

CONFIDENTIALITY AGREEMENT

Capital Commercial Real Estate Services Inc. ("CAPITAL") has been exclusively retained by Seller to represent the offering of its interest in the following property:

**365 Osborne Street
Winnipeg, MB**

Recipient hereby acknowledges and agrees that certain confidential information, which has been or may be disclosed in the future is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property listed above. The Seller or CAPITAL nor any of their officers, employees, or agents make no representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential information or any Argus analysis and no legal liability is assumed or shall be implied with respect thereto. Recipient understands that an Argus analysis may be provided as part of the Marketing Materials, to assist in their investigation of the Property and no legal commitment or obligation shall arise by virtue of CAPITAL providing the analysis to them, including any obligations to inform them of any changes in the information contained therein. Recipient understands that any financial projections are provided for general reference purposes only. Any projections provided are based upon various assumptions relating to the general economy, competition, and other factors beyond Owner's and CAPITAL's control, and therefore are subject to material variation and may not be indicative of the current or future performance of the Property. Information provided has been or will be gathered from sources that are deemed reliable but Seller or CAPITAL does not warrant or represent that the information is true or correct. Recipient is advised to verify information independently. Seller or CAPITAL reserves the right to change the price, or any information provided or to withdraw the Property from the market at any time without notice.

Recipient agrees that the information provided is confidential and that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose or permit anyone else to disclose this information to any other person, firm, or entity without prior written authorization of Seller or CAPITAL, and that you will not use or permit to be used this information, in any fashion or manner detrimental to the interest of the Seller or CAPITAL.

If you wish to receive further information on the property, please execute below and **return via email/fax to LUKE PAULSEN AT (luke.paulsen@capitalgrp.ca / 204-956-2783) or BRYN OLIVER AT (bryn.oliver@Capitalgrp.ca / 204-956-2783)** at your earliest convenience. If you choose to discontinue negotiations at any point, you agree to return all documents AND COPIES THEREOF to CAPITAL.

THIS CONFIDENTIAL INFORMATION CONSTITUTES THE STATE OF THE PROPERTY AS OF THE DATE OF PREPARATION OF ANY DOCUMENTATION. NEITHER THE PROPERTY OWNER NOR CAPITAL WARRANT THAT THE INFORMATION WILL REMAIN CONSTANT THROUGHOUT FURTHER NEGOTIATIONS.

AGREED AND ACCEPTED, this __day of _____, 2023

Title: **365 Osborne Street, Winnipeg, MB**

Principal: _____

Address: _____

City/Province: _____

Postal Code: _____

Phone: _____

Fax: _____

Email: _____

Signature: _____

Name: _____

Please Print

I would like the Offering Memorandum:

Sent by Mail: _____

Or

Sent by Email: _____



**COMMERCIAL REAL ESTATE
SERVICES INC.**