September 22, 2026

RE: GTA Infill Portfolio (the “Offering” or the “Property”)

Thank you for your interest in the above noted Offering. In addition to an investment summary which will be provided under separate cover, please find attached the following documentation for your review:

- Information Guide ("Information Guide") as prepared by the Real Estate Council of Ontario ("RECO");
- Information and Disclosure to Self-represented Party ("SRP Disclosure"); and,
- Confidentiality Agreement (“CA”).

In the Province of Ontario, the real estate profession is governed by the Trust in Real Estate Services Act, 2002, and Associated Regulations ("TRESA"), administered by RECO. TRESA perscribes that a Realtor provide the Information Guide to any party with whom the Realtor is interacting, inclusive of prospective purchasers, and ask for their acknowledgement of receipt. As set out in the Information Guide, RBC Capital Markets Realty Inc. and CBRE Limited (the "Advisors"), are representing the vendor of the Property and as such, the vendor is a client of the Advisors.

As a prospective purchaser of the Property you are not a client of the Advisors and as such, are considered either a self-represented Party ("SRP") or a client of another brokerage. Following your review of the form, if you are in fact an SRP, we ask that you execute and return the attached SRP Disclosure, as RECO obligates the Advisors to request acknowledgement of same.

The CA is required in order to receive further detailed information regarding the Offering and is intended to protect sensitive and/or material non-public information.

Please be advised that should you fail to return the above acknowledgements and continue to engage in the offering process for this Property, inclusive of executing a CA, accessing the data room and/or confidential information memorandum or making an offer to purchase or providing any form of expression of interest for the Property, you will be deemed to have: 1) acknowledged receipt of the Information Guide and 2) in the case of the SRP Disclosure, acknowledge being either an SRP or a client of another brokerage.

Should you wish to receive additional information, please execute the CA and required acknowledgements at your earliest convenience. We thank you for your consideration and interest in the Offering and are available to answer any questions.

Yours very truly,

RBC Capital Markets Realty Inc.,
Brokerage

CBRE Limited,
Real Estate Brokerage

CONFIDENTIALITY AGREEMENT

Ladies and Gentlemen:

In connection with your interest in a potential, negotiated acquisition of those properties further described in Exhibit A hereto (collectively, the "Property") from the vendors listed at Exhibit A hereto (collectively, the "Vendor"), you have requested certain information concerning the Property from the Vendor and its affiliates and their respective directors, officers, members, partners, employees, agents and/or the Vendor's Representatives (as defined below). In consideration of providing you with the Evaluation Material (as defined herein), the Vendor requests your agreement to the following:

1. **Representatives.** For purposes of this confidentiality agreement, your "Representatives" include your affiliates and your and their respective directors, trustees, agents, consultants, officers, employees, accountants, legal or financial advisors.

2. **Definition of Evaluation Material**. The term "Evaluation Material" means all information concerning the Vendor, the Property and/or the tenant(s) of the Property, including but not limited to, any of the Property's ownership structures and all information relating to the business, operations, activities or projects of the Vendor and/or the tenants of the Property including any proprietary information, operating procedures and practices, technical data, trade secrets and know hows. "Evaluation Material" shall include information that is furnished to you or to your Representatives by or on behalf of the Vendor (whether prepared by the Vendor, its advisors or otherwise) irrespective of the form of communication, whether communicated orally, in writing, on a visual medium, in electronic media or by any other means, including, but not limited to, Evaluation Material communicated via the data room set up in connection with the potential acquisition or Evaluation Material that is obtained by you or your Representatives during Property visits. "Evaluation Material" shall also be deemed to include all analyses, compilations, forecasts, studies, summaries, notes, data and/or other documents prepared by you or your Representatives containing, reflecting or generated from, in whole or in part, the information furnished to or gathered by you or your Representatives pursuant hereto. The term Evaluation Material does not include any information which (i) is or becomes publicly available other than as a result of a disclosure by you or your Representatives, (ii) is already in your possession, on a non-confidential basis, provided that such information is not actually known by you, after due inquiry, to be subject to any legal or contractual obligation of confidentiality owed to the Vendor or its Representatives, (iii) becomes available to you on a non-confidential basis from a source other than the Vendor or its Representatives, provided that such source is not known by you, after due inquiry, to be subject to any legal, contractual or fiduciary obligation to the Vendor or its Representatives or another party reasonably known to have an obligation to the Vendor to keep such information confidential, or (iv) is independently developed by you without use of or reference to the Evaluation Material or otherwise violating any of your obligations hereunder.

3. **Your Obligations.** The Evaluation Material will be used solely for the purpose of evaluating your potential purchase of the Property from one or more entities advised by the Vendor or its affiliates (the "Transaction") and not for any other purpose. You will protect the Evaluation Material with the same degree of care that you use to prevent the unauthorized use, access or disclosure of your own confidential and proprietary information, which will be not less than a reasonable degree of care. The Evaluation Material will be kept strictly confidential in accordance with the terms hereof by you and your Representatives and will not be disclosed by you or your Representatives to any other person except (i) as may be consented to by the Vendor in writing, (ii) if required by law, regulation or legal or judicial process, subject to paragraph 4 below, and (iii) that you may disclose the Evaluation Material or portions thereof to those of your Representatives who need to know such Evaluation Material for the purpose of evaluating the Transaction, but only to the extent necessary to evaluate the Transaction and only if such Representatives are advised of the confidential nature of such Evaluation Material and the terms of this confidentiality agreement. You will be responsible for any failure to comply with the terms of this

confidentiality agreement by you or your Representatives, and you agree at your sole commercially reasonable expense, to take all commercially reasonable measures to restrain your Representatives from prohibited or unauthorized disclosure or use of the Evaluation Material.

4. **Compelled Disclosure.** In the event that you or your Representatives are requested or required (by oral questions, interrogatories, requests for information or documents, subpoena, civil investigative demand or other process) to disclose any Evaluation Material, you will provide the Vendor, to the extent permissible under applicable law or regulation, with prompt written notice of such request or requirement so that the Vendor may seek an appropriate protective order or waive compliance with the provisions of this confidentiality agreement. If a protective order or the receipt of a waiver is not obtained, and you or your Representatives are, in the opinion of your or their legal counsel, compelled to disclose Evaluation Material, you and/or your Representatives, as applicable, may disclose that portion of the Evaluation Material that your or their legal counsel advises that you or your Representatives are compelled to disclose, provided that you shall give the Vendor written notice of the information to be disclosed as far in advance of its disclosure as practicable. You also agree to use your commercially reasonable efforts to obtain an appropriate protective order or other reliable assurance that confidential treatment will be accorded the Evaluation Material. Notwithstanding any such compelled disclosure by you or your Representatives, such compelled disclosure will not otherwise affect your and your Representatives' obligations hereunder with respect to Evaluation Material so disclosed.

5. **Transaction Information.** Except with regard to your Representatives, you agree that, without the prior written consent of the Vendor, neither you nor any of your Representatives will disclose to any other person (i) that you and/or any of your Representatives have received Evaluation Material from the Vendor, or (ii) any of the terms, conditions or other facts with respect to the Transaction, including the status thereof (the information in clauses (i) and (ii) being "Transaction Information").

6. **Ownership; Return or Destruction of Evaluation Material.** All Evaluation Material shall be and remain the property of the Vendor and its Representatives, as applicable, and no right or license is granted to you with respect to any Evaluation Material or any other intellectual property of the Vendor or its affiliates. At any time upon the request of the Vendor for any reason, you will within 10 days deliver to the Vendor all Evaluation Material (and all copies thereof) furnished to you or your Representatives by or on behalf of the Vendor pursuant hereto, as well as promptly destroy all other Evaluation Material prepared by you or your Representatives; provided, that, you and your Representatives may retain copies of Evaluation Material if required to comply with applicable law or regulation; provided, further, that, any retained Evaluation Material remains subject to the terms and conditions of this confidentiality agreement. Notwithstanding the return or destruction or permitted retention of the Evaluation Material, you and your Representatives will continue to be bound by your obligations of confidentiality and other obligations hereunder.

7. **No Other Obligation.** Each party hereto understands and agrees that no contract or agreement providing for the Transaction shall be deemed to exist between you and the Vendor unless and until a final, legally binding definitive agreement has been executed and delivered. Each party hereto also agrees that unless and until a final, legally binding definitive agreement between you and the Vendor with respect to the Transaction has been executed and delivered, neither you nor the Vendor has any legal obligation of any kind whatsoever with respect to the Transaction by virtue of this confidentiality agreement, except for the matters specifically agreed to herein. You acknowledge that the Vendor expressly reserves the right to terminate negotiations regarding the Transaction at any time, without providing you with the reasons. The Vendor is free to refuse any offer you may make, and the Vendor may provide the same or similar information to other parties and enter into agreements with other parties.

8. **No Representations or Warranties.** Although the Vendor has endeavoured to include in the Evaluation Material all of the information which is relevant for the purposes of your investigation, you understand and acknowledge that neither the Vendor nor any of its Representatives make any representation or warranty, express or implied, as to the accuracy or completeness of the Evaluation Material. You agree that neither the Vendor nor any of its Representatives shall have any liability to you or any of your Representatives relating to or resulting from the use of the Evaluation Material or any errors therein or omissions therefrom.

9. **Restricted Communication and Access.** Neither you nor your Representatives will initiate or cause to be initiated any (i) communication concerning the Evaluation Material or Transaction Information, (ii) requests for additional information on the Property, or (iii) requests for (a) visits or tours of the Property, or (b) management meetings in connection with the Transaction, except, in each case, with the Vendor or its designee. You also agree that neither you nor any of your Representatives will, without the prior written consent of the Vendor, initiate or maintain contact (except for communications in the ordinary course of business unrelated to the Transaction which do not disclose Transaction Information or Evaluation Material) with any tenant, lender, servicer, special servicer, investor, partner, employee, or agent for, the Property and the ground lessor of the Property, if any.

10. **Remedies.** You agree that money damages may not be a sufficient remedy for any breach of this confidentiality agreement by you or your Representatives and that the Vendor shall be entitled to seek equitable relief, including injunction and specific performance, in the event of any such breach, in addition to all other remedies available to the Vendor at law or in equity. You further agree to waive any requirement for the securing or posting of any bond in connection with such remedy.

11. **Waivers.** Each party hereto agrees that no failure or delay by either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder.

12. **Severability.** If any provision of this confidentiality agreement is found to violate any statute, regulation, rule, order or decree of any governmental authority, court, agency or exchange, such invalidity shall not be deemed to affect any other provision hereof or the validity of the remainder of this confidentiality agreement, and such invalid provision shall be deemed deleted herefrom to the minimum extent necessary to cure such violation.

13. **Governing Law; Jurisdiction.** This confidentiality agreement shall be governed by and construed in accordance with the internal laws of the Province of Ontario. The courts of the district of Toronto, province of Ontario, are elected to solve any conflict arising from this agreement.

14. **Assignment.** This confidentiality agreement and each party's obligations hereunder shall be binding on the representatives, assigns and successors of such party and shall inure to the benefit of the assigns and successors of such party, provided, however, that your rights and obligations hereunder are not assignable, except to your Representatives, as provided herein.

15. **Entire Agreement; Amendment; Delivery as Acceptance.** This confidentiality agreement (i) constitutes the entire agreement between the parties hereto relating to the subject matter hereof and supersedes any prior communications, understandings and agreements between the parties; and (ii) may not be waived, amended or modified except by a written instrument executed by the parties hereto. Following your execution of this confidentiality agreement, the delivery to you of Evaluation Material by or on behalf of the Vendor shall confirm the agreement of the Vendor to the terms and conditions of this confidentiality agreement.

16. **Term.** The provisions of this confidentiality agreement shall continue in full force and effect at all times until two (2) years from the date hereof. The confidentiality obligations herein shall survive any termination or expiration of this confidentiality agreement.

[*Signatures to follow*.]

If you agree with the foregoing, please sign and return a copy of this Confidentiality Agreement to confirm your agreement with respect to the subject matter of this Confidentiality Agreement.

Dated:

ACCEPTED AND AGREED as of the date first above written:

_____

Legal company name

_____

Name of representative, Title of representative

_____

Signature of the representative

I have authority to bind the recipient

Print to PDF **Clear Form**

Exhibit A

Address	Vendor
240 Summerlea Road, Brampton, Ontario	240 SUMMERLEA HOLDINGS ULC
150 Dynamic Drive, Scarborough, Ontario	150 DYNAMIC DRIVE HOLDINGS ULC
5100 Timberlea Boulevard, Mississauga, Ontario	5100 TIMBERLEA BLVD HOLDINGS ULC