Cushman & Wakefield ULC
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# CONFIDENTIALITY AGREEMENT

To: **David Venance, Patrick Hannah, Chris Harper & Alexander Priatel**
Cushman & Wakefield ULC
1200 – 700 West Georgia Street
Vancouver, BC V7Y 1A1
Fax: (604) 683-0432

**RE: Low Tide Properties East Vancouver Multifamily Portfolio ("The Properties")**
Please select from the list below of the property(ies) you would like to receive information and data room access:

- ☑ **Fraserview** - 727 East 17th Avenue, Vancouver, BC
- ☐ **Fixture** - 708 East 26th Avenue, Vancouver, BC
- ☐ **All Properties**

We, the undersigned, have requested that various materials, documents, information, and other matters regarding the Properties ("Properties Information") be delivered and disclosed to us by you. As a condition to, and in consideration of, the delivery and disclosure of the Properties Information by you to us, we agree as follows:

1. **Purpose:** We have been advised that Cushman & Wakefield ULC has been retained on an exclusive basis by **Low Tide Properties** (the "Vendor") with respect to selling the Properties. The Vendor has indicated that all inquiries and communications with respect to the contemplated sale of the Properties be directed to Cushman & Wakefield ULC.

2. **Confidentiality:** We are active as a principal and agree to use the Properties Information only for the purpose of evaluating our desire to acquire the Property(ies), and not for any other purpose whatsoever. We agree that all of the Properties Information is confidential and that we shall not disclose any of the Properties Information in any manner whatsoever, except to the extent that the Properties Information is (a) generally publicly available through no act of the undersigned, or (b) required to be disclosed by law. We agree not to disclose to any person or party (other than our institutional lenders, employees, legal counsel, and consultants, provided they agree to be bound to the same extent as the undersigned by this agreement) the fact that discussions or negotiations are taking place concerning the possible acquisition of the Properties, without the prior written consent of Cushman & Wakefield ULC and the Vendor.

3. **Indemnity:** We agree to indemnify, defend and hold harmless Cushman & Wakefield ULC and the Vendor, and the respective partners, members, shareholders and employees of each of them, against any loss, liability or expense, including legal fees, arising out of any breach of the terms of this agreement. We confirm that we are acting as a principal or investment advisor with respect to the potential acquisition of the Properties, and not as broker, and will not look to the Vendor or Cushman & Wakefield ULC for any fees or commissions.

4. **Disclaimer and Waiver:** We acknowledge that neither you nor any of your representatives make or have made any representations or warranties regarding the accuracy or completeness of the Property Information.

5. **Binding Agreement:** Upon execution hereof, this agreement shall be a binding agreement between the undersigned, Cushman & Wakefield ULC, and the Vendor.

[signature page to follow]

Accepted and agreed to on this _____ day of ___________________ 2025

By: ____________________________________________ Agent's Signature:______________________________

Printed Name/Title: ________________________________ Agents Name (Print):_____________________________

Company: ________________________________________ Agent's Brokerage:______________________________

Phone: __________________________________________ Agent's Phone: _________________________________

Email: ___________________________________________ Agent's Email: _________________________________

Please return via email to Holly.Damaso@cushwake.com

BCFSA BC Financial Services Authority

# Your Relationship with a Real Estate Professional

## Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

**BC Financial Services Authority** is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

**Keep this information page for your reference.**

This information explains the different relationships you can have with a real estate professional to buy, sell or lease property. Before you disclose confidential information to a real estate professional regarding a real estate transaction, you should understand what type of business relationship you have with that individual.

**You can work with a real estate professional in one of the following ways:**

### AS A CLIENT

If you are the client of a real estate professional, they work on your behalf. The real estate professional representing you has special legal duties to you, including:

- **Loyalty.** They will act only in your best interests.
- Full disclosure. They must tell you everything they know that might influence your decision in a transaction.
- **Avoid conflicts of interest.** They must avoid any situation that would affect their duty to act in your best interests.
- **Confidentiality.** They must not reveal your private information without your permission, even after your relationship ends. That includes:
    - your reasons for buying, selling or leasing
    - your minimum/maximum price
    - any preferred terms and conditions you may want to include in a contract

When you become a client, you may be asked to sign a written agreement setting out your and the real estate professional's responsibilities.

### AS A NON-CLIENT

A real estate professional who is not representing you as a client does not owe you special legal duties:

- **No loyalty.** They may be representing a client with competing interests to yours in a transaction. They must be loyal to their client, not you.
- **No duty of full disclosure.** They do not have a duty to give you all relevant information.
- **No duty to avoid conflicts.** They are not acting in your interests.
- **No confidentiality.** They must share any information you tell them with their clients in a transaction.

As a non-client, a real estate professional may give you only limited services.

Whenever a real estate professional works with you in a real estate transaction, whether you are their client or not, they have a responsibility to act honestly and with reasonable care and skill.

# Your Relationship with a Real Estate Professional

DISCLOSURE OF REPRESENTATION IN TRADING SERVICES

**This is a required disclosure form in compliance with sections 54 of the Real Estate Services Rules. Your real estate professional must present the Your Relationship with a Real Estate Professional information page to you along with this disclosure form.**

## REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I disclose that I am *(check one)*:

○ representing you as my client

X **not** representing you as a client

David Venance PREC, Patrick Hannah PREC, Chris Harper PREC & Alexander Priatel

Name

*PREC - Personal Real Estate Corporation

Team name and members, if applicable. *The duties of a real estate professional as outlined in this form apply to all team members.*

Signature

2025

Date

Notes:

For the Sale of 727 East 17th Avenue (Fraserview) Vancouver, BC

## CONSUMER ACKNOWLEDGMENT:

**This is NOT a contract**

I acknowledge that I have received the **Your Relationship with a Real Estate Professional** consumer information page and this disclosure form.

Name (optional)

Name (optional)

Initials (optional) Date

Initials (optional) Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.

BCFSA BC Financial Services Authority

# Not a Client? Know the Risks

## Real estate professionals have a regulatory requirement to present you with this consumer information.

**BC Financial Services Authority** is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

**Keep this information page for your reference.**

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

### BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

**This real estate professional must tell their client any relevant information you share with them.** For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

**This real estate professional can only provide you very limited services.** Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

#### THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
  - their minimum/maximum price
  - their reason for buying/selling/leasing.
- ✗ protect your confidential information

#### THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client



Visit us online for information on real estate transactions, ask us a question, file a complaint or an anonymous tip. 1 866 206 3030 | anonymous tipline: 1 833 420 2400 | info@bcfsa.ca

You're Protected bcfsa.ca

# Not a Client? Know the Risks

**DISCLOSURE OF RISKS TO UNREPRESENTED PARTIES**

**This is a required disclosure form in compliance with section 55 of the Real Estate Services Rules. A real estate professional must present the Not a Client? Know the Risks information page to you along with this form.**

## REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I am already representing a client in this transaction and working in only their best interest. I am not representing you or acting on your behalf.

David Venance PREC, Patrick Hannah PREC, Chris Harper PREC & Alexander Priatel

Name

*PREC - Personal Real Estate Corporation

Team name and members. *The duties of a real estate professional as outlined in this form apply to all team members.*

Cushman & Wakefield ULC

Brokerage

2025

Signature Date

Fraserview , Vancouver

Property address

Notes:

## CONSUMER ACKNOWLEDGMENT:

**This is NOT a contract**

I acknowledge that I have received the **Not a Client? Know the Risks** consumer information page and this disclosure form.

I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional) Name (optional)

Initials (optional) Date Initials (optional) Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.