

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

Construction Act

Toronto

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

45 Industrial Road

(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 and Exterior Renovations to Existing Industrial Building

(short description of the improvement)

to the above premises was substantially performed on October 17th, 2025

(date substantially performed)

Date certificate signed: NOV 7th 2025

(payment certifier where there is one)

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

PER: 45 INDUSTRIAL GP INC

Name of owner: 45 Industrial Inc c/o Questus Corp

Address for service: 3080 Yonge St, Suite 6060. Toronto, Ontario. M4P 3N1

Name of contractor: Mirtren Construction Limited

Address for service: 50 Nashdene Road, Unit #110. Scarborough, Ontario. M1V 5J2

45 Industrial Inc c/o Questus

Name of payment certifier (where applicable): Corp

Address: 3080 Yonge St, Suite 6060. Toronto, Ontario M4P 3N1

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:
Park of Block B. Registered Plan 2643
and Part of Lot 14. Concession 3 from The Bay. (Formerly Borough of East York) now in The City of Toronto

(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:

(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)