

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (the “Agreement”) is entered into this ____ day of _____, 2026 (the “Effective Date”) by and between 101105650 Saskatchewan Ltd. (the “Vendor”) and _____ (the “Receiving Party”).

The Vendor will provide certain information related to the purchase of 70 Kress Street, Regina, Saskatchewan (the “Transaction”) for the purpose of analyzing the Transaction, and for no other purpose (the “Authorized Purpose”).

In connection with the Authorized Purpose, Vendor will disclose to Receiving Party certain confidential and proprietary information, and Receiving Party is willing to receive such information and material, all in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the promises contained herein, Discloser and Receiving Party agree as follows:

1. Definition “Confidential Information” means all operational, financial or other information disclosed by Vendor to Receiving Party that concerns the business and affairs of Vendor or its affiliates related to the Property, including any leases, business plans, financial statements or other reports.
2. Restrictions on Use and Disclosure Receiving Party will use Confidential Information solely for the Authorized Purpose. Receiving Party will hold Confidential Information in strictest confidence, and will not, without the prior written consent of Vendor, disclose any portion thereof to any third party. Receiving Party will use their best efforts all reasonable steps to protect Confidential Information from unauthorized or inadvertent disclosure. Receiving Party may disclose Confidential Information to their advisors (including their lawyer and appraiser) with a bona fide need to know such information, but only to the extent necessary for Receiving Party to carry out the Authorized Purpose.
3. Exclusions Notwithstanding the foregoing, Confidential Information will not include information that: (a) is or becomes part of the public domain through no fault or breach on the part of the Receiving Party; (b) was already lawfully known to Receiving Party (without restriction on disclosure) prior to being disclosed by Vendor to Receiving Party; (c) is hereafter rightfully received by Receiving Party without restriction on disclosure from a third party lawfully in possession thereof and itself without restriction on disclosure; or (d) has been independently developed by Receiving Party without reference to or use of the Confidential Information.
4. Ownership All Confidential Information remains the exclusive property of Vendor and Receiving Party acknowledges and agrees that nothing contained in this

Agreement will be construed as granting any rights to Receiving Party, by license or otherwise, to any Confidential Information, except as expressly specified in this Agreement.

5. General The confidentiality and non-disclosure obligations set forth in this Agreement shall remain in full force and effect for a period of two (2) years from the Effective Date. This Agreement will be governed by the laws of the Province of Manitoba. This Agreement will be binding upon and will ensure to the benefit of the parties and their respective successors and assigns. Any modifications to this Agreement must be in writing and signed by both parties. This Agreement is the complete and exclusive statement regarding the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings and communications, oral or written, between the parties regarding the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the Effective Date.

Receiving Party Dated this _____, _____ 2026

<<NAME>>

WITNESS

Company Name: _____

By: _____

Name: _____

Title: _____

Email: _____

Telephone: _____

I have authority to bind the Corporation