Form 45-106F1 Report of Exempt Distribution

BCSC EDER Reference Number 9115821

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 (select only one). For guidance regarding whether an issuer is an investment fund, refer to section 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 inv	estment fund)								
✓ Underwriter									
ITEM 3 - ISSUER NAME AND C	OTHER IDENTIFIERS								
Provide the following information abou	t the issuer, or if the issuer is an in	vestment fund, about the fund.							
Full legal nan	ne Nicola Value Add Real	Estate Limited Partnershi	ip						
Previous full legal nan	ne								
If the issuer's name changed in	the last 12 months, provide most	recent previous legal name.							
Websi	te	(if applicabl	le)						
If the issuer has a legal entity identifier.	provide below. Refer to Part B of t	the Instructions for the definition	of "legal entity identifier".						
Legal entity identific	er								
If two or more issuers distributed a sing	le security, provide the full legal no	ame(s) of the co-issuer(s) other th	nan the issuer named above.						
Full legal name(s) of co-issuer((s)	(if applicabl	le)						
ITEM 4 - UNDERWRITER INFO	RMATION								
If an underwriter is completing the repo	rt, provide the underwriter's full le	gal name and firm NRD number.							
Full legal name NICOL	A WEALTH MANAGEMEN	NT LTD.							
Firm NRD number 1	Firm NRD number 1 4 7 9 0 (if applicable)								
If the underwriter does not have a firm	NRD number, provide the head of	fice contact information of the un	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 in your reasonable judgment most closely corresponds to the issuer's primary business activity.									
NAICS industry code 5 3 1 1 2 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 ☐ Commercial/business debt ☐ Consumer debt ☐ Private companies									
☐ Cryptoassets									
b) Number of employees									
Number of employees: ✓ 0 - 49									
c) SEDAR profile number									
Does the issuer have a SEDAR profile?									
No									
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 MM DD									
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 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	it most accurately identifies the issuer (select only one) .							
Money market	☐ Equity ☐ Fixed income ☐ Balanced							
Alternative strate	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								
	tive Investment of Transferable Securities funds (UCITs Funds) are investment funds regulated by the European Union of ollective investment schemes to operate throughout the EU on a passport basis on authorization from one member state.							
c) Date of formation a	nd financial year-end of the investment fund							
Date of forma	tion Financial year-end 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 T							
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 oot a trading facility such as, for example, an automated trading system.							
Exchange on								
-	AV) of the investment fund							
	investment 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 \$500	DM S500M to under \$1B S1B or over Date of NAV calculation:							
	YYYY MM DD							

ITEM 7 -	INFORMATION	ON ABOU	T THE [Distri	BUTION					
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.										
a) Curi	rency									
	,	ncies in which		ribution		dollar amounts provided		ust be i	n Canadi	an dollars.
✓ Canad	dian dollar	US do	Jilai		Euro	Other (describe)				
b) Dist	ribution date(s)								
as both the	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.									
	St	art date 2	2020	04	30	End date	2020	04	30	
		١	YYYY	MM	DD		YYYY	MM	DD	
c) Deta	ailed purchase	r informatio	n							
Complete	e Schedule 1 c	of this form	n for eac	h purc	haser and a	ttach the schedule to	the complet	ed rep	ort.	
d) Type	es of securities	distributed	b							
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.										
								C	Canadian \$	3
Security	CUSIP number (if applicable)	1	Description	n of secur	rity	Number of securities	Single or lowest price	Highe	est price	Total amount
L P U						1,710.25	188.3411			322,110.52

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.

Convertible / exchangeable Underlying security code security code							ise price adian \$)	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 2.3 [Accredited investor]	322,110.52	
	322,110.52		
	Total number of unique purchasers ² b	1	

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

^{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.

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	I							
Provide information for each pers the distribution. Complete addit					•		sation in cor	nection with	
Indicate whether any compensation was paid, or will be paid, in connection with the distribution.									
✓ No Yes	If yes, indicate	e number of perso	ons compensat	ed.					
a) Name of person compe	nsated and regist	ration status							
Indicate whether the person comp	pensated is a registro	ınt.	☐ No	Ye	s				
If the person compensated is an i	ndividual, provide th	e name of the indivi	dual.						
Full legal name of individ	ual								
	Fa	amily name	Firs	st given name		Seco	ndary given r	iames	
If the person compensated is not	an individual, provid	e the following infor	mation.						
Full legal name of	f non-individual								
Firr	n NRD number				(if appl	icable)			
Indicate whether the person comp	∟ pensated facilitated t	he distribution throu	ıah a fundina por	tal or an inte	 ernet-based p	ortal.	□ No	Yes	
b) Business contact inform			3 , 3,		,				
If a firm NRD number is not provi		ovide the business co	ontact information	n of the perso	on being com	pensated.			
Street address			<u> </u>			•			
Municipality				Provi	ince/State				
]]						
Country			 	Postal code	•				
Email address				Telephor	ne number				
c) Relationship to issuer or	investment fund	manager							
Indicate the person's relationship the Instructions and the meaning						ning of "co	nnected" in	Part B(2) of	
Connect with the issuer					ne issuer (oth	er than an	investment	fund)	
Director or officer of the	investment fund or	investment fund ma	anager 🔲	Employee o	of the issuer of	or investme	ent fund mai	nager	
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,	-based compensation legal or accounting	n, gifts, discounts services. An issue	or other con r is not requ	npensation. D ired to ask for	o not repo	rt payments	for services	
Cash commissions paid				Sec	urity code 1	Security co	de 2 Secu	urity code 3	
Value of all securities distributed as compensation ⁴			Security codes						
Describe ter	ms of warrants, opti	ons or other rights							
Other compensation ⁵		Describe							
Total compensation paid									
Check box if the pers	on will or may recei	ve any deferred con	npensation (desc	ribe the term	ns below)				
⁴ Provide the aggregate value of additional securities of the issue rights exercisable to acquire add ⁵ Do not include deferred compen	r. Indicate the secur litional securities of	ity codes for all sect							

ITEM 9 - DIRECTORS, EXECUTIVE OFFICERS AND PROMOTERS OF THE ISSUER 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 Canada⁶ Provide name of reporting issuer Wholly owned subsidiary of a foreign public issuer⁶ Provide name of foreign public issuer Issuer distributing only eligible foreign securities and the distribution is to permitted clients only⁷ If the issuer is at least one of the above, do not complete Item 9(a) - (c). Proceed to Item 10. ⁶An 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, ⁷Check 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. \checkmark If the issuer is none of the above, check this box and complete Item 9(a) - (c). 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 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
NICOLA WEALTH MANAGEMENT LTD.				British Columbia			✓
NICOLA REAL ESTATE (VALUE ADD) G.P. LTD				British Columbia		·	✓

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 promoter (select one or both if applicable)		
	·			Province or country	D	0	
NICOLA WEALTH MANAGEMENT LTD.	NICOLA	CLAIRE		British Columbia	✓		
NICOLA WEALTH MANAGEMENT LTD.	IKEDA	KAREN		British Columbia	✓		
NICOLA WEALTH MANAGEMENT LTD.	NICOLA	JOHN		British Columbia		✓	
NICOLA WEALTH MANAGEMENT LTD.	SUNG	DAVID		British Columbia		✓	
NICOLA WEALTH MANAGEMENT LTD.	DUNCAN	JAMIE		British Columbia		✓	
NICOLA WEALTH MANAGEMENT LTD.	MACDONALD	Dannielle		British Columbia		✓	
NICOLA WEALTH MANAGEMENT LTD.	SKIPP	DANIELLE		Ontario		✓	

EDEL	ROBERT		British Columbia		✓
HANNAH	MARK		British Columbia	✓	✓
MESSINA	ALEX		British Columbia	✓	✓
AUBREY	MARY		British Columbia	✓	✓
BLYTHEN	SHAUN		British Columbia		✓
Firer-Gillespie	ELIZABETH		British Columbia		✓
Schaeffers	Matthew		British Columbia		✓
Zvijerac	Sveto		British Columbia		✓
	HANNAH MESSINA AUBREY BLYTHEN Firer-Gillespie Schaeffers	HANNAH MARK MESSINA ALEX AUBREY MARY BLYTHEN SHAUN Firer-Gillespie ELIZABETH Schaeffers Matthew	HANNAH MARK MESSINA ALEX AUBREY MARY BLYTHEN SHAUN Firer-Gillespie ELIZABETH Schaeffers Matthew	HANNAH MARK British Columbia MESSINA ALEX British Columbia AUBREY MARY British Columbia BLYTHEN SHAUN British Columbia Firer-Gillespie ELIZABETH British Columbia Schaeffers Matthew British Columbia	HANNAH MARK British Columbia MESSINA ALEX British Columbia ✓ AUBREY MARY British Columbia ✓ BLYTHEN SHAUN British Columbia Firer-Gillespie ELIZABETH British Columbia Schaeffers Matthew British Columbia

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	NICOLA WEALTH MANAGEMENT LTD.					
Full legal name	MACDONALD DANNIELLE					
	Family name First given name		•	Secondary given names		
Title	CHIEF COMPLIANCE OFFICER					
Telephone number	6047396450	Email address	COMPLIANCE@NICOLAWEALCOM			WEALTH.
Signature	DANNIELLE MACDONALD	Date	2020		08	
			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	Côté	Maia		Title	Compliance Analyst	
	Family name	First given name	Secondary given names			
Name of company	NICOLA WEALTH MAN	AGEMENT LTD.				
Telephone number	6047396450	Em	ail address mcote@n	icolawealth	n.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.