IPA | INSTITUTIONAL PROPERTY ADVISORS

A Division of Marcus & Millichap Canada

CONFIDENTIALITY AGREEMENT

Date: ______________, 2026

BETWEEN: Institutional Property Advisors (IPA) (the "Provider" or the "Broker")

And TRIVAN AB Limited Partnership (the "Owner")

And ______________________________ (the "Recipient")

Institutional Property Advisors (IPA) a division of Marcus & Millichap Real Estate Investment Services has been retained as the exclusive advisor and broker for the Owner of the property known as 36-38 Antares Drive, Ottawa, Ontario (the "Property").

To receive the information the Recipient(s) must read, sign, and return this completed confidentiality agreement (the "Agreement") to the Broker.

References to "you" or "your" refer to the Owner. References to "we" or "our" refer to the Recipient.

In consideration of your agreeing to provide such information, we agree as follows:

1. We shall treat confidentially such information and any other information the Broker furnishes to us (including any internal analysis prepared by us using such information) or any information which we gather through inspection of the Property, whether before or after the date of this Agreement, whether orally, or in writing and regardless of whether or not such information is specifically identified as "confidential" (collectively, the "Confidential Information"). Notwithstanding anything to the contrary contained in the Agreement, the information required to be held in confidence by the Recipient pursuant to the Agreement shall not include such information which (a) is or becomes generally available to the public other than as a result of a disclosure by the Recipient, (b) was already known to the Recipient prior to it being furnished pursuant to this Agreement and was not known to be subject to any confidentiality obligations to you or (c) is independently developed by the Recipient without the use of the Confidential Information.

2. We shall not use any of the Confidential Information for any purpose other than evaluation for a purchase and sale transaction relating to the Property. We agree that such information will be kept confidential by us, our affiliates, agents, representatives, lenders, financial partners, attorneys, consultants and employees (individually "Representative," collectively "Representatives") who need to know the Confidential Information and who are informed by the Recipient of the confidential nature of the Confidential Information. We shall inform these people of the confidential nature of the Confidential Information and shall direct them to treat such information confidentially. We shall be responsible for any breaches of this Agreement by any of our Representatives.

3. If at any time we consider purchasing the Property which would involve participation directly or indirectly by a third party (other than the Representatives), we shall have such third party sign a copy of this Agreement prior to disclosure to such party of any of the Confidential Information.

4. We will not, without your prior written consent, disclose to any person either the fact that discussions or negotiations are taking place concerning a possible transaction with you, nor disclose any of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof. The term "person" as used in this Agreement shall be broadly interpreted to include, without limitation, any corporation, developer, brokerage, company, partnership or individual.

5. In the event that we are required or requested by legal process to disclose any of the Confidential Information, we will provide you with prompt notice of such requirement or request so that you may seek an appropriate protective order and waive compliance with the provisions of this requirement or both. Notwithstanding the foregoing, neither the Recipient nor its Representatives shall have an obligation to delay or withhold disclosure of the Confidential Information if such delay or

withholding could subject the Recipient or its Representatives to civil or criminal sanctions, penalties or enforcement. However, we shall only disclose the Confidential Information to which we are legally obligated to disclose.

6. We agree to destroy, promptly following your written request therefore, the Confidential Information and to destroy any copies thereof or any notes relating thereto in our possession. Notwithstanding anything to the contrary contained in the Agreement, the Recipient and its Representatives (a) will be entitled to retain copies of the Confidential Information on archived back-up servers for internal record keeping purposes and compliance with applicable regulations (including, without limitation, FINRA and NAIC regulations), professional standards and prudent corporate policies or for the purposes of defending or maintaining litigation and (b) will not be obligated to erase Confidential Information that is contained in an archived computer system made in accordance with the Recipient's security and/or disaster recovery procedures.

7. We acknowledge and agree that neither you nor the Broker make any representation or warranty as to the accuracy or completeness of the Confidential Information. We agree that neither you nor the Broker shall be liable to us as a result of our use of the Confidential Information except as may be set forth in a definitive agreement between the parties regarding the transaction.

8. The Recipient shall be responsible for any known breach of this Agreement by the Recipient or its Representatives and for any disclosure of the Confidential Information by any other party who has received the Confidential Information from the Recipient.

9. We acknowledge and agree that Broker does not make any representation or warranty as to the accuracy or completeness of the Confidential Information and shall not be held liable by us as a result of our use of the Confidential Information.

10. Any liability or dispute arising out of this Agreement, or any non-compliance with this Agreement shall be subject to and governed by the laws of the Province of Ontario, Canada.

11. Recipient includes their assignees, sub-lessees, and nominees, or any principals, partnerships, joint ventures, corporations, affiliates or associates for whom they are a nominee or to whom they are directly or indirectly related.

12. Execution of the Agreement does not constitute, nor shall it be deemed to constitute, any obligation for either party to enter into negotiations with respect to the contemplated transaction. Neither party is granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other.

13. Notwithstanding anything to the contrary contained in the Agreement, the term of the Agreement shall expire upon the earlier of (a) the closing of the proposed transaction contemplated in the Agreement, and (b) one year after the date the Agreement is signed by the Recipient.

14. All on-site inspections of the Property must be approved in advance by Broker. No employee of the Owner or at the Property is to be contacted without the written approval of the Broker and doing so would be a violation of this Agreement.

15. Broker or the Owner will not be responsible to pay a Recipients' agent fee. Any Recipient's agent fees must be paid by the Recipient.

16. This Agreement contains the entire agreement between the Broker, Owner and Recipient regarding its subject matter and supersedes all prior agreements, understandings, arrangements and discussions, whether written or oral, between the Broker, Owner and Recipient regarding such subject matters. In furtherance and not in limitation of the preceding sentence, no subsequent acceptance of any license agreement, terms of use or other similar provisions required for access to any electronic data room shall be deemed to modify any of the provisions of this Agreement.

THIS AGREEMENT HAS BEEN READ AND FULLY UNDERSTOOD BY ME AND I ACKNOWLEDGE THIS DATE I HAVE SIGNED AND HAVE RECEIVED A TRUE COPY OF THIS AGREEMENT.

SIGNED,AND DELIVERED

Company: Marcus & Millichap / Institutional Property Advisors (IPA)
Telephone: 416-585-4646
Address: 200 King Street West, Suite 1210, Toronto, ON, M5H 4H2

SIGNATURE OF RECIPIENT

Dated at _____________________ This ______Day of_______________, 2026

Company Name: ____

Authorized Signing Officer: ____
(signature) I have the authority to bind the corporation

Name and Title: ____

Telephone Number: ____

E-mail:____

Please return this Confidentiality Agreement to Karen Lam (klam@ipammi.ca).