July 24, 2026

Dear Investors,

Re: Notice of Increase to Simple Fund Management Fee

We are writing to provide notice that, effective as of the next rent distribution date, the Simple Fund Management Fee will be increasing.

Investors can expect to see the following changes reflected on their next distribution statement:

1. an **annual administrative fee of $100.00**; and
2. an increase to the monthly Simple Fund Management Fee in the amount of **$50.00 per month**, commencing on the next rent distribution date.

This decision has not been taken lightly. It follows a rigorous and detailed review of the increased costs, regulatory obligations, licensing requirements, administrative demands, and operational expenses that SIREG Management Inc., as property manager, has incurred over the years in managing the properties on behalf of investors.

As many investors are aware, SIREG has operated for many years without increasing its management fees. However, given the current real estate climate, rising operating costs, increased administrative requirements, and the broader market conditions affecting property management, it is no longer sustainable to continue under the previous fee framework.

In addition to the general increase in operational costs, SIREG Management Inc. has incurred, and continues to incur, various regulatory and licensing-related costs associated with the management of condominium corporations. These include, among other things, annual administrative fees payable to the Condominium Authority of Ontario, condominium management provider licensing fees payable to the Condominium Management Regulatory Authority of Ontario, corporate licence renewal fees for licensed management employees, and reimbursement of annual licence renewal fees for individual licensed employees.

These costs have not historically been included in the operating budgets of the condominium corporations or in the existing property management fee framework. As a result, SIREG Management Inc. has continued to absorb increased regulatory, administrative, and compliance-related costs while continuing to manage and support the properties.

The annual administrative fee of $100.00 is intended to assist with these increased administrative and regulatory costs and will be reviewed annually. The monthly increase of $50.00 to the Simple Fund Management Fee is intended to assist SIREG Management Inc. in continuing to manage the properties in a responsible, adequate, and sustainable manner moving forward.

Please also note that SIREG Management Inc. is currently reviewing the operating budgets for the condominium corporations. As part of this review, SIREG Management Inc. may be recommending that the applicable Boards of Directors hold meetings to consider potential increases to condominium maintenance fees, where required, in order to address operating costs, budget deficiencies, and the ongoing financial requirements of the condominium corporations.

Any potential increase to condominium maintenance fees would be reviewed separately by the applicable Board of Directors and would be communicated in accordance with the requirements of the condominium corporation and applicable law.

We understand that this notice may be disappointing to some investors. However, these adjustments are necessary steps to allow SIREG Management Inc. to continue managing the properties effectively for the foreseeable future.

We apologize for any inconvenience this notice may cause and thank you for your continued trust in SIREG and in our ongoing efforts to manage the properties on your behalf.

Sincerely,

SIREG Management Inc.

Bernie DiVona

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