

Form 45-106F6

British Columbia Report of Exempt Distribution

This is the form required under section 6.1 of National Instrument 45-106 for a report of exempt distribution in British Columbia.

Issuer/underwriter information

Item 1: Issuer/underwriter name and contact information

A. State the following:

- the full name of the issuer of the security distributed. Include the former name of the issuer if its name has changed since this report was last filed;
- the issuer's website address; and
- the address, telephone number and email address of the issuer's head office.

Abana Capital Investments 2 Limited Partnership (the "Issuer")

100 - 2240 Chippendale Road

West Vancouver, BC V7S 3J5

Website: N/A

Tel: 604-305-0388

Fax: 604-305-0368

Email: rkohan@abanacapital.com

B. If an underwriter is completing this report, state the following:

- the full name of the underwriter;
- the underwriter's website address; and
- the address, telephone number and email address of the underwriter's head office.

Item 2: Reporting issuer status

A. State whether the issuer is or is not a reporting issuer and, if reporting, each of the jurisdictions in which it is reporting.

The Issuer is not a Reporting Issuer.

B. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, name the investment fund manager and state the jurisdiction(s) where it is registered.

Item 3: Issuer's industry

Indicate the industry of the issuer by checking the appropriate box below.

☐ Bio-tech

☐ Financial Services

☐ investment companies and funds

☐ mortgage investment companies

☐ Mining

☐ exploration/development

☐ production

☐ Oil and gas

- ☐ Forestry
☐ Hi-tech
☐ Industrial

- ☒ Real estate
☐ Utilities
☐ Other (describe)
-

Item 4: Insiders and promoters of non-reporting issuers

If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

If the issuer is not a reporting issuer in any jurisdiction of Canada, complete the following table by providing information about each insider and promoter of the issuer. If the insider or promoter is not an individual, complete the table for directors and officers of the insider or promoter.

Information about insiders and promoters			
Full name, municipality and country of principal residence	All positions held (e.g., director, officer, promoter and/or holder of more than 10% of voting securities)	Number and type of securities of the issuer beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution	Total price paid for all securities beneficially owned or, directly or indirectly controlled, on the distribution date, including any securities purchased under the distribution (Canadian \$)
Pourang Taheri ⁽¹⁾ North Vancouver, Canada	Director of Abana Capital Group Management Inc. (GP)	3 Units	\$150,000
Atti Management Group Inc. West Vancouver, Canada	Holder of more than 10% of voting units	23 Units	\$1,100,010
Taknam Construction Ltd. West Vancouver, Canada	Holder of more than 10% of voting units	20 Units	\$1,000,000

(1) 3 Units are held indirectly through Expandus Investment Corp.

Details of distribution

Item 5: Distribution date

State the distribution date. If this report is being filed for securities distributed on more than one distribution date, state all distribution dates.

August 31, 2015

Item 6: Number and type of securities

For each security distributed:

- describe the type of security;

- state the total number of securities distributed. If the security is convertible or exchangeable, describe the type of underlying security, the terms of exercise or conversion and any expiry date; and
- if the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, state the exemption(s) relied on. If more than one exemption is relied on, state the amount raised using each exemption.

150 Units at a price of \$50,000 per unit (the “Units”)

Item 7: Geographical information about purchasers

Complete the following table for each Canadian and foreign jurisdiction where purchasers of the securities reside. Do not include in this table information about securities issued as payment of commissions or finder’s fees disclosed under item 9 of this report. The information provided in this table must reconcile with the information provided in item 8 and Schedules I and II.

Each Canadian and foreign jurisdiction where purchasers reside	Number of purchasers	Price per security (Canadian \$) ¹	Total dollar value raised from purchasers in the jurisdiction (Canadian \$)
BC	19	\$50,000 per Unit	\$7,500,000
Total number of Purchasers	19		
Total dollar value of distribution in all jurisdictions (Canadian \$)			\$7,500,000

Note 1: If securities are issued at different prices, list the highest and lowest price for which the securities were sold.

Item 8: Information about purchasers

Instructions

A. If the issuer is an investment fund managed by an investment fund manager registered in a jurisdiction of Canada, do not complete this table.

B. Information about the purchasers of securities under the distribution is required to be disclosed in different tables in this report. Complete

- the following table for each purchaser that is not an individual, and
- the tables in Schedules I and II of this report for each purchaser who is an individual.

Do not include in the tables information about securities issued as payment of commissions or finder’s fees disclosed under item 9 of this report.

C. An issuer or underwriter completing this table in connection with a distribution using the exemption in subparagraph 6.1(1)(j) [*TSX Venture Exchange offering*] of National Instrument 45-106 *Prospectus and Registration Exemptions* may choose to replace the information in the first column with the total number of purchasers, whether individuals or not, by jurisdiction. If the issuer or underwriter chooses to do so, then the issuer or underwriter is not required to complete the second column or the tables in Schedules I and II.

Information about non-individual purchasers					
Full name and address of purchaser and name and telephone number of a contact person	Indicate if the purchaser is an insider (I) of the issuer or a registrant (R)	Number and type of securities purchased	Total purchase price (Canadian \$)	Exemption relied on	Date of distribution (yyyy-mm-dd)
0966351 B.C. Ltd. 1501 - 1925 Alberni Street Vancouver BC V6G 0A3 Attn: Saeid Saeidinejad Tel: 604-500-2001		10 Units	\$500,000	s. 2.3 of NI 45-106	2015-08-31
0940071 B.C. Ltd. 1720 Sugarpine Crt. Coquitlam, BC V3E 3E4 Attn: Mehdi Amini Tel: 604-771-3475		2 Units	\$100,000	s. 2.5 of NI 45-106	2015-08-31
0985433 B.C. Ltd. 202-1500 Marine Dr. North Vancouver, BC V7P 1T7 Attn: Nazanin Sirati/Arshia Ariana Tel: 604-812-4112		8 Units	\$400,000	s. 2.10 of NI 45-106	2015-08-31
1026644 B.C. Ltd. 1437 Chartwell Dr. West Vancouver, BC V7S 2R9 Attn: Bahram Karimi Tel: 604-783-1941		4 Units	\$200,000	s. 2.10 of NI 45-106	2015-08-31
1043661 B.C. Ltd. 17A-139 Drake St. Vancouver, BC V6Z 2T8 Attn: Noushin Emami Tel: 778-838-7601		13 Units	\$650,000	s. 2.10 of NI 45-106	2015-08-31
1047424 B.C. Ltd. 2408 - 1011 West Cordova St. Vancouver, BC V6C 0B2 Attn: Maryam Ghafourzadeh-Yazdi Tel: 604-771-1918		4 Units	\$200,000	s. 2.3 of NI 45-106	2015-08-31
Aidun Development Ltd. 17A-338 Taylor Way West Vancouver, BC		11 Units	\$550,000	s. 2.3 of NI 45-106	2015-08-31

Information about non-individual purchasers					
Full name and address of purchaser and name and telephone number of a contact person	Indicate if the purchaser is an insider (I) of the issuer or a registrant (R)	Number and type of securities purchased	Total purchase price (Canadian \$)	Exemption relied on	Date of distribution (yyyy-mm-dd)
V7T 2Y2 Attn: Rostam Aidun Tel: 778-891-7677					
Atti Management Group Inc. 100 - 2240 Chippendale Rd. West Vancouver, BC V7S 3J5 Attn: Arman Tehrani Tel: 778-889-5049	I	22 Units	\$1,100,000	s. 2.10 of NI 45-106	2015-08-31
Danacan Holdings Inc. 1590-1500 W. Georgia St. Vancouver, BC V6G 2Z6 Attn: Amir Danaei Tel: 778-891-7752		10 Units	\$500,000	s. 2.5 of NI 45-106	2015-08-31
Expandus Investment Corp. 280-889 Harbourside Dr. North Vancouver, BC V7P 3S1 Attn: Pourang Taheri Tel: 778-228-9695	I	3 Units	\$150,000	s. 2.10 of NI 45-106	2015-08-31
Lynnmour Development Corp. 600 Mountain Hwy North Vancouver, BC V7J 2L6 Attn: Pedram Hosseini Tel: 604-808-7334		4 Units	\$200,000	s. 2.3 of NI 45-106	2015-08-31
Mohebi Investment Corp. 708 Moody Ave. North Vancouver, BC V7L 4X5 Attn: Mohammad Mohebi Ashtiani Tel: 778-323-6471		12 Units	\$600,000	s. 2.10 of NI 45-106	2015-08-31
Paris Plumbing and Heating Ltd. 2622 Mackenzie St. Vancouver, BC V6K 4A1 Attn: Graham Macdougall Tel: 778-322-3945		3 Units	\$150,000	s. 2.10 of NI 45-106	2015-08-31
Sandstorm Investment Ltd. 280-889 Harbourside Dr. North Vancouver, BC V7P 3S1 Attn: Reza Kohan Tel: 778-228-0091	I	2 Units	\$100,000	s. 2.5 of NI 45-106	2015-08-31

Information about non-individual purchasers					
Full name and address of purchaser and name and telephone number of a contact person	Indicate if the purchaser is an insider (I) of the issuer or a registrant (R)	Number and type of securities purchased	Total purchase price (Canadian \$)	Exemption relied on	Date of distribution (yyyy-mm-dd)
Solveinvest Management 19A-338 Taylor Way West Vancouver, BC V7T 2Y1 Attn: Mehdi Soltan Mohammadi Tel: 604-773-7074		6 Units	\$300,000	s. 2.10 of NI 45-106	2015-08-31
Taknam Construction Ltd. 112-1489 Marine Dr. West Vancouver, BC V7T 1B8 Attn: Farhad Malek Mohammad Tel: 778-788-2251		20 Units	\$1,000,000	s. 2.3 of NI 45-106	2015-08-31
Vanitar Holdings Ltd. 1558 Chartwell Dr. West Vancouver, BC V7S 2S1 Attn: Saman Beheshti Tel: 778-320-3820		3 Units	\$150,000	s. 2.10 of NI 45-106	2015-08-31

Commissions and finder's fees

Item 9: Commissions and finder's fees

Instructions

A. Complete the following table by providing information for each person who has received or will receive compensation in connection with the distribution(s). Compensation includes commissions, discounts or other fees or payments of a similar nature. Do not include information about payments for services incidental to the distribution, such as clerical, printing, legal or accounting services.

B. If the securities being issued as compensation are or include convertible securities, such as warrants or options, add a footnote describing the terms of the convertible securities, including the term and exercise price. Do not include the exercise price of any convertible security in the total dollar value of the compensation unless the securities have been converted.

Full name and address of the person being compensated	Indicate if the person being compensated is an insider (I) of the issuer or a registrant (R)	Compensation paid or to be paid (cash and/or securities)				
		Cash (Canadian \$)	Securities			Total dollar value of compensation (Canadian \$)
			Number and type of securities issued	Price per security (Canadian \$)	Exemption relied on and date of distribution (yyyy-mm-dd)	

Certificate

On behalf of the Issuer, I certify that the statements made in this report are true.

Date: September 24, 2015

Abana Capital Investments 2 Limited Partnership

by its General Partner Abana Capital Group Management Inc.

Name of issuer (please print)

Pourang Taheri, Director, 778-228-9695

Print name, title and telephone number of person signing

"Pourang Taheri"

Signature

Instruction

The person certifying this report must complete the information in the square brackets by deleting the inapplicable word. For electronic filings, substitute a typewritten signature for a manual signature.

Item 10: Contact information

State the name, title and telephone number of the person who may be contacted with respect to any questions regarding the contents of this report, if different than the person signing the certificate.

IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT.

Notice - Collection and use of personal information

The British Columbia Securities Commission collects and uses the personal information required to be included in this report for the administration and enforcement of the *Securities Act*. If you have any questions about the collection and use of this information, contact the British Columbia Securities Commission at the following address:

British Columbia Securities Commission

P.O. Box 10142, Pacific Centre

701 West Georgia Street

Vancouver, British Columbia V7Y 1L2

Telephone: (604) 899-6500

Toll free across Canada: 1-800-373-6393

Facsimile: (604) 899-6581