

November 04, 2022

To Whom It May Concern:

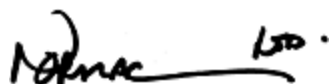
Please note that the cost of construction throughout Canada has increased significantly based on the construction price index from Statistic Canada, as well as our cost guides (BTY Group, Altus, etc.) and research with local builders and developers.

The overall percentage change of our appraised value compared to the previous total insured value is consistent with the data for the current quarter. Based on our review, the total insurable value for this property falls within the range we feel is reasonable for this type of property. The increase is higher than usual but it reflects the current state of the construction market.

Keep in mind that the total insurable value covers the soft and hard costs, applicable tax, and insurance required to replace the subject property with a substitute of like using current standards of material and design. Based on our cost guides and experience, we are confident that our appraised value represents a reasonable estimate of replacement cost, and we recommend insuring to the full amount.

We appreciate your business, and should you have any questions please feel free to contact us.

Sincerely,

A handwritten signature in black ink that reads "Normac Ltd." with a stylized flourish at the end.

NORMAC



November 04, 2022

Private and Confidential

Gaelan Porter, Director, Insurance (Western Region)
Property: Strata EPS 3084
FirstService Residential
Suite 700 - 200 Granville Street
Vancouver, BC, V6C 1S4

Dear Gaelan Porter:

Subject: Strata EPS 3084 - Insurance Appraisal Update, Year 2 of 3
Property Address: 138 East Hastings Street, Vancouver BC V6A 1N6

Referring to your original appraisal effective January 01, 2022, we are pleased to present your updated Total Insurable Value*, Year 2 of 3 effective January 01, 2023. This update should be read in conjunction with the last full appraisal and the restrictions as set out in the last appraisal report apply to this update. Additional details regarding this update follow on subsequent pages of this report.

Your updated Total Insurable Value has been sent to your Insurance Broker, if one has been provided to us.

| Year 1 | Year 2 | Year 3 |
|--------------|--------------|------------------------|
| \$22,400,000 | \$24,417,000 | Next year at same time |

We appreciate the opportunity to be of service to you. Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Normac Ltd." with a stylized flourish at the end.

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Note: Hard copies will not be sent.

* Total Insurable Value definition can be found on subsequent pages of this report.

Valuation Breakdown:

| Building | Units/ Strata Lots/ Condo Units | Approx. Size SF | Approx. Size M2 | Footprint SF | Structure | Landscaping | Bylaws Demolition | Total Insurable Value |
|-------------|---------------------------------------|--------------------|--------------------|-----------------|---------------------|-----------------|----------------------|-----------------------------|
| Commercial | 81-90 | 16,470 | 1,530 | 12,860 | \$3,327,000 | \$24,000 | \$216,000 | \$3,569,000 |
| Parkade | n/a | 18,550 | 1,720 | 0 | \$1,911,000 | \$0 | \$243,000 | \$2,154,000 |
| Residential | 1-80 | 46,840 | 4,350 | 2,360 | \$18,006,000 | \$69,000 | \$613,000 | \$18,694,000 |
| | | 81,860 | 7,600 | 15,220 | \$23,244,000 | \$93,000 | \$1,072,000 | \$24,417,000 |

Valuation Parameter

With reference to the purpose and intended use of the appraisal, the appropriate value parameter to estimate is Total Insurable Value which is defined as:

“The total cost of construction required to replace the subject property (buildings and site improvements) with a substitute of like or equal utility using current standards of material and design. Any additional costs due to Building Code and Municipal Bylaw changes for fire protection, required number of parking spaces, handicapped access, and costs for demolition and removal are included. All applicable costs include labour, materials, supervision, contractor’s profit and overhead, architect’s plans and specifications, applicable taxes and insurance.”

Valuation Process

In order to determine an estimate of cost of replacement new, we have relied upon various information sources including: published valuation services (Altus, BDC, BTY Group, Marshall & Swift, RS Means), Statistics Canada, local developers, architects, and construction associations. We direct your attention to the limiting conditions as they are a fundamental part of this report.

Certification Statement

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The content of this report has been prepared in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
6. We have the knowledge and experience to complete this assignment competently. Except as disclosed herein, no other person provided significant professional assistance in the completion of this appraisal assignment.
7. We are members in good standing of the professional association(s) that we belong to.
8. No inspection was completed for this update. We relied upon information from our previous appraisal report. We assumed no major changes have been made to the subject property since.

On behalf of,

Normac



Cameron Carter, BCom (ULE), RI(BC), CRP
President



Wai Sum Lam, B.A.
Manager, Insurance Appraisals

Dated November 04, 2022 in Vancouver, British Columbia

Standard Assumptions and Limiting Conditions

We have assumed that the subject property is structurally sound, complies with all environmental standards, and is void of any condition that may affect this appraisal. We have assumed that the property is free of all liens and is not encumbered. No research of reporting of the title, legal description, and benefits inherent in the ownership of real estate has been performed, since this type of research is not warranted for the purpose and intended use of this report.

Information used in the creation of this report furnished by others such as explanations, surveys, building plans, strata and condo plans are assumed to be correct. However, Normac assumes no liability for the accuracy of such information. Therefore, reference to a sketch, blueprint, or condo plan appearing in the report is only for the purpose of assisting the reader to visualize the property.

This report is considered a Restricted Use Appraisal Report. The use of this document is restricted to the intended users as identified in Section 1.0, for the intended use of placement of property insurance. The Client agrees that Normac Appraisals Ltd. ("Normac") will not assume any responsibility or liability for any losses suffered by you or any other parties as a result of any use of this report contrary to the provisions of this paragraph.

Possession of this report, or a copy thereof, does not carry with it the right of publication.

This report estimates the Total Insurable Value as of the effective date of the appraisal, which is the date at which our conclusions should be considered valid. This appraisal applies only to a total loss of property, it can in no way be assumed to be applicable to partial losses of the property. Should a complete loss occur subsequent to this date we reserve the right, but will be under no obligation, to review our calculations referred to in this report, and if we consider it necessary, to revise our conclusions in the light of potential changes to construction costs and changes to local bylaws or building codes.

We reserve the right, but will be under no obligation, to review our calculations referred to in this report and, if we consider it necessary, to revise our conclusions in the light of any information existing at the date of this report which becomes known to us after the date of this report.

Unless prior arrangements have been made, the appraiser, by reason of this report, is not required to give further consultation or testimony, or be attendance in court with reference to the property that is the subject of this report. Should attendance at any legal proceedings be necessary, prior arrangements including fees must be made.

We have not considered the market value of the land because it is not applicable to the purpose and intended use of the report. Since a portion of the overall "value" is omitted, the numbers presented represent a Fractional Interest in the property.

The Client agrees that any and all claims, whether such claims are sound in contract or tort, which the Client has or hereafter may have against Normac (including all staff), in any way arising out of or related to Normac's duties and responsibilities pursuant to this Contract, shall be limited to three times the fee charged under this Contract.

The Client agrees to pay in full, on or before the due date, the fees listed on the invoice that will accompany the report. The Client further agrees to pay late fees calculated at a rate of 2% per month of the total fee. The late fee charges will be applied solely at the discretion of Normac.

Extraordinary Limiting Conditions

The Canadian Uniform Standards of Professional Appraisal Practices (CUSPAP) requires that writers clearly state when standard inclusions are omitted from appraisal reports. This is an insurance appraisal, and certain market value appraisal practices are not relevant:

An analysis for highest and best use (HBU) has not been included in this report as it is not relevant for insurance appraisals. HBU is a concept utilized for market value appraisals. According to the CUSPAP, HBU is defined as the reasonably probable and legal use of property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value. For an insurance appraisal, the assumed replacement of the assets is the actual current use of the property, regardless of what could be built. For this reason, HBU is not relevant and has not been included.

Related to the Highest and Best Use opinion, a full analysis of Land Use Controls has not been provided in this report. With reference to the purpose and intended use of this appraisal, we have assumed that a property having equal utility would be rebuilt. This appraisal estimates the Total Insurable Value for the property as it stands, and is not to be considered a redevelopment study. In calculating our estimate of the replacement cost for the Building Code & Bylaws ("Bylaws") section of the report, we have considered the current standards for parking spaces, fire protection, & handicapped access, and applied them to the current building. It is possible that the building cannot be re-built due to changes in zoning or other municipal regulations. Any zoning bylaws restricting rebuilding as-is is considered a redevelopment study and is a policy coverage issue. Furthermore, we have not considered official community plans, environmental statutes, flood plains, set-backs or whether the property is a legally permissible use.

The Income and Direct Comparison approaches to value have been excluded from this report because these approaches are not relevant or appropriate methods of valuation for insurance appraisals.



The image shows a dark blue graphic with a grid pattern. In the top left, the word "normac" is written in white lowercase letters with a yellow underline. To the right is a circular logo with a blue border and a yellow checkmark inside a square. Below the logo, the words "INSURANCE APPRAISALS" are written in blue. On the left side of the graphic, a list of services is provided in white uppercase letters, with the final line "PROTECT YOUR ASSETS" in yellow.

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