

CONFIDENTIALITY AGREEMENT

Attention: **Brian Tattrie and Yang Yang PREC**

Dear Sirs:

For the purpose of evaluating all aspects of **5850 Vine Street, Vancouver, B.C. (the "Property")**, the undersigned request that the property Owner through Macdonald Commercial Real Estate Services Ltd. (the "Broker"), provide the undersigned with information relating to the Property.

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

- (1) To treat confidentially, such information and any other information that the Owner or the Broker furnish to the undersigned, 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 offering and 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 offering and evaluation material will not be used in any way detrimental to the Owner and that such information will be kept confidential by the undersigned or any other person in the organization that was provided the evaluation material and these people shall be informed by the undersigned of the confidential nature of such offering and information and shall be directed to treat such offering and information confidentially.
- (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 the Owner prior to disclosure to such party of any evaluation material.
- (4) The undersigned or any other person in the organization that was provided the evaluation material will not, without the prior written consent of the Owner disclose to any persons either the fact that discussions or negotiations are taking place concerning a possible transaction between the Owner 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) The term "person" as used in this Agreement shall be broadly interpreted to include, without limitation, any corporation, company partnership or individual.
- (6) That at any time, at the request of the Owner or the Broker, 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 the undersigned further understands and agrees that the Owner and the Broker make no representation or warranties as to the accuracy or completeness of the evaluation material. The undersigned agrees that the Owner or the Broker 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.

DATED at _____ this ____ day of _____, 2025

Corporate Name and Address (please print)

By (Officer's Signature)

(Officer's Name and Title)