-Out**
Space Condition:	**Average**

LEASE TERM

Start Date:	**Mar 2025**
Expiration Date:	**Mar 2031**
Lease Term:	**6 Years**

TIME ON MARKET

Date On Market:	**Feb 2025**
Date Off Market:	**Apr 2025**
Months on Market:	**2 Months**

TIME VACANT

Date Vacated:	**Feb 2025**
Date Occupied:	**Apr 2025**
Months Vacant:	**2 Months**

MARKET AT LEASE

Vacancy Rates	2025 Q1	YOY
Current Building	7.3%	▲ 7.3%
Submarket 2-4 Star	3.4%	▲ 1.1%
Market Overall	3.6%	▲ 1.4%

Same Store Asking Rent/SF	2025 Q1	YOY
Current Building	$20.84	▲ 4.3%
Submarket 2-4 Star	$18.75	▲ 2.6%
Market Overall	$19.09	▲ 2.7%

Submarket Leasing Activity	2025 Q1	YOY
12 Mo. Leased SF	5,787,592	▲ 299.7%
Months On Market	4.5	▲ 0.9

LEASING REP

Colliers
401 The West Mall, Suite 800
Toronto, ON M9C 5J5
David Colley (416) 777-2200

BGO
1875 Buckhorn Gate, Suite 601
Mississauga, ON L4W 5P1
Matt Gervais (416) 674-7707

PROPERTY

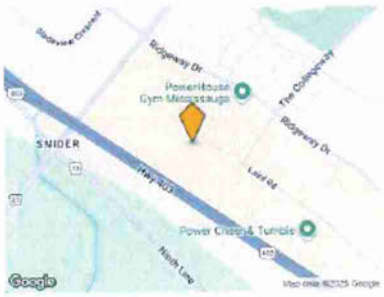
Property Type:	**Industrial**	Rentable Area:	**76,394 SF**
Status:	**Built 2005**	Stories:	**1**
Tenancy:	**Multi**	Floor Size:	**76,394 SF**
Class:	**B**	Ceiling Height:	**22'**
Construction:	**Reinforced Concrete**	Vacancy at Lease:	**7.3%**
Parking:	**150 Surface Spaces...**	Land Acres:	**5.57**

CDCINC

3750A Laird Rd

Mississauga, ON L4Z 1S6 - Mississauga Submarket





TENANT

Tenant Name:	**Gordon R Williams Corporation**

LEASE

SF Leased:	**8,713 SF**
Sign Date:	**Jan 2025**
Space Use:	**Industrial**
Lease Type:	**Direct**
Floor:	**1st Floor**
Suite:	**1**

RENTS

Asking Rent:	**$21.00/NNN**
Starting Rent:	**$19.75/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount:	**5.95%**
Buildout Status:	**Full Build-Out**
Space Condition:	**Average**

LEASE TERM

Start Date:	**May 2025**
Expiration Date:	**Apr 2030**
Lease Term:	**5 Years**

TIME ON MARKET

Date On Market:	**Aug 2024**
Date Off Market:	**Feb 2025**
Months on Market:	**6 Months**

TIME VACANT

Date Vacated:	**Aug 2024**
Date Occupied:	**Feb 2025**
Months Vacant:	**6 Months**

MARKET AT LEASE

Vacancy Rates	2025 Q1	YOY
Current Building	11.6%	▲ 11.6%
Submarket 2-4 Star	3.4%	▲ 1.1%
Market Overall	3.6%	▲ 1.4%

Same Store Asking Rent/SF	2025 Q1	YOY
Current Building	$22.64	▼ -0.2%
Submarket 2-4 Star	$18.75	▲ 2.6%
Market Overall	$19.09	▲ 2.7%

Submarket Leasing Activity	2025 Q1	YOY
12 Mo. Leased SF	5,787,592	▲ 299.7%
Months On Market	4.5	▲ 0.9

LEASING REP

BGO

1875 Buckhorn Gate, Suite 601
Mississauga, ON L4W 5P1
Matt Gervais (416) 674-7707

PROPERTY

Property Type:	**Industrial**	Rentable Area:	**74,856 SF**
Status:	**Built 2009**	Stories:	**1**
Tenancy:	**Multi**	Floor Size:	**74,856 SF**
Class:	**B**	Ceiling Height:	**22'**
Construction:	**Reinforced Concrete**	Vacancy at Lease:	**11.6%**
Parking:	**100 Surface Spaces...**	Land Acres:	**3.62**

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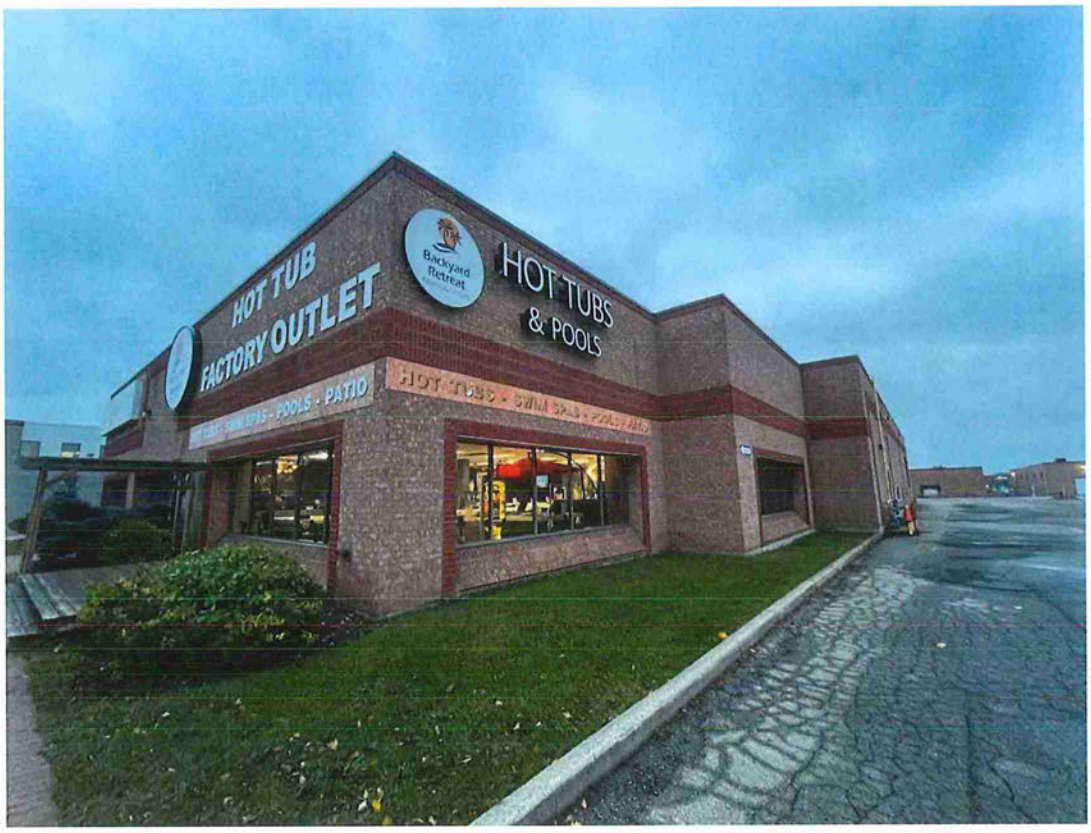
This is Exhibit "F" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

CDCINC

VALUATION ANALYSIS OF A FLEX USE BUILDING

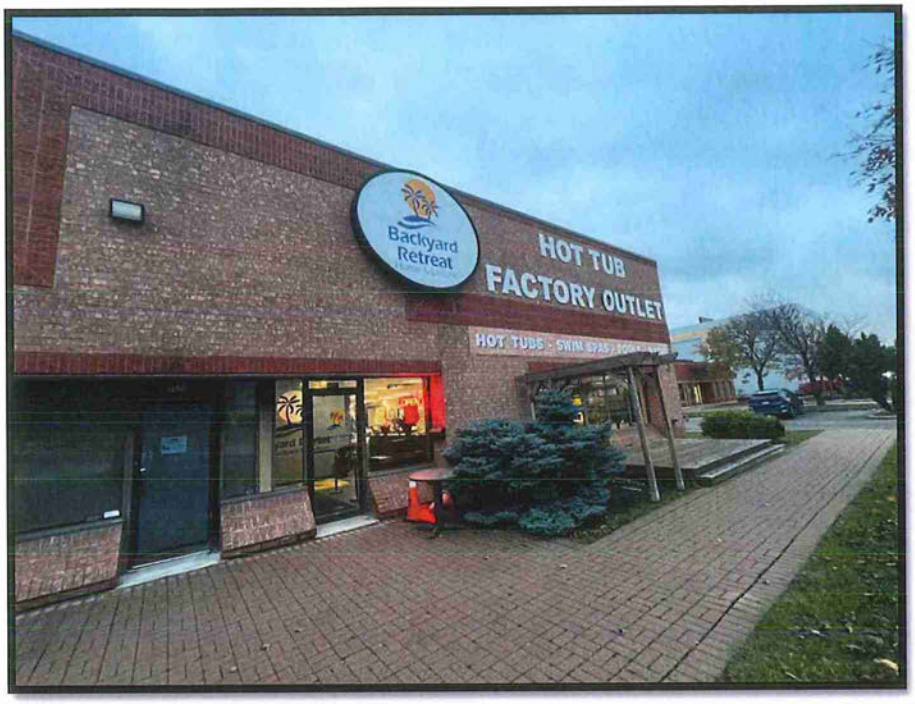


PREPARED FOR: KAVINDER DHILLON
PREPARED BY: RYAN BALDEO, AACI, P.APP.
FILE NO. 76683-25

CDCINC

PHOTOGRAPHS OF SUBJECT PROPERTY

FRONT VIEW



REAR VIEW



CDCINC

November 9, 2025
File #76683-25

Kavinder Dhillon
LabTest Certification
205 – 8291 92 Street
Delta, BC, V4G 0A4

Dear Sir :

Re: Appraisal of a Flex Use Property, 2528 Bristol Circle, Oakville, ON

In accordance with your request, we have completed a narrative appraisal report regarding the above referenced property. The subject property entails a commercial property located in Oakville, Ontario.

The purpose of this appraisal is to estimate the current market value of the subject property, a freehold interest. The intended use of this appraisal is for internal financial purposes relating to the subject property. The intended user of this report is limited to Kavinder Dhillon. Unauthorized use of the data, analyses and conclusions presented in this report is strictly prohibited.

Based on the research and analysis herein, and subject to the Assumptions and Limiting Conditions stated on page 8 of this report, we have formed the following opinion with respect to the market value for the freehold interest of the subject property as of November 7, 2025:

$5,225,000
(FIVE MILLION TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS)

This report complies with the Appraisal Standard Rules set forth in the Canadian Uniform Standards of Professional Appraisal Practice. CDC Inc. and the undersigned appraiser are not responsible for unauthorized use of this report.

Respectfully Submitted,

CDC Inc.

Ryan Baldeo

Ryan Baldeo, AACI, P.App., MBA, BComm
AIC Member #907025
November 9, 2025

CDCINC

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SCHEDULE C – SALES TRANSACTIONS
SCHEDULE D – LEASE TRANSACTIONS

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2.0 EXECUTIVE SUMMARY

Reporting Standards	Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) Appraisal Standard Rules	
Municipal Address of Subject Property	2528 Bristol Circle, Oakville, ON L6H 5S1	
Legal Description of Subject Property	PCL BLOCK 2-10, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 7 AND 63 , 20R9192 ; S/T H396401 ; S/T H395923 OAKVILLE	
Purpose of Report	Estimate current Market Value	
Intended Use	Internal Financial Purposes.	
Intended User	Kavinder Dhillon	
Property Interest Appraised	Freehold	
Effective Date of Appraisal	November 7, 2025	
Unit Area (SqFt)	Office: Showroom: Total:	0 SqFt 9,010 Sq Ft 9,010 SqFt
Assessed Value (2025)	$3,190,000	
Property Tax Levy (2024)	$19,732 (Estimated)	
Land Use Classification	E2 sp:43 (Business Employment)	
Highest and Best Use	Existing use	

VALUATION SUMMARY

Cost Approach ..... Not Completed
Direct Comparison Approach $5,225,000
Income Approach..... $4,060,000

Final Estimate of Market Value $5,225,000

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2.1 TERMS OF REFERENCE

PURPOSE

The purpose of this report is to estimate the current market value of the subject property. According to The Appraisal of Real Estate (3rd Canadian Edition), Market Value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1.) *Buyer and seller are typically motivated;*
2.) *both parties are well informed or well advised, and acting in what they consider their own best interests;*
3.) *a reasonable time is allowed for exposure in the open market;*
4.) *Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and*
5.) *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

INTENDED USE | INTENDED USER

The intended use of this appraisal is to assist the client with internal financial purposes related to the subject property. The intended user of this report is limited to Kavinder Dhillon. Unauthorized use of the data, analyses and conclusions presented in this report is strictly prohibited.

PROPERTY RIGHTS APPRAISED

The valuation of real property includes both physical real estate and rights that one or more individuals, partnerships, or corporations may have or contemplate having in the ownership or use of land and improvements. Special attention is given to any limitations of ownership rights, such as easements, encroachments, liens, or leases. The property rights appraised in this report are that of a Freehold Interest. According to The Appraisal of Real Estate (3rd Canadian Edition), a Freehold Ownership is defined as:

> "the purest form of ownership, unencumbered by other interests or estates, subject only to the governmental restrictions such as taxation, expropriation, police power and escheat."

EFFECTIVE DATE OF VALUATION

The effective date of valuation is November 7, 2025. Photographs appended were taken by the appraiser on November 7, 2025, the date of the inspection. Data collection and report preparation was completed by Ryan Baldeo, AACI, P.App.

SCOPE OF WORK

The appraiser has developed a narrative appraisal adhering to the reporting requirements set forth and recommended by the Appraisal Institute of Canada under the Canadian Uniform Standards of Professional Appraisal Practice.

Inspection: The effective date of valuation is November 7, 2025

Type of Analysis The approaches applied to estimate value were investigated as to their relevance to this assignment, including a review of market data necessary to properly apply these approaches. In this regard the Direct Comparison and Income Approaches have been applied and later reconciled to a final estimate of value.

Data Research: Publications produced by the Town of Oakville provided information on applicable land use controls. Sources of market evidence included, as appropriate, the local real estate board, Land Title Office transactions – including those reported by Data Systems and local assessors, and real estate agents, vendors and purchasers active in the market. GeoWarehouse and Teranet Express services provided information on the state of title.

The client provided the following information:

- Property Taxes

Audits and Technical Investigations:
We did not complete technical investigations such as:

- Detailed inspections or engineering review of the structure, roof or mechanical systems;
- An environmental review of the property;
- A site or building survey;
- Investigations into the bearing qualities of the soils; or
- Audits of financial and legal arrangements reported by (name) concerning the leases.

VERIFICATION OF THIRD-PARTY INFORMATION

The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct. The mandate for the appraisal did not require a report prepared to the standard appropriate for court purposes or for arbitration, so we did not fully document or confirm by reference to primary sources all information herein.

2.2 ORDINARY ASSUMPTIONS AND LIMITING CONDITIONS

The conclusions expressed in this appraisal report are subject to the following ordinary assumptions and limiting conditions, and any others which may be set out in the report:

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the authors, subject to the qualification below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.

2. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.

3. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership.

4. The subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it doesn't comply, its non-compliance may affect market value.

5. No survey of the property has been made. Any sketch in the appraisal report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property.

6. This report is completed on the basis that testimony or appearance in court concerning this appraisal is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appraisal report and data related thereto and the provision of appropriate compensation.

7. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighboring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research

involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.

8. The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to molds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues, then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property.

9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct.

10. The term "inspection" refers to observation and reporting of the general material finishing and conditions seen for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only, in accordance with the CUSPAP.

11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The appraiser has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The appraiser has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this physical inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the appraiser.

12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy and in accordance with the PIPEDA.

13. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.

14. Written consent from the authors must be obtained before any part of the appraisal report can be used for any use by anyone except the client and other intended users identified in the report. Where the client is the mortgagee and the loan is insured, liability is extended to the mortgage insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee.

15. This appraisal report, its content and all attachments/addendums and their content are the property of CDC Inc. and the author. The client, intended users and any appraisal facilitator are prohibited, strictly forbidden and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.

16. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the appraiser, can be relied upon without fault.

17. Where the intended use of this report is for financing or mortgage lending, it is a condition of reliance on this report that the authorized user has or will conduct loan underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct such loan underwriting and due diligence in accordance with the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition.

18. Where the intended use of this report is for mortgage insurance, it is a condition of reliance on this report that the authorized user will conduct loan insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent mortgage insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, to conduct such loan insurance underwriting and/ due diligence in accordance with the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition.

19. Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly, and such potential future events

have been NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein.

2.3 EXTRAORDINARY ASSUMPTIONS / HYPOTHETICAL CONDITIONS

N/A

2.4 IDENTIFICATION OF THE PROPERTY

GENERAL PROPERTY DESCRIPTION

The subject property entails a flex use property. The property is located in a business park in southeast Oakville in an area known as the Winston Business Park.

MUNICIPAL ADDRESS / LEGAL DESCRIPTION

According to the municipality, the address of the subject property is 2528 Bristol Cir, Oakville, ON L6H 5S1

The legal description is:

PCL BLOCK 2-10, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 7 AND 63 , 20R9192 ; S/T H396401 ; S/T H395923 OAKVILLE

The current owner of the property is identified on the title as:

2842878 ONTARIO INC.

OWNERSHIP HISTORY

The subject property was bought, along with 2520 Bristol Circle, by 2842878 ONTARIO INC. on September 28, 2021 for $9,207,000.

3.0 PROVINCIAL OVERVIEW

Ontario is Canada's most populous province; accounting for almost 40% of the country's total population and is the second largest province by land area. Ontario is home to Canada's capital city of Ottawa. Canada's most populous city is the province's capital, the City of Toronto. Ontario is bordered to the east by Quebec, Manitoba to the west, and Hudson's Bay to the north, and the United States of America to the south.

POPULATION

As of October 1st, 2018, Ontario's population was estimated at 14,411,424.[1] This represents an annual average growth of 1.1% over the last ten years. Immigration remains a primary population growth force.

ECONOMY

The Ontario is the country's leading manufacturing province; its largest trading partner is the U.S state of Michigan, usually regarding automotive parts and/or vehicles.

Ontario enjoys plentiful natural resources, and excellent transportation links to the United States; these include access to the Great Lakes, which make ocean access possible via container ships. Ontario's Golden Horseshoe region is the largest industrialized area in Canada, the southern end of the region being part of the North American Rust Belt. Top five international exports include motor and vehicle parts, precious metals and stones, mechanical equipment, electric machinery and plastic products.[2]

Ontario's 2017 GDP was reported as $826 billion, reported to represent 38.6% of the national total. Primary household income per capita is reported as $38,664, slightly higher than the national average of $38,249.[3]

The unemployment rate in Ontario is estimated at 6.0% as of February 2019. The national unemployment rate in February 2019 was also 5.8%.[4]

INVESTMENT AND MAJOR PROJECTS

The province of Ontario accounted for 7% of a foreign direct investment into North America in the year 2017, down from 8% in 2016.[5] The value of capital investment increased from $3.7 billion in 2017 to $6.9 billion in 2017, representing 113 FDI projects.

[1] Ontario Ministry of Finance, https://www.fin.gov.on.ca/en/economy/ecupdates/factsheet.html
[2] Ontario Ministry of Finance, https://www.fin.gov.on.ca/en/economy/ecupdates/factsheet.html
[3] Government of Ontario, https://www.ontario.ca/page/labour-market-report-september-2018
[4] Statistics Canada, https://www.statcan.gc.ca/tables-tableaux/sum-som/l01/cst01/lfss01b-eng.html
[5] Invest in Ontario, https://www.investinontario.com/spotlights/ontario-canada-top-3-destination-capital-investment

Ontario Economic Overview

Ontario Economic Forecasts

[Annual average % change, unless otherwise noted]

Economic Indicators	2025F	2026F	2027F
Real GDP	1	0.9	1.8
Nominal GDP	3.4	3.2	3.8
Employment	0.7	0	1
Unemployment Rate (%)	7.8	7.6	6.8
Housing Starts (000's)	63.9	63.1	79.2
Existing Home Prices	-3	3.1	4.4
Home Sales	-4	15.2	8.4

Source: Statistics Canada, CMHC, CREA, Forecast by TD Economics.

- Ontario is no longer expected to enter a technical recession, but projected 2025 GDP growth of 1.0% would still mark the province's weakest non-pandemic performance since the Global Financial Crisis.
- Trade uncertainty is weighing heavily on the outlook, restraining business investment and driving a sharp contraction in export-oriented manufacturing, particularly in vehicles and steel.
- Mild GDP growth is expected in Q3, as net trade's drag on growth is easing; while U.S. exports remain weak, non-U.S. markets have picked up some of the slack.
- A modest manufacturing recovery is projected for 2026, helped by improving external conditions and Ontario's push to remove interprovincial trade barriers; Stellantis' new production line could also support future output.
- Consumer spending appeared solid in early 2025, possibly lifted by the carbon tax removal, but high household debt, rising mortgage renewals, and soft labour markets may limit momentum.
- Population growth is slowing significantly, and job losses—particularly in the education sector—are contributing to economic softness.
- Ontario's homebuilding sector remains in a downturn, with housing starts at their lowest since 2015 and continued weakness in condo construction.
- That said, existing home sales have rebounded strongly—up 25% since March—with improving demand, falling prices, and rising GTA condo resales pointing to a gradual housing market recovery.

- *Source: TD Provincial Economic Forecast 2025, Statistics Canada, CMHC, CREA*

3.1 TOWN OF OAKVILLE

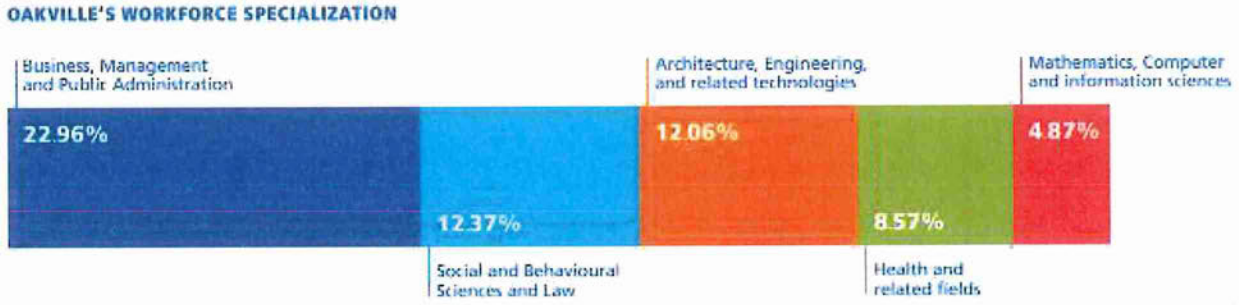
The Town of Oakville is located on the north shore of Lake Ontario and covers approximately 139 square kilometers. The city is bordered to the east by the City of Mississauga, by the Town of Milton to the north and by the City of Burlington to the west.

POPULATION

The Town of Oakville has seen significant annual increases in population, mainly due to being on the western border of the expanding Greater Toronto Area. It also as a strong commercial and industrial economy of its own, with many national and international companies having their headquarters located there such as Ford Motor Company. The largest employers, however, are in the education, healthcare and government sectors. The population of the town, according to Census Canada, was 193,832 in 2016.

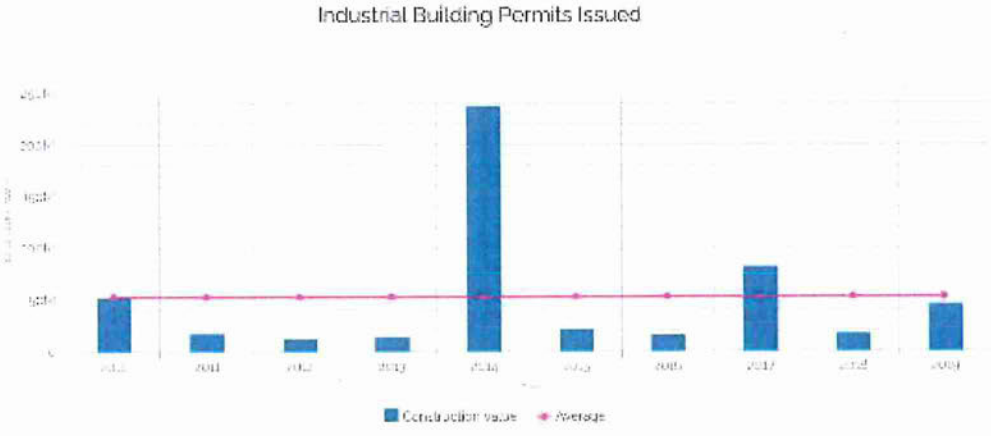
ECONOMY

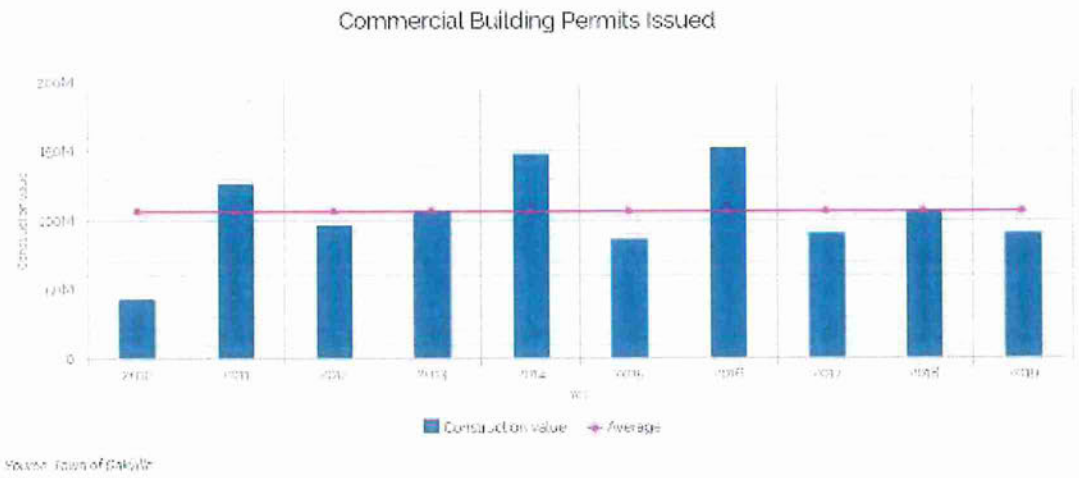
Oakville has an abundance of available employment land and has averaged over 500,000 SqFt of new commercial and office development each year since 2010. Knowledge based jobs make up a majority of the employment and Oakville has the highest share of educational, institutional, professional, scientific and technical services jobs in all of Halton Region. As shown on the following chart, Oakville has a highly skilled and educated workforce.



Source: Emsi 2018.1 Analyst. July 2018. Estimates. Percentage of Oakville population holding specialization in identified field of study

With regard to development, industrial and commercial space has been steady over the last five years:



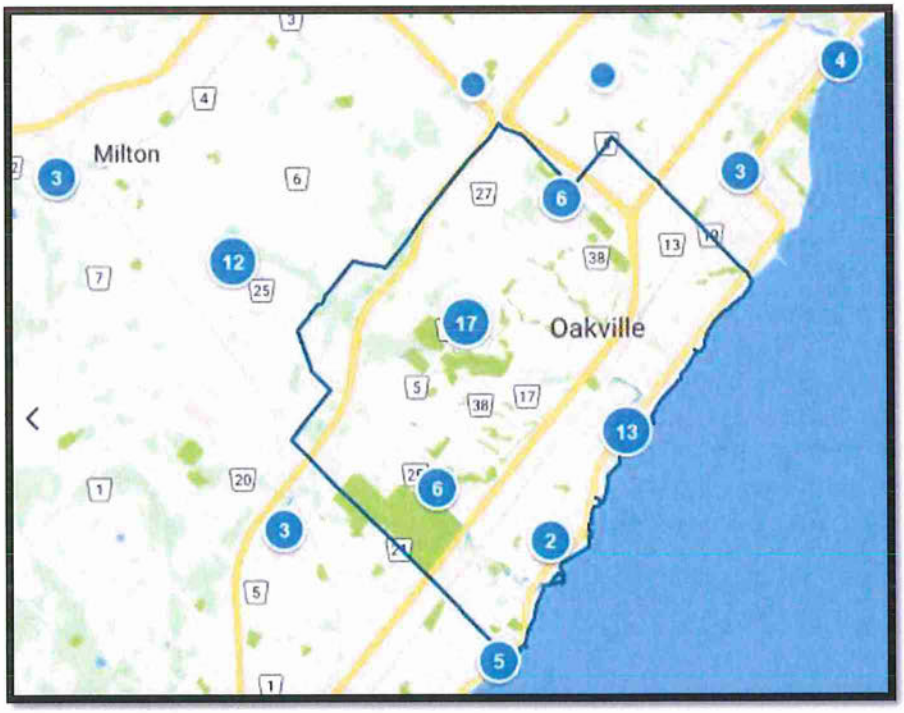


Source: Town of Oakville

RESIDENTIAL HOUSING MARKET

While housing price increases have slowed relative to the large increases experienced in the last three years, mainly due to government imposed legislation, the effect is still being felt by new home buyers as affordability remains an issue across the Greater Toronto Area. New development of low to high density residential should ease this as the development of the 'Uptown Core' area continues around Dundas Street. While development of the south side of Dundas Street is complete, four new communities are planned for the north side of Dundas: 407West (Employment), Sixteen Hollow, Glenorchy & Joshua's Meadows, as shown below:

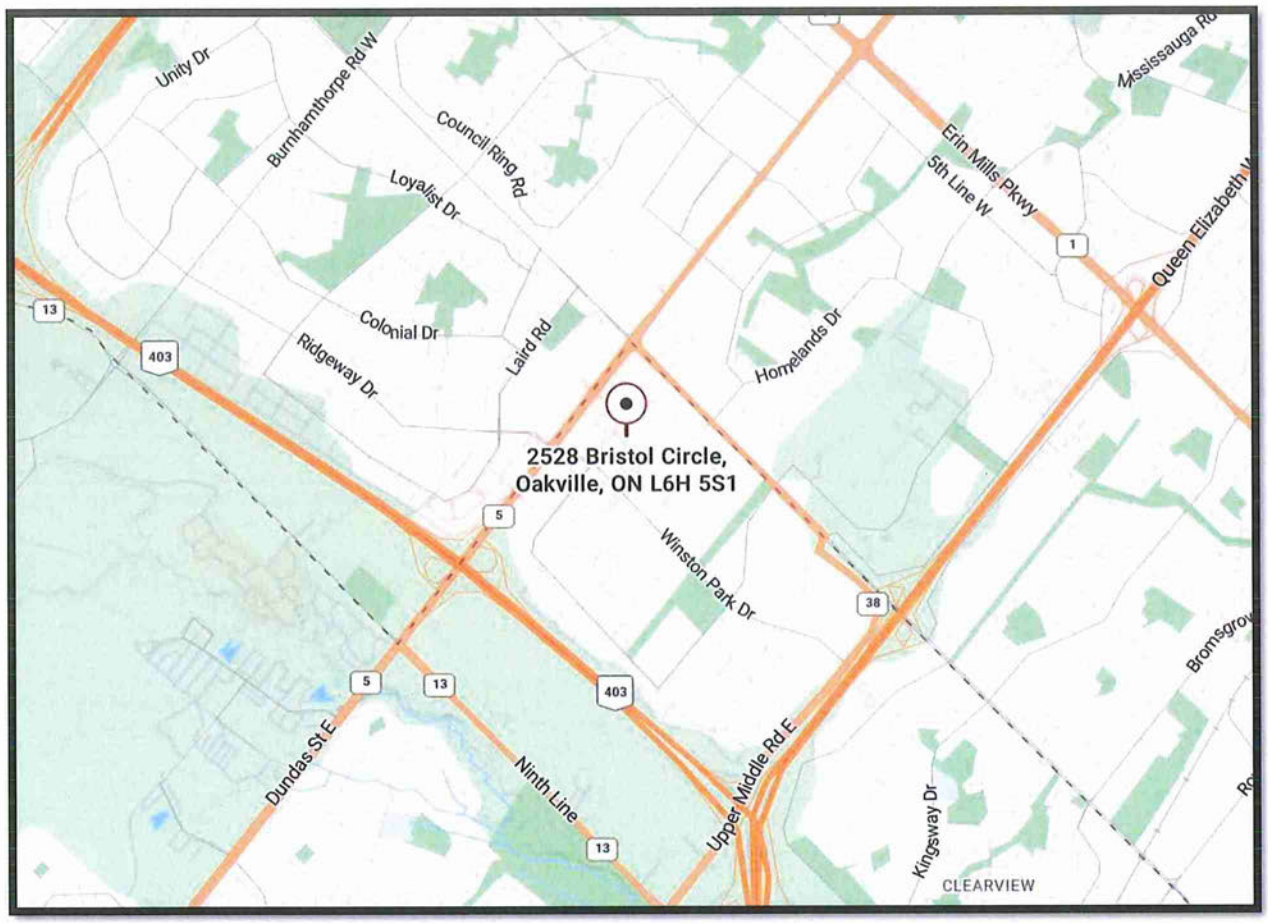
Oakville remains active from a new development perspective throughout the town, as re-development and intensification continues in the mature neighbourhoods, as shown on the map below:



3.3 AREA OVERVIEW

The subject property is situated within a business park in the Town of Oakville. The building, which consists of two units, is situated on the south side of Bristol Circle just south of Dundas Street and west of Winston Churchill Boulevard. The surrounding property uses are mostly industrial, commercial and retail in nature.

The map below shows the location of the subject property:



3.4 SITE DESCRIPTION

LOCATION

The subject property is one unit in a two unit flex use building. The property is located in southeast Oakville near the City of Mississauga border. The map below shows the location of the two units within the building.



SITE DESCRIPTION

The site upon which the subject property is located is a rectangular shaped lot with frontage to Bristol Circle on the north side. Each unit has parking at the side and rear of the property and are accessed via Bristol Circle.

SOIL CHARACTERISTICS, TOPOGRAPHY AND DRAINAGE

The subject is flat and at grade with adjacent parcels to the east and west. To the east and west are other flex use buildings. To the north is Bristol Circle, which runs east to west. The subject lies in a primarily commercial area. There were no drainage problems noted at the time of inspection. The driveway, parking and loading areas show signs of cracking and patchwork.

There were no obvious signs of contaminants or hazardous materials present during the site inspection; however, this does not preclude the existence of such contaminants and we recommend retaining the services of an expert in the field should the reader require additional information.

UTILITY SERVICES

The subject is fully serviced to municipal standards including potable water, sanitary sewer, storm water drainage, electricity, natural gas and telecommunication lines.

STREET IMPROVEMENTS

Bristol Circle is a one lane, paved, bi-directional roadway with street lights, curbing and sidewalks.

SITE ACCESSIBILITY

The subject is located within a business park near two major arterial roads, Dundas Street and Winston Churchill Boulevard as well as Highway 403. Both units have their own access from Bristol Road to the parking areas. As such, access to the subject site is considered generally good.

SURROUDING AREAS

The subject property is located in a mature area with a mix of commercial, industrial and retail uses. The subject property is compatible with the surrounding development.

ENCUMBRANCES

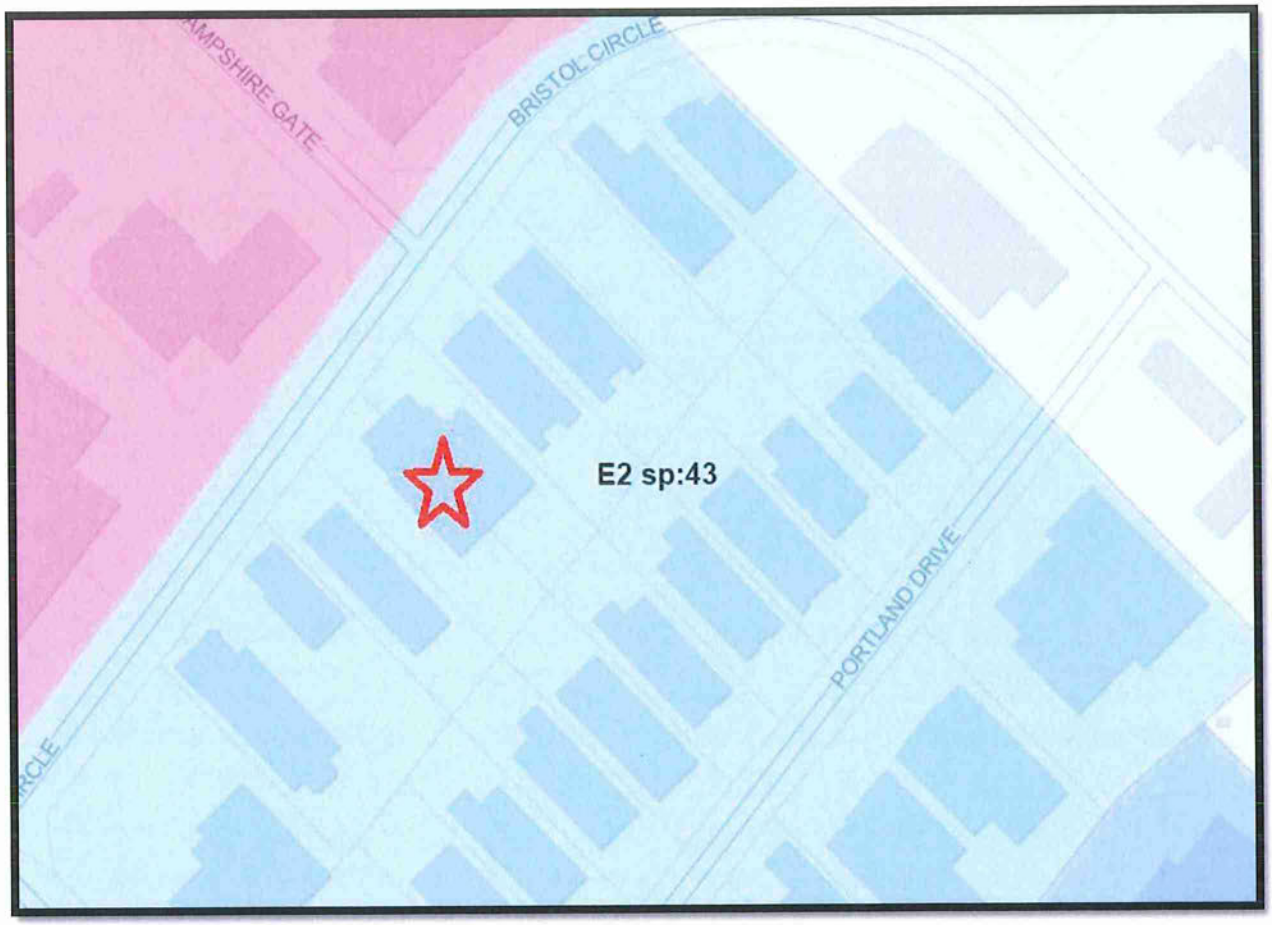
The title to the subject property has the following known registered encumbrances.

Registration No.	Encumbrance	Registered By
HR1850746 HR1850775	CHARGE	BUSINESS DEVELOPMENT BANK OF CANADA

Although these encumbrances are not considered to negatively impact the marketability of the subject, commenting on legal matters is beyond the scope of our expertise and as such, we recommend the reader contact legal counsel to obtain additional information in this regard. (Please refer to Schedule A for Certificates of Title).

3.6 LAND USE CLASSIFICATION

MUNICIPAL INFORMATION AND HIGHEST & BEST USE	
Zoning	According to the Town of Oakville zoning bylaw #2014-014, the subject is zoned as E2 – Business Employment. Please refer to Schedule B for a full list of permitted uses.
Permitted Uses	• Business Office • Art Gallery • Commercial School • Commercial Day Care • Financial Institution • Retail • Manufacturing • Warehouse
Zoning Conformity	Conforms
Assessment (2025) and Taxes (2024)	$3,190,000 / $19,732
Highest and Best Use – Land	For commercial/industrial development



3.7 ASSESSMENT AND TAXES

According to the Municipal Property Assessment Corporation, the 2025 assessed value of the subject property as a freehold estate is $3,190,000. The 2024 property tax levy as per the Town of Oakville is $19,732.

3.8 IMPROVEMENT DESCRIPTION

The following information is based on information obtained from the owner as well as the virtual inspection.

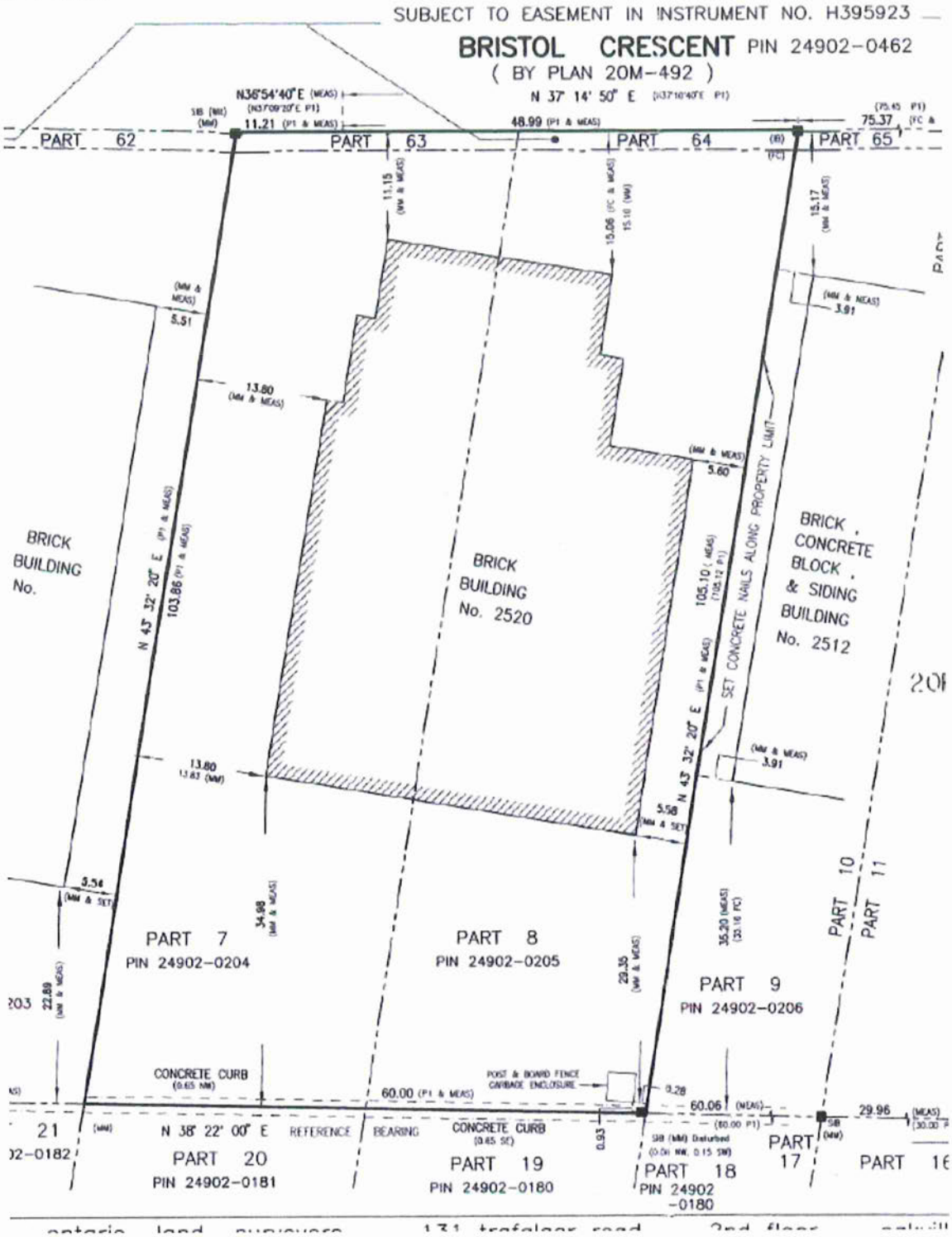
Unit Area (Sq. Ft.)	Office:	0 SqFt
	Showroom:	9,010 Sq Ft
	Total:	9,010 SqFt
Foundation	Poured Concrete	
Structural Framing	Steel	
Exterior Walls	Brick	
Flooring	Vinyl, Ceramic Tile, Broadloom, Concrete	
Roofing	Flat roof, asphalt and gravel	
Electrical	N/A (assumed sufficient)	
Heating	Gas – Roof Top HVAC	
Remaining Economic Life	45 years	
Effective Age	15 years	

The subject property consists of a showroom which appears to be in good condition. Along with the main showroom floor are private offices and washrooms. There is also a loading bay with for overhead doors.

SITE IMPROVEMENTS

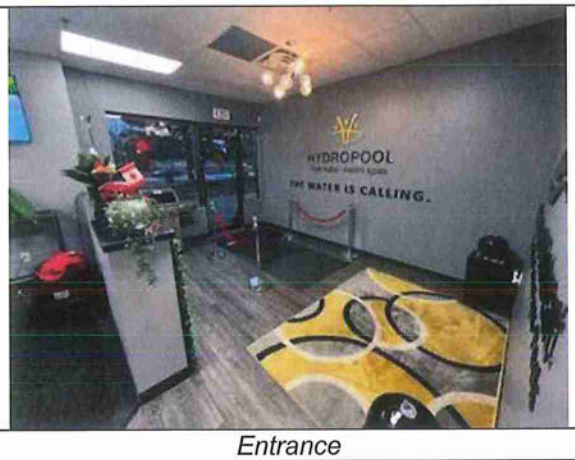
Site improvements are typical of this type of development and entail common surface parking area, including curbing and walkway. There is also perimeter landscaping. Overall condition of the site improvements is average.

SITE PLAN


SUBJECT TO EASEMENT IN INSTRUMENT NO. H395923
BRISTOL CRESCENT PIN 24902-0462
(BY PLAN 20M-492)
N 37° 14' 50" E
PART 62
PART 63
PART 64
PART 65
BRICK BUILDING No.
BRICK BUILDING No. 2520
BRICK, CONCRETE BLOCK, & SIDING BUILDING No. 2512
SET CONCRETE NAILS ALONG PROPERTY LIMIT
PART 7
PIN 24902-0204
PART 8
PIN 24902-0205
PART 9
PIN 24902-0206
PART 10
PART 11
CONCRETE CURB
POST & BOARD FENCE
GARBAGE ENCLOSURE
N 38° 22' 00" E REFERENCE BEARING
PART 20
PIN 24902-0181
PART 19
PIN 24902-0180
PART 18
PIN 24902-0180
PART 17
PART 16

SITE PHOTOS

Below are photographs taken by the appraiser on the inspection date, November 7, 2025



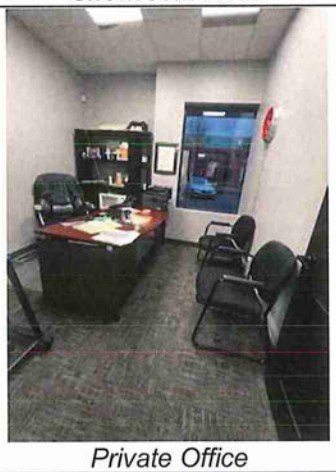
Entrance



Showroom Floor



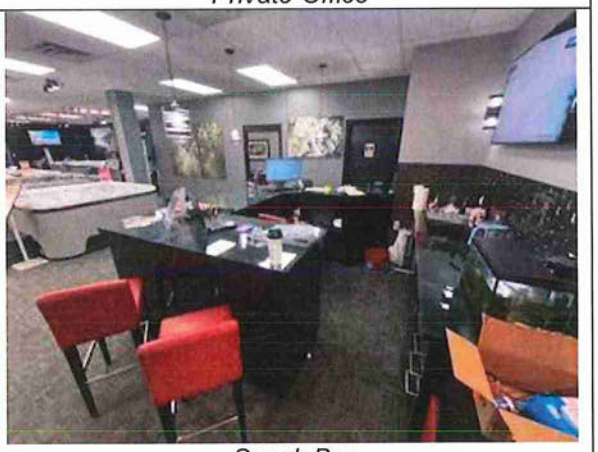
Loading Bay



Private Office

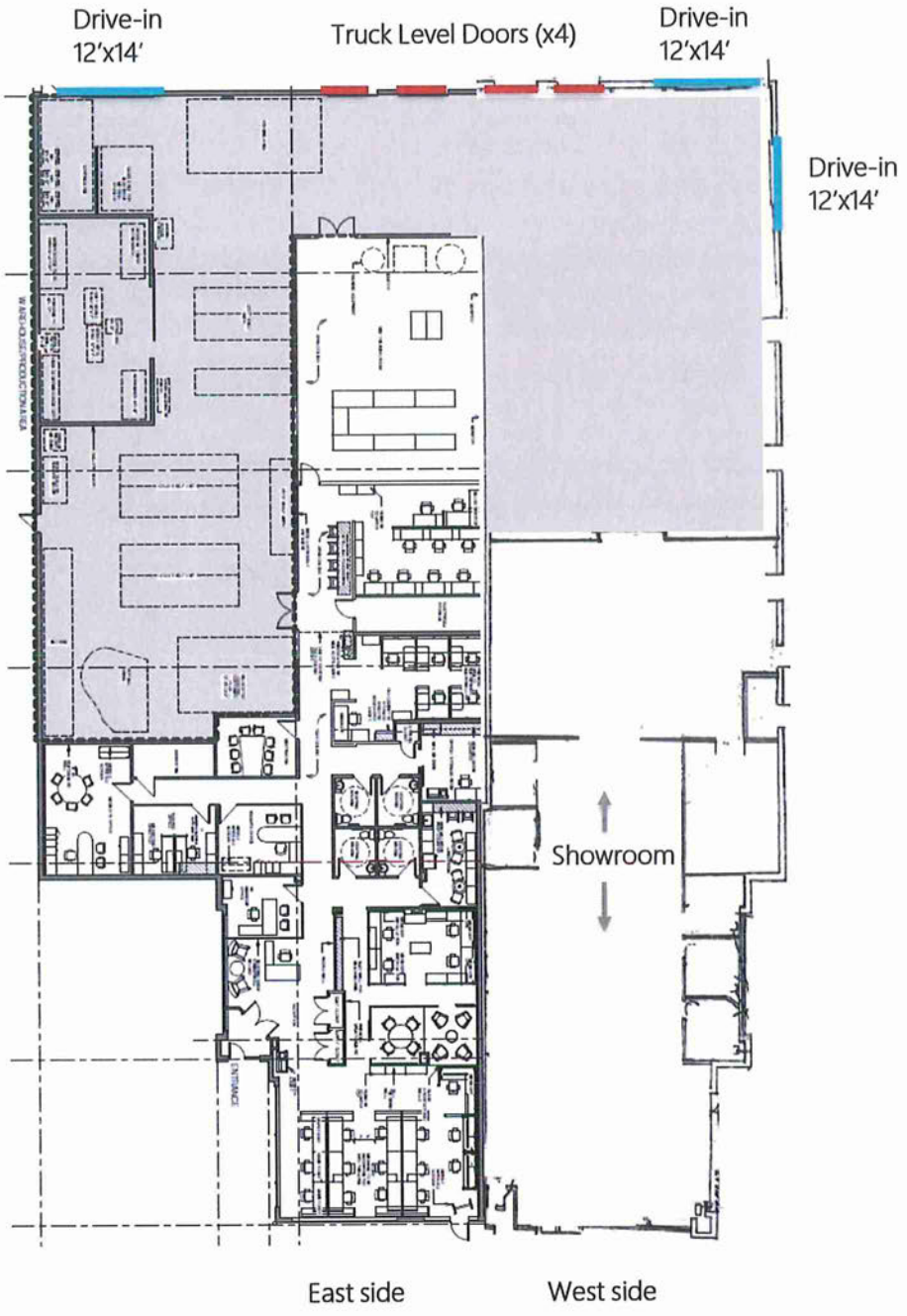


Washroom



Snack Bar

FLOOR PLAN (WEST SIDE)



EFFECTIVE AGE

The subject property is understood to be constructed in 1990, indicating a chronological age of 35 years. The chronological or actual age of a property is defined as the number of years since the building was fully constructed. Conversely, the effective age of a property is defined as the age indicated by the overall condition and utility of the property. The effective age of a property can be less than, greater than, or equal to its chronological age depending on several factors. The appraiser estimates the effective age by taking recent renovations and repairs, maintenance history and the overall utility of the property into account and then compares these factors to similar properties in the market place. In the case of the subject property, an effective age estimate of 15 years is considered reasonable given its current condition.

REMAINING ECONOMIC LIFE

The economic life of a property is defined as the period from when the property was constructed that it contributes value to the underlying site. It is important to distinguish the difference between the economic life and the physical life of a property. Unlike the physical life of a property, which is based on how long the improvement can be expected to exist physically, the economic life is dependent on factors over and above the physical existence of the improvement and includes functional and external considerations.

Functional considerations can include building design and layout, energy efficiency and construction materials. External considerations often include the life cycle of the area, state of the overall economy and the supply and demand conditions affecting the property. A property owner has several options at the end of a building's economic life including; renovation, rehabilitation, re-modelling, and demolition and replacement with a suitable new structure.

Remaining economic life is simply the economic life (as defined above) minus the effective age. As such, it is obvious the remaining economic life of an improvement will always be less than or equal to the improvement's economic life. According to Marshall and Swift, a generally accepted costing manual, the average physical life expectancy of a building like the subject is 60 years.

As mentioned earlier, the physical and economic life expectancy of a property is not necessarily the same. Based on the economic life cycle of similar developments and discussions with builders/developers in the area, the economic life expectancy of the subject property is estimated to be 60 years.

In short, the total economic life of the subject property has been estimated at 60 years. As the effective age of the property has been estimated at 15 years, the remaining economic life of the improvement is calculated as 45 years.

OCCUPANCY DETAILS

As of the effective date, the subject property is tenanted by Backyard Retreat.

4.0 HIGHEST AND BEST USE

THEORY AND PRINCIPLE OF HIGHEST AND BEST USE

The concept of highest and best use is vital to the valuation process as it highlights the fundamental factors which need to be analyzed in order to justify the most likely use of a property. A competitive market, such as that for real estate, requires market participants act in a way that maximizes their utility, or benefit. In doing so, market participants place value on certain characteristics of properties as these features determine the utility attainable from the asset. This most productive or utility maximizing use is called the highest and best use and according to *The Appraisal of Real Estate (Third Canadian Edition)* is defined as:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. Implicitly stated within this definition is that highest and best use must be:

- *Legally permissible*
- *Physically possible*
- *Financially feasible*
- *Maximally productive"*

Each of these four criteria are discussed further below:

Legally Permissible →	In addition to the land use designation applicable to the site, private restrictions recorded on the title to the property can also limit the potential uses to which the site can be put. In cases where both public and private restrictions affect a property, the most restrictive guidelines typically prevail.
Physically Possible →	The physical characteristics of a site are fundamental in determining the potential uses to which the site can be put. For instance, the size, shape, topography, soil conditions, and panoramic views of a site greatly impact the type of improvement which can be constructed
Financially Feasible →	Once the previous two tests of physical and legal permissibility have been satisfied, the range of uses are narrowed to include only those which produce a positive financial return. In other words, only those uses which result in value exceeding costs are considered financially feasible.
Maximally Productive →	The maximally productive use of a site is the physically possible, legally permissible, and financially feasible use which results in the greatest net return to the subject site.

In addition to the aforementioned criteria, the Highest and Best Use of a property is influenced by several fundamental principles. Of these related principles, the economic concept of supply and demand is considered the most important as a market is essentially the interaction between buyers (demanders) and sellers (suppliers). Although not directly proportional, an increase in supply or a decrease in demand tends to reduce the equilibrium price while a decrease in supply or increase in demand does the opposite. Knowing the current and expected state of the market with respect to supply and demand conditions is vital in assessing the highest and best use of a property.

The principle of conformity is also important in determining the highest and best use of a site as it states the value of a property is created and sustained when the characteristics of the property conform or match the demands of market participants. For instance, if the zoning bylaw governing a particular site allows for maximum site coverage of 50 per cent and the majority of sites in the area are only developed to 30 per cent site coverage, the principle of conformity would suggest the subject should also be developed to 30 per cent site coverage.

It is important to note a distinction is made between the highest and best use of the land as vacant and the highest and best use of the land as improved. The highest and best use of the land as improved addresses the issue of whether or not the current improvement is maximizing the value of the property. The current improvement may add value to the property as a result of its remaining economic life; however, an improvement with no remaining economic life may actually detract value from the property due to costs associated with demolition or environmental damage. That being said, *The Appraisal of Real Estate (Third Canadian Edition)* states:

"The highest and best use of a property as improved may be continuation of the existing use, renovation or rehabilitation, expansion, adaptation or conversion to another use, partial or total demolition, or some combination of these alternatives."

The subject property is currently improved. As such, we will perform an analysis of the Highest and Best Use of the site as vacant and as improved.

ANALYSIS OF HIGHEST AND BEST USE AS VACANT

The four criteria of Highest and Best Use analysis are evaluated below.

Legally Permissible →	The subject property is zoned E2 – Business Employment. This designation allows for numerous commercial uses. In terms of private restrictions, there are no encumbrances registered against the title to the subject property which are considered to further limit the legally permissible uses of the site. Considering the preceding, the legally permissible uses of the subject site are limited to those permitted and discretionary uses listed under the current land use bylaw.
Physically Possible →	The land parcel is rectangular in shape. The site has good exposure and access. Moreover, the subject is fully serviced to municipal standards. Based on the foregoing, it is evident there are no physical constraints which would preclude the legally permissible uses of the site.

Financially Feasible & Maximally Productive →	In determining which legally and physically possible uses result in a positive financial return, it is necessary to consider several factors. Firstly, it is evident the area is built out. There is demand within the market area for commercial land, specifically within the immediate area. With respect to the maximally productive use of the site, a commercial use that conforms to the land use bylaw would likely achieve this objective.

HIGHEST AND BEST USES AS A VACANT CONCLUSION

Given the preceding analysis, the highest and best use as vacant is a commercial use that conforms to the land use bylaw.

ANALYSIS OF HIGHEST AND BEST USE AS IMPROVED

The subject property is dual tenanted flex building. The existence of the subject building indicates the test of physical possibility has been satisfied. In addition, the existing improvements conform to the current land use bylaw, thus the test of legal permissibility is satisfied. All units are occupied, indicating market demand. In addition, there have been numerous sales of flex buildings in other competing developments in the market. This indicates that the existing use is financially feasible

HIGHEST AND BEST USE AS IMPROVED CONCLUSION

The existing improvements add value to the underlying land and fall within the parameters outlined in the conclusion to the highest and best use of the site as if vacant. As the current improvements contribute value to the land, it is reasonable to assume no rational purchaser would raze the existing building and redevelop the site with a similar structure. Consequently, it is evident the highest and best use as improved is the continuation of the existing use.

4.1 VALUATION METHODOLOGY

In arriving at an indication of the market value of the subject property, each of the following three generally accepted methods of valuation have been considered:

THE COST APPROACH

The Cost Approach to valuation for commercial properties tends to be a good indicator of value for new construction or recently built facilities and special purpose structures. It should be noted, however that cost and value are not always synonymous and use of the Cost Approach in valuation of older buildings may be challenging due to the difficulty of accurately estimating the depreciation. On this basis, the Cost Approach is not considered a relevant valuation approach and has not been completed.

THE INCOME APPROACH

The estimate of value by the Income Approach is a method of estimating value on income producing properties. The annual net operating income or probable net income (before provision for debt service or income taxes) is capitalized at an overall rate consistent with the current market. Similarly, a discounted cash flow analysis can be performed.

The subject property is currently tenant occupied. The property would hold appeal to both an owner user and investor. As such, the income approach is considered a valid valuation methodology and will therefore be used in this analysis.

THE DIRECT COMPARISON APPROACH

This approach to an estimate of value is justified on the principle of substitution, which affirms that a prudent purchaser will not pay more for a property than the price of an equally desirable substitute property available under similar conditions. This approach is capable of providing a reliable indication of market value, given an adequate number of sales involving properties bearing sufficient degrees of direct comparability to the subject. Given the availability of comparable sales in the market, the Direct Comparison Approach is considered a valid method of valuation and will therefore be used in this analysis.

4.2 THE DIRECT COMPARISON APPROACH

A major premise of the direct comparison approach indicates the market value of a property is correlated to the prices of comparable, competitive properties. As such, an estimate of market value is derived by comparing properties like the subject property in terms of legal, physical, location, and economic characteristics. Similar properties which have recently sold represent the comparable data used in this approach. As no two parcels of real estate are physically identically, comparative analysis of properties focuses on similarities and difference that affect value. A systematic procedure whereby the appraiser attempts to derive an estimate of market value includes the following steps:

1. Research the market for information on sales transactions, listings, and offers to purchase properties like the subject property.

2. Verify the information as accurate and representative of arm's-length transactions.

3. Select relevant units of comparison (ex. Price per unit) and develop a comparative analysis for each unit.

4. Identify differences between comparable sale properties and the subject property using elements of comparison and adjust accordingly. If comparable properties are too dissimilar in comparison to the subject property, they must be removed from further analysis.

5. Reconcile the various value indications produced from the analysis of comparable properties into a single value indication or a range of values.

IDENTIFICATION OF COMPARABLES

A comprehensive investigation was conducted in efforts to find comparable indices considered most like the subject in terms of location, date of sale, size, servicing and zoning. We have searched the subject area for sales of similar commercial properties.

UNITS(S) OF COMPARISON

To estimate the value of the subject property, it is necessary to develop a unit of comparison. Developing a unit of comparison not only facilitates comparison between comparable properties, but it also reflects the way market participants compare properties. Furthermore, developing an appropriate unit of comparison can reduce the need to make size adjustments. In this case, the unit of comparison selected is the price per square foot of building area. This is a typical unit of comparison.

ELEMENTS OF COMPARISON

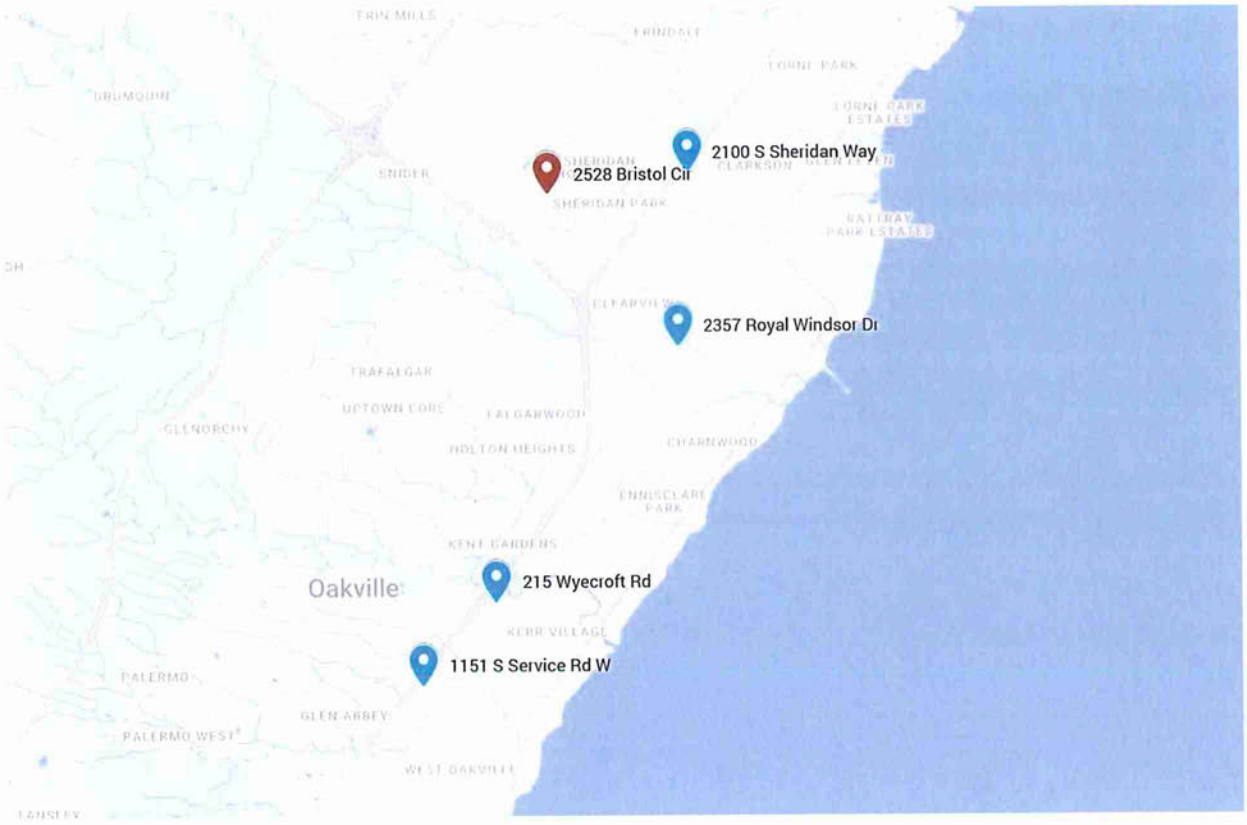
The dynamic nature of real estate requires several elements of comparison be analyzed prior to reaching an indication of market value. Consequently, the following variables are analyzed when conducting comparative analysis:

- Property Rights Appraised
- Financing Terms
- Conditions of Sale
- Expenditures made immediately after purchase
- Market Conditions (Time)
- Location
- Physical characteristics
- Economic Conditions
- Use (zoning)
- Non-realty components of value

The table below summarizes locational, physical and economic considerations from market transactions. Please refer to Schedule D for sales transactions.

	Subject	Indicator #1	Indicator #2	Indicator #3	Indicator #4
Address	2528 Bristol Circle	2100 South Sheridan Way	1151 South Service Rd W	2357 Royal Windsor Drive	215 Wyecroft Road
Municipality	Oakville	Mississauga	Oakville	Oakville	Oakville
Sale Date	n/a	6/17/2025	8/16/2024	6/24/2024	6/13/2024
Sale Price	n/a	$4,050,000	$9,500,000	$6,650,000	$4,000,000
Building Type	Flex	Flex	Flex	Flex	Flex
Unit Area (Sq Ft)	9,010	8,780	17,500	13,943	7,102
Net Leasable Area (Sq Ft)	9,010	8,780	17,500	13,943	7,102
Site Size (SqFt)	33,400	45,237	56,976	56,628	30,100
Site Coverage Ratio	27%	19%	31%	25%	24%
Office / Showroom Space Ratio	0 / 100	35 / 65	40 / 60	0 / 100	0 / 100
Price per Sq. Ft	**n/a**	**$461.28**	**$542.86**	**$476.94**	**$563.22**

COMPARABLE SALES MAP



RECONCILIATION

The chart below summarizes the findings of our comparable indices.

	Subject	Indicator #1	Indicator #2	Indicator #3	Indicator #4
Address	2528 Bristol Circle	2100 South Sheridan Way	1151 South Service Rd W	2357 Royal Windsor Drive	215 Wyecroft Road
Municipality	Oakville	Mississauga	Oakville	Oakville	Oakville
Sale Date	n/a	6/17/2025	8/16/2024	6/24/2024	6/13/2024
Sale Price	n/a	$4,050,000	$9,500,000	$6,650,000	$4,000,000
Building Type	Flex	Flex	Flex	Flex	Flex
Unit Area (Sq Ft)	9,010	8,780	17,500	13,943	7,102
Net Leasable Area (Sq Ft)	9,010	8,780	17,500	13,943	7,102
Site Size (SqFt)	33,400	45,237	56,976	56,628	30,100
Site Coverage Ratio	27%	19%	31%	25%	24%
Office / Showroom Space Ratio	0 / 100	35 / 65	40 / 60	0 / 100	0 / 100
Price per Sq. Ft	**n/a**	**$461.28**	**$542.86**	**$476.94**	**$563.22**
Adjustments					
Property Interest		0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%
Undue Motivations		0.00%	0.00%	0.00%	0.00%
Market Conditions		0.00%	2.00%	3.00%	3.00%
Adjusted Price per Sq. Ft		**$461.28**	**$553.71**	**$491.25**	**$580.12**
Location		Inferior	Similar	Inferior	Similar
	Percentage Adjustment	15.00%	0.00%	10.00%	0.00%
	Dollar Adjustment	$69.19	$0.00	$49.13	$0.00
Unit Area (Sq Ft)		Similar	Inferior	Mod.Inferior	Similar
	Percentage Adjustment	0.00%	10.00%	5.00%	0.00%
	Dollar Adjustment	$0.00	$55.37	$24.56	$0.00
Site Area		Mod.Superior	Superior	Superior	Similar
	Percentage Adjustment	-5.00%	-10.00%	-10.00%	0.00%
	Dollar Adjustment	($23.06)	($55.37)	($49.13)	$0.00
Site Coverage		Similar	Similar	Similar	Similar
	Percentage Adjustment	0.00%	0.00%	0.00%	0.00%
	Dollar Adjustment	$0.00	$0.00	$0.00	$0.00
Age/Condition		Mod.Inferior	Mod.Inferior	Similar	Similar
	Percentage Adjustment	5.00%	5.00%	0.00%	0.00%
	Dollar Adjustment	$23.06	$27.69	$0.00	$0.00
Net Percentage Adjustment		10.00%	5.00%	5.00%	0.00%
Net Dollar Adjustment		$69.19	$27.69	$24.56	$0.00
Adjusted Price per Sq. Ft		**$530.47**	**$581.40**	**$515.81**	**$580.12**

Adjusted Value Range			Estimate of Value for the Subject
Minimum	$515.81	$580.00	Value Per Square Foot of Unit Area
Maximum	$581.40	9,010	Unit Area (Sq Ft)
Mean	$551.95	$5,225,800	Indicated Value
Median	$555.30	**$5,225,000**	Rounded

CDCINC

The comparable sales used in this analysis require consideration of adjustments for unit size, location, age and condition. The intent is to quantify adjustments in a manner where most participants in the market would likely meet. These adjustments are illustrated in the grid above under the headings of location, size and age/condition. An explanation of each required adjustment follows.

The sales chosen were sold between June, 2024 and June, 2025. There are four sources that can give guidance as to the level that prices have moved in the market; published statistics, re-sales of properties over the period analyzed, trends of lease rates (direct correlation between prices and lease rates), and indicators from professionals active in the market (agents, consultants etc.). Indicator #2, #3 and #4 were sold in 2024 and were given upward market condition adjustments.

Location adjustments consider a number of factors. The sales indicators are all located in the Town of Oakville or nearby City of Mississauga, thus are exposed to similar general economic factors and location influences. Site specific considerations are made for factors such as corner/mid-block lots, access, exposure, neighbourhood conformity, services, site topography, floor level, etc. Adjustments for location are somewhat subjective and often considered in-light of experience and conversations with professionals active in the market. Quantification is largely based on the relation of land values between the subject and the comparables.

The age and condition of the improvements are considered under the design adjustment category. Characteristics considered include the amount and quality of office space development, construction materials (steel, concrete block etc.), ceiling heights, upper floor space, functional obsolescence, and special building features (craneways, fire sprinklers, etc.). These adjustments are calculated based on the improvement value, expressed as a percentage of the total property value.

Size adjustments are considered under the Unit Area category. Generally, larger units sell for a lower value per square foot, all else being equal.

Lot size adjustments are considered under the Site Area category. Smaller lots than the subject would require an upward adjustment and vise versa.

Finally, Lot Coverage considers the size of the building's footprint in relation to the lot size. A lower lot coverage is preferred as it allows for easier exit/entry, greater parking, exterior storage as well as future expansion.

It is evident the four comparable indices included in our analysis indicate an adjusted price range of $515.81 and $581.40 per square foot, with mean and median adjusted values of $551.95 and $555.30 per square foot respectively. All the comparable indices reflect arm's length transactions where atypical conditions of sale or financing terms were not considered to impact the transaction price. As a result, no adjustments have been made to the indices for these factors.

With regard to location, the subject property is in a business park along the Mississauga / Oakville border. Indicator #1 is not located in a business park and is behind a highway offramp with limited access and exposure, therefore an upward adjustment was made. Index #3 are is also not in a business park and has less exposure to traffic on Royal Windsor Drive. While Index #2 is not in a

business park it has exposure to the QEW highway, therefore these appear to offset each other and no adjustment is deemed necessary.

All Indicators are within a reasonable size difference than the subject, therefore no adjustment was deemed necessary.

Indicator #2 and #3 are noticeable larger than the subject, therefore upward adjustments were made since larger units tend to sell for a lower price per square foot than an otherwise smaller parcel due to economies of scale.

Indicator #1, #2 and #3 have larger site areas, therefore a downward adjustment was made.

All indicators have similar site coverage ratios, therefore no adjustment was required for this feature.

With regard to age/condition, all four indicators are in average to good condition, as is the subject. Because of the flex nature of the subject and comparables, various ratios of office to retail space can be achieved according to the owner/tenants use and preferences. Office spaces do not directly aid in retail sales whereas retail space is finished for customer use. Because of the extra income generating of a showroom floor, a greater ratio of showroom to office space adds more value to the property. Indicator #1 and #2 have a large percentage of their area as office space, therefore upward adjustments were made. Indicator #3 and #4 are both showrooms like the subject.

In arriving at a final estimate of value, we have applied greater weight toward Indicator #4 since it required no adjustment other than for market condition. Taking all factors into account, we have concluded an indication of value by the Direct Comparison Approach of $580 per square foot of unit area. The resultant value estimate is $5,225,000 (9,010 square feet of building area x $580.00 per square foot, rounded).

$5,225,000
(SEVEN MILLION TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS)

4.3 THE INCOME APPROACH

Investors purchasing income-producing real estate are primarily concerned with the earning power of their investment. Consequently, the principle of anticipation is paramount as it states the anticipation of future benefits creates value. The current value of a property is not based on its historical price or the cost of its creation; rather, value is based on the market's perception of the future benefits of acquisition. With this in mind, an investment with higher earnings will have a higher value, provided the amount of risk remains constant.

There are two general methods under the income approach: yield capitalization and direct capitalization. The yield capitalization method examines the future cash flows from a property over a specified period of time and is commonly accomplished by applying a discounted cash flow (DCF) analysis. Discounted cash flow analysis allows the appraiser to reflect the changing pattern of earnings over the specified holding period. In doing so, the appraiser has the ability to analyze the earnings being generated from existing leases as well as those earnings anticipated in the future resulting from new leases and renewals. Thus, this method allows the appraiser to account for changing levels of occupancy, rents, recoveries and expenses throughout the holding period. This complex method of income capitalization requires a number of subjective assumptions that can be difficult to quantify.

The direct capitalization method is a less complicated approach to valuation and one that is commonly used by market participants. It involves estimating a typical or stabilized level of earnings for the subject property and then converting this estimate into an estimate of value by using a market derived capitalization rate or income factor. By its nature, the direct capitalization method is not as accurate as the discounted cash flow approach as it does not reflect income and expense fluctuations over the holding period; rather, it provides a snapshot of the property at a particular point in time and assumes the continuation of this level of earnings. The capitalization rate is a function of interest rates, risk, loss of liquidity, and anticipated gains or losses over the holding period.

In short, both direct capitalization and yield capitalization are suitable when valuing income-producing properties since both methods are used by market participants to translate the earnings of a property into value. As stated in *The Appraisal of Real Estate (Third Canadian Edition),* the following steps are necessary in applying either of these methods:

1. Research the income and expense data for the subject property and comparables.

2. Estimate the potential gross income of the property by adding the rental income and any other potential income.

3. Estimate the vacancy and collection loss.

4. Subtract vacancy and collection loss from the total potential gross income to arrive at the effective gross income of the subject property.

5. Estimate the total operating expenses for the subject by adding fixed expenses, variable expenses, and a replacement allowance (where applicable).

6. Subtract the estimate of total operating expenses from the estimate of effective gross income to arrive at net operating income.

7. Apply one of the direct or yield capitalization techniques to this data to generate an estimate of value via the income approach.

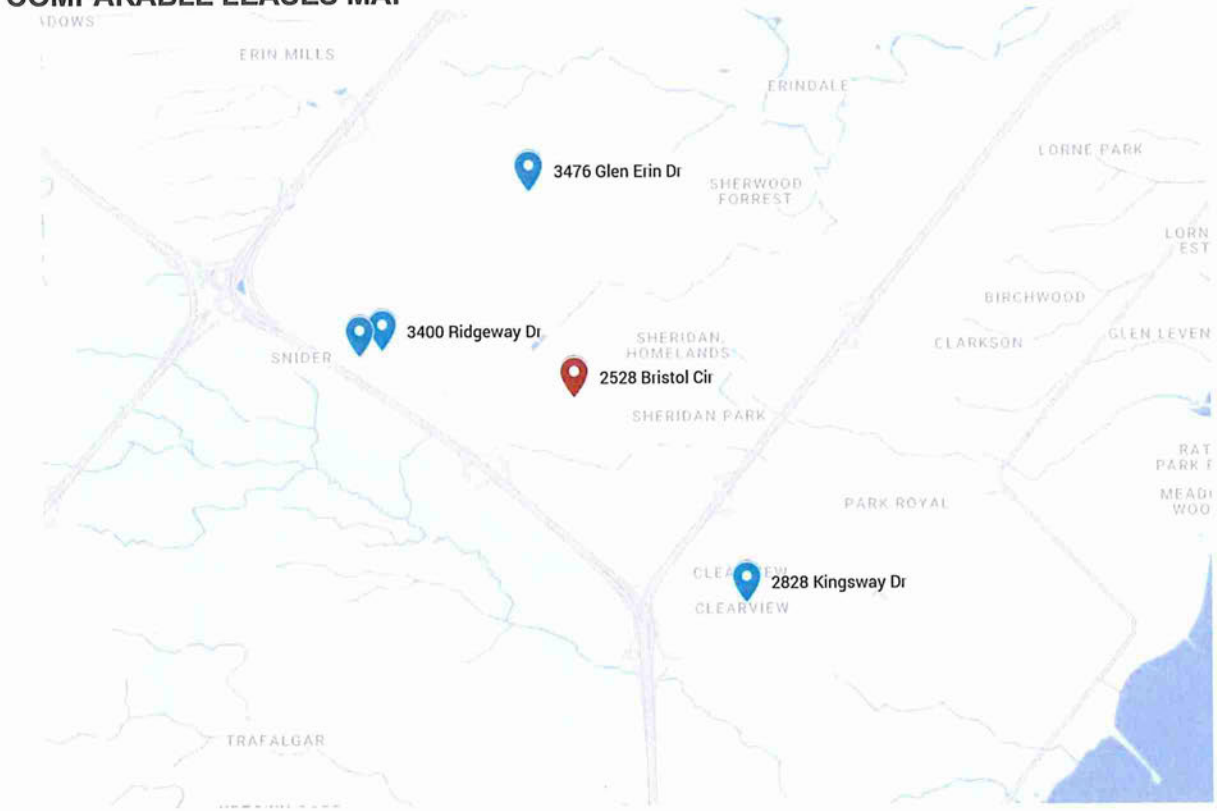
In the case of the subject property, we will apply the direct capitalization method as it is represents the valuation methodology used by most market participants.

INCOME ANALYSIS

We have completed a market survey of competing properties upon which to base an estimate of a current market lease rate. The results of this rental study are summarized in the following table.

Index	Address	Area (Sq. Ft)	Lease Rate	Lease Type	Lease Date	Comments
1	2828 Kingsway Drive E	1,180	$23.00	N3	May-25	Retail - First Floor - Strip Mall
2	3476 Glen Erin Drive	2,381	$25.00	N3	Jul-25	Retail - First Floor - Strip Mall
3	3400 Ridgeway Dr	5,554	$19.50	N3	Mar-25	Industrial - First Floor - Built 2005
4	3750A Laird Rd	8,713	$19.75	N3	Jan-25	Industrial - First Floor - Built 2009

COMPARABLE LEASES MAP



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The preceding market rent study includes all triple net lease agreements. The distinction between a net and gross lease is important as the former involves a base rental rate plus all applicable expenses (i.e. operating expenses) whereas the latter simply represents an all-in rental rate. In other words, a net rental rate passes any potential increases in operating expenses on to the tenant whereas a gross lease does not. A landlord will generally favour a net rental rate as potential increases in property taxes, utilities, etc. will be absorbed by the tenant, thereby guaranteeing the landlord with a set income stream.

Index #1 is a retail space in a neighborhood strip mall, therefore, a higher rate for the subject space would be expected as it is a retail showroom in a commercial area; however, this is offset by its size as it is smaller than the subject.

Index #2 is also a retail space; however, a lower rate for the subject would be expected because of its superior location in a regional strip mall with more traffic.

Index #3 is an entirely industrial space, therefore a higher rate for the subject would be expected because it is a retail showroom.

Index #4 is also an entirely industrial space, therefore a higher rate for the subject would be expected because it is a retail showroom.

The four comparable leases indicate a range between $19.50 and $25.00 per square foot with an average of $21.81 per square foot. Taking all factors into account, we have concluded a market rate for the subject space of $23.00 per square foot. The mid-range of the leases was chosen as the subject is a showroom which contains industrial and retail areas.

OPERATING EXPENSES

We are completing the income analysis on the basis of a triple net lease agreement. This is consistent with the majority of market lease agreements. On this basis, the tenant is responsible for payment of their proportionate share of the property tax levy and operating expenses. Structural repairs and maintenance are typically the responsibility of the landlord. We have estimated operating expenses using market rates for similar commercial space that have sold recently in the area.

The total taxes, maintenance and insurance (TMI) is estimated to be $7.00 per square foot for the subject and we are aware the commercial property tax levy is approximately $2.19 per square foot, therefore total operating fees (Management, Insurance & Utilities) are approximately $4.81 per square foot. As such, we have estimated operating expense and property tax recovery at $7.00 per square foot. Because the subject is in good condition, structural allowance been conservatively estimated at 1% of potential gross income.

The reader is reminded these operating expenses are recoverable from the tenant; consequently, they are considered a source of income when calculating potential gross income. Once a vacancy and collection loss allowance has been deducted from potential gross income to arrive at effective gross income, these operating expense recoveries (and structural allowance) are deducted to arrive at an estimate of stabilized net operating income for the subject property.

VACANCY AND COLLECTION LOSS ALLOWANCE

A reduction in gross potential income resulting from vacancies, tenant turnover and non-payment of rent is categorized as vacancy and collection allowance. The quality of tenants, current and projected supply and demand conditions, and local economic conditions all influence this percentage allowance. Current vacancy levels are not necessarily indicative of long terms vacancy rates as the long-term rate reflects typical investor expectations over the entire holding period instead of a single point in time.

As the direct capitalization approach involves the capitalization of an income stream in perpetuity, it is necessary to determine a long-term vacancy rate for the subject property. The CoStar database has a current vacancy rate for the Oakville Retail 1-3 Star market at 1.60%.

ESTIMATING NET OPERATING INCOME

In light of the preceding information, we have prepared the following pro forma operating statement for the subject property.

Pro Forma Income Statement		
Rental Revenue		$207,230
Operating Expense Recoveries		$63,091
Potential Gross Income		$270,321
Less:		
Vacancy and Collection Loss Allowance	1.60%	-$4,325
Effective Gross Income		$265,996
Less:		
Operating Expense and Property Taxes		
Taxes		$29,574
Operating Expenses		$33,517
Structural Allowance	1.00%	$2,703
Stabilized Net Operating Income		**$200,202**

OVERALL CAPITALIZATION RATE ESTIMATE

When adequate market data exist, deriving an overall capitalization rate from comparable sales is the preferred technique. Capitalization rates are influenced by numerous factors, the most important of which relates to the perceived risk of the income stream being capitalized. The perceived risk of the income stream is associated with the strength of the tenant's covenant, relationship between the contract rental rate and market rental rate, anticipated income growth/decline, among others. Moreover, the calculation of the income stream can be influenced by various factors including the treatment of one-time expenses and allowances for vacancies and structural reserves.

Sales of tenant occupied units are rare in the market. Moreover, tenant occupied units that do sell are quite often on a month to month lease or are owner occupied after the sale.

The Cushman & Wakefield Canadian Cap Rate & Capital Markets Report indicates capitalization rates for retail space in the Toronto area at 4.50 to 5.50%

RECONCILIATION

The final step in the income approach is to apply the overall capitalization rate to the estimated stabilized net operating income. A summary of our Income Approach calculations is provided below.

	Low	High
Stabilized Net Operating Income	$200,202	$200,202
Capitalization Rate	4.50%	5.50%
Indicated Value by the Income Approach	$4,448,926	$3,640,030
Rounded	**$4,450,000**	**$3,640,000**

The subject property has a relatively low level of investment risk given the demand in the market for commercial flex properties. In arriving at a final estimate of value, we have selected the lower rate of the above range of 4.50% because of the subject's good condition and location.

$4,450,000
(FOUR MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS)

4.4 RECONCILIATION

The subject property entails a commercial condominium unit in a multi-unit building. In arriving at an estimate of market value for the subject property, the Direct Comparison Approach and Income Approach have been completed. The value conclusions derived from the applicable valuation methodologies are provided below:

Direct Comparison Approach :		$5,225,000
Income Approach	:	$4,450,000

Reaching a final estimate of value for the subject property not only involves the identification of the most probable selling price, but also the most probable purchaser. The Direct Comparison Approach best reflects the rationale of owner-users as it is based on the principle of substitution which states a prudent purchaser will not pay more for a property than the price of an equally desirable substitute property available under similar conditions. Slightly different, an investor's rationale is best reflected by the Income Approach as this methodology is primarily concerned with the earning potential of the property. Investors focus on the principle of anticipation which states the current value of a property is not based on its historical price or the cost of its creation; rather, value is based on the market's perception of the future benefits of acquisition. The Cost Approach has not been completed.

The subject property is currently tenanted; however, with few recent market rent comparables for showrooms, greater weight has been placed on the Direct Comparison Approach with strong support provided by the Income Approach.

Based on the research and analysis herein, and subject to the Assumptions and Limiting Conditions stated on page 7 of this report we have formed the following opinion with respect to the current market value of the subject property as at November 7, 2025:

$5,225,000
(FIVE MILLION TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS)

REASONABLE EXPOSURE TIME

Reasonable exposure time is the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is always presumed to have preceded the effective date of the appraisal and is based upon the analysis of past events assuming a competitive and open market. Exposure time is different for various types of real property and under various market conditions. Researching investment activity around the effective date and discussions with industry professionals, sellers and buyers in the marketplace suggest it would have taken approximately one to four months for the subject property to have been exposed on the marketplace prior to the consummation of a sale transaction.

4.5 CERTIFICATION

I hereby certify that, except as otherwise noted in the preceding analysis, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favoring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- Except as herein disclosed, no one has provided significant professional assistance to the person(s) signing this report;
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;
- The undersigned is a member in good standing of the Appraisal Institute of Canada.

The effective date of valuation is November 7, 2025. Appended photographs were taken by the appraiser on November 7, 2025, the date of inspection. Data collection and report preparation was completed by Ryan Baldeo, AACI, P.App.

Address: 2528 Bristol Circle, Oakville, ON

Based upon the data, analyses and conclusions contained herein, the market value of the interest in the property described, as at November 7, 2025 is estimated at *$5,225,000* As set out elsewhere in this report, this report is subject to certain assumptions and limiting conditions, the verification of which is outside the scope of this report.

Respectfully Submitted,

CDC Inc.

Ryan Baldeo

Ryan Baldeo, AACI, P.App., MBA, BComm
AIC Member # 907025
November 9, 2025

SCHEDULE A: CERTIFICATE OF TITLE

Ontario ServiceOntario

LAND REGISTRY OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER 24602-0204 (LT)

PAGE 1 OF 1
PREPARED FOR RYAN BALDEO
ON 2023/10/27 AT 13:13:39

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL BLOCK 2-10, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 7 AND 63 , 20R9192 ; S/T H396401 ; S/T H305923 OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER: RESERVE: FIRST CONVERSION FROM BOOK
FEE SIMPLE
ABSOLUTE

OWNER'S NAMES: CAPACITY: SHARE
2842878 ONTARIO INC.

DIV CREATION DATE:
1996/02/26

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26.						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
H396680	1989/03/08	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
20R9191	1989/03/08	PLAN REFERENCE				C
20R9192	1989/03/08	PLAN REFERENCE				C
H396917	1989/03/10	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H305923	1989/03/10	TRANSFER EASEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H396959	1989/03/10	BYLAW EX PART LOT				C
HR1660690	2019/11/29	BYLAW		THE CORPORATION OF THE TOWN OF OAKVILLE		C
REMARKS: BYLAW 2022-037 TO REPEAL BYLAW THAT EXEMPTED CERTAIN LANDS FROM PART LOT CONTROL BETWEEN 1988 AND 1994						
HR1832769	2021/09/29	TRANSFER	$9,207,000	1926105 ONTARIO LIMITED	2842878 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
HR1950746	2021/12/08	CHARGE	$6,157,000	2842878 ONTARIO INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
HR1950775	2021/12/08	NO ASSGN RENT GEN		2842878 ONTARIO INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
REMARKS: HR1950746						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

CDCINC

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20 — 24902-0205 (LT)

PAGE 1 OF 1
PREPARED FOR RYAN BALDEO
ON 2023/10/27 AT 13:10:40

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL BLOCK 2-11, SEC 20M492 ; PT BLK 2, PL 20M492 , PART 9 AND 64 , 20R9192 ; S/T H396405 ; S/T H395923 OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE

RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 1996/02/26

OWNERS' NAMES: 2842878 ONTARIO INC.

CAPACITY: SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
H395680	1989/03/08	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
20R9192	1989/03/08	PLAN REFERENCE				C
H395917	1989/03/10	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H395923	1989/03/10	TRANSFER EASEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H396059	1989/03/10	BYLAW EX PART LOT				C
H444021	1990/05/17	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
HR1669090	2019/11/29	BYLAW		THE CORPORATION OF THE TOWN OF OAKVILLE		C
	REMARKS: BYLAW 2012-037 TO REPEAL BYLAWS THAT EXEMPTED CERTAIN LANDS FROM PART LOT CONTROL BETWEEN 1988 AND 1994					
HR1832769	2021/09/29	TRANSFER	$9,207,000	1925105 ONTARIO LIMITED	2842878 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1850746	2021/12/08	CHARGE	$6,157,000	2842878 ONTARIO INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
HR1850775	2021/12/08	NO ASSGN RENT GEN		2842878 ONTARIO INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
	REMARKS: HR1850746					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

CDC INC

SCHEDULE B: LAND USE BYLAW

Part 10

Employment Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

10.2 Permitted Uses

Uses permitted in the Employment *Zones* are denoted by the symbol "✓" in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 10.2, below.

Table 10.2: Permitted Uses in the Employment Zones *(2017-025)*

	E1	E2	E3	E4
Adult entertainment establishment		✓ (4)(10)	✓ (4)(10)	
Art gallery (2016-023)	✓ (5)	✓ (6)(7)		✓
Business office	✓	✓	✓ (1)	✓
Bulk storage facility			✓	
Commercial school (PL140317)	✓	✓		✓
Commercial self-storage		✓	✓	✓
Community centre				✓
Conservation use	✓	✓	✓	✓
Contractors establishment	✓	✓	✓	✓
Day care (PL140317)	✓ (5)(17)	✓ (17)		✓ (17)
Drive-through facility	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
Dry cleaning depot (PL140317)	✓ (5)			✓
Dry cleaning/laundry establishment (PL140317)		✓	✓	
Emergency service facility	✓	✓	✓	✓
Financial institution	✓ (5)	✓ (6)(7)		✓
Food bank	✓	✓		✓
Food production	✓ (2)	✓		✓
Funeral home				✓
Hotel	✓	✓		✓
Manufacturing	✓ (2)	✓	✓	
Medical office	✓	✓		✓
Motor vehicle body shop				✓ (8)(13)
Motor vehicle dealership				✓ (8)(14)
Motor vehicle rental facility				✓ (13)(14)
Motor vehicle repair facility				✓ (13)
Motor vehicle service station				✓ (15)
Motor vehicle storage compound			✓	
Motor vehicle washing facility				✓ (8)(16)

Employment Zones

Table 10.2: Permitted Uses in the Employment Zones *(2017-025)*	E1	E2	E3	E4
Outside display and sales area		✓		✓ (11)
Outside processing			✓	
Outside storage		✓	✓	
Park, public	✓	✓	✓	✓
Parking area, heavy vehicle		✓	✓	
Pet care establishment				✓
Place of entertainment				✓
Place of worship (PL140317)	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
Public hall	✓	✓		✓
Public works yard		✓	✓	
Rental establishment		✓	✓	✓
Repair shop (2017-025)	✓ (2)	✓	✓	✓
Restaurant	✓ (5)	✓ (6)(7)		✓
Retail propane and transfer facility				✓
Retail store	✓ (5)			✓ (11)
Retail store, accessory and showroom	✓ (3)	✓ (3)	✓ (3)	
School, private (PL140317)	✓	✓ (17)		✓
Service commercial establishment	✓ (5)			✓
Sports facility	✓ (9)	✓ (9)	✓ (2)	✓ (9)
Stormwater management facility	✓	✓	✓	✓
Taxi dispatch	✓	✓	✓	✓
Training facility	✓	✓	✓	✓
Transportation terminal			✓	
Veterinary clinic (PL140317)		✓		✓
Warehousing	✓ (2)	✓	✓	
Waste processing station			✓ (4)	
Waste transfer station			✓ (4)	
Wholesaling		✓	✓	

Additional Regulations for Permitted Uses Table 10.2

1. Permitted only in conjunction with another permitted *use* and shall not exceed a maximum of 25% of the *net floor area* on the *lot*.
2. Permitted only where the *use* legally existed on the *lot* on the effective date of this By-law.
3. a) The maximum *net floor area* for an *accessory retail store* and showroom shall be the lesser of a maximum *net floor area* of 15% of the *net floor area* of the main *use* or 250.0 square metres *(PL140317)*; and,

Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.

b) The *accessory retail store* and showroom shall be contained within the same *premises* as the associated permitted *use*.
c) The area within the *building* used for the *accessory retail store* and showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.

4.
a) Prohibited on a *lot* within 800.0 metres of a Residential *Zone*, whether the Residential *Zone* is in Oakville or in a neighbouring municipality.
b) For a *waste transfer facility*, this footnote only applies when the *use* is dealing with *hazardous waste*. *(PL140317)*

5.
a) Permitted only within the same *building* or part thereof *used* by any other *use* not subject to this footnote.
b) A maximum of 20% of the total *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.

6.
a) A maximum of 30% of the total *net floor area* on the *lot* shall be cumulatively occupied by all *uses* subject to this footnote. *(PL140317)*
b) No *net floor area* may be occupied by *uses* subject to this footnote without prior construction having occurred of an equal amount of *net floor area* for any other *use* permitted that is not subject to this footnote.

7.
a) Notwithstanding footnote 6, a stand-alone *building* that legally existed on the effective date of this By-law containing a *use* legally existing on the effective date of this By-law that is subject to this footnote shall be permitted.
b) There shall be no maximum *net floor area* applicable to that *building*.

8. Shall not be permitted on a *lot* abutting any Residential *Zone*.
9. The maximum *net floor area* on any *lot* within 100.0 metres of a Residential *Zone* shall be 1,000.0 square metres.
10. Shall only be located within a freestanding *building* as the exclusive *use* on the *lot*.
11. The maximum *net floor area* on a *lot* for all *uses* subject to this provision shall be 2,500.0 square metres.

Only the uses covered by Footnote 11 are limited in floor area. Any other use permitted on a lot in the Business Commercial (E4) Zone is not limited in floor area – however, all other standards of the By-law must be met.

12.
a) The maximum *lot area* shall be 2.5 hectares.
b) In the Business Commercial (E4) *Zone* only, the maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*. In all other *zones*, *net floor areas* established by other footnotes shall apply. *(PL140317)*

13. If the *lot* is abutting the *highway corridor*, *uses* subject to this footnote are permitted only in conjunction with a *motor vehicle dealership*.
14. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales area* in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.

15. Shall comply with the Service Station (C4) *Zone* regulations.
16. Shall comply with the Service Station (C4) *Zone* regulations when *used* in conjunction with a *motor vehicle service station*.
17. Shall not be permitted within 120.0 metres of an Industrial (E3) *Zone*. *(PL140317)*

10.3 Regulations

No person shall within any Employment *Zone use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 10.3 below.

Table 10.3: Regulations in the Employment Zones

	E1	E2	E3	E4
Minimum *lot area*	0.2 ha	0.2 ha	0.2 ha	6.0 ha
Minimum *lot frontage*	30.0 m	30.0 m	30.0 m	30.0 m
Minimum front yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum front yard	17.5 m (1)	n/a	n/a	n/a
Minimum flankage yard	3.0 m	3.0 m	3.0 m	3.0 m
Maximum flankage yard	17.5 m (1)	n/a	n/a	n/a
Minimum interior side yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum interior side yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*	15.0 m	15.0 m	15.0 m	15.0 m
Minimum interior side yard abutting any *railway corridor*	7.5 m	7.5 m	7.5 m	7.5 m
Minimum rear yard	3.0 m	3.0 m	3.0 m	3.0 m
Minimum rear yard abutting a *lot* in any Residential *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone*	15.0 m	15.0 m	15.0 m	15.0 m
Minimum rear yard abutting any *railway corridor*	7.5 m	7.5 m	7.5 m	7.5 m
Maximum *height*	18.5 m (2)(3)	n/a (2)(3)	n/a	18.5 m (3)
Minimum *landscaping coverage*	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 10.3

1. For a new *building* being constructed or the addition of *floor area* in a *front yard* or *flankage yard* to a *building* legally existing on the effective date of this By-law on a *corner lot* located at the intersection of any two *arterial roads*, *collector roads*, or an *arterial road* and a *collector road*, the *maximum front* or *flankage yards* shall be 10.0 metres for the first 33% of the length of the front and *flankage lot lines* measured from the point of intersection of the *lot lines* or the point of intersection of the projection of the *lot lines* where the two do not intersect. *(2017-025)*
2. The maximum *height* for any *lot* abutting a *highway corridor* shall be 30.0 metres. *(2015-018)*

3.

a) The maximum *height* for any portion of a *building* within 23.0 metres of a Residential Low *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone* boundary shall be 5.0 metres.

b) Rooftop mechanical equipment and *mechanical penthouses* greater than 2.0 metres in height shall not be permitted within the same 23.0 metres setback.

10.4 Gatehouses

A *gatehouse* may be permitted in any required *yard* provided that it does not exceed 3.0 metres in *height* and 5.0 square metres in *floor area*.

10.5 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Office Employment (E1) *Zone*:

a) A minimum of 35% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.

b) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.

c) For clarity, Section 10.5 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

Special Provisions

43 (Old 434) Map 19(24)	**Winston Park Employment Area (Part of Lots 1, 2, 3, and 4, Concession 1 S.D.S.)**	Parent Zones: E1, E2, E3 (1986-118) (2001-007) (2002-052)
15.43.1 Zone Provisions		
The following additional use is permitted on lands zoned Industrial E3:		
a)	*Business office*, and Footnote 1 of Table 10.2, relating to multiple *uses* on a *lot* and maximum *net floor area*, shall not apply.	
15.43.2 Zone Provisions		
The following regulations apply:		
a)	*Minimum yard* abutting Upper Middle Road East	15.0 m
b)	*Minimum yard* and width of *landscaping* required along any *lot line* abutting Winston Churchill Boulevard	15.0 m
c)	*Maximum front* and *flankage yard*	Shall not apply
d)	Minimum *landscaping coverage* of required *front yard*	25%
e)	Minimum *landscaping coverage* of required *flankage yard*	25%
15.43.3 Special Site Provisions		
The following additional provisions apply:		
a)	"Lot" means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	
b)	For any *lot* abutting Winston Churchill Boulevard, the *rear yard* shall be the *yard* abutting Winston Churchill Boulevard.	
c)	For any *lot* abutting Winston Churchill Boulevard, Section 5.6(d) related to *loading space* locations shall not apply.	

SCHEDULE C: SALES TRANSACTIONS

23 2100 S Sheridan Way

Mississauga, ON L5J 2M4 (Peel County) - Mississauga Submarket

★★☆☆☆
Warehouse

Sale Summary

Sold	2025-07-24
Sale Price	$4,050,000 ($450.00/SF)
RBA (% Leased)	9,000 SF (0%)
Price Status	Confirmed
Built	1969
Land Area	1.03 AC/44,867 SF
Sale Comp Status	Research Complete
Sale Comp ID	7265945
Parcel Numbers	210502004815100
Sale Conditions	High Vacancy Property



Contacts

Type	Name	Location	Phone
Recorded Buyer	2100ssw Corp	-	-
True Buyer	DeMan Construction	Mississauga, ON L4Y 2B6	(905) 277-0363
Contacts	Peter DeMan (416) 678-0250		
Buyer Broker	Colliers	Toronto, ON M9C 5J5	(416) 777-2200
Contacts	Chris Festarini (905) 399-1543		
Recorded Seller	7546696 Canada Inc	-	-
True Seller	Carol & Robert Cairns	Mississauga, ON L5N 4X3	(905) 820-4332
Contacts	Carol Cairns (905) 820-4332		
Listing Broker	Colliers	Toronto, ON M9C 5J5	(416) 777-2200
Contacts	Nick Stathers (905) 464-3736, Stewart Metcalfe (416) 274-8987		

Property Details

Tenancy	Single	Cross Docks	None
Drive Ins	1 total/ 10' w x 12' h	Clear Height	14'
Docks	1 exterior	Crane	None
Levelers	1 exterior	Building FAR	0.20
Parking Spaces	1.11/1,000 SF; 10 Surface Spaces		

Transaction Details

Sale Date	2025-07-24	Sale Type	Investment
Sale Price	$4,050,000 ($450.00/SF)	Hold Period	20+ Years
Land Price	$3,932,021/AC ($90.27/SF)		
Sale Conditions	High Vacancy Property		
Parcel Number	210502004815100		

CDCINC

2 1151 S Service Rd W

Oakville, ON L6L 6K4 (Halton County) - Oakville/Burlington Submarket

★★☆☆☆ Showroom

Sale Summary

Sold	2024-08-16
Sale Price	$9,500,000 ($542.86/SF)
RBA (% Leased)	17,500 SF (100%)
Price Status	Confirmed
Built	1990
Land Area	1.31 AC/56,976 SF
Sale Comp Status	Research Complete
Sale Comp ID	6820443
Parcel Numbers	240102029002162



Contacts

Type	Name	Location	Phone
Recorded Buyer	1151 Ssr Oakville Property Ltd.	-	-
True Buyer	Grand Touring Automobiles	Toronto, ON M4M 0E2	(416) 530-1880
Contacts	Paul Cummings 1 (866) 413-7555		
Recorded Seller	Clocon Holdings Inc.	-	-
True Seller	Paul Repar	Burlington, ON L7P 0E6	(905) 616-2128
Contacts	Paul Repar		
Listing Broker	Colliers	Burlington, ON L7L 6Z8	(905) 333-8849
Contacts	Bryan Faldowski (905) 330-3800, Kennedy Banks (905) 746-6259		

Property Details

Tenancy	Multi	Clear Height	18'
Drive Ins	6 total/ 11' w x 11' h	Crane	None
Docks	1 exterior	Building FAR	0.31
Levelers	None		
Parking Spaces	1.71/1,000 SF; 30 Surface Spaces		

Transaction Details

Sale Date	2024-08-16	Hold Period	45 Months
Sale Price	$9,500,000 ($542.86/SF)	Recording Date	2024-08-16
Land Price	$7,263,058/AC ($166.74/SF)	Zoning	E2 SP:3
Sale Type	Investment	Document Number	HR2051640
Time On Market	5 Months 3 Days		
Parcel Number	240102029002162		

11 2357 Royal Windsor Dr

Oakville, ON L6J 7X6 (Halton County) - Oakville/Burlington Submarket

★★☆☆☆ Retail

Sale Summary

Sold	2024-06-21
Sale Price	$6,650,000 ($476.94/SF)
GLA (% Leased)	13,943 SF (100%)
Price Status	Full Value
Built	1983
Land Area	1.30 AC/56,628 SF
Sale Comp Status	Research Complete
Sale Comp ID	6765136
Parcel Numbers	240104021005810



Contacts

Type	Name	Location	Phone
Recorded Buyer	1000908239 Ontario Inc.	-	-
True Buyer	Adwait Desai	Oakville, ON L6J 7X6	-
Contacts	Adwait Desai		
Recorded Seller	1487314 Ontario Inc.	-	-
True Seller	Pietruszko, Andrew	Oakville, ON L6J 6Y4	(905) 337-9400
Contacts	Andrew Pietruszko		

Property Details

Tenancy	Multi	Ceiling Height	14'
Number of Tenants	1	Building FAR	0.25
Parking Spaces	2.87/1,000 SF; 40 Surface Spaces		

Transaction Details

Sale Date	2024-06-21	Sale Type	Investment
Sale Price	$6,650,000 ($476.94/SF)	Hold Period	119 Months
Land Price	$5,115,385/AC ($117.43/SF)	Zoning	E-2
Parcel Number	240104021005810		

Loan

Unknown	Toronto Dominion Bank		
Balance	$6,000,000	Interest Rate	5.0%
Unknown	Private Lender		
Balance	$2,500,000		

215 Wyecroft Rd

Oakville, ON L6K 3S3 (Halton County) - Oakville/Burlington Submarket

★★☆☆☆
Showroom

Sale Summary

Sold	2024-06-13
Sale Price	$4,000,000 ($563.22/SF)
RBA (% Leased)	7,102 SF (100%)
Price Status	Confirmed
Built	1987
Land Area	0.69 AC/30,100 SF
Sale Comp Status	Research Complete
Sale Comp ID	6758810
Parcel Numbers	240103013002715



Contacts

Type	Name	Location	Phone
Recorded Buyer	215 Building Ontario Inc.	-	-
True Buyer	Aspen Oral and Maxillofacial Surgery	Oakville, ON L6M 4J2	(905) 582-2188
Contacts	Martin Cloutier (905) 582-2188		
Recorded Seller	2190338 Ontario Inc.	-	-
True Seller	Sharp Exteriors	Oakville, ON L6K 3S3	(905) 844-9599
Contacts	Kyle Sharp (905) 844-9599		
Listing Broker	Real Agency	Mississauga, ON L5J 0B1	-
Contacts	Katie Davidson (416) 708-0887		

Property Details

Tenancy	Single	Levelers	None
Drive Ins	4 total/ 10' w x 12' h	Crane	None
Docks	3 exterior	Building FAR	0.24
Parking Spaces	1.13/1,000 SF; 8 Surface Spaces		

Transaction Details

Sale Date	2024-06-13	Recording Date	2024-06-13
Sale Price	$4,000,000 ($563.22/SF)	Transfer Tax	$76,545
Land Price	$5,788,704/AC ($132.89/SF)	Zoning	E2
Sale Type	Investment	Document Number	HR2037497
Hold Period	20+ Years		
Parcel Number	240103013002715		

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SCHEDULE D: LEASE TRANSACTIONS

2828 Kingsway Drive E Unit #3, Oakville, Ontario L6J 7M2

Listing

2828 Kingsway Dr E #3 Oakville
Leased / Commercial Lease / Commercial / Retail

MLS®#: W12080551
List Price: **$25.00** /Sq Ft Net
Leased Price: **$23.00** /Sq Ft Net



Halton/Oakville/1004 - CV Clearview

Tax Amt/Yr:	**$16.00/2025/T.M.I.**	Transaction:	**Lease**
SPIS:	**No**	DOM	**37**
Legal Desc:	**Small Retail For Lease 1180 Sq Ft Good For Most Use No Physio, No Food/Grocery, Seeking General Retail**		
Category:	**Retail**	Use:	**Retail Store Related**
Link:		Holdover	**90**
Freestanding:	**No**	Franchise:	
Occupant:	**Vacant**	Possession:	**Immed**
Lease Term			
Zoning:	**c01**		
Cross Street:	**Winston Churchill**		
Directions:	**West of Winston Churchill**		
Prop Mgmt:			
Status Cert:			
Seller:	**Oakville Place Inc**		

PIN #:	**248980001**	ARN #:	**240104021105370**
Additional PIN #:		Phased Tax Value:	
Possession Type:	**Immediate**		
Possession Rmks:	**Immed**		
Local Improv:			
Seasonal Dwelling:			

Contact After Exp:	**No**
Under Contract Mnthly:	
Possession Date:	**2025-06-01**
Road Access Fee:	
Survey Year/Type:	
Realtor Sign on Prop:	

Lease Price Y1: **$23** Lease Price Y2: **$24.0** Lease Price Y3: **$24** Lease Price Y4: **$25** Lease Price Y5: **$26**

Total Area:	**1,180 Square Feet**	Survey:	**No**	Rail:	**No**
Ofc/Apt Area:	**1,180 Square Feet**	Lot/Bldg/Unit/Dim:	**Unit 344 x 111Feet**	Basement:	**No**
Retail Area:	**1,180 Square Feet**	Lot Irreg	**Plaza/**	Elevator:	**No**
Apx Age:	**16-30**	Washrooms:	**3**	Assessment:	**2024**
Clear Height:	**10'**	Garage Type:	**Plaza**		
Heat:	**Gas Forced Air Closd**	Energy Cert	**No**		
Phys Hdcp-Eqp:	**Yes**	Green PIS:	**No**		
Sprinklers:	**Partial Sprinklers**				
Utilities:	**Available**				

Commercial/Financial Information

Maintenance:		Other:		Term Min Rent:	**36**
			Operating Expenses:	Term Max Rent:	**60**
			Net Inc B4 Debt:		

Remarks/Directions

Client Rmks: **Small Retail Available In Upscale Residential Area Next To School And Parks Open Concept Or With Offices Available**

Broker Rmks: **48 Hours Notice Mid Week Only**
Appt/Showing Rmks: **48 Hours Notice Mid Week Only**
Showing Requirements: **See Brokerage Remarks**

Brokerage Information

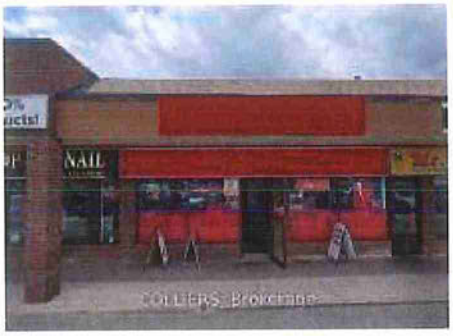
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3476 Glen Erin Drive, Mississauga, Ontario L5L 3R4

Listing

3476 Glen Erin Dr Mississauga
Leased / Commercial Lease / Commercial / Retail

MLS®#: W12135023
List Price: **$30.00 /Sq Ft Net**
Leased Price: **$25.00 /Sq Ft Net**



Peel/Mississauga/Erin Mills

Tax Amt/Yr:	**$15.47/2025/T.M.I.**	Transaction:	**Lease**
SPIS:	**No**	DOM	
Category:	**Retail**	Use:	**Retail Store Related**
Link:		Holdover	**90**
Freestanding:	**No**	Franchise:	
Occupant:	**Vacant**	Possession:	**Immediate**
Lease Term			
Zoning:	**C2**		
Cross Street:	**Burnhamthorpe Rd W / Glen Erin Dr**		
Directions:	**Burnhamthorpe Rd W / Glen Erin Dr**		
Prop Mgmt:			
Status Cert:			
Seller:	**Sitzer Group Holdings No.2 Limited cob Glen Erin Commons**		

PIN #:	**133930683**	ARN #:	**210506015684700**	Contact After Exp:	**No**
Additional PIN #:		Phased Tax Value:		Under Contract Mnthly:	
Possession Type:	**Immediate**			Possession Date:	
Possession Rmks:	**Immediate**			Road Access Fee:	
Local Improv:				Survey Year/Type:	
Seasonal Dwelling:				Realtor Sign on Prop:	

Lease Price Y1: **$25** Lease Price Y2: **$25.0** Lease Price Y3: **$25** Lease Price Y4: **$32** Lease Price Y5: **$32**

Total Area:	**2,381 Square Feet**	Lot/Bldg/Unit/Dim:	**Unit x Feet**	Rail:	**No**
Retail Area:	**100 Percentage**	Lot Irreg	**Plaza/**	Basement:	**No**
Heat:	**Gas Forced Air Closd**	Water:	**Municipal**		
Sprinklers:	**No Sprinklers**	Sewers:	**Sanitary & Storm**		
		A/C:	**Yes**		
		Garage Type:	**Plaza**		
Utilities:	**Available**				

Commercial/Financial Information

Maintenance:		Other:		Term Min Rent:	**60**
			Operating Expenses:	Term Max Rent:	**120**
			Net Inc B4 Debt:		

Remarks/Directions

Client Rmks: **Excellent opportunity to lease a 2,381 SF retail unit at Glen Erin Commons, a well-established shopping centre in the heart of Mississauga. Anchored by national tenants including Food Basics and Shoppers Drug Mart. Centre benefits from strong AADT and excellent visibility.**

Broker Rmks: **Contact listing brokerage for tours and marketing package. Collateral agreement in place.**
Offer Rmks: **Please include schedule B with offer**
Appt/Showing Rmks:
Showing Requirements: **List Salesperson**

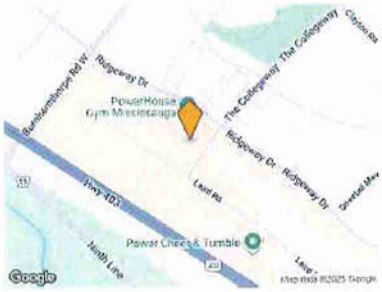
Brokerage Information

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3400 Ridgeway Dr

Mississauga, ON L5L 0A2 - Mississauga Submarket





MARKET AT LEASE

Vacancy Rates	2025 Q1	YOY
Current Building	7.3%	7.3%
Submarket 2-4 Star	3.4%	1.1%
Market Overall	3.6%	1.4%

Same Store Asking Rent/SF	2025 Q1	YOY
Current Building	$20.84	4.3%
Submarket 2-4 Star	$18.75	2.6%
Market Overall	$19.09	2.7%

Submarket Leasing Activity	2025 Q1	YOY
12 Mo. Leased SF	5,787,592	299.7%
Months On Market	4.5	0.9

TENANT

Tenant Name:	**Papiyona**

LEASE

SF Leased:	**5,554 SF**
Sign Date:	**Mar 2025**
Space Use:	**Industrial**
Lease Type:	**Direct**
Floor:	**1st Floor**
Suite:	**7**

RENTS

Asking Rent:	**$19.95/NNN**
Starting Rent:	**$19.50/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount:	**2.26%**
Buildout Status:	**Full Build-Out**
Space Condition:	**Average**

LEASE TERM

Start Date:	**Mar 2025**
Expiration Date:	**Mar 2031**
Lease Term:	**6 Years**

TIME ON MARKET

Date On Market:	**Feb 2025**
Date Off Market:	**Apr 2025**
Months on Market:	**2 Months**

TIME VACANT

Date Vacated:	**Feb 2025**
Date Occupied:	**Apr 2025**
Months Vacant:	**2 Months**

LEASING REP

Colliers
401 The West Mall, Suite 800
Toronto, ON M9C 5J5
David Colley (416) 777-2200

BGO
1875 Buckhorn Gate, Suite 601
Mississauga, ON L4W 5P1
Matt Gervais (416) 674-7707

PROPERTY

Property Type:	**Industrial**	Rentable Area:	**76,394 SF**
Status:	**Built 2005**	Stories:	**1**
Tenancy:	**Multi**	Floor Size:	**76,394 SF**
Class:	**B**	Ceiling Height:	**22'**
Construction:	**Reinforced Concrete**	Vacancy at Lease:	**7.3%**
Parking:	**150 Surface Spaces...**	Land Acres:	**5.57**

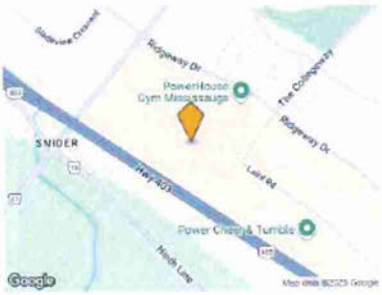
CDCINC

3750A Laird Rd

Mississauga, ON L4Z 1S6 - Mississauga Submarket

★★★☆☆





MARKET AT LEASE

Vacancy Rates	2025 Q1	YOY
Current Building	11.6%	▲ 11.6%
Submarket 2-4 Star	3.4%	▲ 1.1%
Market Overall	3.6%	▲ 1.4%

Same Store Asking Rent/SF	2025 Q1	YOY
Current Building	$22.64	▼ -0.2%
Submarket 2-4 Star	$18.75	▲ 2.6%
Market Overall	$19.09	▲ 2.7%

Submarket Leasing Activity	2025 Q1	YOY
12 Mo. Leased SF	5,787,592	▲ 299.7%
Months On Market	4.5	▲ 0.9

TENANT

Tenant Name:	**Gordon R Williams Corporation**

LEASE

SF Leased:	**8,713 SF**
Sign Date:	**Jan 2025**
Space Use:	**Industrial**
Lease Type:	**Direct**
Floor:	**1st Floor**
Suite:	**1**

RENTS

Asking Rent:	**$21.00/NNN**
Starting Rent:	**$19.75/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount:	**5.95%**
Buildout Status:	**Full Build-Out**
Space Condition:	**Average**

LEASE TERM

Start Date:	**May 2025**
Expiration Date:	**Apr 2030**
Lease Term:	**5 Years**

TIME ON MARKET

Date On Market:	**Aug 2024**
Date Off Market:	**Feb 2025**
Months on Market:	**6 Months**

TIME VACANT

Date Vacated:	**Aug 2024**
Date Occupied:	**Feb 2025**
Months Vacant:	**6 Months**

LEASING REP

BGO

1875 Buckhorn Gate, Suite 601
Mississauga, ON L4W 5P1
Matt Gervais (416) 674-7707

PROPERTY

Property Type:	**Industrial**	Rentable Area:	**74,856 SF**
Status:	**Built 2009**	Stories:	**1**
Tenancy:	**Multi**	Floor Size:	**74,856 SF**
Class:	**B**	Ceiling Height:	**22'**
Construction:	**Reinforced Concrete**	Vacancy at Lease:	**11.6%**
Parking:	**100 Surface Spaces...**	Land Acres:	**3.62**

CDCINC

This is Exhibit "G" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

Outlook

Re: NBC / Labtest et al

[redacted]

From: Pai, Raymond <raymond.pai@nbc.ca>
Sent: Wednesday, February 4, 2026 9:26 AM
To: kdhillon@labtestcert.com <kdhillon@labtestcert.com>
Cc: Rong, Sherry <sherry.rong@nbc.ca>
Subject: NBC / Labtest et al

Hi Kavinder,

Thank you for meeting with us yesterday. My contact information is below if you need to reach out.

The most urgent issue is an overdraft of -$2,171.29 under Labtest Certification Inc. Please cover it by 10am MST, today, February 4, 2026.

As discussed, we are requesting a list of documents / responses to be provided:

- On or before February 10, please update us on the conversations with Backyard Retreat on the sale of 2528 and any next steps to be taken.
- PDF / Document showing the current balances of:
    - Property taxes:

        - 20800 Westminster Highway, Richmond, BC
        - 204, 205, 206 - 8291 92 St, Delta, BC
        - 2520 / 2528 Bristol Circle, Oakville, ON
    - GST/HST for all the companies
    - Payroll Source Deductions for all the companies
    - Provincial taxes for all the companies
    - WCB / WorkSafeBC / WSIB / etc for all the companies
- Year to date financial statements as at December 31, 2025 (aka. In-house year-end statements) of the all the companies and including the items below. We recall you saying it should be ready by the end of this week. Please forward the completed statements to us on or before February 11, 2026.
    - AR Listing as at December 31, 2025
    - AP Listing as at December 31, 2025
- RBC Bank statements as at December 31, 2025
- Fiscal 2026 forecast with 3 Scenarios: worst, base, and best case. We will expect to see this on or before February 20, 2026 as per our discussion yesterday.
- Please ask your accountant (TGL Group) to prepare the combined fiscal year-end (FYE) financial statements dated December 31, 2025, for the following entities: Labtest Certification Inc., Labtest Certification Ontario Inc., MuAnalysis Inc., Goshu Products/Services Inc., and 2842878 Ontario Inc. Additionally, request that the accountant includes supplementary notes to the combined FYE financial statements. Furthermore, please ask the accountant to incorporate the fiscal year-end 2024 data so that we can compare between 2025 and 2024.
- Lease agreements
    - 20800 Westminster Highway, Richmond, BC
        - Between Goshu and the operating company
    - 204, 205, 206 - 8291 92 St, Delta, BC
        - Between Goshu and the operating company
    - 2520 / 2528 Bristol Circle, Oakville, ON
        - Between Goshu and the operating company
        - We already have the lease with Backyard Retreat Home & Leisure Inc.
        - Lease agreement between Labtest to Magalab Group Inc.
    - Please provide an update on the SRED claim including details of the claim, amount, and estimated timeline for receiving the grant.

Thank you,



Ray Pai
Senior Director, Special Loans
Tel.: 403-973-7203

National Bank of Canada

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This is Exhibit " H " referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

Outlook

Re: NBC / Labtest et al

From Pai, Raymond <raymond.pai@nbc.ca>
Date Tue 3/17/2026 1:31 PM
To Kavinder Dhillon <kdhillon@labtestcert.com>
Cc Rong, Sherry <sherry.rong@nbc.ca>

CAUTION : External Email

Hello Kavinder,

As discussed on our phone call, there are still outstanding issues per our original request. Our experience with the Companies for about the past month has shown there is limited ability to address our existing and any on-going concerns on a timely fashion and and it has resulted in the Bank to have limited patience and confidence. There are material arrears based on the information provided to date, including loan delinquencies, of approximately $610,000. In addition, we do not currently know what arrears may exist with provincial regulators or other creditors.

At this juncture, for the relationship with NBC to continue, the Bank requires the engagement of financial advisors to monitor all the borrowing entities. We would look to engage either Crowe & MacKay, or Deloitte as Financial Advisors. The Financial Advisors will monitor the global cash flow, report their observations, and concerns to the Bank on a weekly basis. Since the Advisors will need to work directly with you and the finance team, your formal written consent is required. Should you elect not to provide such consent, the Bank will require immediate repayment of all outstanding loans and may seek enhanced actions. As you have requested, you would like the opportunity to discuss with your accountants first on Friday. Please provide your response no later than 11:00am PST on Monday, March 23.

Thank you,

NATIONAL BANK

Ray Pai
Senior Director, Special Loans
Tel.: 403-973-7203

National Bank of Canada

From: Kavinder Dhillon <kdhillon@labtestcert.com>
Sent: Monday, March 16, 2026 5:56 PM
To: Pai, Raymond <raymond.pai@nbc.ca>

Cc: Rong, Sherry <sherry.rong@nbc.ca>
Subject: RE: NBC / Labtest et al

****
PRUDENCE/CAUTION - EXTERNE/EXTERNAL
****

Hi Ray,

Please find attached the requested information.

My travel to China is essential as it is business related, to generate revenue to help us pay out the outstanding moneys owing.

Following is a table of the outstandings:

Borrower	owing	Plan
LabTest BC - Tax	$ 13.39	This was paid today, through online bank payment
LabTest Ontario – Corp Tax	$ 14,254.23	This will be pay by April 10th, 2026
LabTest Ontario - Payroll	$ 184,066.16	Total outstanding $ 337,369. Our plan is to make payments of $ 20k per month. When possible to add additional payments.
LabTest BC – GST/HST	$ 94,230.92	
2842878 Ontario - GST	$ 59,071.44	
Oakville Property Tax	$ 106,753.04	Paying installments as per plan. Paying $ 16,483 per month
Richmond Property Tax	$ 1,583.29	Will be paid by end of the month
NBC Loan	$ 150,000	Pay $ 25,000 every month for the next 6 months. Therefore, instead of $50k ever month, our payment will be $75k

To my knowledge these are the only major outstanding items (risks).

I have attached an initial offer by Nmi Group. They are visiting me last week of March.

With or without the purchase, LabTest will be able repay all outstanding amounts as we have made major changes with the company to improve our top and bottom line revenues.

I am still pursuing the sale of the Oakville property, they process is taking much longer that thought. The market in Oakville is selling price at $ 500/SF

I believe this is all you requested, if I missed anything let me know. I will call you in the morning to confirm.

Thank you for your support.

Kavinder Dhillon (he, him), P.L.Eng.

This is Exhibit "I" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

GOSHU PRODUCTS/SERVICES INC.

Exported date range
Aug 31, 2025
Aug 31, 2026

The transactions in this list are associated with the following account number: 0006-01471-0079321 - CAD

Available balance: CAD 106,644.90
as of Aug 31, 2026

Date	Description	Reference	Other details	Issuing transit	Debit	Credit	Balance
2026-08-26	INTERNET CT TRF	Q42850000000129	Counterpart:			60,000.00	106,644.90
			Account number: 0006-01471-0064723				
2026-08-24	INTERNET CT TRF	Q42850000000125				10,000.00	46,644.90
2026-08-20	INTERNET CT TRF	Q42850000000122				24,407.46	36,644.90
2026-08-20	INTERNET CT TRF	Q42850000000121				12,203.01	12,237.44
2026-07-31	STATEMENT CHARGE				0.00		34.43
2026-07-31	TRF SERV. INTERAC				0.00		34.43
2026-07-31	POSTAL CHARGE				0.00		34.43
2026-07-31	MANAGEMENT FEES				0.00		34.43
2026-07-31	INTER-ACCES CHG				0.00		34.43
2026-07-31	DEPOSIT CONTENT				0.00		34.43
2026-07-31	EXCESS TRANSACTION				0.00		34.43
2026-07-31	PACKAGE FEE				0.00		34.43
2026-06-30	STATEMENT CHARGE				0.00		34.43
2026-06-30	TRF SERV. INTERAC				0.00		34.43
2026-06-30	POSTAL CHARGE				0.00		34.43
2026-06-30	MANAGEMENT FEES				0.00		34.43
2026-06-30	INTER-ACCES CHG				0.00		34.43
2026-06-30	DEPOSIT CONTENT				0.00		34.43
2026-06-30	EXCESS TRANSACTION				0.00		34.43
2026-06-30	PACKAGE FEE				0.00		34.43
2026-06-29	I/DEBIT MEMO			16791	227,024.64		34.43
2026-06-26	INTERNET CT TRF	Q42850000000097				8,000.00	227,059.07
2026-06-25	COM. EQUIP. LEASE		Counterpart:			20,000.00	219,059.07
			LABTEST CERT				
2026-06-25	COM. EQUIP. LEASE		Counterpart:			40,000.00	199,059.07
			LABTEST CERT				
2026-06-25	COM. EQUIP. LEASE		Counterpart:			40,000.00	159,059.07
			LABTEST CERT				
2026-06-03	INTERNET CT TRF	Q42850000000083				10,000.00	119,059.07
2026-06-01	INTERNET CT TRF	Q42850000000082				20,000.00	109,059.07
2026-05-29	STATEMENT CHARGE				0.00		89,059.07
2026-05-29	TRF SERV. INTERAC				0.00		89,059.07
2026-05-29	POSTAL CHARGE				0.00		89,059.07
2026-05-29	MANAGEMENT FEES				0.00		89,059.07
2026-05-29	INTER-ACCES CHG				0.00		89,059.07
2026-05-29	DEPOSIT CONTENT				0.00		89,059.07
2026-05-29	EXCESS TRANSACTION				0.00		89,059.07
2026-05-29	PACKAGE FEE				0.00		89,059.07
2026-05-26	INTERNET CT TRF	Q42850000000081				10,000.00	89,059.07

Date	Description	Reference	Other details	Issuing transit	Debit	Credit	Balance
2026-05-15	INTERNET CT TRF	Q42850000000074				9,465.75	79,059.07
2026-05-15	INTERNET CT TRF	Q42850000000073				18,933.04	69,593.32
2026-04-30	STATEMENT CHARGE				0.00		50,660.28
2026-04-30	TRF SERV. INTERAC				0.00		50,660.28
2026-04-30	POSTAL CHARGE				0.00		50,660.28
2026-04-30	MANAGEMENT FEES				0.00		50,660.28
2026-04-30	INTER-ACCES CHG				0.00		50,660.28
2026-04-30	DEPOSIT CONTENT				0.00		50,660.28
2026-04-30	EXCESS TRANSACTION				0.00		50,660.28
2026-04-30	PACKAGE FEE				0.00		50,660.28
2026-04-30	INTERNET CT TRF	Q42850000000063				4,000.00	50,660.28
2026-04-29	INTERNET CT TRF	Q42850000000062				10,000.00	46,660.28
2026-04-28	INTERNET CT TRF	Q42850000000061				20,000.00	36,660.28
2026-04-15	INTERNET CT TRF	Q42850000000052				5,000.00	16,660.28
2026-04-01	INTERNET CT TRF	Q42850000000045				10,000.00	11,660.28
2026-03-31	STATEMENT CHARGE				0.00		1,660.28
2026-03-31	TRF SERV. INTERAC				0.00		1,660.28
2026-03-31	POSTAL CHARGE				0.00		1,660.28
2026-03-31	MANAGEMENT FEES				0.00		1,660.28
2026-03-31	INTER-ACCES CHG				0.00		1,660.28
2026-03-31	DEPOSIT CONTENT				0.00		1,660.28
2026-03-31	EXCESS TRANSACTION				0.00		1,660.28
2026-03-31	PACKAGE FEE				0.00		1,660.28
2026-03-30	INTEREST ON LOAN			01471	24,662.56		1,660.28
2026-03-30	LOAN PAYMENT			01471	50,337.44		26,322.84
2026-03-20	INTERNET CT TRF	Q42850000000037				26,000.00	76,660.28
2026-03-16	INTERNET CT TRF	Q42850000000036				5,000.00	50,660.28
2026-03-12	INTERNET CT TRF	Q42850000000035				40,000.00	45,660.28
2026-02-27	STATEMENT CHARGE				0.00		5,660.28
2026-02-27	TRF SERV. INTERAC				0.00		5,660.28
2026-02-27	POSTAL CHARGE				0.00		5,660.28
2026-02-27	MANAGEMENT FEES				0.00		5,660.28
2026-02-27	INTER-ACCES CHG				0.00		5,660.28
2026-02-27	DEPOSIT CONTENT				0.00		5,660.28
2026-02-27	EXCESS TRANSACTION				0.00		5,660.28
2026-02-27	PACKAGE FEE				0.00		5,660.28
2026-02-27	LOAN PAYMENT			01471	50,337.44		5,660.28
2026-02-24	INTERNET CT TRF	Q42850000000026				4,000.00	55,997.72
2026-02-23	INTERNET CT TRF	Q42850000000025				5,000.00	51,997.72
2026-02-23	INTERNET CT TRF	Q42850000000024				15,000.00	46,997.72
2026-02-17	INTERNET CT TRF	Q42850000000023				13,000.00	31,997.72
2026-02-06	INTERNET CT TRF	Q42850000000020	Counterpart:			12,000.00	18,997.72
			Account number: 0006-01471-0064723				
2026-01-30	STATEMENT CHARGE				0.00		6,997.72
2026-01-30	TRF SERV. INTERAC				0.00		6,997.72

Date	Description	Reference	Other details	Issuing transit	Debit	Credit	Balance
2026-01-30	POSTAL CHARGE				0.00		6,997.72
2026-01-30	MANAGEMENT FEES				0.00		6,997.72
2026-01-30	INTER-ACCES CHG				0.00		6,997.72
2026-01-30	DEPOSIT CONTENT				0.00		6,997.72
2026-01-30	EXCESS TRANSACTION				0.00		6,997.72
2026-01-30	PACKAGE FEE				0.00		6,997.72
2026-01-30	INTERNET CT TRF	Q42850000000018				4,000.00	6,997.72
2026-01-30	INTERNET CT TRF	Q42850000000017				2,500.00	2,997.72
2025-12-31	STATEMENT CHARGE				0.00		497.72
2025-12-31	TRF SERV. INTERAC				0.00		497.72
2025-12-31	POSTAL CHARGE				0.00		497.72
2025-12-31	MANAGEMENT FEES				0.00		497.72
2025-12-31	INTER-ACCES CHG				0.00		497.72
2025-12-31	DEPOSIT CONTENT				0.00		497.72
2025-12-31	EXCESS TRANSACTION				0.00		497.72
2025-12-31	PACKAGE FEE				0.00		497.72
2025-11-28	STATEMENT CHARGE				0.00		497.72
2025-11-28	TRF SERV. INTERAC				0.00		497.72
2025-11-28	POSTAL CHARGE				0.00		497.72
2025-11-28	MANAGEMENT FEES				0.00		497.72
2025-11-28	INTER-ACCES CHG				0.00		497.72
2025-11-28	DEPOSIT CONTENT				0.00		497.72
2025-11-28	EXCESS TRANSACTION				0.00		497.72
2025-11-28	PACKAGE FEE				0.00		497.72
2025-11-24	CWB CLOSING BAL					497.72	497.72
2025-10-31	STATEMENT CHARGE				0.00		
2025-10-31	TRF SERV. INTERAC				0.00		
2025-10-31	POSTAL CHARGE				0.00		
2025-10-31	MANAGEMENT FEES				0.00		
2025-10-31	INTER-ACCES CHG				0.00		
2025-10-31	DEPOSIT CONTENT				0.00		
2025-10-31	EXCESS TRANSACTION				0.00		
2025-10-31	PACKAGE FEE				0.00		
2025-09-29	STATEMENT CHARGE				0.00		
2025-09-29	TRF SERV. INTERAC				0.00		
2025-09-29	POSTAL CHARGE				0.00		
2025-09-29	MANAGEMENT FEES				0.00		
2025-09-29	INTER-ACCES CHG				0.00		
2025-09-29	DEPOSIT CONTENT				0.00		
2025-09-29	EXCESS TRANSACTION				0.00		
2025-09-29	PACKAGE FEE				0.00		

This is Exhibit "J" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

Outlook

Re: Engagement of Deloitte as Financial Advisor to NBC

From Pai, Raymond <raymond.pai@nbc.ca>
Date Wed 4/8/2026 1:29 PM
To Kavinder Dhillon <kdhillon@labtestcert.com>
Cc Rong, Sherry <sherry.rong@nbc.ca>

CAUTION : External Email

Thank you for the update Kavinder

NATIONAL BANK

Ray Pai
Senior Director, Special Loans
Tel.: 403-973-7203

National Bank of Canada

From: Kavinder Dhillon <kdhillon@labtestcert.com>
Sent: Wednesday, April 8, 2026 12:29 PM
To: Pai, Raymond <raymond.pai@nbc.ca>
Cc: Rong, Sherry <sherry.rong@nbc.ca>
Subject: RE: Engagement of Deloitte as Financial Advisor to NBC

****
PRUDENCE/CAUTION - EXTERNE/EXTERNAL
****

Hi Raymond,

Please allow me to review this and I will most likely confirm tonight. Really don't have a choice.

Plus, I will send you an email tonight with an update with my discussion with CRA and also NMI.

Thank you,

Kavinder Dhillon (he, him), P.L.Eng.
LabTest Certification
T: 604-247-0444 Ext. 101 | M: 604-805-2016 | 1-855-346-0444
Head Office: 205 – 8291 92 Street, Delta, BC, V4G 0A4, Canada
Toronto: 2520 Bristol Circle, Oakville, ON, L6H 5S1, Canada

Las Vegas: 5977 McLeod Drive, Las Vegas, NV, 89120, USA
Richmond: 3128 – 20800 Westminster Hwy., Richmond, BC, V6V 2W3, Canada

www.labtestcert.com| kdhillon@labtestcert.com



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From: Pai, Raymond <raymond.pai@nbc.ca>
Sent: April 7, 2026 7:51 AM
To: Kavinder Dhillon <kdhillon@labtestcert.com>
Cc: Rong, Sherry <sherry.rong@nbc.ca>
Subject: Engagement of Deloitte as Financial Advisor to NBC

CAUTION : External Email

Good morning Kavinder,

As discussed, the Bank is engaging Deloitte as Financial Advisor. Please provide your consent by signing Page 6 of the attached PDF and return the same to us.

Thank you,



Ray Pai
Senior Director, Special Loans
Tel.: 403-973-7203

National Bank of Canada

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This is Exhibit "K" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

NATIONAL BANK

April 2, 2026

Private and Confidential

Deloitte Restructuring Inc.
410 West Georgia Street
Vancouver, BC V6B 1Z3
Canada

Attention: Jeff Keeble, Senior Vice President

Dear Sir:

Subject: Borrowings of Labtest Certification Inc., Labtest Certification Ontario Inc., Muanalysis Inc., Goshu Products/Services Inc., 2842878 Ontario Inc., 1000066449 Ontario Inc., and 1188634 B.C. Ltd. from TD Commercial National Bank of Canada

This letter confirms the terms of the engagement of Deloitte Restructuring Inc. for and on behalf of its affiliates and subsidiaries (including but not limited to Deloitte LLP and Deloitte Inc.) ("**Deloitte**" or "**Consultant**") by National Bank of Canada (the "**Lender**") to act as a consultant, to assess the financial position and assets of Labtest Certification Inc., Labtest Certification Ontario Inc., Muanalysis Inc., Goshu Products/Services Inc., 2842878 Ontario Inc., 1000066449 Ontario Inc., and 1188634 B.C. Ltd. (collectively, the "**Company**") effective as of the date of this letter.

Scope of Services

Deloitte will provide the following financial consulting services (the "**Services**"):

- A review and assessment of the Company's projected cash flow, and the reasonableness of the underlying assumptions and future operating outlook;
- Ongoing monitoring of the Company's projected cash flow and comparison to actual cash flow results;
- An evaluation of the current letter of intent received by the Company for certain of its assets;
- An evaluation of the Company's significant assets and liabilities and high-level assessment of the current security position of the Lender; and
- Upon the specific written request of the Lender and as agreed to by the parties, any other matters which appear to the Lender to be relevant to an assessment of the Lender's security position and future course of action.

Place Banque Nationale
800 Saint-Jacques Street
Montreal (Quebec) H3C 1A3
National Bank of Canada

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Reporting

Deloitte will communicate the status of its work to the Lender throughout the engagement. Upon completion of the engagement, Deloitte will provide the Lender with a summary report in accordance with the scope of Services described above.

Deloitte will not release any information or provide copies of any reports to the Company or any of its representatives or any other person without the prior written consent of the Lender.

To the extent the Company requests Deloitte to use software, applications, or platforms ("**Software**"), the Company will need to understand that Deloitte has not reviewed the Software for purposes that include privacy and security. The Company would assume all risks with respect to Deloitte's use of the Software, including any breach of this Agreement caused by the Software.

Timing

The timing of the completion of the engagement will be dependent on the co-operation that Deloitte receives from the Company and the availability of its senior management and staff. Deloitte will be relying on the Company's financial and management information systems as well as operational and management reports being current, accurate, and reliable.

Deloitte will use commercially reasonable efforts to carry out its work on a timely basis and will inform the Lender of any difficulties it encounters. The production and timing of Deloitte's reports assumes that the information it requires to carry out its work will be made available promptly and in good order by the Company. Notwithstanding the above, Deloitte will inform the Lender as soon as possible of any matters of a material nature which come to its attention during the course of the work. The Lender understands that such matters may affect the estimate of professional fees.

Engagement team

This engagement will be under the direction of Jeff Keeble, Senior Vice President, who will maintain overall responsibility for the engagement on behalf of Deloitte.

The Lender recognizes that other professionals may be identified during the course of the engagement who may also be included to provide technical support.

Circumstances may occur that could result in changes to the anticipated staffing for this engagement. Deloitte will, however, use its best efforts to ensure that the members of the Engagement team are not changed without prior consultation.

Professional Fees

Deloitte's fees will be based on the amount of professional time required and its standard hourly billing rates, which vary depending upon the experience level of the professionals involved. Deloitte's invoices may also include reasonable out-of-pocket expenses.

The current hourly billing rates of Deloitte, by classification, are as follows:

Position	Hourly Rate ($)
Partner	695
Director	650
Senior Manager	580
Manager	500
Senior Associate	390
Analyst, Administrator	290

Disclosure of relationships

An internal search of Deloitte records was performed for any potential Company conflicts based solely on the names of the parties that the Lender provided, which are listed below:

- Labtest Certification Inc.
- Labtest Certification Ontario Inc.
- Muanalysis Inc.
- Goshu Products/Services Inc.
- 2842878 Ontario Inc.
- 1000066449 Ontario Inc.
- 1188634 B.C. Ltd.
- Kavinder Singh Dhillon

Deloitte has informed the Lender that, based on the conflicts search, it is not aware of any conflict that would affect its ability to provide the Services.

General business terms

The attached General Business Terms form part of the mutual agreement concerning this engagement. By signing this agreement, the parties agree to be bound by these General Business Terms. In the event of a conflict between this letter and the General Business Terms, the General Business Terms shall take precedence, provided that if the letter specifically states that a particular term shall take precedence over the General Business Terms, the letter shall take precedence with respect to that term.

Confirmation

Please confirm your acceptance of this agreement by signing both copies of this letter in the space provided below and returning one signed copy of the letter to us.

Yours sincerely,

NATIONAL BANK OF CANADA

[Signature of authorized signing officer]

Raymond Pai
Name

Senior Director, Special Loans
Title

[Signature of authorized signing officer]

Sherry Rong
Name

Chief Analyst, Special Loans
Title

Deloitte Restructuring Inc. hereby accepts this appointment and agrees to the terms and conditions.

Dated at _____, this _____ day of _____, 2026.

_____
Signature of Deloitte Restructuring Inc.

_____
Name of Engagement Partner

_____
Title

Consent and Agreement

Labtest Certification Inc., Labtest Certification Ontario Inc., Muanalysis Inc., Goshu Products/Services Inc., 2842878 Ontario Inc., 1000066449 Ontario Inc., and 1188634 B.C. Ltd. (collectively, the "**Company**") hereby consents and agrees to the appointment of Deloitte Restructuring Inc. ("**Deloitte**") as a consultant by National Bank of Canada (the "**Lender**") in accordance with the above letter of engagement and the General Business Terms forming part thereof (the "**General Business Terms**") and acknowledges that they have read and understood the terms and conditions of the letter.

The Company hereby:

1. Agrees that Deloitte shall have unrestricted access to all information concerning the Company's undertaking, property and affairs in order to carry out this engagement. Deloitte shall have complete and open access to all premises, offices, files and records of every kind and description, including all business, accounting, legal and other records, documents and files, including copies thereof (the "**Information**") of the Company. The Company's officers, directors, partners, employees, agents and consultants shall answer all questions put to them truthfully and to the best of their ability and the Company shall instruct its officers, directors, employees, agents, consultants, bankers, accountants, solicitors and other advisors to provide any and all Information required by Deloitte. Deloitte may make copies of any and all documents, including electronically stored data and computer records, which Deloitte considers necessary to complete its review.

2. Agrees to use reasonable skill, care and attention to ensure that all information provided to Deloitte is accurate and complete and will notify Deloitte if it subsequently learns that the Information provided is incorrect or inaccurate or otherwise should not be relied on.

3. Authorizes the Lender to disclose to Deloitte any information the Lender has concerning the Company, its business and affairs. In addition, the Company authorizes Deloitte to report any financial or other information gathered by Deloitte to the Lender and its advisors.

4. Agrees that neither the Lender nor Deloitte shall have any responsibility for any decisions and activities by the Company during the period of the review by Deloitte and that Deloitte will have no management responsibilities to the Company and that nothing herein or done pursuant to this engagement will constitute an arrangement, agreement or relationship between the Company and Deloitte. The Company will be solely responsible for making all management decisions, performing all management functions and establishing and maintaining internal controls, including, without limitation, monitoring ongoing activities. The Company shall not hold out to any person that Deloitte is acting other than as a consultant to the Lender for the purpose of reporting and making recommendations to the Lender on the operations and affairs of the Company.

5. Acknowledges that all of the terms of the security and guarantees given to the Lender in relation to the credit facilities and indebtedness and liabilities of the Company to the Lender remain in full force and effect and are in no way waived or restrained, notwithstanding this appointment of Deloitte, as consultant. The engagement of Deloitte shall not prejudice or impair or adversely affect the rights and remedies of the Lender against the Company or any guarantor or pursuant to any security, guarantees or agreements the Lender may have or require the Lender to delay in enforcing any of these rights and remedies, nor shall it operate as a waiver by the Lender of any defaults or events of default which may exist in relation to any of the credit facilities of the Company with the Lender or any security, guarantees or other agreements held by the Lender.

6. Agrees that Deloitte may obtain legal advice from the Lender's legal advisers relative to this engagement.

7. Agrees to indemnify the Lender with respect to the fees and expenses of Deloitte, including legal costs, related to this engagement and authorizes the Lender to debit the Company's account to cover these costs, including goods and services tax. Any fees paid by the Lender on behalf of the Company shall be treated as an advance to the Company, secured by the Lender's security documentation.

8. Agrees that neither Deloitte nor the Lender shall have any liability, responsibility or obligation to the Company, or any persons who have provided guarantees to the Lender, whatsoever, whether in contract, negligence, tort or otherwise, arising in respect of any cause, matter or thing existing as of the date hereof or arising in respect of this engagement of Deloitte by the Lender or any addition to or variation thereof, and the Company agree to indemnify and save each of Deloitte and the Lender harmless of and from any and all claims, demands, liabilities, losses and expenses sustained or incurred by either or both of them arising out of the engagement of Deloitte as consultant in accordance herewith.

9. Agrees that during the course of this engagement, Deloitte may collect personal information about identifiable individuals ("**Personal Information**"), either from the Company or from third parties. The Company and Deloitte agree that Deloitte will collect, use and disclose Personal Information solely for purposes related to its appointment as consultant by the Lender.

By signature of the undersigned signing officer, the Company further acknowledges and confirms that the Company has received no commitment, representation or warranty from the Lender or Deloitte in connection with this engagement, and the Lender reserves all rights and remedies, including the rights to enforce and realize on the security and guarantees it holds as it in its sole discretion considers appropriate. The Company also acknowledges having been informed that, depending upon subsequent events, Deloitte Restructuring Inc. may be appointed to act as agent, interim receiver, receiver, receiver and manager, CCAA monitor, trustee in bankruptcy, trustee under a *Bankruptcy and Insolvency Act* proposal of any of the undertaking, property and assets of the Company and the Company agrees that it will not object to the appointment of Deloitte Restructuring Inc. in any capacity and that such appointment shall not be a conflict of interest by virtue of Deloitte Restructuring Inc. having been appointed as consultant as provided for herein.

Dated at Delta, this 13 day of April, 2026.

Labtest Certification Inc., Labtest Certification Ontario Inc., Muanalysis Inc., Goshu Products/Services Inc., 2842878 Ontario Inc., 1000066449 Ontario Inc., and 1188634 B.C. Ltd.

Kavinder Dhillon
Signature of authorized signing officer

Kavinder Dhillon
Name

Signed as LabTest had no other option, as per NBC

President
Title

GENERAL BUSINESS TERMS

The following general business terms (the "**terms**") apply to the engagement agreement between Deloitte Restructuring Inc. (**"Deloitte"**) and National Bank of Canada (and any of its subsidiaries specifically named in the engagement letter) (the "**Lender**") except as otherwise included in the engagement letter to which these general business terms are attached (the "**engagement letter**"). For greater clarity, the Lender represents and warrants that it has the power and authority to (i) sign the engagement letter, and (ii) if the Lender's subsidiaries are identified in the engagement letter, bind, itself and such subsidiaries.

1. **Services.**
   a) For purposes of these terms "**Deloitte**" shall mean Deloitte Restructuring Inc., a federal corporation incorporated under the laws of Canada, its subsidiaries, successors, and assigns.
   b) "**Deloitte Entities**" means Deloitte Touche Tohmatsu Limited ("**DTTL**"), a UK private company limited by guarantee, its member firms and their respective subsidiaries and affiliates (including Deloitte), their predecessors, successors and assignees, and all partners, principals, members, owners, directors, employees, subcontractors, and agents of all such entities. Neither DTTL nor, except as expressly provided herein, any member firm of DTTL has any liability for each other's acts or omissions. Each member firm of DTTL is a separate and independent legal entity operating under the names "**Deloitte**", "**Deloitte & Touche**", "**Deloitte Touche Tohmatsu**" or other related names; and services are provided by member firms or their subsidiaries or affiliates and not by DTTL.
   c) Deloitte will provide Lender with the services (the "**Services**") described in the engagement letter. Deloitte's Services may include advice and recommendations, but all decisions in connection with the implementation of such advice and recommendations shall be the responsibility of, and made by, Lender.
   d) The Services may be performed away from the Lender's site by Deloitte personnel under Deloitte's "**3-4-5 Policy**" (or similar policies as may be adopted and amended by Deloitte from time to time) whereby such personnel spend four (4) days of each workweek (and no more than three (3) nights) at the Lender's site(s) and the fifth day thereof at the personnel's resident city.

2. **Payment of Invoices.**

   Deloitte's invoices shall be due upon receipt. If payment is not received within thirty (30) days of receipt of an invoice (i) such invoice shall accrue a late charge equal to the lesser of (a) 1½% per month or (b) the highest rate allowable by law, in each case compounded monthly to the extent allowable by law, and (ii) Deloitte may also suspend or terminate the Services.

3. **Term.**
   a) Unless terminated sooner in accordance with its terms, this agreement shall terminate on the completion of Deloitte's Services hereunder. This agreement may be terminated by either party at any time with or without cause by giving written notice to the other party not less than thirty (30) days before the effective date of termination, provided that in the event of a termination for cause, the breaching party shall have the right to cure the breach within the notice period.
   b) Deloitte may terminate this agreement or performance of any part of the Services immediately upon written notice to Lender if Deloitte determines that the performance of any part of the Services would be in conflict with law, or independence or professional rules.
   c) Deloitte may suspend the performance of Services at any time during the term of this agreement if the parties are in a dispute or in the event that the Lender has not fulfilled an obligation under this agreement, including for non-payment of invoices issued by Deloitte. In the event that Deloitte recommences performance of the Services, the parties will agree to a change to account for any changes as a result of the suspension.
   d) The obligations of each party which have been incurred prior to the effective date of termination (including, without limitation, the obligations of Lender under Sections 2 and 3 hereof) shall continue in full force and effect notwithstanding the expiration or termination of this agreement and whether or not an invoice has been rendered with respect thereto. In the event of early termination of Services or the agreement, the Lender shall reimburse Deloitte for any unrecoverable costs and expenses resulting from such termination. In the event the Lender has terminated the Services or the agreement, all warranties for the Services and deliverables shall terminate and Deloitte shall not be liable for any partially completed Services or deliverables.

4. Licence and Ownership.

Ownership of Deloitte Property. Deloitte shall retain all right, title and interest in the reports, opinions and other documents provided by Deloitte to the Lender and the Lender shall be entitled to use such material in accordance with this agreement.

5. Confidentiality.

a) To the extent that, in connection with this engagement, each party comes into possession of any proprietary or confidential information of the other party including without limitation any Personal Information ("**Confidential Information**"), each party agrees to use the Confidential Information of the other party solely for the purposes of this engagement, and will not disclose such Confidential Information to any third party without the other party's consent. The terms of this engagement shall also be considered Confidential Information. Each party shall maintain the Confidential Information of the other party in confidence using at least the same degree of care as it employs in maintaining in confidence its own proprietary and confidential information, but in no event less than a reasonable degree of care.

b) Confidential Information shall not include information which (i) shall have otherwise become publicly available other than as a result of disclosure by the receiving party in breach hereof, (ii) was disclosed to the receiving party on a nonconfidential basis from a source other than the disclosing party, which the receiving party believes is not prohibited from disclosing such information as a result of an obligation in favor of the disclosing party, (iii) is developed by the receiving party independently of, or was known by the receiving party prior to, any disclosure of such information made by the disclosing party, or (iv) is disclosed with the written consent of the disclosing party. A receiving party also may disclose Confidential Information to the extent required by an order of a court of competent jurisdiction, administrative agency or governmental body, or by any law, rule or regulation, or by subpoena, summons or other administrative or legal process, or by applicable regulatory or professional standards, or in connection with any judicial or other proceeding involving Deloitte and Lender relating to Deloitte's Services for Lender or this agreement.

c) Confidential Information collected by or provided to Deloitte in connection with the Services may be used, processed, disclosed, and stored outside of Canada by Deloitte, Deloitte Entities or third party service providers to Deloitte. Deloitte is responsible to the Lender for causing any such Deloitte Entities and third party service providers to comply with the obligations of confidentiality set out in Section 5 of this agreement. Confidential Information may be subject to disclosure in accordance with laws applicable in the jurisdiction in which the information is used, processed, or stored.

d) All Services and Deliverables shall be solely for Lender's benefit, and are not intended to be relied upon by any person or entity other than Lender. Lender shall not disclose the Services and Deliverables, or refer to the Services or Deliverables in any communication, to any person or entity other than Lender except (i) as specifically set forth in the engagement letter, or (ii) to Lender's contractors solely for the purpose of their providing services to Lender, provided that such contractors comply with the restrictions on disclosure set forth in this sentence.

e) Deloitte may retain copies of documents and files provided by the Lender in connection with the Services for purposes of compliance with professional standards and internal retention policies. Any documents and files retained by Deloitte on completion of the Services (including documents legally belonging to the Lender) may routinely be destroyed in accordance with Deloitte's policies applying from time to time.

6. Limitation on Warranties.

This is a services engagement. Deloitte warrants that it will perform the Services hereunder in a manner that is consistent with industry practice. Deloitte disclaims all other warranties, either express or implied, including, without limitation, warranties of merchantability and/or fitness of the Services or the Deliverables for a particular purpose. Lender's exclusive remedy for any breach of this warranty shall be for Deloitte, upon receipt of written notice, to use reasonable efforts to cure such breach, or, failing any such cure in a reasonable period of time, to return the professional fees paid to Deloitte hereunder with respect to the Services giving rise to such breach.

7. Limitation on Damages and Actions.

a) The Lender agrees that Deloitte or any Deloitte Entity or their respective personnel, if and only to the extent it is determined such other Deloitte Entity and its respective personnel have a liability, shall not be liable to the Lender for any actions, damages, claims, liabilities, costs, expenses or losses in any way arising out of or relating to the Services performed hereunder for an aggregate amount in excess of the fees paid by the Lender to Deloitte under this agreement, except to the extent finally judicially determined to have resulted primarily from the bad faith or intentional misconduct of Deloitte or any Deloitte Entity. In no event shall Deloitte or any Deloitte Entity or their respective personnel be liable for consequential, special, indirect, incidental, punitive, or exemplary damages, costs, expenses, or losses (including, without limitation, lost profits, and opportunity costs). In furtherance and not in limitation of the foregoing, Deloitte and the Deloitte Entities will not be liable in respect of any decisions made by the Lender as a result of the performance by Deloitte of its Services hereunder. The provisions of this paragraph shall apply regardless of the form of action, damage, claim, liability, cost, expense, or loss, whether in contract, statute, tort (including, without limitation, negligence) or otherwise.

b) No action, regardless of form, arising under or relating to this engagement, may be brought by either party more than one year after the cause of action has accrued, except that an action for non-payment of any invoice may be brought by a party not later than one year following the date of the last payment due to such party on any invoice hereunder.

c) From time to time, Deloitte may have individual partners and employees performing the engagement within the Province of Québec who are members of the Ordre des comptables professionnels agréés du Québec. Limitations of liability contained in the Engagement Letter shall not apply to limit the personal civil liability of members of the Ordre des comptables professionnels agréés du Québec performing the engagement hereunder (and with respect to such members, such limitations shall be deemed not to be included in this Engagement Letter).

8. Cooperation.

Lender shall cooperate with Deloitte in the performance of the Services hereunder, including, without limitation, providing Deloitte with reasonable facilities and timely access to data, information, and personnel of Lender. Lender shall be responsible for the performance of its employees and agents and for the accuracy and completeness of all data and information provided to Deloitte hereunder. Lender acknowledges and agrees that Deloitte's performance is dependent upon the timely and effective satisfaction of Lender's responsibilities hereunder and timely decisions and approvals of Lender in connection with the Services. Deloitte shall be entitled to rely on all decisions and approvals of Lender.

9. Non-Exclusivity.

This agreement shall not preclude or limit in any way (i) the right of Deloitte to provide consulting or other services of any kind or nature whatsoever to any individual or entity as Deloitte in its sole discretion deems appropriate, or (ii) developing for itself or for others, materials that are competitive with those produced as a result of the Services provided hereunder, irrespective of their similarity to the Deliverables.

10. Non-Solicitation.

Lender agrees not to solicit, hire, or otherwise retain Deloitte's personnel who had substantive contact with Lender and its personnel in the course of the performance of Services during the term of the engagement and for a period of twelve (12) months thereafter. This provision shall not restrict the right of Lender to solicit or recruit generally in the media or as part of general recruiting efforts by third party recruiters, and shall not prohibit Lender from hiring an employee of Deloitte who answers any advertisement, responds to such general recruiting efforts, or who otherwise voluntarily applies for hire without having been initially personally solicited or recruited by Lender.

11. Privacy.

Deloitte and the Lender agree that, in connection with this agreement, Deloitte may collect, use, disclose and otherwise process personal information about identifiable individuals ("**Personal Information**"). Deloitte's

Services are provided on the basis that the Lender has obtained any required consents under applicable privacy legislation for collection, use, disclosure, and processing to Deloitte of Personal Information.

12. Indemnification.

Deloitte will indemnify, defend and hold Lender, its officers, employees and agents, harmless from and against any liability, expense or damage, including reasonable attorneys' fees, in each case solely for third party claims for bodily injury, death or damage to real or tangible personal property to the extent directly and proximately caused by the negligence or willful misconduct of Deloitte while engaged in the performance of Services under this engagement~~; provided, however, that if there also is fault on the part of Lender or any entity or individual indemnified hereunder or any entity or individual acting on Lender's behalf, the foregoing indemnification shall be on a comparative fault basis~~. The foregoing obligations are conditioned on Lender providing Deloitte with prompt notice of any claim for which indemnification shall be sought and cooperating in all reasonable respects with Deloitte in connection with any such claim. Deloitte shall be entitled to control the handling of any such claim and to defend or settle any such claim, in its sole discretion, with counsel of its own choosing. ~~Lender shall indemnify and hold harmless Deloitte, its affiliated entities and subcontractors, and their respective personnel from all Claims attributable to claims of third parties relating to this agreement or the Services, except to the extent resulting from the bad faith or intentional misconduct of Deloitte or its subcontractors~~.

13. Other Terms.

a) **Regulatory or Legal Action:** The Lender will notify Deloitte promptly of any request received by the Lender from any third party, including a regulatory authority, for any material information or for a meeting or hearing; the issuance of any restraining order; or the initiation of a proceeding or litigation relating to this engagement. In such situations, Lender may want to request additional services from Deloitte, such as testifying (as a non expert witness) or reasonable support services before any governmental commission, regulatory authority or court. Such additional services shall be agreed to in writing by the parties prior to commencement. For clarity, any such testimony or support services will (a) be confined to the Services performed under this engagement; (b) Deloitte shall have the right to employ counsel in connection with such testimony or support services; (c) Deloitte shall be paid for any time spent by its personnel in connection with such support at their standard hourly rates or as agreed to in writing, which shall be separate and apart from any other professional fees payable hereunder; and (d) the Lender shall also reimburse Deloitte for its reasonable out-of-pocket costs, charges and expenses, including legal counsel, incurred in connection therewith (such fees and expenses shall be separate and in addition to any other fees or amounts payable under the provisions for payment of fees in the engagement letter).

b) **Force Majeure.** Except for the payment of money, neither party shall be liable for any delays or other non-performance resulting from circumstances or causes beyond its reasonable control, including, without limitation, acts or omissions or the failure to cooperate of the other party (including, without limitation, entities or individuals under its control, or their respective officers, directors, employees or other personnel and agents), acts or omissions or the failure to cooperate by any third party (other than Deloitte contracted affiliates and subcontractors), fire or other casualty, pandemics, epidemics, act of God, strike or labour dispute, war or other violence, or any law, order or requirement of any governmental agency or authority. Whilst the parties will seek to continue to comply with their respective obligations in accordance with the timeframes and approach set out in the agreement to the extent possible, the parties accept that they may be required to adopt alternative working practices and put in place safeguards during this period, including working remotely, restrictions on travel to and from particular locations and the quarantining of individuals. These working practices and safeguards may impact or prevent the delivery of various activities, for example, workshops or other face to face meetings. Without prejudice to this force majeure clause, the parties will work collaboratively and in good faith to agree to a change to mitigate the adverse impact resulting from the effects of the force majeure event, the Services, including the timetable for delivery of the Services, the approach, methods and working practices for delivering the Services, and any additional associated costs. In any event, Deloitte shall have no liability for any failure or delay to perform its obligations under this agreement, to the extent caused and/or contributed to by the force majeure event and its associated impacts.

c) **Independent Contractor**. Each party is an independent contractor, and neither party is, nor shall represent itself to be, an employee, agent, partner, fiduciary, joint venturer, co-owner or representative of the other. No employer/employee relationship shall result from the execution of this agreement or from the performance of any of the Services hereunder.

d) **Survival.** All sections herein relating to payment, licence and ownership, confidentiality, warranties, limitations of warranties, limitations on damages and actions, non-exclusivity, non-solicitation, survival, and waiver shall survive the termination of this agreement.

e) **Notices.** All notices hereunder shall be (i) in writing, (ii) delivered to the representatives of the parties at the addresses set forth in the engagement letter to which these terms are attached (unless changed by either party upon notice to the other party), and (iii) effective upon receipt.

f) **Assignment.** Except as provided below, neither party may assign, transfer or delegate any of the rights or obligations hereunder (including, without limitation, interests or claims relating to this engagement) without the prior written consent of the other party. Either party may assign this agreement, without the consent of the other party, to an entity that has acquired all or substantially all of the assigning party's assets as a successor to the business. In discharging its obligations hereunder, Deloitte may contract with one or more of the member firms of Deloitte Touche Tohmatsu Limited to directly provide the Services or a part thereof to Lender exclusively for and on behalf of Deloitte Restructuring Inc. All Services performed by such member firms shall be performed under the exclusive direction and control of Deloitte Restructuring Inc, which shall remain solely liable for the obligations hereunder.

g) **Waiver.** The failure of either party to insist upon strict performance of any of the provisions contained in this agreement or to exercise any of its rights, powers or remedies hereunder, or its delay to do so, shall not constitute a waiver of its rights as set forth in this agreement, at law or in equity, or a waiver of any other provisions or subsequent default by the other party of any of the terms or conditions in this agreement.

h) **Entire agreement.** These terms, the engagement letter to which these terms are attached, including any exhibits, constitute the entire agreement between Deloitte and Lender with respect to this engagement and supersede all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by a written agreement signed by the parties.

i) **Governing Law.** This agreement and all matters relating to this engagement (whether in contract, statute, tort (including, without limitation, negligence) or otherwise), shall be governed by, and construed in accordance with, the laws of the Province of Ontario (without giving effect to the choice of law principles thereof).

j) **Severability.** If any provision of this agreement is found by a court of competent jurisdiction to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall not affect the other provisions, but such invalid or unenforceable provision shall be deemed modified to the extent necessary to render it enforceable, preserving to the fullest extent permissible the intent of the parties set forth in this agreement.

k) **Use of Lender Name.** Deloitte may use the name of the Lender and refer to the performance of the Services without disclosing any confidential information, in marketing and publicity materials, as an indication of its experience, and in its internal data systems.

l) **Paragraph Headings**. The paragraph headings contained in this agreement are for convenient reference only and shall not affect the meaning or interpretation hereof.

m) **General Experience.** Notwithstanding anything to the contrary in this agreement, the Lender acknowledges that Deloitte, in conjunction with performing the Services, may develop or acquire general experience, skills, knowledge and ideas that are retained in the memory of its personnel. The Lender acknowledges and agrees that Deloitte may use and disclose such experiences, skills, knowledge, and ideas.

n) **Electronic Communications**. Except as instructed otherwise in writing, each party consents to the transmission by fax, email, and voicemail, both confidential and other types of documents, correspondence and any other information relating to the execution of this agreement. It is recognized that the parties will use the internet and that the internet may be insecure. Each party will be responsible for protecting its own systems and interests and, to the fullest extent permitted by law, will not be responsible to the other on any basis (contract, tort or otherwise) for any loss, damage or omission in any way arising from the use of the internet by either party or its personnel, including any Deloitte Entity and subcontractor personnel, to access the networks, applications, electronic data or other systems of the other party.

o) **U.S. Business**. To the extent that as part of the Services to be performed by Deloitte as described in the engagement letter, proposal and/or statement of work Deloitte personnel are required to perform the Services in the United States of America ("**US Business**"), the Lender and Deloitte agree to assign performance of the US Business to Deloitte Canada LP, an affiliate of Deloitte. All Services performed by Deloitte Canada LP shall be performed under the direction of Deloitte, which shall remain responsible to the Lender for such Services. Deloitte Canada LP shall invoice the Lender with respect to the US Business, and Deloitte will invoice for Services performed in Canada ("**Canadian Business**"). Payment for US Business and/or Canadian Business can be settled with one payment to Deloitte.

p) **Anti-money Laundering**. Under the Proceeds of Crime (Money Laundering) and Terrorist Financing Act (Canada) (the "**Act**"), Deloitte and its personnel are permitted to report any (a) attempted or completed suspicious transactions (transactions which are reasonably suspected to be related to the commission of money laundering or terrorist financing offence), (b) Terrorist property that comes into the possession of Deloitte, and (c) large cash transactions (receipt by Deloitte of over $10,000 Canadian or equivalent in cash) to the Financial Transaction and Reports Analysis Centre of Canada, a government agency. The Act specifically prohibits Deloitte from informing a client that a report has been made.

q) **Permitted Data Use.** The Lender agrees that Deloitte and Deloitte Entities may use or disclose deidentified information received from the Lender (including, but not limited to Confidential Information) as part of Deloitte's research and advice, as well as to better understand, develop and improve Deloitte's client services and offerings. Such use or disclosure shall be conducted in a manner that does not allow third parties to identify the Lender without its consent.

r) **Canadian Anti-Spam consent**. In accordance with Canadian anti-spam legislation, the Lender consents to Deloitte contacting the Lender and its personnel through electronic messages relating to Deloitte's services, products, and other matters of interest to the Lender after the completion of this agreement. The Lender may withdraw any such consent by contacting Deloitte at unsubscribe@deloitte.ca.

s) Publicity. Lender shall not issue any press release or make any statements to the media pertaining to Deloitte, refer the media to Deloitte or ask Deloitte to act as media spokesperson on behalf of the Lender, make any public statement relating to this agreement, the Services, the Deliverables (where applicable) or the parties' business relationship without the prior written consent of Deloitte, nor shall the Lender disclose the existence or contents of this agreement, except as required by law.

This is Exhibit "L" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

EXHIBIT REDACTED

This is Exhibit "M" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

Blake, Cassels & Graydon LLP
1133 Melville Street, Suite 3500
The Stack
Vancouver, British Columbia, V6E 4E5
+1-604-631-3300

Peter Rubin*
Partner
+1-604-631-3315
peter.rubin@blakes.com
Law Corporation

May 19, 2026

VIA EMAIL & COURIER

Reference: 30237/492

Labtest Certification Inc.
205 – 8291 92 Street,
Delta, BC V4G 0A4

Attention: Kavinder Singh Dhillon

Re: National Bank of Canada Lending Facilities

Dear Sir:

We are legal counsel to National Bank of Canada (the "**Bank**") and write with respect to certain material concerns regarding the lending facilities involving the Bank, Labtest Certification Inc. and related persons including Labtest Certification Ontario Inc., MuAnalysis Inc., 2842878 Ontario Inc., and Goshu Products/Services Inc. (collectively, the "**Company**").

If you have retained legal counsel, we ask that you: (a) direct this letter to their attention; and (b) ask your counsel to contact us as soon as possible so that we may directly communicate with them going forward.

As you are aware, there have been numerous breaches and defaults by the Company under the applicable lending facilities including the associated security documents between the Bank and the Company. Those breaches and defaults include, but are not limited to (i) failure to make required monthly payments owing in respect of loan 020720034279 (the last six monthly payments of $50,337.44 each have not been made and are delinquent); and (ii) the opening and use of accounts with Royal Bank of Canada ("**RBC**") and Wells Fargo Bank ("**Wells Fargo**").

There has been, and continues to be, a lack of transparency on the part of the Company as it relates to the provision of information and documents to the Bank and its financial advisor, Deloitte Restructuring Inc. ("**Deloitte**"). The Bank, either directly or through Deloitte, has made numerous requests for information and documentation from the Company that have not been answered on a timely basis or have not been answered at all. The status quo is unacceptable and will not be permitted to continue.

This situation is unfortunate as the Bank has made every effort to work with you and the Company. However, the efforts by the Bank have not been reciprocated and there continues to be refusal to provide requested and required information and documentation.

Blakes

Were these provided to the bank?

The Bank hereby requires that the Company deliver the following information to Deloitte by no later than **5:00 p.m. PST on Friday May 22, 2026**:

1. all of the Company's bank statements for its account(s) with RBC for the period of January 1, 2026 to May 15, 2026;

2. all of the Company's bank statements for its account(s) with Wells Fargo for the period of January 1, 2026 to May 15, 2026;

3. login information to access the Company's Salesforce account;

4. details and documentation of any statutory claims against the Company in the United States; and

5. a list of the Company's employees and their hire date, salary, and vacation entitlements

(collectively, the "**Requested Information**").

The Bank understands that the Requested Information is within the Company's control and is readily accessible by the Company in short order.

The Company, through its decisions and refusals, has put the Bank in a position whereby it will have no choice but to take steps against the Company should the current state of affairs not be remedied in short order.

Yours truly,

Peter Rubin

This is Exhibit " N " referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.

A Commissioner for Taking Affidavits
within British Columbia

Outlook

Re: National Bank of Canada Lending Facilities

From Pai, Raymond <raymond.pai@nbc.ca>
Date Wed 5/20/2026 6:08 AM
To Kavinder Dhillon <kdhillon@labtestcert.com>
Cc Keeble, Jeff <jkeeble@deloitte.ca>; Butt, Kaleb <kbutt@deloitte.ca>

CAUTION : External Email

Good morning Kavinder,

The Bank's position and expectations are clear in the Letter. Please provide the requested information to Deloitte by the deadline.

Thank you,

NATIONAL BANK

Ray Pai
Senior Director, Special Loans
Tel.: 403-973-7203

National Bank of Canada

From: Kavinder Dhillon <kdhillon@labtestcert.com>
Sent: Tuesday, May 19, 2026 12:23 PM
To: Pai, Raymond <raymond.pai@nbc.ca>
Subject: FW: National Bank of Canada Lending Facilities

****
PRUDENCE/CAUTION - EXTERNE/EXTERNAL
****

Hi Raymond,

Not sure the reasoning behind the attached letter from NBC.

As I had shared with you we are catching up with the 3 month payments we had missed. I thought we had agreed that $50k for current month and an extra $25k per month to catch up was accepted by NBC.

The funds have been in the accounts for NBC to withdraw from both the accounts:

- Goshu Products/Services Inc: $75k as agreed

I see you have withdrawn the Oakville mortgage account for $ 59,728.58

I am keeping up with what we agreed.

Regards,

Kavinder Dhillon (he, him), P.L.Eng.
LabTest Certification
T: 604-247-0444 Ext. 101 | M: 604-805-2016 | 1-855-346-0444
Head Office: 205 – 8291 92 Street, Delta, BC, V4G 0A4, Canada
Toronto: 2520 Bristol Circle, Oakville, ON, L6H 5S1, Canada
Las Vegas: 5977 McLeod Drive, Las Vegas, NV, 89120, USA
Richmond: 3128 – 20800 Westminster Hwy., Richmond, BC, V6V 2W3, Canada

www.labtestcert.com| kdhillon@labtestcert.com

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From: Alambre, Jennifer <jennifer.alambre@blakes.com>
Sent: May 19, 2026 11:04 AM
To: Kavinder Dhillon <kdhillon@labtestcert.com>
Cc: Rubin, Peter <peter.rubin@blakes.com>; Roh, Encina <encina.roh@blakes.com>
Subject: National Bank of Canada Lending Facilities

CAUTION : External Email

Good morning,

Please see the attached letter of today's date from Mr. Peter Rubin.

Thank you,

Jennifer Alambre
Legal Administrative Assistant to Peter Rubin*,
Karine Russell, Zackary Goldford and Nicholas Chase
jennifer.alambre@blakes.com
T. +1-604-631-5244
* denotes law corporation

Blake, Cassels & Graydon LLP
3500 - 1133 Melville Street, Vancouver, BC V6E 4E5 (Map)
blakes.com | LinkedIn

Blakes | Blakes Means Business

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Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

Outlook

NBC Arrears

From Butt, Kaleb <kbutt@deloitte.ca>
Date Tue 6/2/2026 11:23 AM
To Kavinder Dhillon <kdhillon@labtestcert.com>
Cc Keeble, Jeff <jkeeble@deloitte.ca>

CAUTION : External Email

Hi Kavinder,

I am writing to suggest you reach out to Raymond Pai at NBC to discuss the disconnect in the amount of arrears in NBC's records and those you asserted during our call a few weeks ago. We think a call between the two of you this week would be beneficial to both parties. I will leave to you to reach out to him directly.

Regards,

Kaleb Butt, CPA
Manager | Strategy, Risk, and Transactions Group
Deloitte LLP
410 W Georgia St.,
Vancouver, BC, V6B 1Z3, Canada
D: (604) 595-5422 | M: (672) 963-9556
kbutt@deloitte.ca | www.deloitte.ca

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sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

Outlook

Outstanding "Goshu Products/Services Inc"

From Kavinder Dhillon <kdhillon@labtestcert.com>
Date Thu 6/25/2026 2:27 PM
To Pai, Raymond <raymond.pai@nbc.ca>
Cc Rong, Sherry <sherry.rong@nbc.ca>; Butt, Kaleb <kbutt@deloitte.ca>; Keeble, Jeff <jkeeble@deloitte.ca>; Alambre, Jennifer <jennifer.alambre@blakes.com>

Hello Ray,

Please advise the outstanding balance owing for the missed mortgages for Goshu Products/Services Inc.?

As per the NBC bank records the following payments have been made:

- 2026-02-27 $ 50,337.44
- 2026-03-30 $ 50,337.44
- 2026-03-30 $ 24,662.56

We do not have bank access to CWB, as banking was conducted through CWB prior to the acquisition. I believe the missed payment where from Nov, Dec and Jan for an amount of $ 151.012.32. The total outstanding to-date is $ 227,025.20, as NBC has not taken any funds out of the account.

There is $ 119,059.07 in the account, as NBC has not been withdrawing any mortgage payments. And another $ 108,000 will be deposit by tomorrow to clear our past due.

I would like to clear our mortgage account, please advise. Hopefully, this will clear all out outstanding payables to NBC for Goshu Products/Services Inc.

Thank you,

Kavinder Dhillon (he, him), P.L.Eng.
LabTest Certification
T: 604-247-0444 Ext. 101 | M: 604-805-2016 | 1-855-346-0444
Head Office: 205 – 8291 92 Street, Delta, BC, V4G 0A4, Canada
Toronto: 2520 Bristol Circle, Oakville, ON, L6H 5S1, Canada
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Richmond: 3128 – 20800 Westminster Hwy., Richmond, BC, V6V 2W3, Canada
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www.labtestcert.com| kdhillon@labtestcert.com

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sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.

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within British Columbia

Blake, Cassels & Graydon LLP
1133 Melville Street, Suite 3500
The Stack
Vancouver, British Columbia, V6E 4E5
+1-604-631-3300

Peter Rubin*
Partner
+1-604-631-3315
peter.rubin@blakes.com
Law Corporation

June 2, 2026

VIA EMAIL

Reference: 30237/492

Labtest Certification Inc.
205 – 8291 92 Street,
Delta, BC V4G 0A4

Attention: Kavinder Singh Dhillon

Re: May 19, 2026 Correspondence

Dear Sir:

We write in response to your email of May 19, 2026 (the "**May Email**") to Mr. Pai of National Bank of Canada (by its predecessor by way of amalgamation Canadian Western Bank, the "**Bank**"), in which you responded to our letter to you of that same date.

In the May Email you asserted, among other things, that a repayment plan had been reached and that sufficient funds have been available in the applicable accounts to satisfy the payment obligations. Those statements are not accurate.

The Bank has not entered into any form of a repayment agreement with you. While the Bank acknowledges that you provided the Bank with a proposal for a repayment plan by email on March 6, 2026, the Bank did not accept that proposal or enter into any agreement. Rather, as is set out in its email to you dated March 19, 2026, and attached as **Schedule "A"** hereto, the Bank noted only that it may be open to accepting a repayment approach structured through a forbearance agreement. No forbearance agreement has been entered into.

With respect to the statement that sufficient funds have been in the applicable accounts, that is also not accurate. As is set out in Goshu's account statements with the Bank from September 2025 to May 2026, and attached as **Schedule "B"** hereto, there have repeatedly been insufficient funds in Goshu's chequing account from which the Bank's system could automatically withdraw funds on the 23rd day of each month to satisfy payments towards the Goshu Loan. As of the date of this letter, there are still five (5) months of delinquent payments outstanding for the Goshu Loan, in the total amount of $227,024.64.

✓
→ Is this true?

We confirm that the Bank has not waived, and hereby expressly reserves, its rights to take all further and additional actions available in connection with the foregoing. Should you have any questions, please contact the undersigned.

Yours truly,



Peter Rubin

Encl.

Blakes

SCHEDULE "A"

Outlook

Re: LabTest

From Pai, Raymond <raymond.pai@nbc.ca>
Date Thu 3/19/2026 12:14 PM
To Kavinder Dhillon <kdhillon@labtestcert.com>
Cc Rong, Sherry <sherry.rong@nbc.ca>

Hi Kavinder,

We're in agreement that the Bank would like the arrears to be cured as soon as possible. At this stage, all we can confirm is that we're open to a repayment approach structured through a Forbearance Agreement, subject to final credit approval. We're not able to provide a specific timeline yet, as that will depend on the full details. Typically, the Bank would look to the Financial Advisor's guidance, including a cash flow forecast, to help determine a timeframe.

Thank you,

NATIONAL BANK

Ray Pai
Senior Director, Special Loans
Tel.: 403-973-7203

National Bank of Canada

From: Kavinder Dhillon <kdhillon@labtestcert.com>
Sent: Thursday, March 19, 2026 11:57 AM
To: Pai, Raymond <raymond.pai@nbc.ca>
Cc: Rong, Sherry <sherry.rong@nbc.ca>
Subject: RE: LabTest

****
PRUDENCE/CAUTION - EXTERNE/EXTERNAL
****

Hi Raymond,

Even though I am looking at paying the outstanding owing as soon as possible, having a time line is important. As this helps in managing the cashflow. In a short time, I have realized this is all about cashflow management, please provide some guidelines for the timeline.

My meeting with the accountant got pushed back to Tuesday, at 10AM. I will be able to get back to you end of the day Tuesday. As I need to speak with my accountant before any changes.

Thank you,

Kavinder Dhillon (he, him), P.L.Eng.
LabTest Certification
T: 604-247-0444 Ext. 101 | M: 604-805-2016 | 1-855-346-0444
Head Office: 205 – 8291 92 Street, Delta, BC, V4G 0A4, Canada
Toronto: 2520 Bristol Circle, Oakville, ON, L6H 5S1, Canada
Las Vegas: 5977 McLeod Drive, Las Vegas, NV, 89120, USA
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From: Pai, Raymond <raymond.pai@nbc.ca>
Sent: March 19, 2026 10:15 AM
To: Kavinder Dhillon <kdhillon@labtestcert.com>
Cc: Rong, Sherry <sherry.rong@nbc.ca>
Subject: Re: LabTest

CAUTION : External Email

Hi Kavinder,

We're not in a position to respond to your question at this moment because there may be potential unknowns and further arrears that the Bank is unaware of. The Bank's patience will be determined in collaboration with our Legal Counsel, the proposed Financial Advisor, and taking into consideration any concessions the Borrowers and Guarantors would provide.

Thank you,

NATIONAL BANK

Ray Pai
Senior Director, Special Loans
Tel.: 403-973-7203

National Bank of Canada

From: Kavinder Dhillon <kdhillon@labtestcert.com>
Sent: Wednesday, March 18, 2026 12:57 PM
To: Pai, Raymond <raymond.pai@nbc.ca>
Subject: LabTest

****
PRUDENCE/CAUTION - EXTERNE/EXTERNAL
****

Hello Raymond,

As I am meeting with my accountant, please advise the time you allowing LabTest to make all payments to clear the CRA and NBC outstanding owing. I believe this is the $600k we discussed yesterday.

Thank you,

Kavinder Dhillon (he, him), P.L.Eng.
LabTest Certification
T: 604-247-0444 Ext. 101 | M: 604-805-2016 | 1-855-346-0444
Head Office: 205 – 8291 92 Street, Delta, BC, V4G 0A4, Canada
Toronto: 2520 Bristol Circle, Oakville, ON, L6H 5S1, Canada
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Richmond: 3128 – 20800 Westminster Hwy., Richmond, BC, V6V 2W3, Canada

www.labtestcert.com| kdhillon@labtestcert.com



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SCHEDULE "B"

CWB Canadian Western Bank

Statement of Accounts

GOSHU PRODUCTS/SERVICES INC.
205-8291 92 ST
DELTA BC
V4G 0A4

Panorama Ridge
#103-15230 Highway 10
Surrey BC V3S 5K7
Phone: 604.575.3783
panoramaridge@cwbank.com

Customer No.: 871973
No. of cheque images: 0
Statement date: 30SEP2025

Account(s)

Business Current Account 101019072534

Date	Description	Withdrawals($)	Deposits($)	Balance($)
SEP 01	Balance Forward			82.60
SEP 22	Online Transfer In		50,000.00	50,082.60
	From Account 101019072615			
SEP 23	Debit Arrangement	50,082.60-		0.00
	Loan Repayment			
	To Account:101019111898			
SEP 30	Monthly Transaction Charge	5.00-		5.00-
	TOTAL:	**50,087.60-**	**50,000.00**	

Loan(s)

3128-20800 Westminster HWY,Richmond 101019111898

Rate 6.43% Renewal Date 23MAY2026

Date	Description	Withdrawals($)	Deposits($)	Balance($)
SEP 01	Balance Forward			7,343,242.55-

(Continued)

If this statement does not agree with your records, contact the branch within 30 days of delivery. If you require any additional information about your account, you may obtain it at the branch number listed, during business hours. Collect calls are accepted.

CWB Canadian Western Bank

Customer No.: 871973
Statement date: 30SEP2025

Date	Description	Withdrawals($)	Deposits($)	Balance($)
SEP 23	AA Loan Repayment		9,971.98	7,333,270.57-
	Interest - 40,110.62			
	Total Loan Payment - 50,082.60			
	TOTAL:	**0.00**	**9,971.98**	
TOTAL:	**PAYMENTS**	**1**	**9,971.98**	
	INTEREST PAID		**40,110.62**	
	CHARGES PAID:		**0.00**	

If this statement does not agree with your records, contact the branch within 30 days of delivery. If you require any additional information about your account, you may obtain it at the branch number listed, during business hours. Collect calls are accepted.

CWB Canadian Western Bank

Statement of Accounts

GOSHU PRODUCTS/SERVICES INC.
205-8291 92 ST
DELTA BC
V4G 0A4

Panorama Ridge
#103-15230 Highway 10
Surrey BC V3S 5K7
Phone: 604.575.3783
panoramaridge@cwbank.com

Customer No.: 871973
No. of cheque images: 0
Statement date: 31OCT2025

Account(s)

Business Current Account 101019072534

Date	Description	Withdrawals($)	Deposits($)	Balance($)
OCT 01	Balance Forward			5.00-
OCT 01	Transfer Credit		500.00	495.00
	AS PER REQUEST			
	From Account 101019072615			
OCT 01	Coverdraft Transfer Out	254.84-		240.16
	To Account 101019111898			
OCT 23	Debit Arrangement	240.16-		0.00
	Loan Repayment			
	To Account:101019111898			
OCT 27	Online Transfer In		28,000.00	28,000.00
	From Account 101019072542			
OCT 27	Online Transfer In		8,000.00	36,000.00
	From Account 101019072615			
OCT 27	Coverdraft Transfer Out	36,000.00-		0.00
	To Account 101019111898			
OCT 30	Online Transfer In		11,000.00	11,000.00
	From Account 101019072542			
OCT 30	Coverdraft Transfer Out	11,000.00-		0.00
	To Account 101019111898			
OCT 31	Monthly Transaction Charge	5.00-		5.00-
	TOTAL:	**47,500.00-**	**47,500.00**	

If this statement does not agree with your records, contact the branch within 30 days of delivery. If you require any additional information about your account, you may obtain it at the branch number listed, during business hours. Collect calls are accepted.

CWB Canadian Western Bank

Customer No.: 871973
Statement date: 31OCT2025

Loan(s)

3128-20800 Westminster HWY,Richmond 101019111898

Rate 6.43% Renewal Date 23MAY2026

Date	Description	Withdrawals($)	Deposits($)	Balance($)
OCT 01	Balance Forward			7,333,270.57-
OCT 01	AA Loan Repayment		254.84	7,333,015.73-
	Total Loan Payment - 254.84			
OCT 30	AA Loan Repayment		8,485.31	7,324,530.42-
	Interest - 2,514.69			
	Total Loan Payment - 11,000.00			
	TOTAL:	**0.00**	**8,740.15**	
TOTAL:	**PAYMENTS**	**2**	**8,740.15**	
	INTEREST PAID		**2,514.69**	
	CHARGES PAID:		**0.00**	

If this statement does not agree with your records, contact the branch within 30 days of delivery. If you require any additional information about your account, you may obtain it at the branch number listed, during business hours. Collect calls are accepted.

Canadian Western Bank

Statement of Accounts

GOSHU PRODUCTS/SERVICES INC.
205-8291 92 ST
DELTA BC
V4G 0A4

Panorama Ridge
#103-15230 Highway 10
Surrey BC V3S 5K7
Phone: 604.575.3783
panoramaridge@cwbank.com

Customer No.: 871973
No. of cheque images: 0
Statement date: 30NOV2025

Account(s)

Business Current Account 101019072534

Date	Description	Withdrawals($)	Deposits($)	Balance($)
NOV 01	Balance Forward			5.00-
NOV 06	Online Transfer In		100.00	95.00
	From Account 101019072542			
NOV 06	Coverdraft Transfer Out	95.00-		0.00
	To Account 101019111898			
NOV 07	Online Transfer In		3,500.00	3,500.00
	From Account 101019072542			
NOV 07	Coverdraft Transfer Out	3,002.28-		497.72
	To Account 101019111898			
NOV 29	Principal Adjustment	497.72-		0.00
	TOTAL:	**3,595.00-**	**3,600.00**	

If this statement does not agree with your records, contact the branch within 30 days of delivery. If you require any additional information about your account, you may obtain it at the branch number listed, during business hours. Collect calls are accepted.

CWB Canadian Western Bank

Customer No.: 871973
Statement date: 30NOV2025

Loan(s)

3128-20800 Westminster HWY,Richmond 101019111898

Rate 6.43% Renewal Date 23MAY2026

Date	Description	Withdrawals($)	Deposits($)	Balance($)
NOV 01	Balance Forward			7,324,530.42-
NOV 06	AA Loan Repayment		95.00	7,324,435.42-
	Total Loan Payment - 95.00			
NOV 07	AA Loan Repayment		3,002.28	7,321,433.14-
	Total Loan Payment - 3,002.28			
NOV 29	Principal Adjustment		7,321,433.14	0.00
	TOTAL:	**0.00**	**7,324,530.42**	
TOTAL:	**PAYMENTS**	**2**	**3,097.28**	
	CHARGES PAID:		**0.00**	

If this statement does not agree with your records, contact the branch within 30 days of delivery. If you require any additional information about your account, you may obtain it at the branch number listed, during business hours. Collect calls are accepted.

NATIONAL BANK OF CANADA

Account Statement

1-7548 120TH STREET
SURREY V3W 3N1 (000) 000-0000

Period from 2025-11-01 to 2025-11-30

Account no. 00-793-21 Branch no. 01471

GOSHU PRODUCTS/SERVICES INC. 16061
205-8291 92 ST
DELTA BC V4G 0A4

ACCOUNT : CURRENT ACCOUNT (CDN$)
PACKAGES : PREMIUM PACKAGE

MM	DD	DESCRIPTION	DEBIT ($)	CREDIT ($)	BALANCE ($)
10	31	PREVIOUS BALANCE			0.00
11	24	CWB CLOSING BAL		497.72	497.72

		NUMBER	TOTAL AMOUNT		NUMBER	TOTAL AMOUNT
TRANSACTIONS	DEBIT	0	0.00	CREDIT	1	497.72

Please check this statement as soon as possible. The bank must be informed in writing of any error or omission within forty-five (45) days.

NATIONAL BANK OF CANADA

Account Statement

1-7548 120TH STREET
SURREY V3W 3N1 (000) 000-0000

Period from 2026-01-01 to 2026-01-31

Account no. 00-793-21

Branch no. 01471

GOSHU PRODUCTS/SERVICES INC. 16061
205-8291 92 ST
DELTA BC V4G 0A4

ACCOUNT : CURRENT ACCOUNT (CDN$)
PACKAGES : PREMIUM PACKAGE

MM	DD	DESCRIPTION	DEBIT ($)	CREDIT ($)	BALANCE ($)
12	31	PREVIOUS BALANCE			497.72
01	30	INTERNET CT TRF Q42850000000017		2,500.00	2,997.72
01	30	INTERNET CT TRF Q42850000000018		4,000.00	6,997.72

		NUMBER	TOTAL AMOUNT		NUMBER	TOTAL AMOUNT
TRANSACTIONS	DEBIT	0	0.00	CREDIT	2	6,500.00

Please check this statement as soon as possible. The bank must be informed in writing of any error or omission within forty-five (45) days.

NATIONAL BANK OF CANADA

Account Statement

1-7548 120TH STREET
SURREY V3W 3N1 (000) 000-0000

Period from 2026-02-01 to 2026-02-28 | Page 1 of 1

Account no. 00-793-21 | Branch no. 01471

GOSHU PRODUCTS/SERVICES INC. 16061
205-8291 92 ST
DELTA BC V4G 0A4

ACCOUNT : CURRENT ACCOUNT (CDN$)
PACKAGES : PREMIUM PACKAGE

MM	DD	DESCRIPTION	DEBIT ($)	CREDIT ($)	BALANCE ($)
01	31	PREVIOUS BALANCE			6,997.72
02	06	INTERNET CT TRF Q42850000000020		12,000.00	18,997.72
02	17	INTERNET CT TRF Q42850000000023		13,000.00	31,997.72
02	23	INTERNET CT TRF Q42850000000024		15,000.00	46,997.72
02	23	INTERNET CT TRF Q42850000000025		5,000.00	51,997.72
02	24	INTERNET CT TRF Q42850000000026		4,000.00	55,997.72
02	27	LOAN PAYMENT	50,337.44		5,660.28

		NUMBER	TOTAL AMOUNT		NUMBER	TOTAL AMOUNT
TRANSACTIONS	DEBIT	1	50,337.44	CREDIT	5	49,000.00

Please check this statement as soon as possible. The bank must be informed in writing of any error or omission within forty-five (45) days.

NATIONAL BANK OF CANADA

Account Statement

1-7548 120TH STREET
SURREY V3W 3N1 (000) 000-0000

Period from 2026-03-01 to 2026-03-31 | Page 1 of 1

Account no. 00-793-21 | Branch no. 01471

GOSHU PRODUCTS/SERVICES INC. 16061
205-8291 92 ST
DELTA BC V4G 0A4

ACCOUNT : CURRENT ACCOUNT (CDN$)
PACKAGES : PREMIUM PACKAGE

MM	DD	DESCRIPTION	DEBIT ($)	CREDIT ($)	BALANCE ($)
02	28	PREVIOUS BALANCE			5,660.28
03	12	INTERNET CT TRF Q42850000000035		40,000.00	45,660.28
03	16	INTERNET CT TRF Q42850000000036		5,000.00	50,660.28
03	20	INTERNET CT TRF Q42850000000037		26,000.00	76,660.28
03	30	LOAN PAYMENT	50,337.44		26,322.84
03	30	INTEREST ON LOAN	24,662.56		1,660.28

		NUMBER	TOTAL AMOUNT
TRANSACTIONS	DEBIT	2	75,000.00

	NUMBER	TOTAL AMOUNT
CREDIT	3	71,000.00

Please check this statement as soon as possible. The bank must be informed in writing of any error or omission within forty-five (45) days.

NATIONAL BANK OF CANADA

Account Statement

1-7548 120TH STREET
SURREY V3W 3N1 (000) 000-0000

Period from 2026-04-01 to 2026-04-30 | Page 1 of 1

Account no. 00-793-21 | Branch no. 01471

GOSHU PRODUCTS/SERVICES INC. 16061
205-8291 92 ST
DELTA BC V4G 0A4

ACCOUNT : CURRENT ACCOUNT (CDN$)
PACKAGES : PREMIUM PACKAGE

MM	DD	DESCRIPTION	DEBIT ($)	CREDIT ($)	BALANCE ($)
03	31	PREVIOUS BALANCE			1,660.28
04	01	INTERNET CT TRF Q42850000000045		10,000.00	11,660.28
04	15	INTERNET CT TRF Q42850000000052		5,000.00	16,660.28
04	28	INTERNET CT TRF Q42850000000061		20,000.00	36,660.28
04	29	INTERNET CT TRF Q42850000000062		10,000.00	46,660.28
04	30	INTERNET CT TRF Q42850000000063		4,000.00	50,660.28

		NUMBER	TOTAL AMOUNT		NUMBER	TOTAL AMOUNT
TRANSACTIONS	DEBIT	0	0.00	CREDIT	5	49,000.00

Please check this statement as soon as possible. The bank must be informed in writing of any error or omission within forty-five (45) days.

NATIONAL BANK OF CANADA

Account Statement

1-7548 120TH STREET
SURREY V3W 3N1 (000) 000-0000

Period from 2026-05-01 to 2026-05-31

Account no. 00-793-21

Branch no. 01471

GOSHU PRODUCTS/SERVICES INC. 16061
205-8291 92 ST
DELTA BC V4G 0A4

ACCOUNT : CURRENT ACCOUNT (CDN$)
PACKAGES : PREMIUM PACKAGE

MM	DD	DESCRIPTION	DEBIT ($)	CREDIT ($)	BALANCE ($)
04	30	PREVIOUS BALANCE			50,660.28
05	15	INTERNET CT TRF Q42850000000073		18,933.04	69,593.32
05	15	INTERNET CT TRF Q42850000000074		9,465.75	79,059.07
05	26	INTERNET CT TRF Q42850000000081		10,000.00	89,059.07

		NUMBER	TOTAL AMOUNT		NUMBER	TOTAL AMOUNT
TRANSACTIONS	DEBIT	0	0.00	CREDIT	3	38,398.79

Please check this statement as soon as possible. The bank must be informed in writing of any error or omission within forty-five (45) days.

This is Exhibit "R" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

Outlook

Re: Outstanding "Goshu Products/Services Inc"

From Kavinder Dhillon <kdhillon@labtestcert.com>
Date Fri 7/31/2026 12:55 PM
To Pai, Raymond <raymond.pai@nbc.ca>
Cc Rong, Sherry <sherry.rong@nbc.ca>

1 attachment (216 KB)
Fw: NBC v Labtest/Dhillon - BCSC - S265325;

Hi Ray,

Please confirm the outstanding to bring my account into good standing.

We can set up a MS Teams call.

Regards,

Kavinder Dhillon (he, him), P.L.Eng.
LabTest Certification
T: 604-247-0444 Ext. 101 | M: 604-805-2016 | 1-855-346-0444
Head Office: 205 – 8291 92 Street, Delta, BC, V4G 0A4, Canada
Toronto: 2520 Bristol Circle, Oakville, ON, L6H 5S1, Canada
Las Vegas: 5977 McLeod Drive, Las Vegas, NV, 89120, USA
Richmond: 3128 – 20800 Westminster Hwy., Richmond, BC, V6V 2W3, Canada
Dallas: 2363 Merritt Dr., Ste. 100, Garland, TX, 75041, USA



www.labtestcert.com| kdhillon@labtestcert.com

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From: Kavinder Dhillon
Sent: Thursday, June 25, 2026 2:28 PM
To: Pai, Raymond <raymond.pai@nbc.ca>
Cc: Rong, Sherry <sherry.rong@nbc.ca>; Butt, Kaleb <kbutt@deloitte.ca>; Keeble, Jeff <jkeeble@deloitte.ca>; Alambre, Jennifer <jennifer.alambre@blakes.com>
Subject: Outstanding "Goshu Products/Services Inc"

Hello Ray,

Please advise the outstanding balance owing for the missed mortgages for Goshu Products/Services Inc.?

As per the NBC bank records the following payments have been made:

- 2026-02-27 $ 50,337.44
- 2026-03-30 $ 50,337.44
- 2026-03-30 $ 24,662.56

We do not have bank access to CWB, as banking was conducted through CWB prior to the acquisition. I believe the missed payment where from Nov, Dec and Jan for an amount of $ 151.012.32. The total outstanding to-date is $ 227,025.20, as NBC has not taken any funds out of the account.

There is $ 119,059.07 in the account, as NBC has not been withdrawing any mortgage payments. And another $ 108,000 will be deposit by tomorrow to clear our past due.

I would like to clear our mortgage account, please advise. Hopefully, this will clear all out outstanding payables to NBC for Goshu Products/Services Inc.

Thank you,

Kavinder Dhillon (he, him), P.L.Eng.
LabTest Certification
T: 604-247-0444 Ext. 101 | M: 604-805-2016 | 1-855-346-0444
Head Office: 205 – 8291 92 Street, Delta, BC, V4G 0A4, Canada
Toronto: 2520 Bristol Circle, Oakville, ON, L6H 5S1, Canada
Las Vegas: 5977 McLeod Drive, Las Vegas, NV, 89120, USA
Richmond: 3128 – 20800 Westminster Hwy., Richmond, BC, V6V 2W3, Canada
Dallas: 2363 Merritt Dr., Ste. 100, Garland, TX, 75041, USA



www.labtestcert.com| kdhillon@labtestcert.com

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This is Exhibit "S" referred to in the
Affidavit of K.S. Dhillon
sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

From: Roh, Encina
To: Satinder Dhaliwal
Cc: Aman S. Bindra; Lauren Vanderploeg; Rubin, Peter; Raminder Arora
Subject: FW: NBC v Labtest/Dhillon - BCSC - S265325
Date: Wednesday, August 26, 2026 9:25:46 AM
Attachments: image001.png
image002.png
Re Outstanding Goshu ProductsServices Inc.msg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Satinder,

The Goshu payment of $50,337.44 due on June 23, 2026 was not collected and is outstanding.

As your client is aware, the $227,024.64 made available by Labtest on or about June 26, 2026 was only sufficient to cover the payments up to May 23, 2026. In the email exchange attached above, Kavinder acknowledged that: (a) the November, December and January payments were missed; and (b) the February and March payments, and an interest payment of $24,662.56 were collected. The table below provides the breakdown.

November 23, 2025	$50,337.44
December 23, 2025	$50,337.44
January 23, 2026	$50,337.44
February 23, 2026	$0.00
March 23, 2026	$0.00
April 23, 2026	$50,337.44
May 23, 2026	$50,337.44
Total Payment Outstanding	**$251,687.20**
Interest Collected	-$24,662.56
Remaining Outstanding Payments	**$227,024.64**

Accordingly, the total outstanding amount of arrears is **$210,740.90** (given that the June 23, 2026 Goshu payment was not made).

Thanks,

Encina Roh (she, her, hers)
Associate
encina.roh@blakes.com
T. +1-604-631-4254

From: Satinder Dhaliwal <sdhaliwal@kswlawyers.ca>
Sent: Tuesday, August 25, 2026 4:09 PM
To: Roh, Encina <encina.roh@blakes.com>
Cc: Aman S. Bindra <ABindra@kswlawyers.ca>; Lauren Vanderploeg <lvanderploeg@kswlawyers.ca>; Rubin, Peter <peter.rubin@blakes.com>; Raminder Arora <rpsarora@arorazbar.com>
Subject: RE: NBC v Labtest/Dhillon - BCSC - S265325

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Hi Encina,

We were looking for the NBC arrears balance – thanks for providing.

On review, our client advises that the June 23rd Goshu payment was made. Accounting for that payment, the arrears outstanding on that account should be $100,674.88, and the total required to bring the accounts current should be $160,403.46. Please kindly confirm with NBC (revised table below).

Our client will be depositing funds into the accounts by end of day tomorrow, so NBC should be able to draw on the accounts tomorrow evening.

2842878 Ontario Inc	
August 8, 2026	$59,728.58
Total 2842878 Ontario Inc	$59,728.58
Goshu Products/Services Inc	
~~June 23, 2026~~	~~$50,337.44~~
July 23, 2026	$50,337.44
August 23, 2026	$50,337.44
Total Goshu Products/Services Inc	$100,674.88
Total	**$160,403.46**

Satinder Dhaliwal
Senior Counsel
Practising as a Law Corporation

604.591.7321 ext: 383
604.591.7149
sdhaliwal@kswlawyers.ca

KSW Lawyers #220-7565 132nd Street, Surrey, BC, V3W 1K5

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From: Roh, Encina <encina.roh@blakes.com>
Sent: Tuesday, August 25, 2026 11:57 AM
To: Satinder Dhaliwal <sdhaliwal@kswlawyers.ca>
Cc: Aman S. Bindra <ABindra@kswlawyers.ca>; Lauren Vanderploeg <lvanderploeg@kswlawyers.ca>; Rubin, Peter <peter.rubin@blakes.com>; Raminder Arora <rpsarora@arorazbar.com>
Subject: FW: NBC v Labtest/Dhillon - BCSC - S265325

Hello Satinder,

In your email below, you asked us to provide you with the "outstanding NBC balance". We see you copied your client's litigation counsel at a separate firm, Raminder Arora, who also made a similar request of us (see the attached email sent to us on August 19, 2026 by Raminder). In that email, Raminder stated that "[t]he Respondents intend to clear their outstanding obligations with NBC" and "[p]lease advise of the outstanding amount …" Both your firm and Raminder's asked us for the outstanding obligations owing to NBC. That is what we sent you and that amount is $17,838,412.08, subject to the provisos noted in our email below.

If you are asking for the amount of the missed monthly payments that were not made by your clients on the various facilities, then see the table below. Note, however, that these are monthly payments that were to have

been made on different dates as noted below and thus on each monthly date a further missed payment event takes place.

2842878 Ontario Inc	
August 8, 2026	$59,728.58
Total 2842878 Ontario Inc	$59,728.58
Goshu Products/Services Inc	
June 23, 2026	$50,337.44
July 23, 2026	$50,337.44
August 23, 2026	$50,337.44
Total Goshu Products/Services Inc	$151,012.32
Total	**$210,740.90**

Thank you,

Encina Roh (she, her, hers)
Associate
encina.roh@blakes.com
T. +1-604-631-4254

From: Satinder Dhaliwal <sdhaliwal@kswlawyers.ca>
Sent: Monday, August 24, 2026 5:42 PM
To: Roh, Encina <encina.roh@blakes.com>
Cc: Aman S. Bindra <ABindra@kswlawyers.ca>; Lauren Vanderploeg <lvanderploeg@kswlawyers.ca>; Rubin, Peter <peter.rubin@blakes.com>; Raminder Arora <rpsarora@arorazbar.com>
Subject: RE: NBC v Labtest/Dhillon - BCSC - S265325

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Hi Encina,

Thanks for the follow-up. We were requesting the outstanding NBC arrears as of August 26th, not the payout statements. Please kindly provide the arrears balance.

Regards,

Satinder Dhaliwal
Senior Counsel
Practising as a Law Corporation

604.591.7321 ext: 383
604.591.7149
sdhaliwal@kswlawyers.ca

KSW Lawyers #220-7565 132nd Street, Surrey, BC, V3W 1K5

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From: Roh, Encina <encina.roh@blakes.com>

Sent: Sunday, August 23, 2026 7:48 AM
To: Satinder Dhaliwal <sdhaliwal@kswlawyers.ca>
Cc: Aman S. Bindra <ABindra@kswlawyers.ca>; Lauren Vanderploeg <lvanderploeg@kswlawyers.ca>; Rubin, Peter <peter.rubin@blakes.com>; Raminder Arora <rpsarora@arorazbar.com>
Subject: RE: NBC v Labtest/Dhillon - BCSC - S265325

Satinder,

Further to your request below, the amount of the outstanding obligations owed to NBC as of August 20 is set out in the attached four payout statements. There are four payout statements given the different loan parties. The total amount of the outstanding obligations as of August 20 as set out in the payout statements is $17,838,412.08. The payout statements also include per diem amounts. Please note (as noted in the attached payout statements) that the total amount in the payout statements does not include the additional legal and other fees payable pursuant to the loan and security documents. Once you confirm that your client will be making full payment and the payout date, we can provide the amount of those additional obligations.

Thanks,

Encina Roh (she, her, hers)
Associate
encina.roh@blakes.com
T. +1-604-631-4254

From: Satinder Dhaliwal <sdhaliwal@kswlawyers.ca>
Sent: Wednesday, August 19, 2026 11:01 AM
To: Rubin, Peter <peter.rubin@blakes.com>
Cc: Roh, Encina <encina.roh@blakes.com>; Aman S. Bindra <ABindra@kswlawyers.ca>; Lauren Vanderploeg <lvanderploeg@kswlawyers.ca>; Raminder Arora <rpsarora@arorazbar.com>
Subject: RE: NBC v Labtest/Dhillon - BCSC - S265325

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Hi Peter,

With Prejudice

[redacted]

Satinder Dhaliwal
Senior Counsel
Practising as a Law Corporation

604.591.7321 ext: 383
604.591.7149
sdhaliwal@kswlawyers.ca

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This is Exhibit "T" referred to in the
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sworn, (or affirmed) before me at
Vancouver, B.C.
This 31st day of August 2026.



A Commissioner for Taking Affidavits
within British Columbia

EXHIBIT REDACTED