PARKWAY Aspect

Homeowner Information Session

bosa properties



Agenda

01 Introduction

02 PARKWAY & Market Overview

03 Economic Update

04 What to Expect & How to Prepare for Completion

05 Homeowner Orientations & Your Home

06 Introduction to Strata & Property Management

07 Legal Information & Requirements

08 Q&A

PARKWAY & Market Overview

Colin Bosa
CEO & Co-Founder

At the centre of Surrey's continued growth and investment.



PARKWAY

Where it all happens, in the heart of downtown Surrey.

2,000+	homes, condo and rental
4	towers with retail and public space
~1 acre	of amenity and gathering space

BOSA PROPERTIES



Owning for the next decade

Your home is new concrete construction in Surrey City Centre, completing as the region's condo pipeline narrows. CMHC points to fewer new ownership options and stronger demand ahead.

~40%

fewer condo starts

New condo starts in Metro Vancouver fell about 40% in the first half of 2026; the weakest start since 2011.

5,000–7,000

homes short

At today's pace, the region will fall this far short of what it needs every year to 2036.

Surrey

B.C.'s fastest-growing city

CMHC expects rising population and household formation in the coming years, and Surrey continues to lead B.C. in growth.

Source: CMHC Fall 2026 Housing Supply Report (Vancouver CMA figures).

Appraisals & Financing

Brett Sandler
Chief Financial Officer

RBC Blanket Appraisal: PARKWAY Aspect Came In at Contract Price

A single appraisal covering the whole building, which RBC can rely on when reviewing purchasers' mortgage applications.

What This Means for You

1. Your purchase price is supported
2. You may not need an individual appraisal
3. Your mortgage approval may be simpler
4. You can plan with more confidence

Keep in Mind

- Appraisal is not a mortgage approval
- Applies to RBC financing only
- RBC may update it closer to completion
- You're free to choose any lender

Approved for the RBC Green Mortgage

One of only a few buildings approved, which includes additional perks. Ask RBC for details, contact information on the PARKWAY Aspect Homeowner Hub.

PARKWAY Update

Dale Bosa
Co-Founder

PARKWAY Aspect Construction Update

- On track for estimated early 2027 completion
- Interior finishing is nearly complete throughout the tower
- Building systems are powered up and being tested, including heating and cooling, water and power



PARKWAY Connect

Strong rental demand at PARKWAY's first purpose-built rental building.

2025	opened in September
~75%	occupied, ahead of what we expected



Energized masterplan

Activated from day one

Pop-up events, workout classes and dining, attracting brands like Rivian and Mitchie Matcha, with more to come.

PARKWAY House

Surrey's largest dedicated residential amenity building, completing 2027.

Nearly one acre

Resident-only amenity and public gathering places, including rooftop lounges, landscaped plazas, a central gathering plaza, and a dog park.









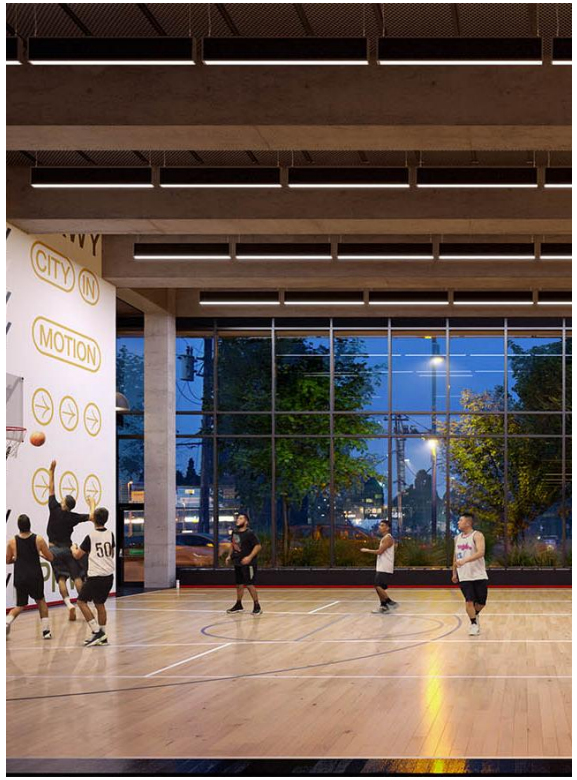






PARKWAY House is taking shape

Surrey's largest dedicated residential amenity building, completing in 2027



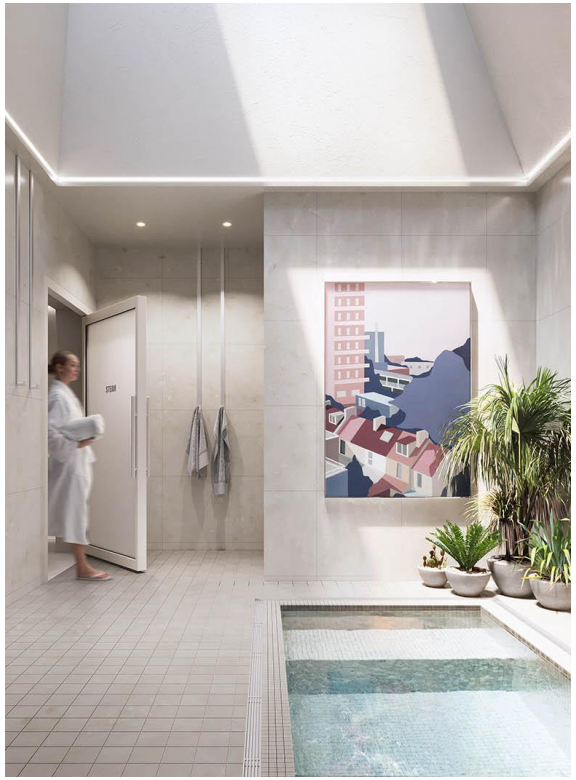
Indoor multi-sport court



Fitness centre



Co-working lounge



Wellness circuit

Delivering quality and integrity, every time.

10,500

homes delivered

Across our residential projects

98%

would buy again

Recent homeowners

<1

average deficiencies

Reported when residents move in



Vancity

Economic update.



November 2026

Judith Bosire, Chief Economist, Vancity

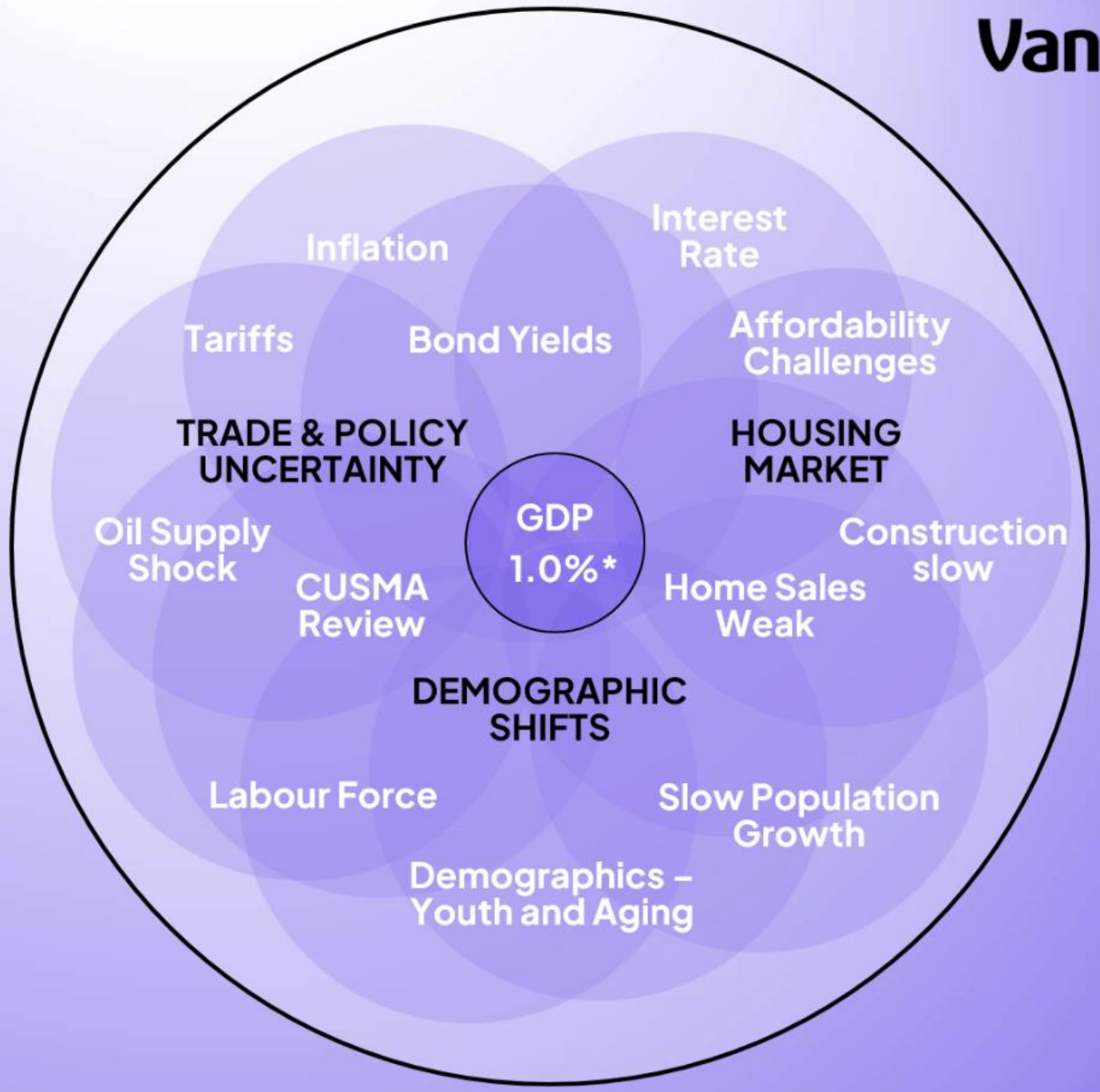
The information presented has been prepared by Vancity, not Bosa Properties.

THE STATE OF THE CANADIAN ECONOMY



Canadian macro – economic context 2026.

Growth is still positive, but narrower with less shock cushions.



Vancity

BC headline growth in 2026.

A **resilient** economy amid increasing uncertainties.

British Columbia



0.9*%

GDP growth

6.2%

Unemployment

- Elevated interest rates
- Trade uncertainty & tariffs
- Population and labour market
- Housing Affordability
- Investments and major projects
- Tourism
- Exports and resource production

B.C. is still growing, but the engines are narrow

Vancity

Canadian inflation & interest rate perspective.

Inflation has increased, but the underlying picture is more contained.

What is happening with inflation?

- **Headline inflation** at 3.1%
- **Core inflation** (excluding gasoline at 2.2%
- **Drivers**– higher energy prices, higher import prices and global supply pressures

Why rates are responding ?

- Policy rate at 2.50%, Bank moved to keep inflation from spreading
- Long term bond yields rising

What comes next?

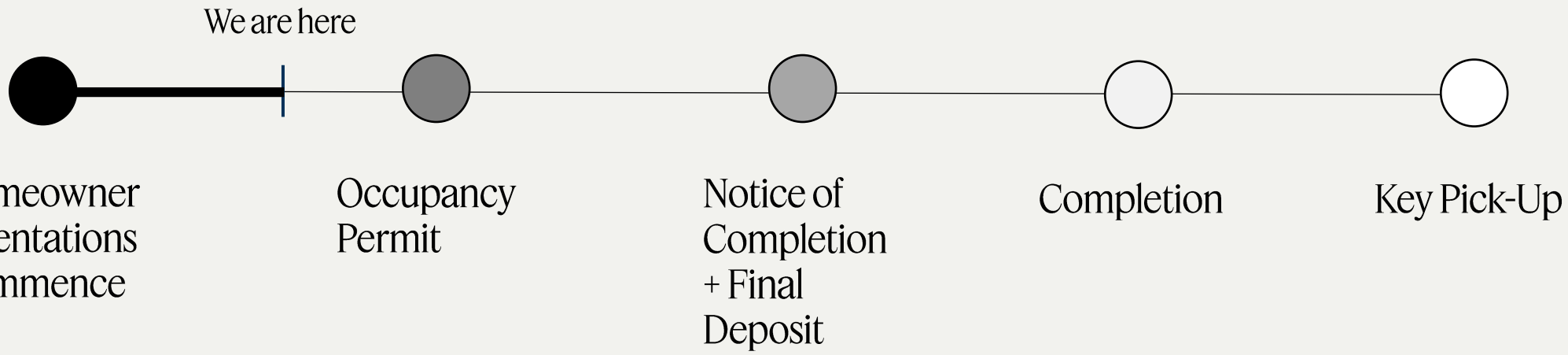
- Watch for broader price pressures
- Progress on CUSMA and tariffs
- Stable energy costs

Thank you.

Judith Bosire
Chief Economist, Vancity
Judith_bosire@vancity.com

Vancity

Current Timeline



Now let's introduce you to our team who will help you, every step of the way.



Your team

01 Sale to Handover

Tina Derewinkin

Director of Revenue Management

Managing from sale to handover

02 Handover to Warranty

Artikas Keschvari & Chantal Lo

Customer Care

Your home at handover through to warranties

03 Property Management

Tom McGreer

AWM Alliance Real Estate Group Ltd.

Representing AWM, your property management company

What to Expect & How to Prepare for Completion

Tina Derewinkin
Director of Revenue Management

Your Completion Date

The completion date is the day on which the legal ownership of your home is transferred from the Seller, BLUESKY PROPERTIES PKWY LP to you, the Buyer. The transfer is registered in the Land Titles Office (LTO).

- The estimated date for Occupancy Permit approval is expected in December 2026 (but may occur later and within the date range as stated in the Disclosure Statement, December 1, 2026 - February 28, 2027).
- The estimated date for commencement of homeowner completions is early 2027 - January / February taking approx. 4 weeks.
- We'll be starting completions from the lower storeys working our way up the tower.



Your Official Notice of Completion

Once we've received our Occupancy Permit and Individual Titles, we will be in a legal position to issue your Official Notice of Completion. Notices are sent out to you **via email**.

Your Official Notice of Completion will outline important details for:

- Your completion date
- How to schedule your move in date & time with your Property Management, AWM via their scheduling portal
- Contact information for your Homeowner Experience Specialist

The minimum notice period is **Ten (10) business days** for Official Notice of Completion.



Your Completion Date

What if I need to change the completion date that you've issued to me?

- **Immediately connect with your lawyer or notary** to have them contact our solicitor (Spagnuolo LLP) to see what options may be available to you.
- Our **Sales Team is not able to change the Completion Date for you,** requests must be handled with our respective legal representatives.

What is the difference between Completion and Possession?

Completion is: the **day on which the legal transfer of your new home occurs** (i.e. documentation is registered in the land titles office and remaining sale proceeds are paid).

Possession is: The day **immediately following the completion date**, where you receive keys and take possession of your new home. (You'll be responsible for utility charges from this date)

- You will need to schedule a key pick up date / time with your Homeowner Experience Specialist
- Elevator bookings are scheduled through your Property Management Company (AWM)

Next Steps following Notice of Completion

1. Contact Lawyer or Notary

2. Update Lender

3. Purchase Insurance

Helpful hints to prepare for completion

01

Secure rate commitment

Talk to lenders now, not at closing

If you haven't already, contact your lender to secure your financing.

Financing in place

Contact your lender to refresh your mortgage approval and have them confirm the approval and rate hold will still be valid at closing. If your lender requires an appraisal, let us know. We will make sure they receive our PARKWAY appraisal package and anything else needed to complete it.

Financing not yet secured

We strongly recommend securing it now. Financing is taking longer to place, and we want you to have enough time before completion. We are happy to refer you to a select group of mortgage professionals who have worked extensively with our homeowners.

02

Select lawyer / notary

Select a lawyer or notary to represent you on the completion of your new home at PARKWAY Aspect.

Recommendations for legal representation are on the PARKWAY Aspect Homeowner Hub.

03

Update contact info

If any of your contact information has changed, let us know so you receive all important information.

Send updates to:
parkway@bosaproperties.com

Your financing must match the names on your Purchase and Sale Agreement. Anyone listed on the rate commitment or financing who differs from the Agreement will trigger an "Assignment".

Appraisals & Assignments

Assignments

Assignments require the approval of the developer and will be **accepted until December 31, 2026**.

- It is considered an Assignment anytime you are changing the terms of the Purchase and Sale Agreement by adding or removing a Purchaser from the contract.
- This applies whether the Assignment is to a related party or third party.

Appraisals

We will **schedule appointments** with appraisers once your homeowner orientation has taken place.

- For information to **satisfy an appraisal without a viewing,** please have your lender reach out to us at parkway@bosaproperties.com
- Provide your lender with **access to the PARKWAY Aspect Homeowner Hub** where they can view the Disclosure Statement & Amendments, floorplans, strata fees, etc.
  PARKWAY Homeowner Hub

Move-Ins, Keys, etc.

- **Keys will be available on your possession date.** You're required to book your preferred date and time in advance.
- The Bosa Properties Homeowner Experience Specialist will be on site to provide your keys and assist new homeowners.
- Scheduling your move in time / elevator booking will be done directly via AWM Alliance Property Management.
  **Elevator scheduling is on a first come-first served basis*



Homeowner Orientations & Your Home

Artikas Keschvari, Senior Manager & Chantal Lo, Service Manager
Customer Care

Homeowner Orientations
Your First Look at Your Home

What is it?

- A **pre-completion inspection**
- This is your first opportunity to see your new home and explore all its features
- The orientation is also an opportunity to confirm that your home meets the quality standards
- A chance to see the PARKWAY masterplan taking shape
- You may have up to 3 people (age 18+) attend your orientation.

Current Status

- Orientations are **currently underway.**
- If you have not yet had your orientation, **we will notify you in advance when it is time to schedule your appointment.** Rest assured, we have not forgotten about you if you have not yet heard from us!



Homeowner Portal

We're here every step of the way.

Your first year is covered by the Bosa Properties New Home Warranty, backed by National Home Warranty.

Step 1	At Completion, you will receive an activation email. Finish your registration process.
Step 2	Review appliance manuals, homeowner articles and videos.
Step 3	Submit a service request, then track its status in the Portal.
Step 4	Customer Care will reach out to schedule an appointment to review your service request.

When to report

Homeowner Orientation

Items noted are addressed before you move in.

First 7 days

Report material and cosmetic defects before moving furniture in.

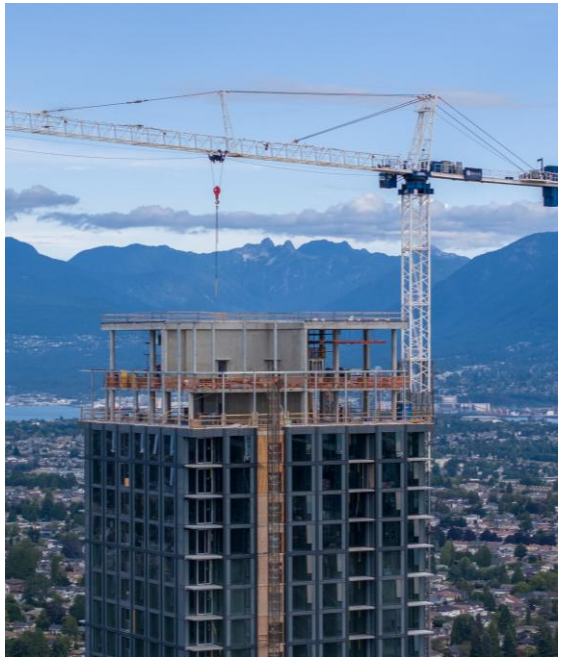
Up to 12 months

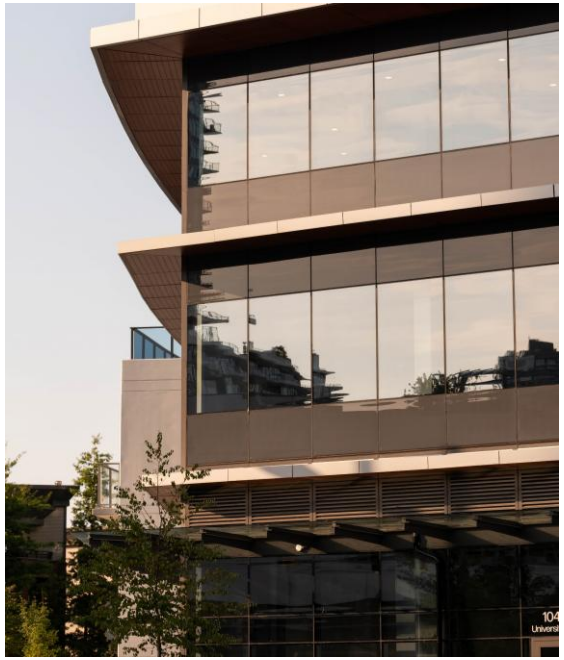
Report concerns as they arise. Drywall cracks are fixed once, at year end.



Your Home Warranty
Peace of Mind









12 Months
In-Suite Materials & Labour

2 Years
Mechanical & Electrical

5 Years
Building Envelope

10 Years
Structural

Intro to Strata & Property Management

Tom McGreer
President, AWM Alliance Real Estate Group Ltd.

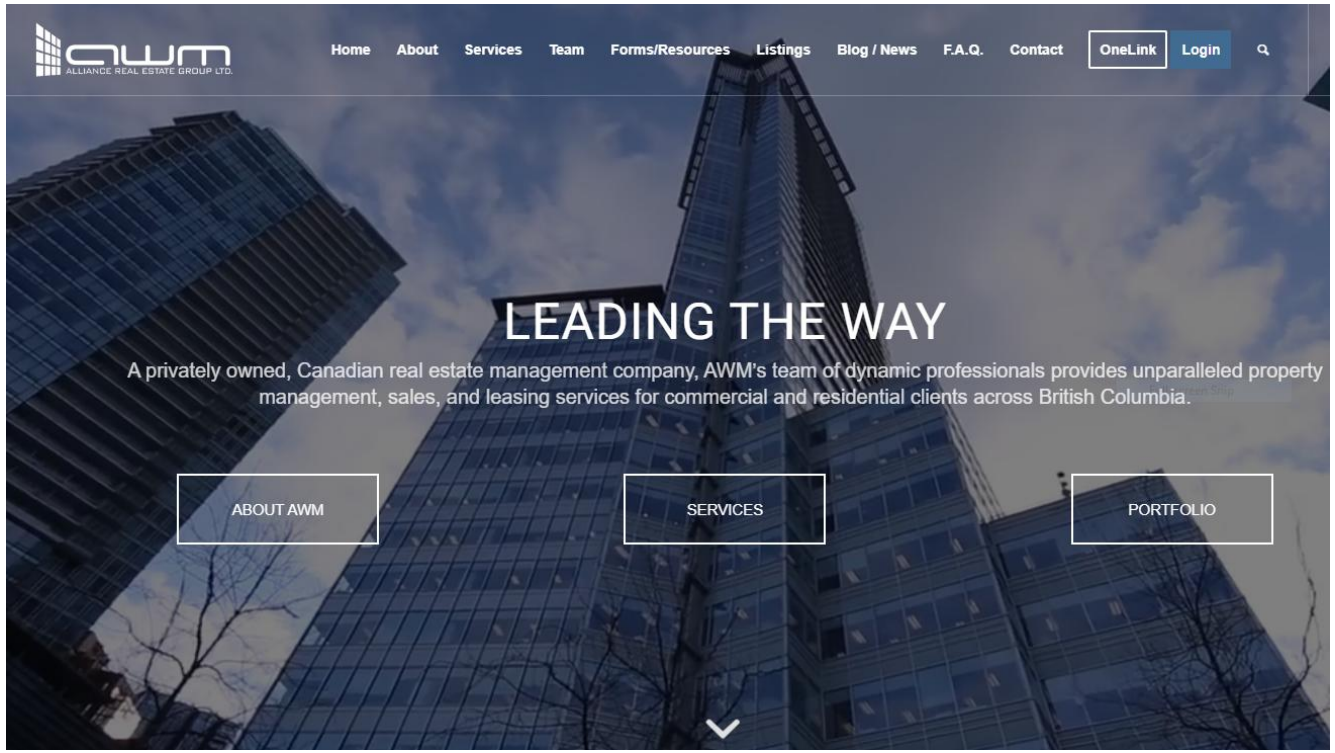
The information presented has been prepared by AWM Alliance Real Estate Group Ltd., not Bosa Properties.

AWM Alliance Property Management
Strata Website

AWM provides an online community website for the PARKWAY Aspect Owners & Residents.

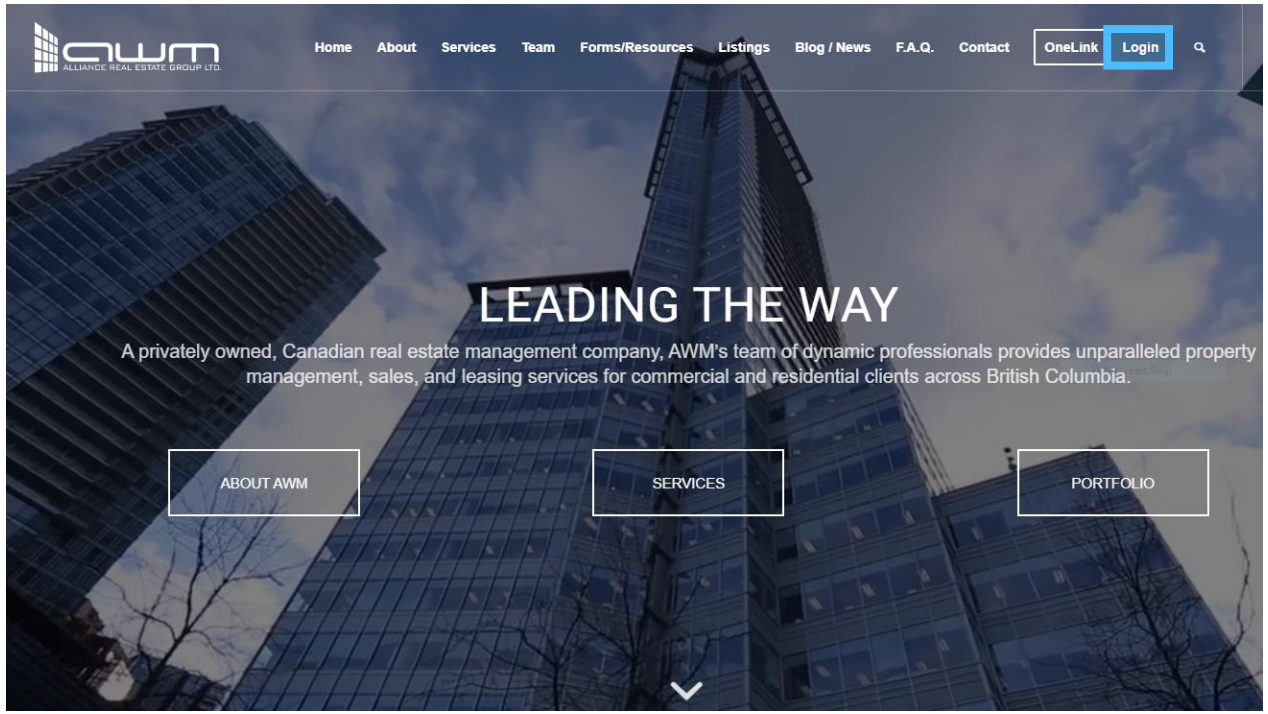
Our online reservation service will allow you to book your move into your new home.

- Strata Resources (Meeting Minutes, Building Plans, Forms)
- Strata Calendars, Elevator and Amenity Bookings
- Contact to Accounting and Strata Management Staff
- Important Notices and Information



How to register with Strata

Step 1	Visit awmalliance.com
Step 2	Click the Login button at the top-right corner.
Step 3	Follow the registration process on the next page.



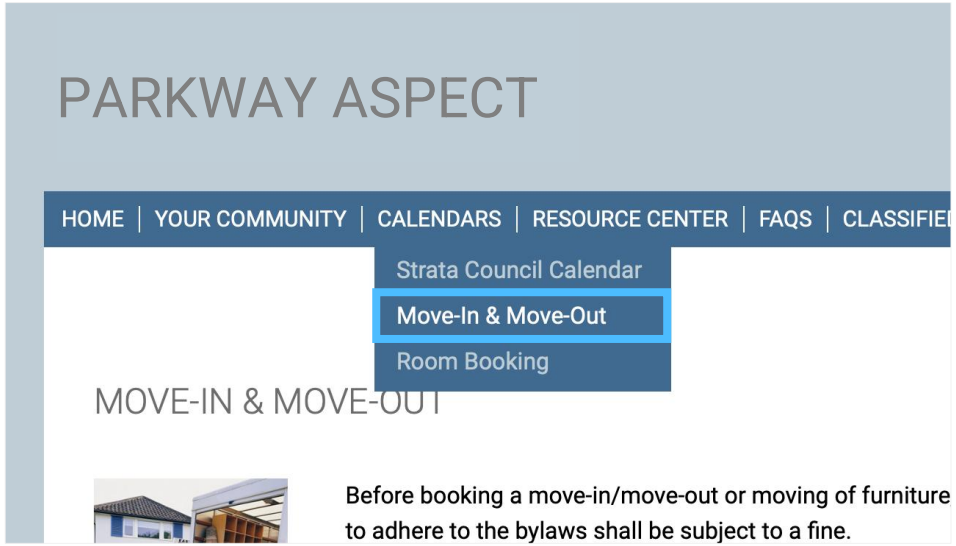
Registration Tips:

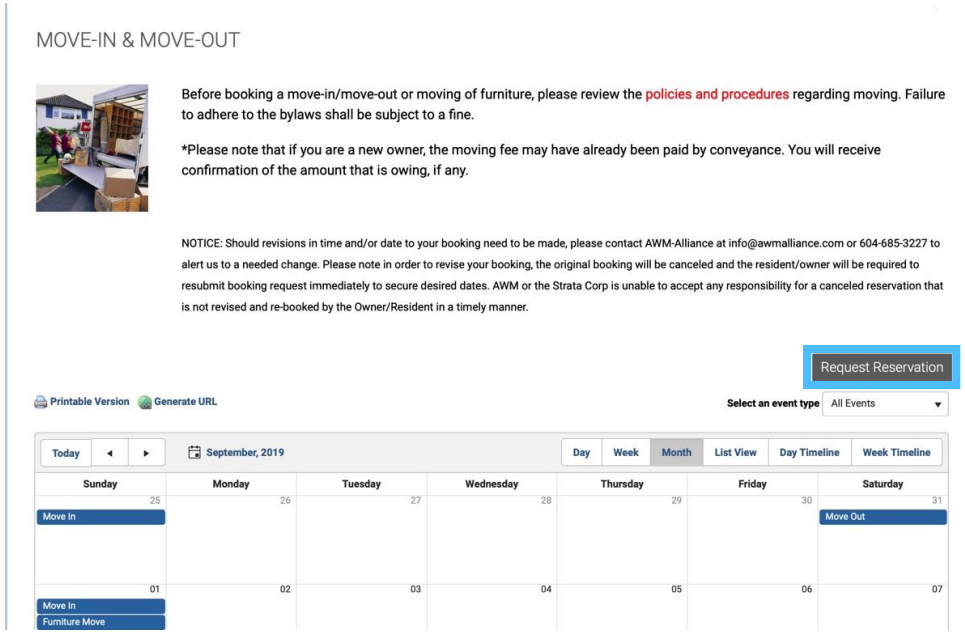
- Enter the strata lot owner's information as it appears on the title
- Do not use any abbreviations (eg, use "West" instead of "w")
- Enter your Postal Code in the "ZIP" field. (Format: V8V 8V8)

How to book the elevator with Strata for your move

Step 1	Log in and select the “Move-In & Move-Out” Calendar from the “CALENDARS” drop-down list.
Step 2	Click the “Request Reservation” button to fill out the Booking Request Form.
Step 3	Fill out the Booking Request Form to submit your reservation request.

- Once your booking has been confirmed, the building manager will send you a confirmation email.
- The Owners will be able to register for the website and book their move ONLY AFTER receiving the closing notices from the Developer.

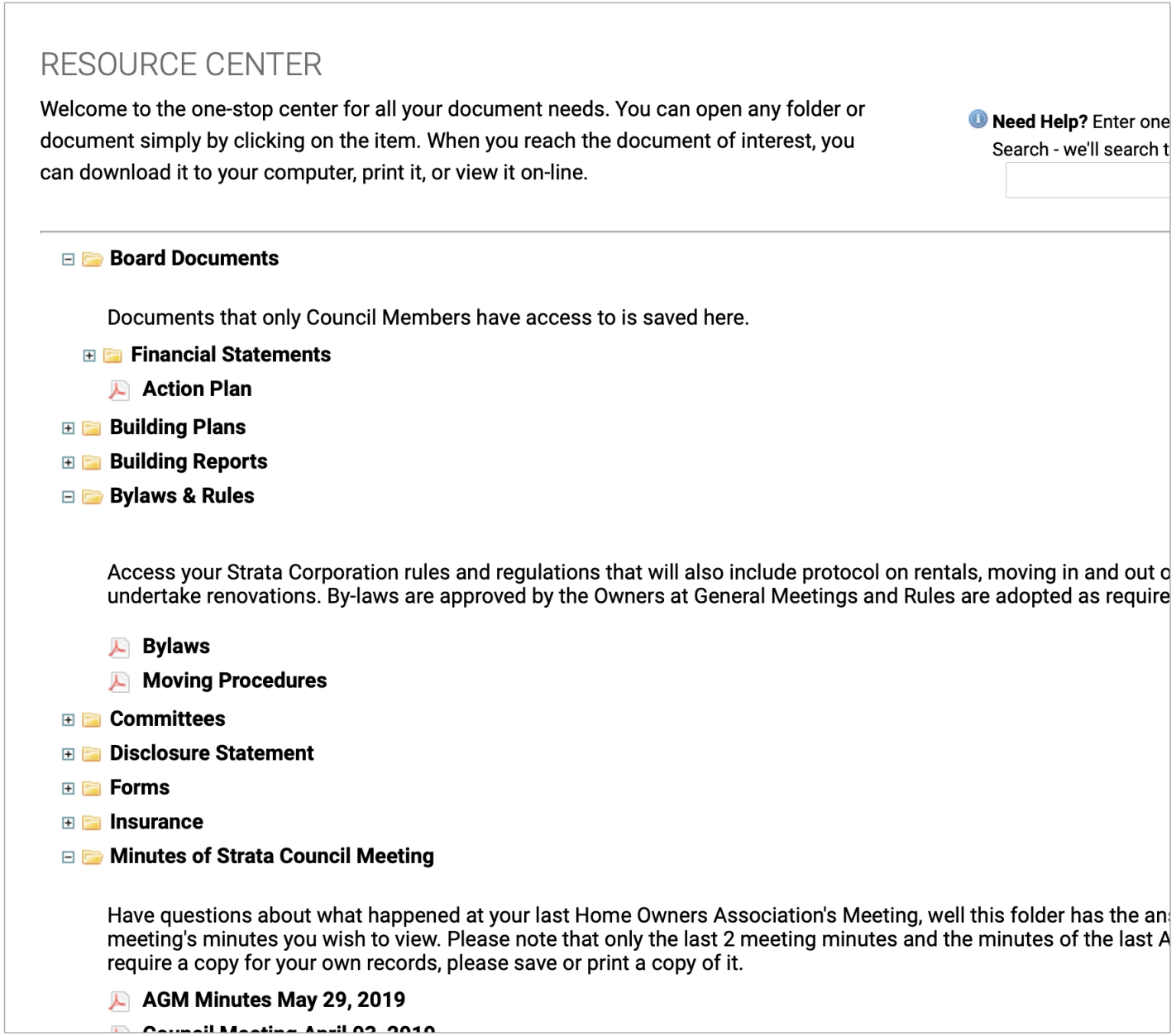




Strata Resources Centre

Documents Available for 24/7 Access

- Financial Statements
- Meeting Minutes
- Bylaws & Rules
- Notices
- Building Plans



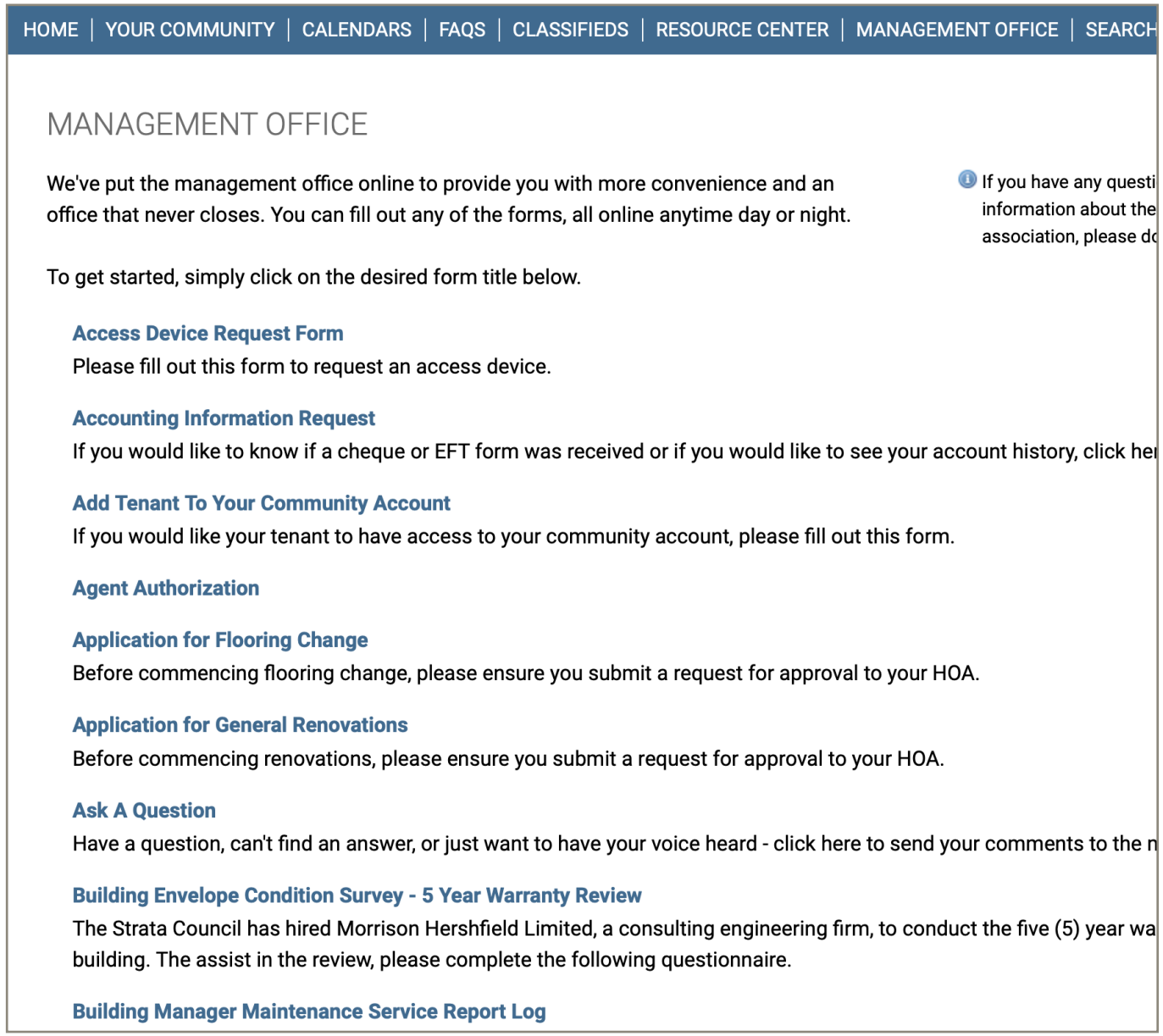
Strata Management Office
Available 24/7 for Requests Online

Access Device
To order a new Access Device to the building.

Application for Renovations
To request approval from Strata before commencing Floor/General Renovations.

Bylaws Violation Report
To report a violation of the building Bylaws or Rules.

Maintenance Request
To request maintenance or report a repair issue within the community.



Access Device Request Form

ACCESS DEVICE (FOB) REQUEST FORM

First Name: *

Last Name: *

Phone Number: *

Suite Number: *

Email: *

Fob order is for the: *

- ◯ Owner
- ◯ Tenant

Reason: *

- ◯ New
- ◯ Replacement for lost or stolen

Parkade Fob (allows access to common areas & the parkade)	**Unit Price**	Qty.	Ext. Price
	$75.00	0	$ .00
Key Fob (allows access to common areas)	**Unit Price**	Qty.	Ext. Price
	$50.00	0	$ .00

I have requested common area device(s) as detailed above and accept full and complete responsibility for said device(s).

It is also understood that the unit resident, should said device(s) be lost and /or stolen, report this incident immediately to either the appropriate site staff and/or AWM Alliance Real Estate Group Ltd and the device will be de-activated upon notification. If the device is found or returned, it will not be re-activiated if it is over the allowable limit.

☐ I AGREE *

One Link
Owner Payment Solution

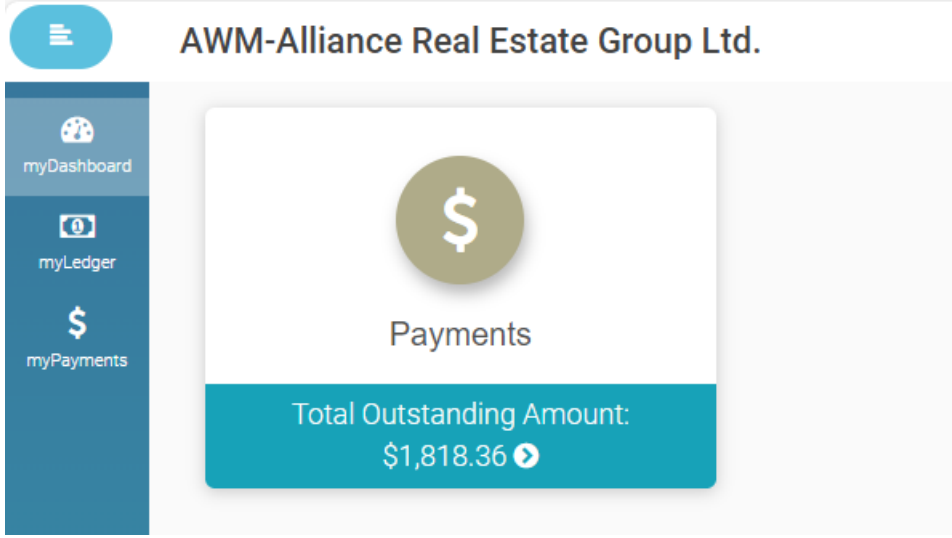
AWM provides a 24/7 online payment portal with real-time ledger access.

Payment Options:

- Pre-Authorized ACH/EFT (Automatic Monthly Withdrawal)
- Owner's Choice EFT Payment
- PayPal
- PayPal Guest Payment – Credit Card, Debit Card

You can pay for:

- Strata Fees
- Special Assessments
- Fines/interest
- Parking & EV payments
- You and your tenant's move-in and out fees
- Amenity Room & Clubhouse fees
- Access Device and Key Charges
- Any chargebacks
- And more...





Description	Year	Month	Charge Amount	Outstanding Amount	Pay
Strata Fee	2023	September	$295.70	$295.70	☐
Strata Fee	2023	August	$295.70	$295.70	☐
Strata Fee	2023	June	$295.70	$295.70	☐
Strata Fee	2023	April	$295.70	$295.70	☐
Strata Fee	2023	March	$295.70	$295.70	☐
Strata Fee	2023	February	$295.70	$295.70	☐
Strata Fee	2022	December	$295.70	$295.70	☐
Strata Fee	2022	October	$295.70	$295.70	☐
Other Charge-Special Assessment 1	2022	September	$179.21	$179.21	☐

ALLIANCE REAL ESTATE GROUP LTD.

The Team



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Legal Information & Requirements

Michael Lam
Lawyer, Cobbett & Cotton Law Corporation

 The information presented has been prepared by Cobbett & Cotton Law Corporation, not Bosa Properties.

Topics to cover

01 Introduction to the Legal Process

02 How to Hold Title

03 Property Transfer Tax and GST

04 Closing Costs

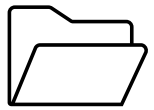
05 Mortgages

06 Closing Remarks

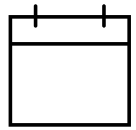
Introduction to the Legal Process



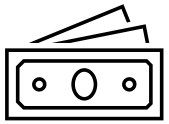
1. Choosing a legal representative



2. Setting up your file



3. Appointments



4. Funds needed for closing

How to Hold Title

Tenants in common

Joint tenancy

Unequal interests

Bank instructions vs Contract provisions – Assignments



Property Transfer Tax and GST

Tax rates

Newly Built Home exemption requirements

Foreign Buyer's Tax – Prohibition on the Purchase of Residential Property by Non-Canadians Act

First Time Home Buyers' GST Rebate



Closing Costs

01 Statements of Adjustments – how are amounts calculated?

02 How much do you have to bring to the lawyer's office?

03 Normal debits – purchase price, property transfer tax, GST, strata forms, strata fees, share of paid property taxes and utilities, title insurance, legal costs, purchase price extras and add-ons

04 Normal credits – paid deposits, purchase price deletions or allowances, net mortgage funding

05 Difference is the amount of funds needed for closing

Mortgages

01 Preliminary approval vs actual approved and instructed mortgage

02 Closing notice triggers final approval from head office

03 Time required from legal instructions to closing date

04 Availability of borrowers, guarantors and covenantors

05 Down payment vs balance of funds to close

Get organized to avoid a last-minute scramble.

Cobbett & Cotton
LAW CORPORATION
Solutions Focused - Results Driven

Thank you

Michael K. T. Lam
Cobbett & Cotton Law Corporation, Burnaby, BC
604-299-6251
mlam@cobbett-cotton.com

Homeowner Resources

Resources & Handover Information

PARKWAY Aspect Homeowner Hub

Key Contacts

General Inquiries:
parkway@bosaproperties.com

AWM Alliance Property Management:
info@awmalliance.com

Thank you