

March 11, 2025

M CAPITAL INC.
63 MONTCALM BOULEVARD
WOODBIDGE, ONTARIO
L4H 2M6

Dear M CAPITAL INC.,

Purchaser: M CAPITAL INC.
Vendor: Dulcina Investments Inc.
Property: Charisma Condominiums - Building: 5
Address: 27 KORDA GATE, Vaughan
Suite: 2507

Purchase Agreement dated the 20th day of January, 2025 including amendments, if any.

We wish to inform you that:

1. Your condominium unit unfortunately will not be ready for occupancy by the Final Tentative Occupancy Date set out in the Agreement of Purchase and Sale or the last Notice sent to you.
2. The Vendor hereby sets the following date as the **Firm Occupancy Date: February 10, 2026** (must be no longer than 120 days after the Final Tentative Occupancy Date). At present the Vendor expects your home to be ready for occupancy on this new date.
3. The setting of this Firm Occupancy Date may change other future Critical Dates, as set out in the Statement of Critical Dates provided by the Vendor at the time the Purchase Agreement for the home was signed (in accordance with the terms of the Tarion Warranty Corporation Addendum that forms part of the purchase agreement).

Please ensure that you deliver a copy of this letter to your solicitor.

Sincerely,

Stefanie Devellis
Dulcina Investments Inc.
E. & O.E.