Form 45-106F1 Report of Exempt Distribution

BCSC EDER Reference Number 8969329

ITEM 1 - REPORT TYPE									
✓ New report									
Amended report If amended, provide filing date of report that is being amended (YYYY-MM-DD)									
ITEM 2 - PARTY CERTIFYING THE REPORT									
Indicate the party certifying the report (sele			investment fund, refer to sect	ion 1.1 of National					
Instrument 81-106 Investment Fund Continuous Disclosure and the companion policy to NI 81-106. Investment fund issuer									
✓ Issuer (other than an inves	tment fund)								
Underwriter	unoni rana)								
_									
ITEM 3 - ISSUER NAME AND OT									
Provide the following information about th		vestment fund, about the fund							
Full legal name	Pulis Real Estate LP2								
Previous full legal name									
If the issuer's name changed in the	e last 12 months, provide most	recent previous legal name.							
Website	Website www.pulisinvestments.com (if applicable)								
If the issuer has a legal entity identifier, pro	ovide below. Refer to Part B of t	he Instructions for the definiti	on of "legal entity identifier".						
Legal entity identifier									
If two or more issuers distributed a single s	ecurity, provide the full legal no	ame(s) of the co-issuer(s) othe	than the issuer named above	2.					
Full legal name(s) of co-issuer(s)		(if applic	able)						
ITEM A LINDEDWINTED INCOM	MATION								
ITEM 4 - UNDERWRITER INFORM									
If an underwriter is completing the report,	provide the underwriter's full le	gal name and firm NRD numi	oer.	٦					
Full legal name									
Firm NRD number		(if applicable)							
If the underwriter does not have a firm NR	D number, provide the head off	ice contact information of the	underwriter.						
Street address									
Municipality		Province/Stat	е						
Country		Postal code/Zip cod	e						
Telephone number	Website								

Item 5 - Issuer Information								
If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6.								
a) Primary industry								
Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that in your reasonable judgment most closely corresponds to the issuer's primary business activity.								
NAICS industry code 5 3 1 1 1 1								
If the issuer is in the mining industry , indicate the stage of operations. This does not apply to issuers that provide services to issuers operating in the mining industry. Select the category that best describes the issuer's stage of operations.								
Exploration Development Production								
Is the issuer's primary business to invest all or substantially all of its assets in any of the following? If yes, select all that apply.								
Mortgages ✓ Real estate ☐ Commercial/business debt ☐ Consumer debt ☐ Private companies								
☐ Cryptoassets								
b) Number of employees								
Number of employees:								
c) SEDAR profile number								
Does the issuer have a SEDAR profile?								
No ✓ Yes If yes, provide SEDAR profile number 0 0 0 3 9 1 2 6								
If the issuer does not have SEDAR profile complete item 5(d) - (h).								
d) Head office address								
Street address Province/State								
Municipality Postal code/Zip code								
Country Telephone number								
e) Date of formation and financial year-end								
Date of formation Financial year-end MM DD Financial year-end								
f) Reporting issuer status								
Is the issuer a reporting issuer in any jurisdication of Canada? No Yes								
If yes, select the jurisdictions of Canada in which the issuer is a reporting issuer.								
AII AB BC MB NB NL NT								
□ NS □ NU □ ON □ PE □ QC □ SK □ YT								
g) Public listing status								
If the issuer has a CUSIP number, provide below (first 6 digits only)								
CUSIP number								
If the issuer is publicly listed, provide the name of the exchange on which the issuer's equity securities primarily trade. Provide only the name of an exchange and not a trading facility such as, for example, an automated trading system.								
Exchange name								
h) Size of issuer's assets								

Select the size of the issuer's assets based on its most recently available annual financial statements (Canadian \$). If the issuer has not prepared annual financial statements for its first financial year, provide the size of the issuer's assets at the distribution end date.

☐ \$0 to under \$5M	☐ \$5M to under \$25M	☐ \$25M to under \$100M
\$100M to under \$500M	☐ \$500M to under \$1B	\$1B or over

ITEM 6 - INVESTMENT	FUND ISSUER INFORMATION								
If the issuer is an inves	If the issuer is an investment fund, provide the following information.								
a) Investment fund ma	anager information								
Full legal name									
Firm NRD number	(if applicable)								
If the investment fund mand	ager does not have a firm NRD number, provide the head office contact information of the investment fund manager.								
Street address									
Municipality	Province/State								
Country	Postal code/Zip code								
Telephone number	Website (if applicable)								
b) Type of investment	fund								
Type of investment fund tha	nt most accurately identifies the issuer (select only one) .								
Money market	☐ Equity ☐ Fixed income ☐ Balanced								
Alternative strateg	gies Cryptoasset Other (describe)								
Indicate whether one or bot	h of the following apply to the investment fund .								
Invests primarily in	n other investment fund issuers								
☐ Is a UCITs Fund¹									
¹ Undertaking for the Collec (EU) directives that allow c	tive Investment of Transferable Securities funds (UCITs Funds) are investment funds regulated by the European Union collective investment schemes to operate throughout the EU on a passport basis on authorization from one member state.								
c) Date of formation a	and financial year-end of the investment fund								
Date of forma	tion Financial year-end MM DD MM DD								
d) Reporting issuer st	atus of the investment fund								
Is the investment fund a rep	orting issuer in any jurisdication of Canada? No Yes								
If yes, select the jurisdictions	s of Canada in which the investment fund is a reporting issuer.								
☐ AII ☐	AB BC MB NB NL NT								
□ NS □	NU ON PE QC SK YT								
e) Public listing status	s of the investment fund								
If the investment fund has a	CUSIP number, provide below (first 6 digits only)								
	CUSIP number								
	blicly listed, provide the name of the exchange on which the investment fund's securities primarily trade. Provide only the not a trading facility such as, for example, an automated trading system.								
Exchange on an exchange and h									
-	AV) of the investment fund								
	investment fund as of the date of the most recent NAV calculation (Canadian \$).								
\$0 to under \$5M	s5M to under \$25M s25M to under \$100M								
\$100M to under \$500	DM \$500M to under \$1B \$1B or over Date of NAV calculation: YYYY MM DD								

ITEM 7 - INFORMATION ABOUT THE DISTRIBUTION If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include in Item 7 and Schedule 1 information about purchasers resident in that jurisdiction of Canada only. Do not include in Item 7 securities issued as payment of commissions or finder's fees in connection with the distribution, which must be disclosed in Item 8. The information provided in Item 7 must reconcile with the information provided in Schedule 1 of the report. Currency a) Select the currency or currencies in which the distribution was made. All dollar amounts provided in the report must be in Canadian dollars. US dollar ✓ Canadian dollar Euro Other (describe) Distribution date(s) State the distribution start and end dates. If the report is being filed for securities distributed on only one distribution date, provide the distribution date as both the start and end dates. If the report is being filed for securities distributed on a continuous basis, include the start and end dates for the distribution period covered by the report. Start date End date 2019 2019 11 07 11 07 YYYY MM DD YYYY MM DD Detailed purchaser information Complete Schedule 1 of this form for each purchaser and attach the schedule to the completed report. Types of securities distributed Provide the following information for all distributions reported on a per security basis. Refer to Part A(12) of the Instructions for how to indicate the security code. If providing the CUSIP number, indicate the full 9-digit CUSIP number assigned to the security being distributed. Canadian \$ Single or CUSIP number Security Number of Description of security Highest price Total amount lowest (if applicable) securities code price

e) Details of rights and convertible/exchangeable securities

Limited Partnership Units

Ρ

lU

If any rights (e.g. warrants, options) were distributed, provide the exercise price and expiry date for each right. If any convertible/exchangeable securities were distributed, provide the conversion ratio and describe any other terms for each convertible/exchangeable security.

1,792.00

116.0000

207,872.00

Convertible / exchangeable security code		le Underlying		(Canadian S)		Expiry date (YYYY- MM-DD)	Conversion ratio	Describe other items (if applicable)		
						Lowest	Highest			

f) Summary of the distribution by jurisdiction and exemption

State the total dollar amount of securities distributed and the number of purchasers for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides and for each exemption relied on in Canada for that distribution. However, if an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include distributions to purchasers resident in that jurisdiction of Canada only.

This table requires a separate line item for: (i) each jurisdiction where a purchaser resides, (ii) each exemption relied on in the jurisdiction where a purchaser resides, if a purchaser resides in a jurisdiction of Canada, and (iii) each exemption relied on in Canada, if a purchaser resides in a foreign jurisdiction.

For jurisdictions within Canada, state the province or territory, otherwise state the country.

Province or country	Exemption relied on	Number of unique ²⁸ purchasers	Total amount (Canadian \$)
British Columbia	NI 45-106 2.9(1) [Offering memorandum] (BC, NL)	1	12,528.00
Alberta	NI 45-106 2.3 [Accredited investor]	2	75,400.00
Ontario	NI 45-106 2.3 [Accredited investor]	1	24,940.00
Québec	NI 45-106 2.3 [Accredited investor]	3	45,008.00
Saskatchewan	NI 45-106 2.9(2.1) [Offering memorandum] (AB, SK, ON, QC, NB, NS)	1	15,080.00

Ontario	NI 45-106 2.9(2.1) [Offering memorandum] (AB, SK, ON, QC, NB, NS)	34,916.00				
	Total dollar amount of securities distributed					
	Total number of unique purchasers ² b	9				

^{2a} In calculating the number of unique purchasers per row, count each purchaser only once. Joint purchasers may be counted as one purchaser.

g) Net proceeds to the investment fund by jurisdiction

If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides. If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include net proceeds for that jurisdiction of Canada only. For jurisdictions within Canada, state the province or territory, otherwise state the country.

Province or country	Net proceeds (Canadian \$)
Total net proceeds to the investment fund	

³"Net proceeds" means the gross proceeds realized in the jurisdiction from the distributions for which the report is being filed, less the gross redemptions that occurred during the distribution period covered by the report.

h) Offering materials - This section applies only in Saskatchewan, Ontario, Québec, New Brunswick and Nova Scotia.

If a distribution has occurred in Saskatchewan, Ontario, Québec, New Brunswick or Nova Scotia, complete the table below by listing the offering materials that are required under the prospectus exemption relied on to be filed with or delivered to the securities regulatory authority or regulator in those jurisdictions.

In Ontario, if the offering materials listed in the table are required to be filed with or delivered to the Ontario Securities Commission (OSC), attach an electronic version of the offering materials that have not been previously filed with or delivered to the OSC.

	Description	Date of document or other material (YYYY-MM-DD)	Previously filed with or delivered to regulator? (Y/N)	Date previously filed or delivered (YYYY-MM-DD)		
1.	Offering Memorandum	2019-05-29	Y	2019-08-28		
2.	OM Marketing Materials	2019-05-29	Y	2019-08-28		

^{2b} In calculating the total number of unique purchasers to which the issuer distributed securities, count each purchaser only once, regardless of whether the issuer distributed multiple types of securities to, and relied on multiple exemptions for, that purchaser.

ITEM 8 - COMPENSATION	INFORMATION								
Provide information for each pers the distribution. Complete addit			, ,		•	•	in connectio	n with	
Indicate whether any compensation was paid, or will be paid, in connection with the distribution.									
No ✓ Yes If yes, indicate number of persons compensated. 3									
a) Name of person compe	nsated and registra	ation status							
Indicate whether the person comp	pensated is a registrar	nt.	☐ No	✓ Ye	es				
If the person compensated is an i	ndividual, provide the	name of the indivi	dual.						
Full legal name of individ	lual								
	Far	nily name	First giv	ven name		Secondary (given names		
If the person compensated is not	an individual, provide	the following infor	mation.						
Full legal name of	f non-individual P	innacle Wealth E	Brokers Inc.						
Firr	m NRD number	3 1 7	4 0		(if app	olicable)			
Indicate whether the person comp	pensated facilitated th		I I I I I I I I I I I I I I I I I I I	or an int	ernet-based	portal. ✓	No 🗌] Yes	
b) Business contact inform									
If a firm NRD number is not provi	ided in Item 8 (a), pro	vide the business co	ontact information of	f the pers	on being cor	npensated.			
Street address									
Municipality				Prov	ince/State				
Country			Pos	stal code	e/Zip code				
Email address] 	elephor	ne number				
c) Relationship to issuer or	r investment fund n	nanager							
Indicate the person's relationship the Instructions and the meaning							ed" in Part B	(2) of	
Connect with the issuer	or investment fund r	nanager	Ins	sider of th	ne issuer (ot	her than an invest	ment fund)		
Director or officer of the	e investment fund or i	nvestment fund ma	anager	nployee	of the issuer	or investment fun	d manager		
None of the above									
d) Compensation details									
Provide details of all compensation Canadian dollars. Include cash con incidental to the distribution, such allocation arrangements with the	mmissions, securities- as clerical, printing, l	based compensatio egal or accounting	n, gifts, discounts or services. An issuer is	other cor not requ	mpensation. ired to ask fo	Do not report payı	ments for se	rvices	
Cash commissions paid	16,042	.80		Sec	urity code 1	Security code 2	Security co	de 3	
Value of all securities distributed as compensation ⁴	1		Security codes						
•	rms of warrants, optio	ns or other rights							
Other compensation ⁵		Describe							
Total compensation paid	16,042.	80	L						
Check box if the pers			npensation (describe	e the tern	ns below)				
⁴ Provide the aggregate value of	all securities distribut	ed as compensation	on, <u>excl</u> uding options	s, warran	nts or other r	ights exercisable t	o acquire		
additional securities of the issuerights exercisable to acquire add	r. Indicate the securit	y codes for all secu	urities distributed as	compen	sation, <u>inclu</u>	<u>ding</u> options, warr	ants or othe	r	

⁵Do not include deferred compensation.

a) Name of person compen	sated and registr	ration status										
Indicate whether the person comp	ensated is a registra	ınt.		No		\checkmark	Yes					
If the person compensated is an in	dividual, provide th	e name of the	individu	ıal.								
Full legal name of individu	ual											
	Fa	amily name			First	given n	ame		Se	condary	given name	es
If the person compensated is not an individual, provide the following information.												
Full legal name of non-individual Huxton Black Ltd.												
Firm NRD number 5 9 4 0 0 (if applicable)												
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. V No Yes											Yes	
b) Business contact informa	ation											
If a firm NRD number is not provid	ded in Item 8 (a), pro	ovide the busir	ness con	tact infori	nation	of the p	person E	peing co	mpensated	d.		
Street address												
Municipality						Р	rovince	e/State				
Country					Po	ostal c	ode/Zi	p code				
Email address						Telep	hone n	umber				
c) Relationship to issuer or	investment fund	manager										
Indicate the person's relationship with the Instructions and the meaning of										'connecte	ed" in Par	t B(2) of
Connect with the issuer	or investment fund	manager			☐ Ir	nsider	of the is	ssuer (o	ther than a	an invest	ment fun	d)
Director or officer of the	investment fund or	investment fu	ınd man	ager		mploy	ee of th	e issue	r or investi	ment fun	d manag	er
None of the above												
d) Compensation details												
Provide details of all compensation	•	-										
Canadian dollars. Include cash con incidental to the distribution, such												
allocation arrangements with the a									or actuals	about, or	report or	i, uncernac
Cash commissions paid	3,49	1.60					Security	code 1	Security	code 2	Security	code 3
Value of all securities			Se	curity cod	les							
distributed as compensation ⁴	no of warranta anti	one or other r	_								I I	
	ns of warrants, opti		Ĭ									
Other compensation ⁵			cribe									
Total compensation paid	3,491											
Check box if the person	on will or may receive	ve any deferre	ed comp	ensation	(describ	oe the	terms b	elow)				
⁴ Provide the aggregate value of a additional securities of the issuer.												
rights exercisable to acquire addi												

a) Name of person compensa	ated and regist	ration status									
Indicate whether the person compensated is a registrant. No Yes											
If the person compensated is an indi	vidual, provide th	e name of the indi	vidual.								
Full legal name of individua	ı										
	F	amily name		First given	name	Secondary	given names				
If the person compensated is not an individual, provide the following information.											
Full legal name of non-individual Waverley Corporate Financial Services Ltd.											
Firm NRD number 4 0 6 2 0 (if applicable)											
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. V No Yes											
b) Business contact informati	on										
If a firm NRD number is not provided	d in Item 8 (a), pr	ovide the business	contact infor	mation of the	person being c	ompensated.					
Street address											
Municipality					Province/State	е					
Country				Postal	code/Zip code	е					
Email address				Tele	phone numbe	r					
c) Relationship to issuer or in	vestment fund	manager									
Indicate the person's relationship wit the Instructions and the meaning of							red" in Part B(2) of				
Connect with the issuer or			, for the purp		-	other than an inves	tment fund)				
Director or officer of the in			manager			er or investment fur					
_	vestillent fand of	investment rana i	nanager		yee or the look		ia manager				
✓ None of the above											
d) Compensation details											
Provide details of all compensation p Canadian dollars. Include cash comm incidental to the distribution, such as	nissions, securities clerical, printing,	s-based compensat legal or accountin	ion, gifts, disc g services. Ar	counts or other is not	er compensation required to ask	n. Do not report pay	ments for services				
allocation arrangements with the direction Cash commissions paid	1,25		n-ınaiviauai o	ompensatea	by the issuer.						
· [1,20	2.00			Security code 1	Security code 2	Security code 3				
Value of all securities distributed as compensation ⁴			Security co	des							
	of warrants, opt	ions or other rights	3								
Other compensation ⁵		Describe	÷								
Total compensation paid	1,25	2.80									
Check box if the person	will or may recei	ve any deferred co	ompensation	(describe the	e terms below)						
⁴ Provide the aggregate value of all	securities distribi	uted as compensa	tion excludir	na ontions w	arrants or other	rights exercisable	to acquire				
additional securities of the issuer. In rights exercisable to acquire addition 5Do not include deferred compensations.	ndicate the secur nnal securities of	rity codes for all se									

тем 9 - Directors, Execu	TIVE OFFICERS	AND PROMOT	TERS OF THE ISS	SUER					
If the issuer is an investment fund, do not complete Item 9. Procced to Item 10.									
Indicate whether the issuer is any of the following (select the one that applies - if more than one applies, select only one).									
Reporting issuer in any jurisdiction of Canada									
Foreign public issuer									
Wholly owned subsidiary of a reporting issuer in any jurisdiction of Canada ⁶									
Provide name of reporting issuer									
Wholly owned subsidiary of a foreign public issuer ⁶									
Provide name of	f foreign public issue	er						7	
Issuer distributing only eligi	ble foreign securities	and the distribution	on is to permitted clie	ents only ⁷				_	
If the issuer is at least one of the	_			-					
⁶ An issuer is a wholly owned subsidiary of a reporting issuer or a foreign public issuer if all of the issuer's outstanding voting securities, other than securities that are required by law to be owned by its directors, are beneficially owned by the reporting issuer or the foreign public issuer, respectively. ⁷ Check this box if it applies to the current distribution even if the issuer made previous distributions of other types of securities to non-permitted clients. Refer to the definitions of "eligible foreign security" and "permitted client" in Part B(1) of the Instructions.									
If the issuer is none of the above, check this box and complete Item 9(a) - (c).									
a) Directors, executive officer	s and promoters of	of the issuer							
Provide the following information for each director, executive officer and promoter of the issuer. For locations within Canada, state the province or territory; otherwise state the country. For "Relationship to issuer", "D" – Director, "O" – Executive Officer, "P" – Promoter.									
Organization or company name	Family name	First given name	Secondary given names	Business location of non-individual or residentail jurisdiction of individual		Relationship to issuer (select all that apply)			
				Province or	country	D	0	Р	
	Pulis	Brian	J.	Ontario		✓	✓	✓	
	Pulis	Kyle	D.	Ontario		✓	✓	✓	
b) Promoter information									
If the promoter listed above is not an individual, provide the following information for each director and executive officer of the promoter. For locations within Canada, state the province or territory; otherwise state the country. For "Relationship to promoter", "D" – Director, "O" – Executive Officer.									
Organization or company name	Family name	First given name	Secondary given names	Residential jurisdiction of individual	Relationship to promotel (select one or both if applica				
				Province or country	D		C)	
c) Residential address of each individual									
Complete Schedule 2 of this form providing the full residential address for each individual listed in Item 9(a) and (b) and attach to the									

completed report. Schedule 2 also requires information to be provided about control persons.

ITEM 10 - CERTIFICATION

Provide the following certification and business contact information of an officer, director or agent of the issuer or underwriter. If the issuer or underwriter is not a company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by the investment fund.

The certification may be delegated, but only to an agent that has been authorized by an officer or director of the issuer or underwriter to prepare and certify the report on behalf of the issuer or underwriter. If the report is being certified by an agent on behalf of the issuer or underwriter, provide the applicable information for the agent in the boxes below.

If the individual completing and filing the report is different from the individual certifying the report, provide the name and contact details for the individual completing and filing the report in Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the name of the signatory is also in typed form.

Securities legislation requires an issuer or underwriter that makes a distribution of securities under certain prospectus exemptions to file a completed report of exemt distribution.

By completing the information below, I certify, on behalf of the issuer/underwriter/investment fund manager, to the securities regulatory authority or regulator, as applicable, that I have reviewed this report and to my knowledge, having exercised reasonable diligence, the information provided in this report is true and, to the extent required, complete.

Name of issuer/underwriter/ investment fund manager/agent	Pulis Real Estate LP2					
Full legal name	Pulis Brian		J.			
	Family name First given name		Secondary given names			
Title	Chief Executive Officer and Director of 2414677 Ontario Inc.					
Telephone number	8554521305	Email address	brianpulis@pulisinvestments.com			
Signature	(signed) "Brian J. Pulis"	Date	2019 11 15			
			YYYY MM DD			

ITEM 11- CONTACT PERSON								
Provide the following business contact information for the individual that the securities regulatory authority or regulator may contact with any questions regarding the contents of this report, if different than the individual certifying the report in Item 10.								
Same as individual certifying the report								
Full legal name	Wang	Jason		Title	Lawyer			
	Family name	First given name	Secondary given names	_				
Name of company	Borden Ladner Gervais LLP							
Telephone number	4032329426	Em	ail address jawang@bl	g.com				

Notice - Collection and use of personal information

The personal information required under this form is collected on behalf of and used by the securities regulatory authority or regulator under the authority granted in securities legislation for the purposes of the administration and enforcement of the securities legislation.

If you have any questions about the collection and use of this information, contact the securities regulatory authority or regulator in the local jurisdiction(s) where the report is filed, at the address(es) listed at the end of this form.

The attached Schedules 1 and 2 may contain personal information of individuals and details of the distribution(s). The information in Schedules 1 and 2 will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

By signing this report, the issuer/underwriter confirms that each individual listed in Schedule 1 or 2 of the report who is resident in a jurisdiction of Canada:

- a) has been notified by the issuer/underwriter of the delivery to the securities regulatory authority or regulator of the information pertaining to the individual as set out in Schedules 1 or 2, that this information is being collected by the securities regulatory authority or regulator under the authority granted in securities legislation, that this information is being collected for the purposes of the administration and enforcement of the securities legislation of the local jurisdiction, and of the title, business address and business telephone number of the public official in the local jurisdiction, as set out in this form, who can answer questions about the security regulatory authority's or regulator's indirect collection of the information, and
- b) has authorized the indirect collection of the information by the securities regulatory authority or regulator.