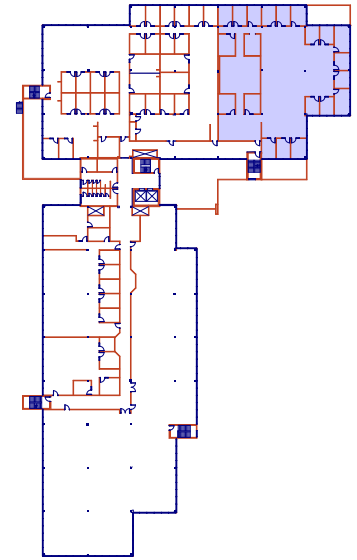
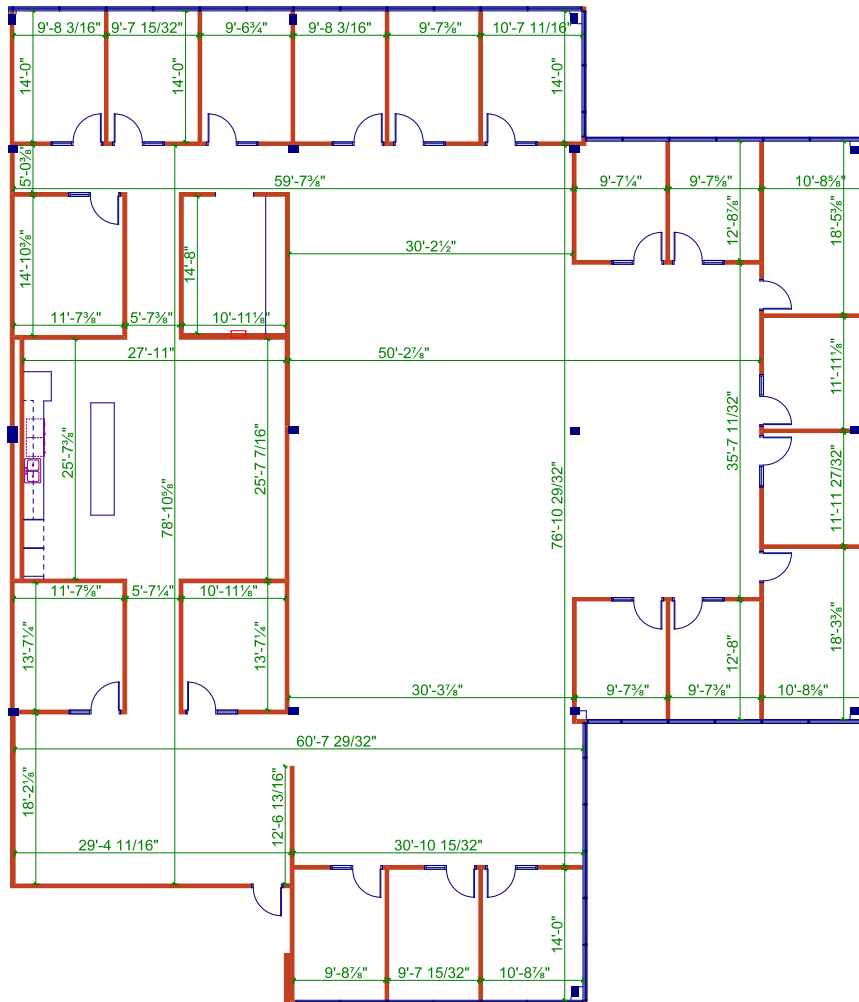




AREA CERTIFICATE

The areas noted above and area summary for this Property are correct and in compliance with:

ANSI/BOMA Z65.1 1996
OFFICE STANDARD

1200 - 59th Avenue SE
Calgary, Alberta

Suite 220

Usable Area:	7,974.3 SQ.FT.
Rentable Area:	9,487.9 SQ.FT.

Building Gross Measured Area: 121,896.4 SQ.FT.
Vertical Penetration Areas: 8,311.5 SQ.FT.
Building Common Areas: 7,492.4 SQ.FT.
Building R/U Factor: 1.0707

Building Rentable Area: 113,584.9 SQ.FT.

Date of Measurement:
July 24, 2025

Date of Certificate:
July 24, 2025

