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January 14, 2026

WZMMH ARCHITECTS

Greenferd Construction Inc
70 East Beaver Creek Road Unit 42
Richmond Hill, ON, L4B 3B2

Re: 16 York St. (3rd to 6th floors)
Project No. 08776.000
Publication of Certificate of Substantial Performance
(Interior Office Renovation)

Dear Mr. Patrick Baker,

We are pleased to submit herewith the Construction Act Form 9 dated January 14th, 2026, acknowledging substantial performance was achieved on December 31st, 2025 for the above noted project. Publishing this document in the Daily Commercial News is the sole responsibility of Greenferd Construction Inc. WZMMH and the Owner, Royal Bank of Canada, require confirmation by the Daily Commercial News certificate, that the Form 9 has been published according to the Construction Act.

The holdback monies will be released on the day following the expiry of the lien period, which is 60 days long and starts the day after the date of publication.

Please contact the undersigned if you have any queries regarding the above.

Yours truly,

WZMMH ARCHITECTS



Nick Losurdo, OAA

cc.	Patrick Baker	Greenferd Construction Inc
	Brandon Buchnea	Greenferd Construction Inc
	Dolapo Agbato	Turner & Townsend
	Amal Shower	Turner & Townsend

Attachment:

1. Form 9
2. Substantial Performance Calculation dated Jan 13, 2026
3. Invoice 25018-09 dated Dec 19, 2025.

Principals

Len Abelman OAA, MRAIC
Carl Blanchaer OAA, FRAIC
Nicola Casciato OAA, MRAIC
Harrison Chan OAA, MRAIC
Jee-Young Kang, B.Arch
Jeffrey Leong-Poi, OAA, MRAIC
David Moore OAA, FRAIC, LEED AP
Richard Myers, OAA, MRAIC, LEED AP BD+C
Moran Olsha, B.Tech, LEED AP
Zenon Radewych B.Tech
Robert Sampson OAA, MRAIC
John White OAA, MRAIC

Chief Financial Officer

Henry Ng CPA, CA

A Partnership of Corporations

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

Construction Act

CITY OF TORONTO

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

16 YORK ST., TORONTO, ON M5J 0E6

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

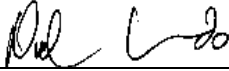
This is to certify that the contract for the following improvement:

INTERIOR OFFICE RENOVATION (3rd to 6th FLOORS)

(short description of the improvement)

to the above premises was substantially performed on December 31, 2025
(date substantially performed)

Date certificate signed: January 14, 2026



(payment certifier where there is one)

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

Name of owner: Royal Bank of Canada

Address for service: 181 Bay Street, 11th Floor, Toronto Ontario M5J 2V1

Name of contractor: Greenferd Construction Inc

Address for service: 70 East Beaver Creek Road Unit 42 Richmond Hill, ON, L4B 3B2

Name of payment certifier (where applicable): WZMH Architects

Address: 95 St Clair Avenue West Suite 1500, Toronto, ON M4V 1N6

(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:

181 Bay Street, 11th Floor, Toronto Ontario M5J 2V1

(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)

Substantial Performance Calculation

Based on Draw #25018-09 & Date at Dec.19.25

Revised Value of Contract (from latest approved billing)		\$	4,169,324.86	
Maximum value of the outstanding work in accordance with the Construction Lien Act				
	3% of the first \$1,000,000.00		30,000.00	
	2% of the second \$1,000,000.00		20,000.00	
	1% of the remaining		21,693.25	
		\$	71,693.25	A
Value of Work Not Completed and Not Certified				
	Revised Contract Amount		4,169,324.86	
	Value of Work Completed to Date		4,161,824.86	
	Minus Unused Cash Allowances		-	
	Work Not Complete and Not Certified	\$	7,500.00	
Value of Deficient Work (see Deficiency List)				
	Item 01		-	
	Item 01		-	
	Item 01		-	
	Item 01		-	
	Item 01		-	
	Other n/a		-	
	Total Deficient Work		-	
	Work Not Complete + Deficient Work	\$	7,500.00	B
Value of Work that Cannot be Completed for Reasons Beyond the Control of the Contractor and Owner Consents to Removing from Calculation.				
	Item 01		-	
	Item 01		-	
	Item 01	\$	-	C
Items to be Deleted from the Contract at the Instruction of the Owner.				
	Not Applicable	\$	-	D
Total of Work Not Completed and Deficient		\$	64,193.25	B-(C+D)

Substantial Performance Achieved?

Yes

INVOICE

To: CBRE Limited (Canada) 120 Bremner Blvd. Suite 1100 Toronto, ON M5J 0A8	PO No.: RBC06361031 Description: dolapo.agbato, dima.elbaba@turntown.com, rpant, nlosurdo,rbcontractadmin@wmh.com	Invoice No.: 25018-09 Invoice Date: Dec 19, 2025 Draw No.: 9 Rev No.: 1 Period Ending Date: Dec 19, 2025 Due Date: Jan 16, 2026
Project Name: RBC - GTA Strategy - 16 York 16 York Street, Floors 3-6 Toronto, ON	Payment To: Greenferd Construction Inc. Attn: HST No.: 138792296	Project No.: 25018 Contract Date: May 26, 2025

Invoice is made for payment, as shown below, in connection with the contract.

1. Original Contract Amount	-----	\$	2,930,453.53	
2. Authorized Changes to Date	-----	\$	1,238,871.33	
3. Current Contract Amount	-----	\$		4,169,324.86
4. Total Progress to Date	-----	\$	4,161,824.86	
5. Holdback	-----	\$	416,182.49	
6. Holdback Release	-----	\$	0.00	
7. Current Holdback	-----	\$	416,182.49	
8. Total Progress Less Current Holdback (Line 4 - 7)	-----	\$		3,745,642.37
9. Less Previous Invoice (Line 8 from prior Invoice)	-----	\$	3,691,096.49	
10. Payment due This Invoice	-----	\$	54,545.88	
11. Balance Unpaid (Line 3 - 8)	-----	\$		423,682.49
12. HST	-----	\$	7,090.96	
13. Total Amount Payable This Invoice (Line 10 + 12)	-----	\$	61,636.84	

INVOICE

CHANGE ORDER LISTING

Invoice No.: 25018-09	Invoice Date: Dec 19, 2025
Draw No.: 9	Due Date: Jan 16, 2026
Rev No.: 1	Period: Dec 19, 2025
Project No.: 25018	Project Name: RBC - GTA Strategy - 16 York

CHANGE ORDER SUMMARY					
PCI NO.	DATE APPROVED	DESCRIPTION	CO No.	Previously Billed	Current Billing
QT047	Dec 16, 2025	CCN-38.0 / ECN-17, Added ADOs On The 4th Floor		0.00	37,974.63
QT048	Nov 27, 2025	CCN-31.1 / CMR-06R1, Keep Existing Air Transfer Ducts in Rooms 534 + 535		0.00	-3,159.00
QT049	Dec 11, 2025	CCN-39.0 / ECN-018 – Added Power for 6th floor Maglock		0.00	9,450.13
Current Total:				1,196,816.24	42,055.09
Net Changes to Date:					1,238,871.33