Kelowna

22-Sep-26

REGISTRY

Affidavit #3 of J. Hancock
Made September 18 2026

No. KEL-S-S-127397
Kelowna Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ALBERT WEISSTOCK

PETITIONER

AND:

WALTER WEISSTOCK, ANTONY WEISSTOCK, SILVIA RITA GERARD, WITMAR HOLDINGS LTD., DONALD JAMES RAMSAY (ADMINISTRATOR OF THE ESTATE OF MARIA CONCETTA WEISSTOCK), 1100748 B.C. LTD., ANTONY WEISSTOCK (TRUSTEE OF THE WILLY AND MARIA CONCETTA WEISSTOCK TRUST), and ISLANDVIEW COUNTRY ESTATES LTD.

RESPONDENTS

AFFIDAVIT

I, JEFF HANCOCK, of #205-478 Bernard Avenue, Kelowna, British Columbia, MAKE OATH AND SAY THAT:

1. I am a licensed real estate agent retained by the Liquidator and as such have personal knowledge of the matters and facts herein deposed to, save and except where stated to be upon information and belief, as to which latter facts I verily believe them to be true.

2. Attached hereto and marked together as **Exhibit "A"** is a redacted copy of a marketing report dated August 25, 2026 prepared by William Wright Commercial Real Estate Services Inc.

JH

SWORN BEFORE ME at the City of ~~Kamloops~~ Kelowna, in the Province of British Columbia, this September 18 2026.

A Commissioner for taking Affidavits in the Province of British Columbia.

JEFF HANCOCK

SCOTT McINNES
Barrister & Solicitor
Suite 208 – 478 Bernard Avenue
Kelowna, British Columbia V1Y 6N7

This is **Exhibit "A"** referred to in the affidavit of Jeff Hancock sworn before me at Kelowna in the Province of British Columbia, the 18 day of September, 2026

A Commissioner for taking Affidavits for British Columbia

SCOTT McINNES
Barrister & Solicitor
Suite 208 – 478 Bernard Avenue
Kelowna, British Columbia V1Y 6N7

KELOWNA
COMMERCIAL PROPERTY PORTFOLIO

370, 411, 421, 428, 434 MEIKLE AVE / 3068, 3082, 3083 MEIKLE AVE / 409, 411 CEDAR AVE

Sales Strategy and Marketing Report

Witmar Holdings – Second Tranche Single Family Assemblies in Lower Mission, Kelowna, British Columbia

Prepared by William Wright Commercial Real Estate Services & CBRE Ltd. (the "Brokerage Team")

WILLIAM | WRIGHT CBRE

Leadership Profile: Jeff Hancock

Jeff Hancock
*Personal Real Estate Corporation
Mobile: 250.575.0537 | Office: 236.420.3558
jeff.hancock@williamwright.ca

WILLIAM | WRIGHT

Jeff has over 22 years of success in professional real estate, with a strong focus on transacting development properties in the Okanagan.

He is the former Real Estate Services Manager at the City of Kelowna, where he was responsible for the acquisition and disposition of all City owned property and actively managed a team of real estate professionals overseeing a land portfolio worth $1.2 billion dollars.

Previous to that, Jeff worked as a Senior Manager in the Financial Advisory practice at Deloitte in Vancouver and was a key part of the Real Estate Consultancy and Receivership Team, which focused on market feasibility, planning and valuation studies for real estate development projects, workout strategies for troubled assets, as well as scope management and budgeting for real estate related mandates.

As well as working with buyers and sellers in a transactional capacity, he also operates a successful Real Estate Consultancy (www.tradecraftconsulting. ca) providing feasibility analysis to the Okanagan real estate community and Municipalities in the region.

Jeff specializes in off-market, relationship-based sales and has quietly completed some of the largest transactions in the Okanagan in recent years by leveraging his large Western Canadian network as well as his unique problem solving and underwriting expertise.

Notable Transactions

Address / Name	Property Type	Price
1755 Dilworth Drive, Kelowna	Hotel / Development Land	$7,100,000
2065 Pier Mac Way, Kelowna	Office	$4,085,000
1015 Kalamalka Lake Road, Vernon	Investment (IPP)	$5,900,000
470 Banks Road, Kelowna	Investment (IPP)	$4,400,000
1244-1254 Sutherland Avenue, Kelowna	Development Land	$5,855,000
3745 Lakeshore Road, Kelowna	Development Land	$42,621,000
935 Richter Street	Industrial / Development Land	$3,900,000
685 Finns Road, Kelowna	Investment (IPP)	$3,180,000
495 Dougall Road N, Kelowna	Development Land	$4,800,000
903-915 Kalamalka Lake Road, Vernon	Investment (IPP)	$4,400,000
1155 Ellis Street & 1166 St Paul Street, Kelowna	Development Land	$9,000,000

Leadership Profile: Lance Coulson

Lance Coulson
*Personal Real Estate Corporation
Mobile: 604.662.5141 | Office: 604.662.3000
lance.coulson@cbre.com

CBRE

Lance Coulson is the Executive Vice President of the National Apartment Group – BC, an experienced group of highly qualified and high performing real estate professionals. Lance is an award winning commercial real estate broker with over 28 years of sales experience in commercial real estate, specializing primarily in the sale of Rental Apartment Buildings, new purpose-built rental sales & consultation, strata wind-up's and multi-family development sites throughout British Columbia.

Throughout his career Lance has been involved in more than $3 billion* in sales transactions and is known as a market leader, having transacted major multi-family dispositions with National and International scope on behalf of numerous private apartment owners and many of Canada's most prestigious real estate companies.

Lance's CBRE National Apartment Group – BC team have established themselves as one of the leading multi-family sales teams in British Columbia, consistently leading in total transactions and setting new benchmarks for pricing that was thought by the marketplace to be unattainable.

Notable Transactions

Address / Name	Property Type	Price
Vancouver Legacy Apartment Portfolio	614 Suites	$292,500,000
Transglobe Apartment Portfolio	1,648 Suites	$250,000,000
WIP Apartment Portfolio	919 Suites	$170,000,000
Lougheed Village Apartment Portfolio	515 Suites	$160,000,000
Boardwalk Portfolio (estimated)	633 Suites	$140,000,000
Pacific Point, Vancouver	225 Suites	$78,000,000
CAPREIT Portfolio	227 Suites	$72,000,000
The Fusion Apartments	146 Suites	$56,000,000
Metro Van Apartment Portfolio	113 Suites	$43,500,000
Norgal Portfolio	195 Suites	$50,500,000
The Point Apartments	98 Suites	$39,000,000
The Meridian Apartments	90 Suites	$33,000,000
Victoria Apartment Portfolio	169 Suites	$29,000,000

Leadership Profile: Shelby Kostyshen

Shelby Kostyshen
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shelby.kostyshen@williamwright.ca

WILLIAM | WRIGHT

Shelby is a real estate broker specializing in commercial sales, leasing, and development in the Okanagan market. Prior to moving to Kelowna and joining William Wright Commercial, Shelby worked at Colliers International in Edmonton from 2018-2021 where he focused primarily on office and retail sales and leasing on one of the highest producing teams in Edmonton.

Over his 8-year career he has advised a variety of local, national, and international clients and has been involved in a variety of different commercial real estate requirements both on the landlord/vendor side and tenant/purchaser side. Over just the past 5-years Shelby has advised clients on $110 Million of transactional value with a majority of that being investment sales and land development sites.

His experience provides him with the knowledge and ability to carefully manage all aspects of small to large-scale transactions and ensure thorough due diligence by providing accurate information and efficient processes for his clients. His clients would be the first to complement his professionalism and ability to build strong relationships and rapport with all parties involved in a transaction. Through his exceptional work ethic and consistent communication with clients, Shelby has quickly created a strong reputation for himself in the commercial real estate community.

Notable Transactions

Address / Name	Property Type	Price
1755 Dilworth Drive, Kelowna	Hotel / Development Land	$7,100,000
2065 Pier Mac Way, Kelowna	Office	$4,085,000
1015 Kalamalka Lake Road, Vernon	Investment (IPP)	$5,900,000
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1155 Ellis Street & 1166 St Paul Street, Kelowna	Development Land	$9,000,000
9340 & 9360 Balser Court, Kelowna	Development Land	$7,300,000

1. Executive Summary

This report has been prepared to summarize the marketing and disposition strategy undertaken for the second tranche of the Witmar Holdings corporate liquidation process. The second tranche consists of 10 single family residential homes, clustered into three development sites, all located in the South Pandosy Village area of Kelowna, British Columbia.

While the individual parcels contain existing single-family improvements, the properties were not considered conventional residential resale opportunities. Rather, the assemblies were evaluated and marketed based upon their redevelopment potential and highest and best use.

Based upon the current zoning and characteristics of the assembled lands, the highest and best use of two of the three clusters is redevelopment in accordance with the density permitted under the existing zoning (Urban Cente - UC), which currently supports six-story wood-frame residential development. The third cluster has an OCP "Future Land Use" designation of park, so the obvious buyer for this particular cluster is the City of Kelowna, as the development potential is significantly more limited.

Accordingly, the sales and marketing strategy was designed to target experienced developers, builders and sophisticated real estate investors, capable of underwriting the properties based on development potential.

The properties were not exposed to the residential MLS market. This was a deliberate decision and was consistent with the marketing strategy outlined in the original listing proposal. From the outset, the strategy contemplated an exclusive and controlled marketing program intended to create competitive interest amongst qualified developers, provide for more formal vetting of prospective purchasers and ultimately generate the highest possible aggregate value for the properties.

A thorough and comprehensive sales and marketing campaign has now been completed which generated the following market exposure through the WWC and CBRE marketing campaigns:

- # of marketing Touchpoints: 34,648
- # of Email and Social Media Views: 8,349
- # of Email and Social Media Clicks: 440
- # of LinkedIn Impressions: 4,170

Most importantly, the process generated nine individual Purchase and Sale Agreements ("PSAs") from six very credible buyer groups, including interest from Vancouver and Calgary-based purchasers.

The number and quality of formal offers received is significant. These were not simply expressions of interest. The prospective purchasers were sophisticated groups that undertook detailed underwriting of the development opportunities and submitted formal PSAs through a competitive sales process.

In our view, the pricing established through these formal offers provides the most relevant and reliable indication of current market value for the properties.

Based upon the results of the campaign and current market conditions, we do not believe that selling the individual properties through MLS as single family opportunities, with redevelopment potential, would generate a higher aggregate realization.

This Sales Strategy and Marketing Report provides a detailed analysis of the key considerations the Brokerage Team made when formulating the marketing strategy, how the strategy was implemented and the results.

2. Nature of the Properties

When considered individually, each parcel has a value associated with its existing residential use. When combined with adjoining properties, however, the resulting assemblies provide the scale and configuration required to support substantially more intensive residential redevelopment.

The three clusters were therefore considered and marketed as development sites.

The development value of the properties is influenced by factors including:

- total assembled site area;
- parcel configuration and frontage;
- current zoning and permitted density;
- potential residential unit yield;
- surrounding land uses and proximity to amenities;
- access and servicing;
- redevelopment timing;
- current development and construction costs;
- anticipated revenues from a completed project; and
- residual land value.

Many of these considerations are fundamentally different from the criteria used by an owner-occupier purchasing a conventional single-family residence or a small builder buying a single lot with the intention of renovating the existing improvement, building a new single family home or constructing a small multiplex.

The marketing program was therefore structured around the underlying land and redevelopment potential of the three clusters rather than the existing residential improvements.

3. Highest and Best Use

A central consideration in establishing the sales strategy was the highest and best use of the properties.

Based upon the current zoning and characteristics of the assembled lands, we believe the highest and best use is redevelopment in accordance with the allowable density under the current zoning (UC).

The buyers for this type of opportunity are primarily experienced developers that understand current development economics and market conditions in Kelowna and the broader Okanagan. The strategic value of the Witmar Holdings properties is therefore primarily associated with the ability to consolidate the parcels into larger development sites capable of supporting higher-density residential development.

Marketing the properties primarily as individual single-family residences on MLS would not appropriately reflect this potential.

4. Sales and Marketing Program

A very thorough and comprehensive sales and marketing program has been completed for the second tranche of properties.

The strategy was specifically designed to expose the three development opportunities to credible purchasers with the experience, financial capacity and development expertise required to acquire and ultimately redevelop the properties.

Rather than relying upon passive exposure through MLS, the campaign focused on direct and targeted marketing to developers, builders, investors and other qualified groups active in the multi-family development market. The objective was to generate meaningful competition amongst sophisticated purchasers rather than simply maximizing the number of general inquiries. Based on the response of six individual qualified buyers putting forward nine sperate purchase and sale agreements, we are confident that goal was achieved.

- The reach of the campaign extended beyond the immediate Kelowna market, with one of the participating groups based in Calgary.
- This level of formal purchaser participation provides evidence of both the depth and geographic reach of the marketing program.
- More importantly, the interested groups were sophisticated purchasers with the financial wherewithal to close on the opportunities.
- These groups reviewed the opportunities, assessed the current development economics and market risks and came forward with formal pricing through a competitive process.
- Two of these buyers came forward with unconditional PSAs which account for 7 of the 10 lots. This is extremely rare, but was possible because of the competitive nature of the sales and marketing program.

The nine PSAs therefore provide substantially more meaningful evidence of purchaser demand and market value than general inquiries or expressions of interest.

5. Formal Offers as Evidence of Current Market Value

The formal offers received through the marketing process are particularly important when considering the current market value of the properties.

Development land value is ultimately determined by what qualified and motivated purchasers are prepared to pay after considering the revenues, costs, timing and risks associated with redevelopment.

- Each sophisticated purchaser group will typically undertake its own residual land value analysis and determine the maximum price it can economically justify for the site.
- In this instance, multiple independent buyer groups were provided with an opportunity to evaluate the Witmar Holdings properties and compete for the acquisitions.
- The resulting nine formal PSAs represent actual market evidence from purchasers prepared to commit to a transaction, rather than theoretical estimates of value.
- In our view, the pricing reflected in these formal PSAs represents the best available gauge of current market value for the properties.

This is particularly relevant when considering whether an alternative strategy—such as individually listing the properties on MLS—could reasonably be expected to generate a higher aggregate value. The completed competitive process has effectively tested the market amongst the purchaser groups, most likely to attribute value to the properties' highest and best use.

6. Confirmation Regarding MLS Exposure

The properties were not exposed to the residential MLS market.

This was not an oversight or a result of an abbreviated marketing program. It was a deliberate component of the sales strategy from the outset. The original listing proposal contemplated an exclusive marketing program.

The objectives of the exclusive strategy were to:

- increase interest and competition amongst credible development groups;
- allow for more formal vetting of prospective purchasers;
- control the timing and flow of information;
- maintain the integrity of the three property assemblies;
- encourage sophisticated purchasers to undertake detailed underwriting;
- minimize disruption from speculative or unqualified purchasers; and
- generate the highest possible aggregate price.

Our experience with development opportunities of this nature is that broad MLS exposure does not necessarily produce a superior result.

- In some circumstances, sophisticated development groups may discount or dismiss broadly marketed MLS opportunities, particularly where they perceive that the listing has been extensively circulated without a structured process.
- MLS exposure can also generate substantial interest from purchasers who do not have the experience, capital or development capability necessary to complete a transaction.
- This is particularly relevant in a structured disposition such as a corporate liquidation.
- An unqualified or speculative purchaser can submit an offer, tie up one or more properties for an extended conditional period and subsequently fail to remove conditions. This can delay the overall disposition program and potentially interfere with negotiations involving the balance of an assembly.
- It can also create an opportunity for purchasers to subsequently attempt to renegotiate or discount their original pricing once the properties have been tied up under contract.

The exclusive process was intended to reduce these risks by allowing greater control over purchaser qualification, due diligence and the competitive offer process.

7. Exclusive Marketing Did Not Mean Limited Market Exposure

It is important to distinguish between an exclusive marketing process and limited market exposure.

The properties were not placed on MLS, but they were actively and comprehensively marketed to the purchaser groups considered most likely to acquire them based upon their highest and best use.

The results of the process provide tangible evidence of this exposure.

- Receiving nine PSAs from six credible purchaser groups demonstrates that the properties were exposed to multiple qualified parties and that sufficient competition was created to allow the market to establish pricing.
- The participation of a Calgary-based group also demonstrates that the campaign reached beyond local Kelowna purchasers.
- Accordingly, the absence of an MLS listing should not be interpreted as an absence of market exposure.
- The relevant consideration is whether the properties were effectively exposed to the appropriate market.

Given the development nature of the three clusters, the appropriate purchaser market consists primarily of experienced developers, builders and sophisticated investors. The level of formal participation achieved through the campaign demonstrates meaningful exposure to that market.

8. Individual MLS Sales Versus Development-Site Disposition

Consideration has also been given to whether selling the properties individually through MLS could potentially generate a greater aggregate value.

Based upon current market conditions and the results of the completed marketing campaign, we do not believe that selling the individual properties as single family opportunities with redevelopment potential would generate a higher aggregate amount.

There are several reasons for this conclusion.

8.1 Condition of the Existing Improvements

The existing improvements on the individual lots are generally in below-average condition. As a result, the homes are not overly desirable to conventional residential purchasers seeking properties that can be acquired and occupied in their existing condition. A residential purchaser would need to consider the cost of renovations and improvements in addition to the purchase price, while also recognizing that the surrounding neighborhood is expected to undergo substantial redevelopment. This limits the potential owner-occupier purchaser pool.

8.2 BC Assessment Versus Current Market Value

BC Assessment values should not be interpreted as direct evidence of the prices that could presently be achieved through individual sales. Assessment values are prepared for property taxation purposes and can differ materially from current market value.

In the present Kelowna market, many properties are transacting well below their assessed values. Accordingly, aggregating the individual BC Assessment values of the Witmar Holdings properties would not provide a reliable indication of the sale price that could actually be achieved through individual MLS sales. Current purchaser demand and actual transaction evidence are more relevant considerations.

8.3 Economics of New Single-Family Construction

Another potential purchaser group would be smaller single-family homebuilders acquiring individual lots for redevelopment. This segment of the market is not particularly active under current market conditions.

The economics associated with acquiring an individual property, demolishing the existing home and constructing a new single-family residence are challenging when total land and construction costs are compared against the expected market value of the completed home.

There is also a neighbourhood transition issue. Builders and purchasers are aware that many of the surrounding properties are expected to be redeveloped at substantially higher densities. Constructing an expensive new single-family residence becomes considerably less attractive when the surrounding area is expected to transition toward six-storey residential buildings.

This further reduces the likelihood that individual homebuilders would generate pricing superior to that achievable from development purchasers.

8.4 Existing Rental Income

The current rents being achieved from the homes do not support materially higher individual acquisition values. A longer-term residential investor would typically evaluate a property based upon achievable rent relative to acquisition price, operating expenses and required return. At higher purchase prices, the existing rental income produces relatively weak investment economics.

As a result, longer-term investors seeking to hold the properties individually as rental homes are unlikely to represent a purchaser group capable of materially exceeding development-land values.

9. Sales Timeline and Execution Risk

Selling the properties individually would also be expected to materially extend the overall disposition period. Each property would require its own marketing process, negotiations, contract, due diligence period, financing and closing. Current market conditions demonstrate that even appropriately zoned redevelopment properties can require extended periods to transact.

One recent example is an MF4-zoned property currently selling through receivership (2565 Pandosy Street):

- Asking price is $1,950,000 (original list price was $2,650,000)
- No accepted offer at this point
- TS1 zoning (6 story heights, transit supported)
- Close to hospital, Lake and to Pandosy Village
- 0.36 acres (flat, corner lot, vacant with no demo required)
- 2026 assessed value is $2,296,000
- This foreclosure opportunity has been marketed on MLS since March of 2025 and has dropped the asking price multiple times.

While each property and transaction is different, this provides useful evidence of the extended marketing periods that can occur in the current market.

Attempting to dispose of numerous individual properties either sequentially or concurrently could therefore result in a considerably longer overall sales program, increased carrying costs and greater execution risk. By comparison, the completed development-focused campaign generated nine formal PSAs from six credible groups within a structured process.

10. Maintaining the Integrity of the Assemblies

Maintaining the integrity of the three clusters was another important component of the strategy.

A land assembly derives a significant portion of its value from its consolidated ownership and configuration. If individual parcels within an assembly are sold separately, the development potential and value of the remaining lands can be materially reduced.

Individual MLS marketing could attract purchasers interested only in acquiring a particular home for personal occupancy or investment. While an individual offer might represent reasonable residential value for that specific property, accepting it could negatively affect the development potential and overall value of the larger assembly.

The strategy therefore sought to avoid fragmentation and preserve the value associated with the consolidated development sites. This is particularly important where the viability of six-storey development depends upon achieving sufficient site area, frontage, access and parcel configuration.

11. Lower Mission Market Positioning

The Lower Mission and South Pandosy Village areas represent established and desirable residential locations within Kelowna.

The area benefits from proximity to Okanagan Lake, schools, parks, commercial services, restaurants, recreation and transportation routes. These characteristics continue to support long-term residential demand and make appropriately located redevelopment sites attractive to developers.

At the same time, opportunities to acquire larger consolidated development sites within established Kelowna neighborhoods are more plentiful as the market is significantly slower than it has been in past years. Developers have choice and are in the driver's seat when it comes to pricing and offer terms.

The marketing strategy was designed to create urgency and competition in a very soft development land market.

12. Overall Assessment of the Sales Strategy

The appropriate measure of the sales strategy is not whether placing each property on MLS would have generated additional inquiries. Broad residential exposure would almost certainly have resulted in additional inquiries.

The more relevant question is whether those inquiries would reasonably be expected to produce a higher aggregate realization for Witmar Holdings. Based upon the evidence available, we do not believe they would.

The three clusters were comprehensively marketed to the purchaser groups most capable of recognizing and paying for their highest and best use. The campaign reached multiple sophisticated development groups, including purchasers from outside the Kelowna market.

These purchasers had the opportunity to thoroughly underwrite the development opportunities and establish the maximum pricing they could support under current market conditions. Their offers were submitted within a competitive process in which purchasers understood that they were competing with other qualified groups.

This represents a meaningful test of the market.

When this evidence is considered together with the below-average condition of the existing homes, limited rental returns, challenging economics for new single-family construction, relatively low volume of comparable residential sales, extended sales timelines and the anticipated transition of the area toward higher-density development, there is little evidence to suggest that an individual MLS disposition would produce a superior aggregate result.

13. Conclusion

The sales and marketing strategy undertaken for the second tranche of the Witmar Holdings assemblies was deliberately structured around the highest and best use of the properties and the objective of maximizing aggregate value for the shareholders.

The three clusters are not simply collections of individual single-family homes. They are assembled development sites where the principal source of value is the ability to redevelop the lands in accordance with the density permitted under the current zoning.

In our view, the highest and best use is six-storey wood-frame residential development. The logical purchaser market is therefore experienced developers and sophisticated investors capable of underwriting that form of development.

For this reason, the properties were not exposed on MLS. The exclusive marketing strategy was contemplated in the original listing proposal and designed to create a controlled and competitive process amongst qualified purchasers while reducing the risks associated with speculative or unqualified offers.

The results demonstrate that this strategy achieved meaningful market penetration.

A comprehensive marketing campaign generated nine individual PSAs from six credible purchaser groups, including a Calgary-based group. These sophisticated purchasers independently underwrote the opportunities and submitted formal pricing through a competitive process.

In our view, these offers provide the most relevant evidence of what informed and capable purchasers are currently prepared to pay for the properties and therefore represent the best available gauge of current market value.

We do not believe that individually listing the properties on MLS would reasonably be expected to generate a higher aggregate realization. The condition of the existing improvements limits owner-occupier demand; existing rents do not support higher investor values; current single family construction economics are challenging; comparable residential transaction volumes are limited; and the anticipated redevelopment of the surrounding area reduces the attractiveness of constructing expensive new single-family homes on individual parcels.

An individual disposition strategy would also introduce the potential for longer marketing periods, additional carrying costs, multiple transaction risks and fragmentation of the assemblies.

Accordingly, the absence of MLS exposure should not be interpreted as a limitation of the marketing program. Rather, it reflects a deliberate decision to expose the properties to the appropriate purchaser market and to do so through a structured process intended to protect the integrity of the assemblies and maximize value.

The competitive response achieved through the campaign provides strong evidence that the market has been thoroughly tested. Based upon the depth of purchaser participation, the number of formal PSAs received and the detailed underwriting undertaken by the participating groups, we believe the completed sales process provides a sound and defensible basis for establishing the current market value of the second tranche properties.

Appendix A, Disposition Update:

As of August 25, 2026

Kelowna Commercial Property Portfolio: Single Family

Milestone Dates

Milestone	Date
Motel Launch Date	22-Oct-2025
Harvey Launch Date	22-Oct-2025
Single Family Development Launch Date	11-May-2026
Palisades Launch Date	TBD
Property Tours	As Requested
PSA Submission Date	15-Jul-2026

Summary of Prospective Purchasers

Metric	#
Interested Groups	7
CA's Signed	12
Data Room Downloads	12
Property Tours Scheduled	-

By The Numbers

Metric	#
Total Touchpoints/Sent To	34,648
Total Interactions	15,766
Total Views	8,349
Total Iniatives	30
Total LinkedIn Posts	6
Total Targets Emails Campaigns Sent	5

Property Summary

Category	Information
Vendor	Witmar Holdings LTD
Units	10
City	Kelowna
Closing Date	TBD
Listed Broker	WWC & CBRE

Appendix A, Disposition Update:

As of August 25, 2026

Kelowna Commercial Property Portfolio: Single Family

Prospective Purchasers

Company	Contact	Property Interest	CA Sent? (Y/N)	CA Signed? (Y/N)	CA Counter Signed? (Y/N)	Data Room Downloads/ Views (Y/N)
Groups Submitting PSA Bids						
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
Active Diligence at LOI stage						
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	Y	Y	Y	Y
		Single Family Lots	N	N	N	N
		Single Family Lots	Y	Y	Y	Y
Waiting on Formal Feedback						
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
Pass / Not Interested						
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N
		Single Family Lots	Y	N	N	N

For More Information, Contact

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SHELBY KOSTYSHEN
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RESPONDENTS

AFFIDAVIT
APPROVAL OF SALE OF
411 MEIKLE AVE & 421 MEIKLE AVE
(LAND ASSEMBLY CLUSTER B)

FILE NO. 077284-0002 HRH/dns
Revised: Sep 17/26 10:50

FULTON & COMPANY LLP
Lawyers & Trade-mark Agents
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Kamloops, B.C.
V2C 1Y1
Phone: (250) 372-5542

COEA - FOR - Affidavit of legal assistant for approval of sale.