

CONFIDENTIALITY AGREEMENT

Date: _____, 2025.

NAI Commercial
1300 – 1075 West Georgia Street
Vancouver, B.C. V6E 3C9

Attention: Steven Chen and Keaton Manjos

Re: Brentwood Gardens, Burnaby (Plan NWS27 - Comprising of 54 Strata lots)

For the purposes of evaluating all aspects of the above-mentioned property (**hereinafter referred to as “the Property”**) the undersigned requests that NAI Commercial (**hereinafter referred to as “NAI”**) provides the undersigned with confidential information relating to the Property.

In consideration of NAI agreeing to provide the undersigned with such information, the undersigned agrees as follows:

1. To treat confidentially, such information and any other information that NAI or its advisors furnish to the under-signed, whether furnished before or after the date of this Agreement, whether furnished orally or in writing or gathered by inspection, and regardless of whether specifically identified as “confidential” (collectively, the “Evaluation Material”).
2. Not to use any of the Evaluation Material for any purpose other than the exclusive purpose of evaluating the possibility of a purchase and sale transaction relating to the Property. The undersigned agrees that the Evaluation Material will not be used in any way detrimental to the Property, the Owner of the Property, or NAI and that such information will be kept confidential by the undersigned, its directors, officers, employees and representatives and these people shall be informed by the undersigned of the confidential nature of such information and shall be directed to treat such information confidentially and otherwise on the basis of their Agreement.
3. That if at any time, the undersigned considers a transaction which would involve participation directly or indirectly by a third party, the undersigned agrees to obtain from such third party, a confidentiality agreement in a form satisfactory to NAI prior to disclosure to such party of any Evaluation Material.
4. That the undersigned and its directors, officers, employees and representatives will not, without the prior written consent of NAI, disclose to any persons either the fact that discussions or negotiations are taking place concerning a possible transaction between the owner of the Property and the undersigned, nor disclose any of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof.
5. That the term “person” as used in this Agreement shall be broadly interpreted to include, without limitation, any corporation, company partnership or individual.

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6. That at any time, at the request of NAI, the undersigned agrees to promptly return all Evaluation Material without retaining any copy thereof or any notes relating thereto. The undersigned will certify as to the return of all Evaluation Material and related notes.
7. That in the event the undersigned is required or requested by legal process to disclose any of the Evaluation Material, the undersigned will provide NAI with prompt notice of such requirement or request so that NAI may seek an appropriate protective order or waive compliance with the provisions of this requirement or both.
8. That the undersigned further understands and agrees that NAI makes no representations or warranties as to the accuracy or completeness of the Evaluation Material. The undersigned agrees that NAI shall not have any liability to the undersigned or any of its representatives resulting from the use of the Evaluation Material by the undersigned or its representatives.

Agency Disclosure

Keaton Manjos and Steven Chen have been appointed by NAI Commercial as the Vendor's Designated Agents (collectively the "Designated Agents"). The conduct of the Vendor's Designated Agents is closely regulated by the Real Estate Council of British Columbia. Under BC Financial Services Authority (BCFSA), agency and disclosure rules effective June 15, 2018 require licensees to inform customers of the duties and responsibilities owed to both clients and unrepresented parties before working with customers. In addition, the BCFSA prohibits dual agency. Licensees must make a Disclosure of Representation in Trading Services prior to providing any form of trading services to the customer; including:

- Making representations about the Property;
- Showing the Property;
- Negotiating the terms of a potential sale of the Property;
- Presenting offers for the Property; and
- Receiving deposits for the Property.

The attached Disclosure of Risks to an Unrepresented Party explains what a licensee acting for another party can and cannot do for an unrepresented party.

The attached Disclosure of Representation in Trading Services stipulates that the Designated Agents are acting for the Vendor and, as an interested purchaser,

_____ (purchaser name) chooses to be an unrepresented party.

Please sign both of these documents in conjunction with this agreement to confirm that the Designated Agents have properly explained their duties and responsibilities as well as the risks to an unrepresented party.

DATED at _____, this _____ day of _____, 2025.

RECIPIENT NAME

Corporate Name (Please Print)

By: _____
Officer's Signature

Officer's Name and Title (Please Print)

Officer's Address

Phone Number

E-mail

Suite 1300
1075 West Georgia Street
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

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