

**IN THE MATTER OF THE REAL ESTATE DEVELOPMENT MARKETING ACT,  
SBC 2004, c 41 as amended**

**AND**

**IN THE MATTER OF  
PROVINCIAL RENTAL HOUSING CORPORATION**

**INDIVIDUAL EXEMPTION NUMBER 107 (the "Exemption")**

**(Pursuant to section 20 of the Real Estate Development Marketing Act)**

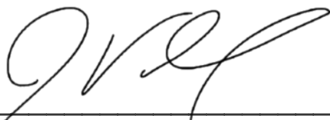
**SUPERINTENDENT'S EXEMPTION**

1. Provincial Rental Housing Corporation (the "**Developer**"), with respect to the marketing and development of the strata lots legally described in Appendix "A" attached hereto (the "**Strata Lots**"), is, pursuant to section 20(1) of the *Real Estate Development Marketing Act* ("**REDMA**"), exempt from Part 2 of REDMA on condition that:
  - a) the Developer will promptly notify each purchaser that the offering is exempt from the provisions of Part 2 of REDMA and that they will not receive a disclosure statement under REDMA and will not have the benefit of any rights or protections afforded by Part 2 of REDMA;
  - b) a real estate licensee in good standing in British Columbia will provide real estate services for the Developer in respect of each sale of a Strata Lot;
  - c) all deposits the Developer receives from purchasers:
    - i. will be held by a licensed real estate brokerage, lawyer, or notary public who must hold the deposit as trustee in a trust account in British Columbia; and

- ii. will be held in the manner required by, and not released except in accordance with, Part 3 of the *Real Estate Services Act*;
  - d) a *Strata Property Act* Form B Information Certificate will be promptly provided to prospective purchasers in respect of each sale of a Strata Lot;
  - e) the Developer will not consent to any assignment of a purchase agreement of a Strata Lot; and
  - f) if requested, the Developer will provide an opportunity for purchasers to perform additional, reasonable due diligence as part of a minimum 7-day subject removal period.
2. Pursuant to section 20(2) of REDMA, the Superintendent of Real Estate (the “**Superintendent**”) may suspend or cancel this Exemption.
  3. Pursuant to section 20(4) of REDMA, the Superintendent will publish:
    - a) the Exemption; and
    - b) any cancellation or suspension of the Exemption.

Dated this 25th day of May, 2026 at the City of Vancouver, British Columbia.

Superintendent of Real Estate, BC Financial Services Authority



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**Jonathan Vandall**  
Delegate of the Superintendent of Real Estate  
Province of British Columbia

Classification: **Public**

## Appendix "A"

### Legal Descriptions

031-355-668	Strata Lot 139 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-355-927	Strata Lot 165 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-355-943	Strata Lot 167 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-061	Strata Lot 179 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-231	Strata Lot 196 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-290	Strata Lot 202 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-303	Strata Lot 203 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-338	Strata Lot 206 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-346	Strata Lot 207 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-354	Strata Lot 208 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

031-356-419	Strata Lot 214 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-478	Strata Lot 220 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-532	Strata Lot 226 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-591	Strata Lot 232 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-630	Strata Lot 236 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-648	Strata Lot 237 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
031-356-699	Strata Lot 242 Lots 374, 375, 380 and 381 Victoria City Strata Plan EPS7014, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V