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January 28, 2026

WZMH ARCHITECTS

Mirtren Construction Limited
50 Nashdene Road, Unit #110
Scarborough, Ontario, M1V 5J2

Re: 155 WELLINGTON ST. WEST (12th floor)
Project No. 09019.000
Publication of Certificate of Substantial Performance
(Interior Office Renovation)

Dear Mr. James Harding,

We are pleased to submit herewith the Construction Act Form 9 dated January 28, 2026, acknowledging substantial performance was achieved on January 12, 2026 for the above noted project. Publishing this document in the Daily Commercial News is the sole responsibility of Mirtren Construction Limited. WZMH and the Owner, Turner & Townsend, 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,

WZMH ARCHITECTS



Nick Losurdo, OAA

cc. James Harding Mirtren Construction Limited
Stephanie Iannetta Turner & Townsend

Attachment:

1. Form 9
2. SUBSTANTIAL PERFORMANCE APPLICATION CALCULATION

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)

155 WELLINGTON ST. W., TORONTO, ON M5V 3L3

(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:

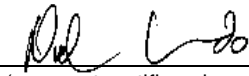
INTERIOR OFFICE RENOVATION (12th FLOOR)

(short description of the improvement)

to the above premises was substantially performed on January 12th, 2026

(date substantially performed)

Date certificate signed: January 28, 2026



(payment certifier where there is one)

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

Name of owner: Turner & Townsend

Address for service: 2 St. Clair Avenue West, Floor 12, Toronto, ON, M4V 1L5

Name of contractor: Mirtren Construction Limited

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

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:

Turner & Townsend, 2 St. Clair Avenue West, Floor 12, Toronto, ON, M4V 1L5

(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)



MIRIREN CONSTRUCTION LIMITED

50 Nashdene Road, Unit # 110. Scarborough, Ontario, M1V 5J2
 T (416) 2192-9393 W: www.mirtren.com F (416) 292-6437

Contract Name: Mirtren Construction Limited

Project Name: RBC 12 floor, 155 Wellington St W, Toronto, ON

Project Number: S25-030

Date Submitted: January 15, 2026

(i) the Contract is substantially performed, and
 (ii) the phase of the performance of the balance of the Contract is in process and completion is scheduled for the 12th of January. Where the balance of the Contract, or a part or parts thereof, cannot be performed forthwith, but must be deferred for reasons beyond the control of the Contractor, the Contractor's statement shall contain a completion date for each phase of the balance of the Contract.

Evaluation of Net Contract Price to determine Substantial Performance

Contract Price	\$154,388.73
Deferred Work (close outs)	\$5,000.00
Revised Total Contract Price to determine SP	\$149,388.73

A Value of Work Remaining including Deficiencies **\$1,700.00**

Lien Act calculation to determine Substantial Performance

3% of Contract Price up to 1mil	\$149,388.73	\$4,481.66
2% of Contract Price within the next 1mil	\$0.00	\$0.00
1% of Remaining Balance	\$0.00	\$0.00

B Total **\$4,481.66**

Value of Work remaining NOT TO EXCEED Lien Act calculation

if A - B = NEGATIVE value Substantial Performance achieved

if A - B = POSITIVE value Substantial Performance NOT achieved

A - B	Substantial Performance (- or + value)	
\$1,700.00	\$4,481.66	-\$2,781.66

Lien Act Criteria

When contract substantially performed

2. (1) For the purposes of this Act, a contract is substantially performed,

(a) when the improvement to be made under that contract or a substantial part thereof is ready for use or is being used for the purposes intended; AND

(b) when the improvement to be made under that contract is capable of completion or, where there is a known defect, correction, at a cost of not more than,

- (i) 3 percent of the first \$1,000,000 of the contract price,
- (ii) 2 percent of the next \$1,000,000 of the contract price, and
- (iii) 1 percent of the balance of the contract price. R.S.O. 1990, c. C.30, s. 2 (1).

Deferred work is defined as:

3. Work which cannot be performed for reasons beyond the control of the Contractor; and where applicable Work which the Owner and the Contractor agree in writing is to be deferred to a later date

Mirtren Construction Limited

Request for Payment No.

Project No. S25-030

Invoice No. SUBSTANTIAL

Project Name: RBCC 12th Floor Mobility Centre Minor Reno
155 Wellington St W, 12th Floor
Toronto, ON.
0

Date: January 12, 2026

HST #811805472RT0001

Item #	Description of Work	Contract Breakdown	Performed to Date		Amount Previously Claimed	Amount This Claim
			%	Value		
	Supervision	12,500.00	100%	12,500.00	12,250.00	250.00
	General Conditions	15,369.25	100%	15,369.25	15,061.87	307.39
	Cleaning	1,625.00	100%	1,625.00	1,625.00	-
	Insurance	834.75	100%	834.75	834.75	-
	Demolition	5,850.00	100%	5,850.00	5,850.00	-
	Drywall Framing, Acoustical Ceiling	14,700.00	100%	14,700.00	14,700.00	-
	Carpet	11,600.00	100%	11,600.00	11,600.00	-
	Painting	3,150.00	100%	3,150.00	3,150.00	-
	HVAC	10,767.00	100%	10,767.00	10,767.00	-
	Electrical	17,000.00	90%	15,300.00	8,500.00	6,800.00
	Raised Access Flooring	17,060.00	100%	17,060.00	17,060.00	-
	Sprinkler	9,465.00	100%	9,465.00	9,465.00	-
	Voice and Data Cabling	15,614.00	100%	15,614.00	15,614.00	-
	Closeouts	5,000.00		-	-	-
				-	-	-
		140,535.00		133,835.00	126,477.62	7,357.39
	APPROVED CHANGE ORDERS	13,853.73		13,853.73	868.01	12,985.72
	CONTRACT AMOUNT	154,388.73		147,688.73	127,345.63	20,343.11

MIRTREN CONSTRUCTION LIMITED

HST extra