Form 45-106F1 Report of Exempt Distribution

IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT

ITEM 1 - REPORT TYPE	ITEM 1 - REPORT TYPE					
✓ New report						
Amended report If amer	☐ 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 National Instrument 81-106 Investment Fu						
☐ Investment fund issuer						
✓ Issuer (other than an inves	stment fund)					
Underwriter						
ITEM 3 - ISSUER NAME AND OTI	HER IDENTIFIERS					
Provide the following information about the	e issuer, or if the issuer is an in	vestment fund, about the fund.				
Full legal name	Western Canadian Pro	perties Group XII LP				
Previous full legal name						
If the issuer's name changed in	the last 12 months, provide mo	ost recent previous legal name.				
Website			(if applicable)			
If the issuer has a legal entity identifier, pro	ovide below. Refer to Part B of t	the Instructions for the definition	of "legal entity identifier".			
Legal entity identifier						
ITEM 4 - UNDERWRITER INFORM	IATION					
		and firm National Poa	istuation Database (AIDD) number			
If an underwriter is completing the report, p	Trovide the underwriter's fatt te	gat name and prin ivational neg	istration Database (INKD) namber.			
Full legal name						
Firm NRD number		(if applicable)				
If the underwriter does not have a firm NRI	D number, provide the head off	ice contact information of the ur	nderwriter.			
Street address						
Municipality		Province/State				
Country		Postal code/Zip code				
Telephone number		Website	(if applicable)			

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 corresponds to the issuer's primary business activity. For more information on finding the NAICS industry code go to Statistics Canada's NAICS industry search tool . NAICS industry code 5 3 1 3 9 0					
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 □ Commerial/business debt □ Consumer debt □ Private companies					
b) Number of employees					
Number of employees: √ 0 - 49 50 - 99 100 - 499 500 or more					
c) SEDAR profile number					
Does the issuer have a SEDAR profile? No Yes If yes, provide SEDAR profile number If the issuer does not have SEDAR profile complete item 5(d) - (h).					
d) Head office address					
Street address 202, 930 West 1st Street Province/State British Columbia					
Municipality North Vancouver Postal code/Zip code V7P 3N4					
Country Canada Telephone number 6049808460					
e) Date of formation and financial year-end					
Date of formation 2017 11 06 Financial year-end 12 31 YYYY MM DD Financial year-end DD MM DD					
f) Reporting issuer status					
Is the issuer a reporting issuer in any jurisdication of Canada? No Ves					
If yes, select the jurisdictions of Canada in which the issuer is a reporting issuer.					
L AII L' AB L' BC L MB L NL L NT L NT L NT L NT L NT L NT 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 names of all exchanges on which its securities are listed. Include only the names of exchanges for which the issuer has applied for and received a listing, which excludes, for example, automated trading systems.					
Exchange name(s):					
h) Size of issuer's assets					
Select the size of the issuer's assets for its most recent financial year-end (Canadian \$). If the issuer has not existed for a full financial year, provide the size of the issuer's assets at the distribution end date.					
☐ \$100M to under \$500M ☐ \$500M to under \$1B ☐ \$1B or over					

ITEM 6 - INVESTMENT	Fund Issuer Information				
If the issuer is an investm	ent fund, provide the following information.				
a) Investment fund manager information					
Full legal name					
Firm NRD number	(if applicable)				
If the investment fund mana	ger 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 for	und				
Type of investment fund that r	most accurately identifies the issuer (select only one) .				
Money market	Equity Fixed income				
Balanced	Alternative strategies Other (describe)				
Indicate whether one or both o	of the following apply to the investment fund .				
☐ Invests primarily in o	other investment fund issuers				
☐ Is a UCITs Fund¹					
	Investment of Transferable Securities funds (UCITs Funds) are investment funds regulated by the European Union (EU) investment schemes to operate throughout the EU on a passport basis on authorization from one member state.				
	d financial year-end of the investment fund				
•					
Date of formatio	n Financial year-end MM DD				
d) Reporting issuer stat	us of the investment fund				
Is the investment fund a repor	ting issuer in any jurisdication of Canada? No Yes				
· · · <u></u> · · · · <u></u> ·	Canada in which the investment fund is a reporting issuer.				
☐ All ☐	AB BC MB NB NL NT				
	NU ON PE QC SK T				
e) Public listing status c	of the investment fund				
	CUSIP number, provide below (first 6 digits only)				
(CUSIP number				
	cly listed, provide the names of all exchanges on which its securities are listed. Include only the names of exchanges for or and received a listing, which excludes, for example, automated trading systems.				
Exchange names					
f) Net asset value (NAV	') of the investment fund				
Select the NAV range of the in	vestment fund as of the date of the most recent NAV calculation (Canadian \$).				
\$0 to under \$5M	\$5M to under \$25M \$25M to under \$100M				
\$100M to under \$500M	\$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, which should be disclosed in Item 8. The information provided in Item 7 must reconcile with the information provided in Schedule 1 of the report. Currency Select the currency or currencies in which the distribution was made. All dollar amounts provided in the report must be in Canadian dollars. ✓ Canadian dollar US dollar Euro ✓ Other (describe) Canadian Dollars 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 2018 2018 06 14 06 14 MM חח

c) Detailed purchaser information

Complete Schedule 1 of this form for each purchaser and attach the schedule to the completed report.

d) Types of securities distributed

Provide the following information for all distributions that take place in a jurisdiction of Canada on a per security basis. Refer to Part A 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. The information included in item 7d must reconcile to item 7f. For examples on how to report convertible securities, see our <u>Frequently Asked Questions</u>.

					Canadian \$	
Security code	CUSIP number (if applicable)	Description of security	Number of securities	Single or lowest price	Highest price	Total amount
L P U		Initial Class A2 Units		1.0000		212,000.00
L P U		Initial Class B Units		1.0000		20,000.00

e) Details of rights and convertible/exchangeable securities

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.

Security Underlying security code				Expiry date (YYYY- MM-DD)	Conversion ratio	Describe other items (if applicable)		
				Lowest	Highest			
Ī								

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 purchasers	Total amount (Canadian \$)
Alberta	NI 45-106 2.3 [Accredited investor]	1	10,000.00
Ontario	NI 45-106 2.3 [Accredited investor]	1	5,000.00
British Columbia	NI 45-106 2.3 [Accredited investor]	13	145,000.00
British Columbia	NI 45-106 2.9(1) [Offering memorandum] (BC, NL)	14	72,000.00
	232,000.00		

²In 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.

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)

ITEM 8 - COMPENSATION INFORMATION					
Provide information for each person (as defined in NI 45-106) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. Complete additional copies of this page if more than one person was, or will be, compensated.					
Indicate whether any compensation was paid, or will be paid, in connection with the distribution.					
No ✓ Yes If yes, indicate number of persons compensated. 4					
a) Name of person compensated and registration status					
Indicate whether the person compensated is a registrant. No Yes					
If the person compensated is an individual, provide the name of the individual.					
Full legal name of individual Lyons Andrew					
Family 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					
Firm NRD number (if applicable)					
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. 🕡 No 🔲 🕻	Yes				
b) Business contact information					
If a firm NRD number is not provided in Item 8 (a), provide the business contact information of the person being compensated.					
Street address 305-518 Moberly Rd					
Municipality Vancouver Province/State British Columbia					
Country Canada Postal code/Zip code V5Z 4G3					
Email address Telephone number					
c) Relationship to issuer or investment fund manager					
Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section.					
Connect with the issuer or investment fund manager Insider of the issuer (other than an investment fund)					
Director or officer of the investment fund or investment fund manager Employee of the issuer or investment fund manager					
✓ None of the above					
d) Compensation details					
Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or rep on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.					
Cash commissions paid 750.00 Security codes Security code 1 Security code 2 Security code	3				
Value of all securities distributed as					
compensation ⁴	_				
Describe terms of warrants, options or other rights	믁 .				
Other compensation 5 Describe					
Total compensation paid 750.00					
Check box if the person will or may receive any deferred compensation (describe the terms below)	\neg				
⁴ Provide the aggregate value of all securities distributed as compensation, <u>excluding</u> options, warrants or other rights exercisable to acquire					
additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, <u>including</u> options, warrants or other rights exercisable to acquire additional securities of the issuer.	yr				

a) Name of person compensated and registration status	
Indicate whether the person compensated is a registrant.	☐ No ✓ Yes
If the person compensated is an individual, provide the name of the in	dividual.
Full legal name of individual	
Family 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 Ascenta Finance	Corp.
Firm NRD number	(if applicable)
Indicate whether the person compensated facilitated the distribution	through a funding portal or an internet-based portal. No Yes
b) Business contact information	
If a firm NRD number is not provided in Item 8 (a), provide the busines	s contact information of the person being compensated.
Street address 900-580 Hornby St	
Municipality Vancouver	Province/State British Columbia
Country Canada	Postal code/Zip code V6C 3B6
Email address	Telephone number
c) Relationship to issuer or investment fund manager	
	anager (select all that apply). Refer to the meaning of "connected" in Part
B(2) of the Instructions and the meaning of "control" in section 1.4 of I	<u></u>
Connect with the issuer or investment fund manager	Insider of the issuer (other than an investment fund)
Director or officer of the investment fund or investment fund n	nanager Employee of the issuer or investment fund manager
✓ None of the above	
d) Compensation details	
Canadian dollars. Include cash commissions, securities-based compens	entified in Item 8(a) in connection with the distribution. Provide all amounts in ation, gifts, discounts or other compensation. Do not report payments for accounting services. An issuer is not required to ask for details about, or report loyees of a non-individual compensated by the issuer.
Cash commissions paid 250.00	Security codes Security code 1 Security code 2 Security code 3
Value of all securities distributed as compensation ⁴	Security codes Security code 1 Security code 2 Security code 3
Describe terms of warrants, options or other rights	
Other compensation ⁵ Describe	
Total compensation paid 250.00	
Check box if the person will or may receive any deferred co	mpensation (describe the terms below)
	ration, <u>excluding</u> options, warrants or other rights exercisable to acquire securities distributed as compensation, <u>including</u> options, warrants or other

a) Name of person comp	pensated and registration status		
Indicate whether the perso	n compensated is a registrant.	☐ No ☑ Yes	
If the person compensated is	an individual, provide the name of the in	dividual.	
Full legal name of indiv	vidual		
	Family name	First given name	Secondary given names
If the person compensated i	s not an individual, provide the following	information.	
Full legal name	of non-individual Investment Reve	nue Realty Inc.	
F	irm NRD number		(if applicable)
Indicate whether the person	compensated facilitated the distribution	throuah a fundina portal or an interne	et-based portal. No Yes
b) Business contact info	<u> </u>		
If a firm NRD number is not	provided in Item 8 (a), provide the busines	s contact information of the person b	eing compensated.
Street address	202, 930 West 1st Street		
Municipality	North Vancouver	Province/S	State British Columbia
Country	Canada	Postal code/Zip o	code V7P 3N4
Email address		Telephone nun	nber
c) Relationship to issuer	or investment fund manager		
B(2) of the Instructions and to Connect with the issu	ship with the issuer or investment fund m the meaning of "control" in section 1.4 of I her or investment fund manager he investment fund or investment fund n	II 45-106 for the purposes of complete	
d) Compensation details			
Canadian dollars. Include cas services incidental to the distr	cation paid, or to be paid, to the person id h commissions, securities-based compens ibution, such as clerical, printing, legal or ements with the directors, officers or emp	ation, gifts, discounts or other compen accounting services. An issuer is not r	nsation. Do not report payments for required to ask for details about, or report
Cash commissions pa	aid 10,100.00	Security codes Security code	de 1 Security code 2 Security code 3
Value of all securiti distributed a compensatio	as	Socially socies 5	
Describe	erms of warrants, options or other rights		
Other compensation	n ⁵ Describe		
Total compensation pa	10,100.00		
Check box if the pe	erson will or may receive any deferred co	mpensation (describe the terms belo	ow)
additional securities of the is	e of all securities distributed as compens suer. Indicate the security codes for all s additional securities of the issuer.		

 a) Name of person com 	pensated and registration status		
Indicate whether the perso	on compensated is a registrant.	□ No ☑ Y	'es
If the person compensated is	an individual, provide the name of the	individual.	
Full legal name of indi	vidual		
	Family name	First given name	Secondary given names
If the person compensated	is not an individual, provide the followir	g information.	
Full legal name	e of non-individual Waterfront Cor	sulting Inc.	
F	Firm NRD number		(if applicable)
Indicate whether the persor	n compensated facilitated the distributio	n through a funding portal or a	n internet-based portal.
b) Business contact info	ormation		
If a firm NRD number is not	provided in Item 8 (a), provide the busin	ness contact information of the p	person being compensated.
Street address	2061 Arroyo Crt		
Municipality	North Vancouver	Pro	vince/State British Columbia
Country	Canada	Postal cod	de/Zip code V7H 2A3
Email address		Telepho	one number
c) Relationship to issue	r or investment fund manager		
	nship with the issuer or investment fund the meaning of "control" in section 1.4 o		Refer to the meaning of "connected" in Part completing this section.
Connect with the issue	uer or investment fund manager	Insider of	the issuer (other than an investment fund)
Director or officer of	the investment fund or investment fund	I manager	e of the issuer or investment fund manager
✓ None of the above			
d) Compensation details	S		
Canadian dollars. Include cas services incidental to the dist	sh commissions, securities-based compe	nsation, gifts, discounts or other or accounting services. An issue	ction with the distribution. Provide all amounts in compensation. Do not report payments for r is not required to ask for details about, or report mpensated by the issuer.
Cash commissions p	aid 500.00	Security codes Se	ecurity code 1 Security code 2 Security code 3
Value of all securiti distributed compensation	as		
Describe	terms of warrants, options or other righ	nts	
Other compensation	on ⁵ Descri	be	
Total compensation pa	aid 500.00		
Check box if the pe	erson will or may receive any deferred	compensation (describe the te	rms below)
additional securities of the is	issuer. Indicate the security codes for a e additional securities of the issuer.		rrants or other rights exercisable to acquire pensation, <u>including</u> options, warrants or other

ГЕМ	9 - DIRECTORS, EXECUTI	VE OFFICERS /	AND PROMO	TERS OF THE I	SSUER							
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 all that apply).												
	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 for	reign public issuer										
Issuer distributing eligible foreign securities only to permitted clients ⁷												
If the issuer is at least one of the above, do not complete Item 9(a) – (c). Proceed to Item 10. 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. 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.												
a)	<u> </u>			ntem 9(a) - (c).								
a) Directors, executive officers and promoters 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 give names	Business location of non-individual or residentail jurisdiction of individual			issuer	all that			
					Province o	r country	D	0	Р			
		Steele	David		British Colum	nbia			✓			
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			onship to promoter e or both if applicable)					
					Province or country	D		C)			
c)	Residential address of each i	ndividual										

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 or director 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 not be delegated to an agent or other individual preparing the report on behalf of the issuer or underwriter. If the individual completing and filing the report is different from the individual certifying the report, provide their name and contact details 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.

IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT

By completing the information below, I certify to the securities regulatory authority or regulator that:

- I have read and understand this report; and
- all of the information provided in this report is true.

Full legal name	Steele	David							
	Family name	First given name		Secondary given names					
Title Director									
Name of issuer/underwriter/ investment fund manager	Western Canadian Properties Group XII Limited Partnership								
Telephone number		Email address							
Signature	David Steele	Date	2018	06	21				
	_	•	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 Limoges Trina Assistant Family name First given name Secondary given names Western Canadian Properties Group Ltd. Name of company Email address | tlimoges@wcpg.ca Telephone number 6049808460

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:

- 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.