

CONFIDENTIALITY AGREEMENT **(the “Agreement”)**

Capital Commercial Real Estate Services Inc. (“Capital”) and Jones Lang LaSalle Real Estate Services, Inc. (“JLL”) (collectively, the “Advisors”) have been exclusively retained by the Seller to represent the offering of its interest in the following properties:

**739 Henderson Highway, Winnipeg, MB, 139 Main Street, Selkirk, MB, and
2 Cumberland Street South, Thunder Bay, ON (the “Properties”)**

The undersigned (the “Recipient”) hereby acknowledges and agrees that certain confidential information, which has been or may be disclosed in the future, is intended solely for the Recipient’s limited use in considering whether to pursue negotiations to acquire the Properties listed above. Neither the Seller nor Advisors, nor any of their officers, employees, or agents, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential information or any analysis provided, and no legal liability is assumed or shall be implied with respect thereto. Any analysis included in the marketing materials is provided solely to assist the Recipient in its investigation of the Properties and do not constitute a legal commitment or obligation on the part of the Seller or Advisors, including any obligation to update or revise such information. Any financial projections provided are for general reference purposes only and are based on assumptions regarding, among other things, the general economy, competition, and other factors beyond the control of the Seller and Advisors. Accordingly, such projections are subject to material variation and may not be indicative of the current or future performance of the Properties. Information provided has been or will be gathered from sources that are deemed reliable; however, the Seller and Advisors make no representation or warranty as to its accuracy or completeness. The Recipient is advised to verify all information independently. The Seller and Advisors reserve the right, at any time and without notice, to change the price or any information provided, or to withdraw the Properties from the market.

The Recipient agrees to hold all confidential information provided in the strictest confidence and not to disclose, directly or indirectly, such information to any other person, firm, or entity without the prior written authorization of the Seller or Advisors. The Recipient agrees not to use, or permit the use of, the confidential information in any manner detrimental to the interests of the Seller or Advisors.

If the Recipient wishes to receive further information regarding the Properties, this Agreement must be executed and **returned by email to Luke Paulsen at luke.paulsen@Capitalgrp.ca or Brooke Winter at brooke.winter@Capitalgrp.ca**. If negotiations are discontinued for any reason, the Recipient agrees to promptly return or destroy all confidential documents and copies thereof.

All confidential information constitutes the state of the Properties as of the date of preparation. Neither the Seller nor Advisors warrants that such information will remain unchanged during the course of any further discussions or negotiations.

AGREED AND ACCEPTED, this _____ day of _____, 2026

Company: _____

Address: _____

Phone: _____

Email: _____

Signature: _____

Full Name: _____

Title: _____