BLUE BEAR GROUP CORPORATION

ROOTED IN PEOPLE, GROUNDED IN TRUST

10633 60A AVE NW, EDMONTON, AB

www.bluebeargroup.ca

Pioneering Sustainable Multifamily Real Estate

BBG Corp. is fundamentally transforming Canadian multifamily real estate, establishing a new standard for sustainable urban living. Our strategic approach transcends traditional investment; BBG Corp is proactively addressing Canada's critical housing imperatives through the diligent development and acquisition of high-quality, ecologically responsible, and attainably priced rental properties within the nation's most rapidly expanding urban centers.

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OUR MISSION AND VISION

Mission

Blue Bear Group Corp. is dedicated to maximizing the value of multi-family real estate for investors. We achieve this through the strategic optimization of every aspect of property ownership and management, transforming properties into high-performing assets that focus on generating competitive returns and building long-term value.

Vision

By 2030, The Blue Bear Group Corp. aims to lead the Canadian multifamily rental housing market, strategically expanding into Canada's top 5 fastest-growing cities. We will achieve this by maximizing shareholder and investor value through innovative design and optimized sustainable practices.

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WHY INVEST WITH BBG CORP.?

INVEST IN THE FUTURE OF CANADIAN RENTAL HOUSING WITH SUSTAINABLE, TECH-INTEGRATED MULTIFAMILY INVESTMENTS.

BBG Corp. delivers superior financial performance from expertly managed assets. We prove that tenant well-being directly drives long-term investment value. Our tech-integrated, community-focused properties foster exceptional living, ensuring a reliable investment by building lasting value and a socially responsible portfolio. Align with BBG Corp.: where profit meets positive impact.

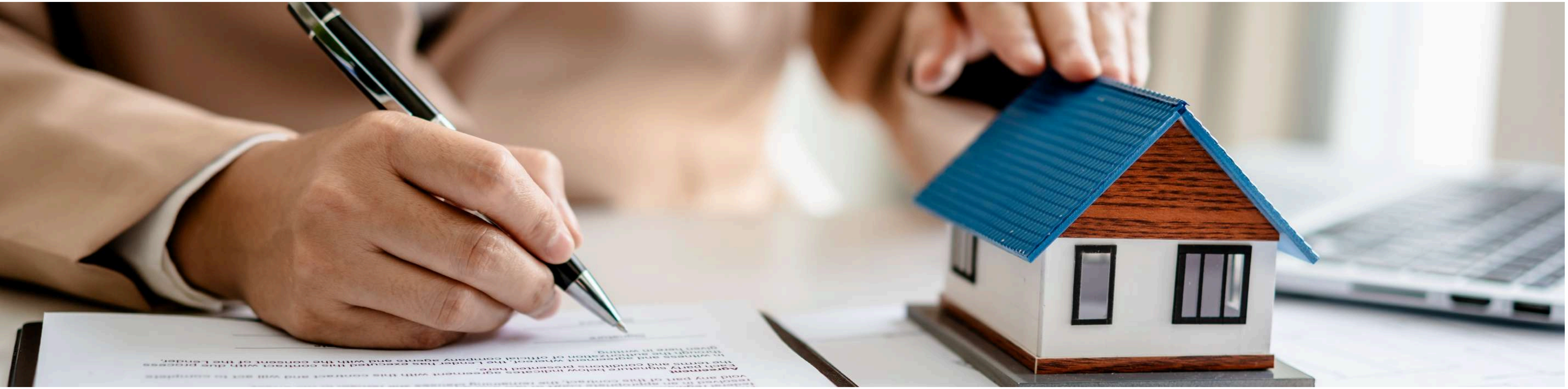
WHAT DOES BBG CORP. OFFER?

- **Long-Term Wealth Generation:** Build substantial wealth in Canada's robust multifamily real estate market.
- **Exceptional Real Estate Management:** Benefit from industry-leading best practices, optimizing property performance and asset value.
- **Stable Cash Flow:** Enjoy predictable, consistent income from meticulously managed rental portfolios. BBG Corp., through its exceptional management, strives to maintain positive cash flow properties.
- **Global Investment Opportunities:** An expanding gateway for Canadian and international investors to capitalize on the Canadian real estate market.

PRIME MULTIFAMILY INVESTMENT

Investing in multifamily real estate offers a compelling pathway to robust portfolio growth and consistent returns.

- **Income Generation:** Benefit from positive cash-flow, supported by a diversified tenant base across multiple units, providing resilience against vacancy fluctuations.
- **Significant Optimization Potential:** Unlock substantial value and enhance income streams through strategic property management, operational efficiencies, and future capital improvements.
- **Demand-Driven Locations:** Secure assets in growing urban and suburban markets known for their quality of life, comprehensive amenities, and excellent connectivity, improving sustained tenant demand and property appreciation.



NEW CONSTRUCTION. ESTABLISHED LOCATION. PROVEN RETURNS.

Pleasantview offers permanence — a walkable, transit-connected southwest Edmonton neighbourhood where vacancy sits at just 2.0% and infill supply is inherently constrained. With a stabilized NOI of $104,400 and a $266,250 appraised value per unit, this is a rare opportunity to acquire institutional-quality income real estate at the ground floor.

ESTABLISHED NEIGHBOURHOOD, STRONG MARKET FUNDAMENTALS

Pleasantview is a mature, transit-accessible infill neighbourhood in southwest Edmonton, offering immediate proximity to major employment, healthcare, and retail corridors — making it a compelling location for long-term residential rental demand.

- **Edmonton's Southwest Core:** Pleasantview sits within minutes of Whyte Avenue, the University of Alberta, and the Southgate LRT station — one of the most transit-rich and walkable corridors in the city, anchoring consistent rental demand.
- **Employment & Healthcare Access:** The University of Alberta Hospital, Misericordia Community Hospital, and a dense cluster of professional and government employers are within a 5–10 minute drive — a major draw for professionals, healthcare workers, and graduate students.
- **Tight Rental Market:** CMHC's South West Zone reported a vacancy rate of just 2.0% as of Fall 2025, well below the Edmonton CMA average — reflecting sustained demand and limited purpose-built rental supply in this established neighbourhood.
- **Strong Market Dynamics:**
  - *New Construction Premium:* Brand-new 2026 build with premium finishes commands top-of-market rents in a neighbourhood where older stock dominates.
  - *Infill Scarcity:* RS-zoned infill lots in Pleasantview are limited, protecting asset value and limiting future competing supply.
  - *Income-Qualified Tenants:* Average Edmonton CMA weekly wages reached $1,406 in Q3 2025 (+4.6% YoY), supporting tenants' ability to sustain market rents.

Sources: CMHC Rental Market Report Fall 2025. City of Edmonton Q3 2025 Economic Update. JLL Value and Risk Advisory, E26-040, March 2026.

QUALITY INFILL FOR A GROWING CITY

A brand-new 8-unit townhouse development in the established Pleasantview neighbourhood, offering a proven mix of above-grade and below-grade residential suites in one of Edmonton's most desirable infill locations.

- **Project:** 8-Unit Multi-Family Townhouse Development, Pleasantview Fourplex
- **Builder:** New construction, 2026 completion (Alberta New Home Warranty Program)
- **Unit Mix:**
  - 4x Three-Bedroom Units — Above Grade (Approx. 1,147 Sq.Ft. avg.)
  - 4x One-Bedroom Units — Below Grade (Approx. 466 Sq.Ft. avg.)
- **Parking:** 4-Stall Detached Garage
- **Features:** 6-appliance package per unit (including in-suite washer/dryer). Quartz countertops, LVP flooring, individual furnaces and HRV units. Covered under the Alberta New Home Warranty Program.

About the property:
Located at 10633 60A Avenue NW in the Pleasantview neighbourhood of Edmonton, this brand-new two-storey townhouse development offers high-quality modern finishes in a well-established infill location. The property features a detached four-stall garage with individually metered suites. With a CMHC South West Zone vacancy rate of 2.0% and a projected stabilized NOI of $104,400, the asset is appraised at $2,130,000 (JLL Value and Risk Advisory, March 31, 2026) — confirming strong fundamentals for first mortgage financing.

AN APPRAISED ASSET AT A CONFIRMED PRICE

The Pleasantview Fourplex is not a development bet — it's a completed acquisition at a price independently confirmed by a JLL appraisal. Every structural element of this transaction is designed to protect investor capital and deliver reliable income from day one:

- **Appraised Value Confirms Purchase Price:** JLL (Jones Lang LaSalle) completed an independent appraisal of the property as at March 31, 2026, concluding a market value of $2,130,000 — exactly matching the contracted purchase price. This eliminates appraisal gap risk for financing purposes.
- **Fixed Purchase Price — No Escalations:** The contracted purchase price of $2,130,000 is locked in under a Commercial OTP executed with BBG Holding II LP, with a scheduled completion date of May 18, 2026. There are no price escalation clauses.
- **CMHC MLI Select Eligible:** The Pleasantview Fourplex is structured to qualify for CMHC's MLI Select program — purpose-built rental, 8 units, new construction — providing access to high loan-to-value insured financing, extended amortization, and preferential interest rates that significantly improve capital efficiency.
- **Alberta New Home Warranty Program:** All units carry individual completion certificates under the Alberta New Home Warranty Program — covering materials and labour defects for up to 10 years. This substantially reduces near-term capital expenditure risk and supports lender confidence.
- **Professional Property Management:** Access to professional in-house property management is available at CMHC-recommended rates, ensuring the asset is leased, operated, and maintained to institutional standards from the day of closing.

$2,130,000	$104,400	2.0%	10 Years
Purchase Price & Appraised Value	Projected Stabilized NOI	CMHC SW Zone Vacancy Rate	Alberta New Home Warranty Coverage

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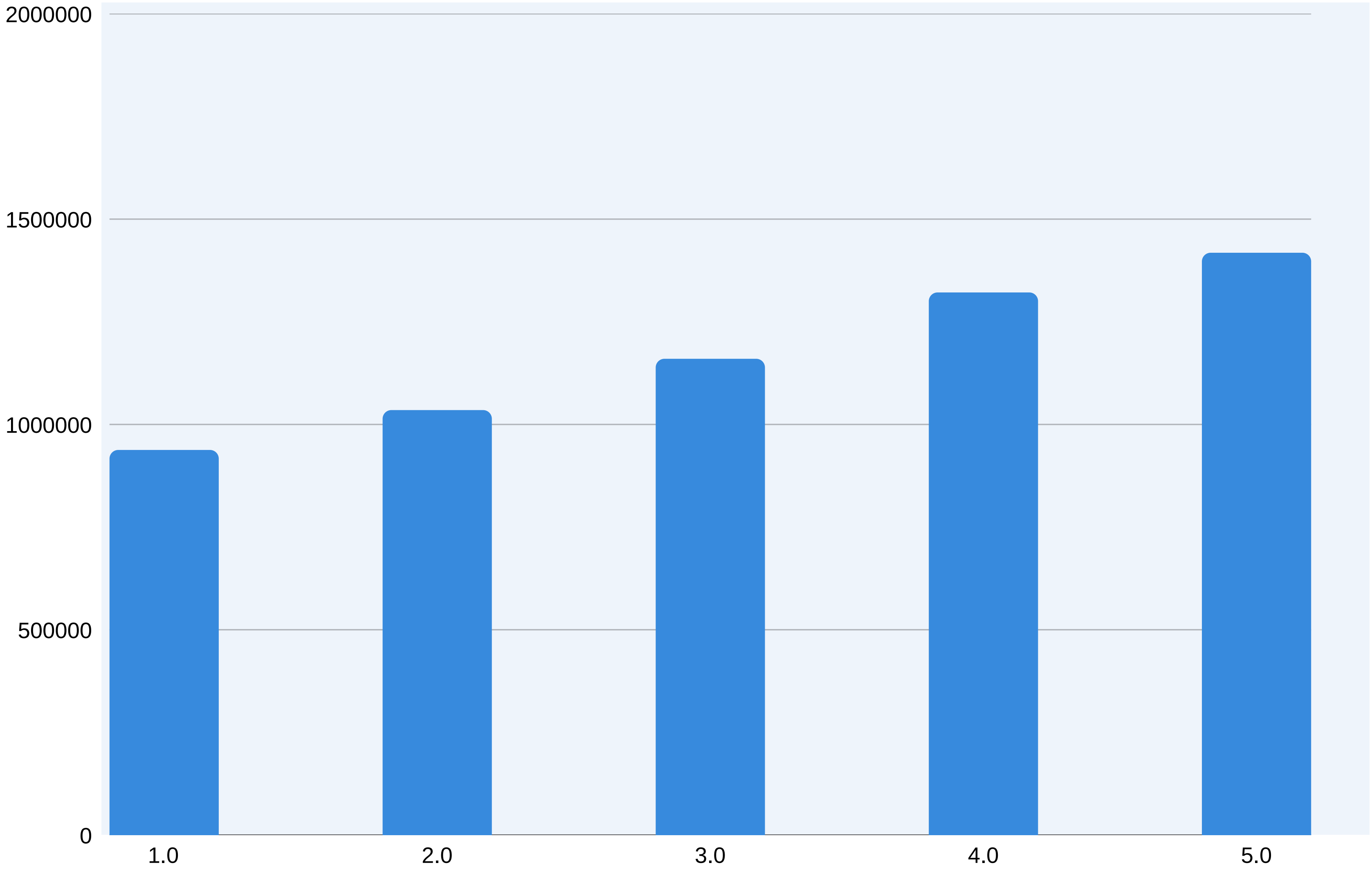
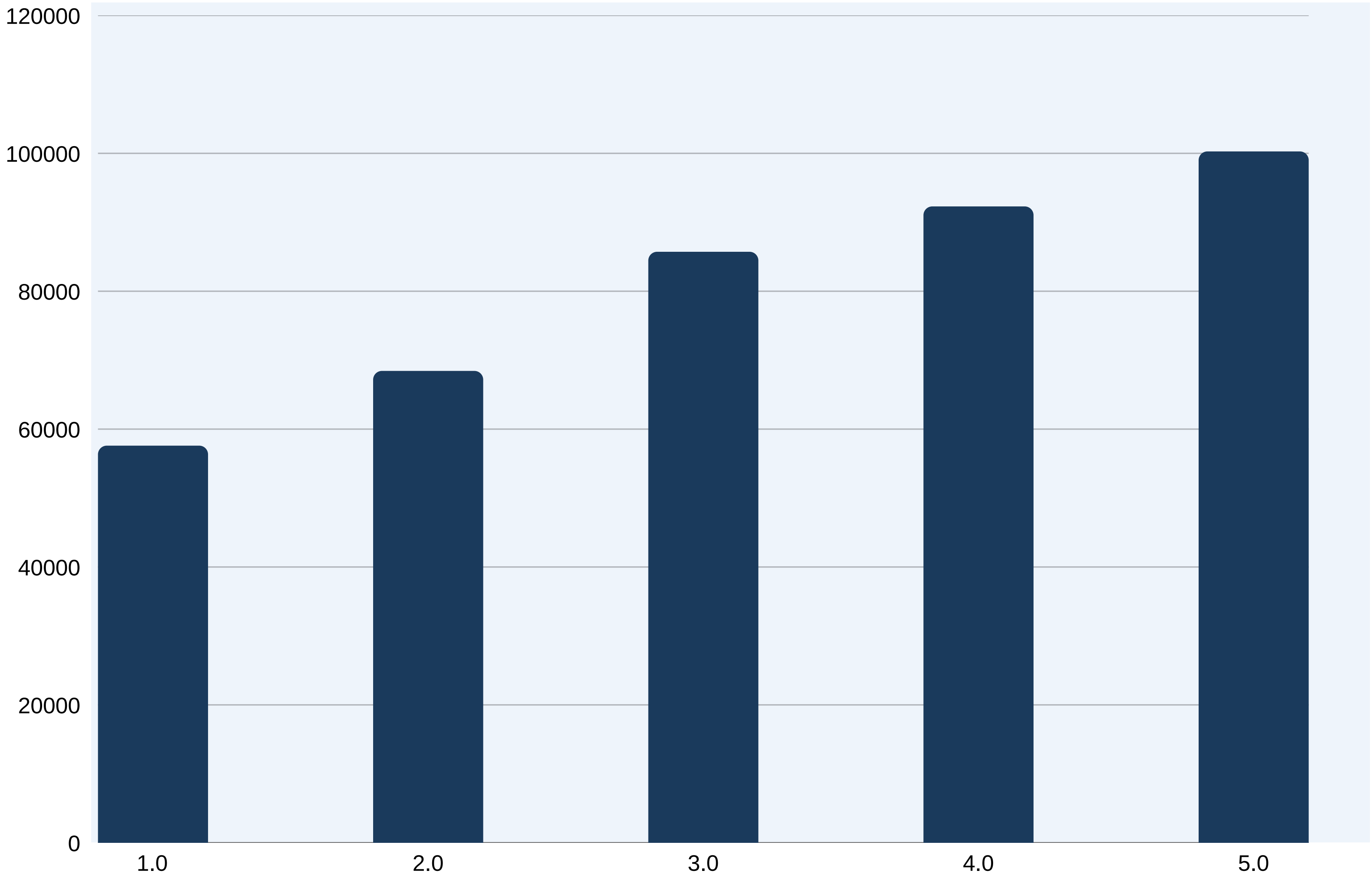
EDMONTON CMA POPULATION GROWTH RATE: 41.1% (2001–2021)



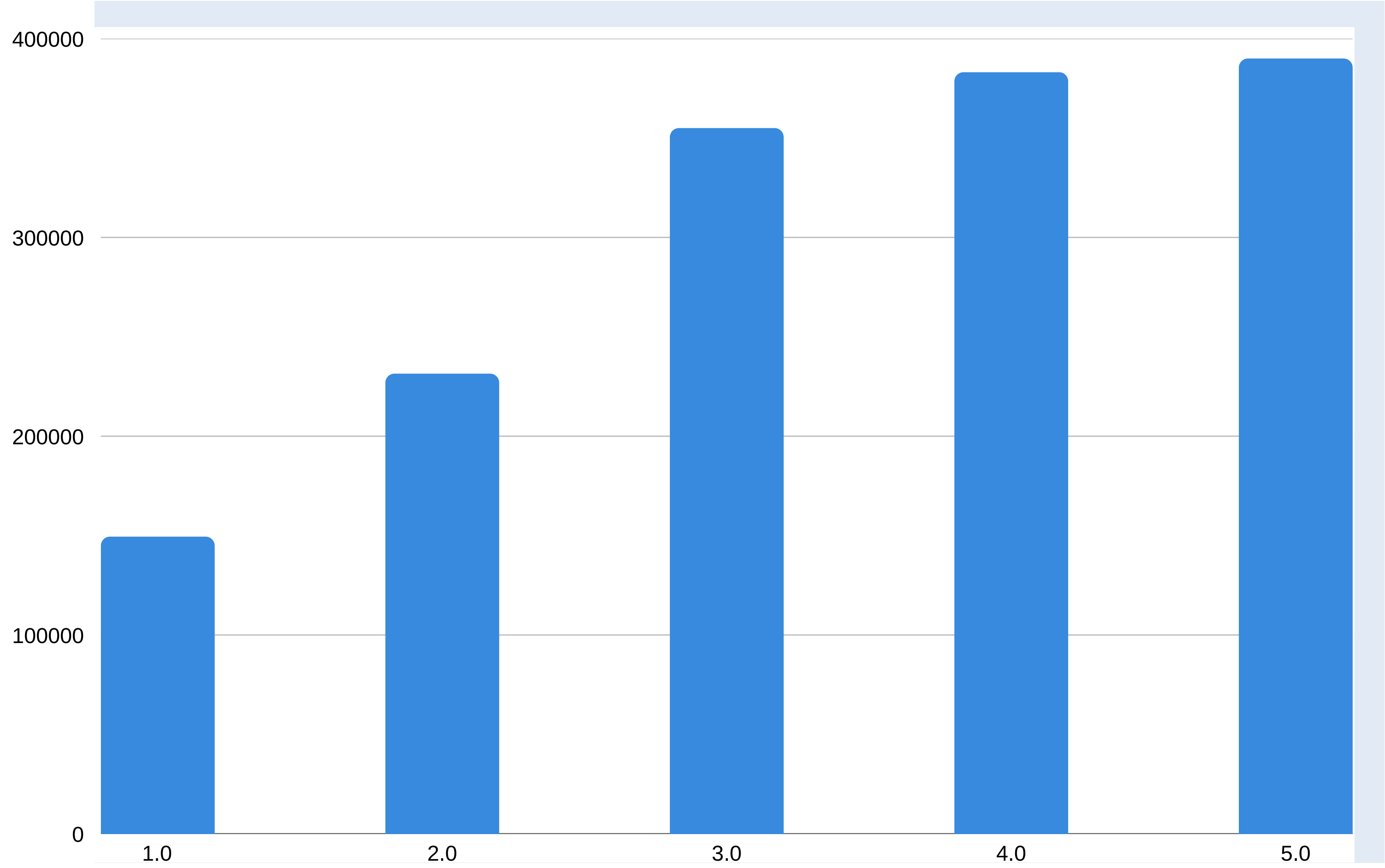
*Statistics Canada. Census of Population. 2001–2021.

EDMONTON CMA MEDIAN HOUSEHOLD INCOME GROWTH



*Statistics Canada. Census of Population & National Household Survey. 2001–2021.

EDMONTON CMA MEDIAN DWELLING VALUE: $390,000



*Statistics Canada. Census of Population. 2001–2021. Median value of owner-occupied dwellings, Edmonton CMA.

EDMONTON CMA, ALBERTA:

61.5%

EMPLOYMENT RATE (2021)

+3.1% — **Year-over-year employment growth**
Edmonton CMA, Q3 2025 (City of Edmonton Economic Update)

$1,406 — **Average weekly wage, Q3 2025**
Edmonton CMA (+4.6% YoY) — JLL / Statistics Canada

4 Qtrs — **Consecutive quarters of employment expansion**
Edmonton CMA, Q3 2025 (City of Edmonton Economic Update)

**Statistics Canada. Census of Population 2021. City of Edmonton Q3 2025 Economic Update.*

ASSET BREAKDOWN

Sources and Uses of Fund	
Sources	**Total**
Debt (CMHC MLI Select — 95% LTV)	$2,028,943
Equity	$285,056
Total Sources	**$2,313,999**
Uses	**Total**
Acquisition Cost (Purchase Price per Commercial OTP, May 2026)	$2,130,000
Acquisition Commission Fee (3% — IPA / Marcus & Millichap)	$63,900
Mortgage Insurance (CMHC MLI Select — 5.18% premium on $2,028,943 loan)	$105,099
Legal / Closing Costs (Land title, transfer, legal fees — estimated)	$15,000
Total Uses	**$2,313,999**

Sources: Commercial OTP — BBG Holding II LP / IPA (Feb 2026). BBG Proforma 10633 60A Ave NW PF 2026.xlsx. CMHC MLI Select program terms. Legal closing costs estimated.

PROFIT DISTRIBUTION SUMMARY

IRR 24-34%	Contribution (GP may invest up to 10%)	
IRR Hurdle	**Distribution to LP**	**Distribution GP**
0% - 8% (Pref 1)	100%	0%
8% - 14% (Pref 2)	75%	25%
14% + (Pref 3)	60%	40%

Total GP Commission Fee	
Acquisition Commission Fee	2%
Asset Management Fee (annual revenue)	2%
GP Management Fee	0.95%

FOSTERING GROWTH AND PROFITABILITY

Our strategy at Blue Bear Group Corp. is designed to achieve a targeted 27-32% annual return by leveraging these key metrics.

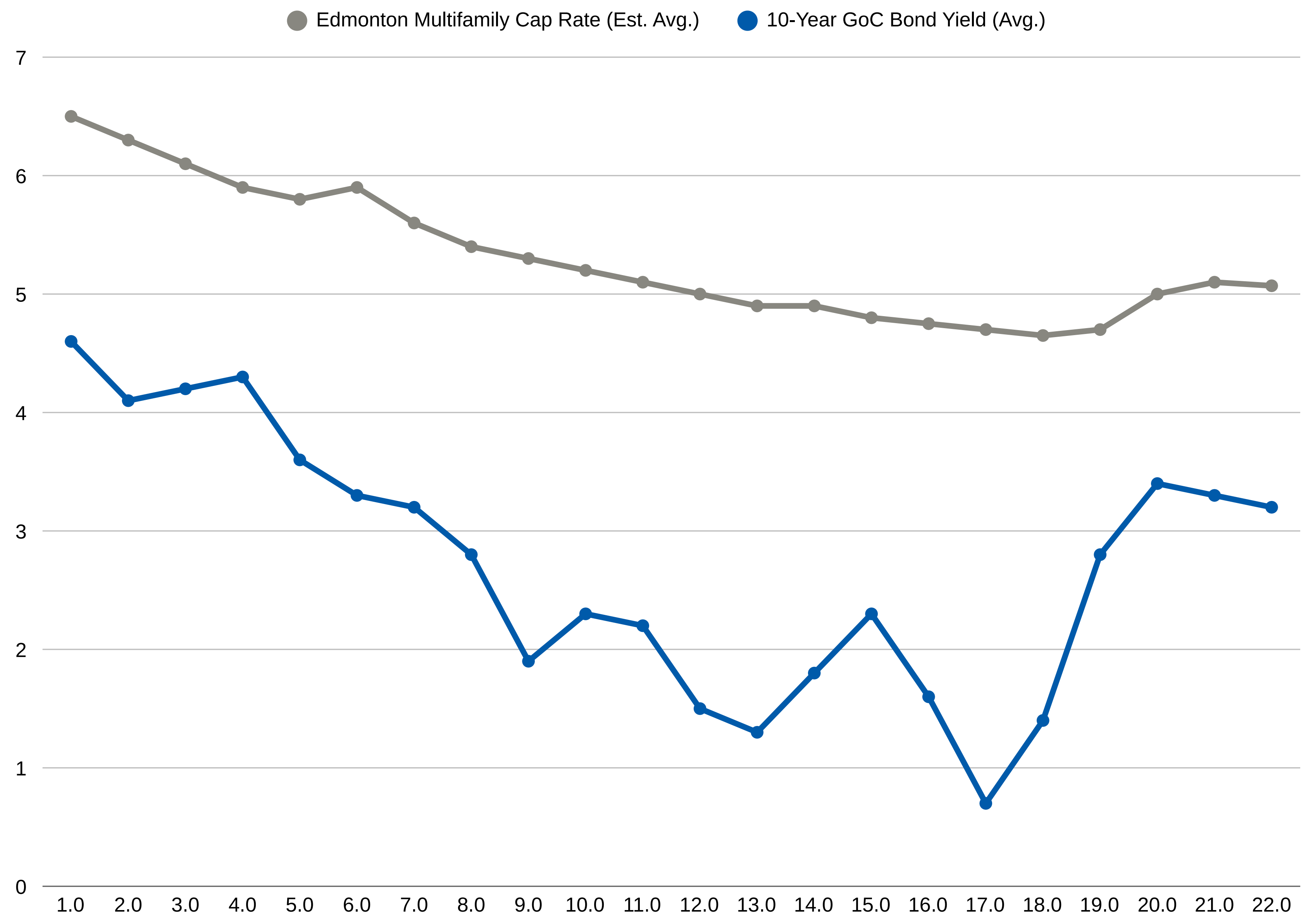
TOTAL PROJECT IRR

5 Year

24-34%

- Think of this as the investment's estimated annual return over a 5-year period. It accounts for all projected income (like rent) and the property's increased value at the end of the five years.
- The inclusion of leverage (debt) magnifies this return, demonstrating a high degree of profitability and financial efficiency.

ENHANCING VALUE AND RETURNS



*JLL Value and Risk Advisory (E26-040, 2026). Bank of Canada historical yields. CBRE/Altus Edmonton cap rate estimates.

- **Income Growth & NOI Upside** — The Pleasantview Fourplex is appraised at a 5.00% cap rate with stabilized NOI of $104,400. Edmonton's South West Zone vacancy of 2.0% and rising average weekly wages (+4.6% YoY to $1,406) support annual rent growth, driving compounding NOI expansion and property value appreciation over the hold period.

- **Favourable Spread vs. Risk-Free Rate** — Edmonton multifamily cap rates of 4.75%–5.25% (JLL, 2026) continue to offer a meaningful spread above the 10-Year GoC bond yield (~3.2%), providing investors with a real risk premium for owning income-producing real estate. As monetary easing continues — Bank of Canada rate now at 2.25% (March 2026) — compression pressure on cap rates supports asset value growth.

- **Regional Outlook** — Investing in the Pleasantview Fourplex positions capital in an established Edmonton infill neighbourhood with constrained supply, a transit-accessible location, and 2026 construction quality. Per-capita GDP growth is forecast to strengthen in 2026, unemployment is edging lower, and Alberta's energy sector continues to support the broader provincial economy.

INVESTOR QUALIFICATION

To invest in opportunities like this, Canadian securities regulations require you to qualify as an "Accredited Investor." This is determined by a standard financial test. An individual qualifies if they meet at least one of the following criteria:

Net Income: An individual whose net income before taxes exceeded $200,000 in each of the two most recent calendar years (or whose net income before taxes combined with that of a spouse exceeded $300,000 in each of those years) and who, in either case, reasonably expects to exceed that net income level in the current calendar year.

Financial Assets: An individual who, either alone or with a spouse, beneficially owns financial assets (cash, securities, etc.) having an aggregate realizable value that, before taxes but net of any related liabilities, exceeds $1,000,000.

Net Assets: An individual who, either alone or with a spouse, has net assets of at least $5,000,000.

Registered Individual: An individual registered under the securities legislation of a jurisdiction of Canada as an adviser or dealer, and qualifies as an Individual Investor.

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NEXT STEPS FOR INVESTORS

Connect with BBG Corp.

Sign-up on Equivesto and get approved as AI

Invest and send funds

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Partner with BBG Corp. Today!

ROOTED IN PEOPLE, GROUNDED IN TRUST.

Whether you're a Canadian or international investor, BBG Corp. provides the expertise, tax advantages, and market access essential for your success in Canadian multifamily real estate. Grow your wealth confidently, offering returns, and significant long-term growth.

+1 437 826 4847
investors@bluebeargroup.ca
www.bluebeargroup.ca

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Seek Professional Advice
Please consult with your legal, financial, and tax advisors before making any investment decisions.

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