FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

Toronto, Ontario, Canada ,

(County/District/Regional Municipality/Town/City in which premises are situated)

25 King Street West, Suite 2110 and 2500 , Toronto, Ontario M5L 2A1 ,

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Interior renovation of exisiting space

(short description of the improvement)

to the above premises was substantially performed on September 16th, 2025 .

(date substantially performed)

Date certificate signed: October 24, 2025

Nic Bart

(payment certifier where there is one - signature required)

(owner and contractor, where there is no payment certifier - signatures required)

Name of owner: bcIMC Realty Corporation c/o QuadReal Property Group Limited Partnership

Address for service: 199 Bay Street, Toronto, Ontario

Name of contractor: Azul Contracting Inc.

Address for service: 71 Strada Dr Unit 7, Vaughan, ON, L4L 5V9

Name of payment certifier (where applicable): Gensler Architecture & Design Canada, Inc.

Address: 150 King Street West, 14th floor, Toronto ON, M5K 2A1

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(if a lien attaches to the premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)

☑ B. Office to which claim for lien must be given to preserve lien:

25 King Street West, Suite 2110 and 2500 , Toronto, Ontario M5L 2A1

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)