

Form 45-106F6
British Columbia Report of Exempt Distribution

ISSUER/UNDERWRITER INFORMATION

ITEM 1: Issuer/Underwriter Name and Contact Information

A. State the following:

- 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.
- State the issuer's website address; and
- the address, telephone number and email address of the issuer's head office.

Nanaimo Memory Care Fund
c/o Sussex Retirement Living Inc.
2190B Thurston Drive, Ottawa, ON K1G 6E1
Telephone: 613-739-8538 Toll Free: 844-334-8538
Email: jcathrae@sussexrl.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.

Not applicable.

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 not a reporting issuer in any jurisdiction in Canada.

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.

Not applicable.

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
 ☐ securitized products issuers
☐ Forestry
☐ Hi-tech

☐ Industrial

- Mining
 ☐ exploration/development
 ☐ production
☐ Oil and gas
☒ 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 \$) |
| Aurele Simourd Ontario, Canada | Trustee, Promoter and holder of more than 10% of the voting securities of the Issuer, Director and Officer of Sussex Retirement Living Inc. ("SRL"). | 1 Class A Trust Unit | \$1.00 |
| Stephen Suske Ontario, Canada | Trustee, Promoter and holder of more than 10% of the voting securities of the Issuer, Director and Officer of SRL, Director and Officer of Nanaimo Memory Care GP Inc. ("NMCGP"). | 1 Class A Trust Unit | \$1.00 |
| Ken Craig Ontario, Canada | Trustee, Promoter and holder of more than 10% of the voting securities of the Issuer, Director and Officer of SRL. | 1 Class A Trust Unit | \$1.00 |
| John Cathrae Ontario, Canada | Chief Financial Officer of Officer of the Issuer and SRL | - nil | - nil |
| David Leslie Craik British Columbia, Canada | Director and Officer of NMCGP and Avenir Projects Ltd. | - nil | - nil |
| Jason Craik British Columbia, Canada | Director and Officer of 6844496 BC Ltd. | - nil | - nil |
| Violet Craik British Columbia, Canada | Director and Officer of 1001593 BC Ltd. | - nil | - nil |

- NOTES:**
1. SRL is a Promoter of the Issuer
 2. NMCGP is the general partner of Nanaimo Memory Care Limited Partnership ("NMCLP") which is a subsidiary of the Issuer
 3. Avenir Projects Ltd. is an insider of NMCLP
 4. 6844496 BC Ltd. is an insider of NMCLP
 5. 1001593 BC Ltd. is an insider of NMCLP

DETAILS OF DISTRIBUTION

ITEM 5: Distribution Date

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

August 17, 2015

ITEM 6: Number and Type of Securities

For each security distributed:

- (i) Describe the type of security:

Class B Limited Partnership Units

- (ii) 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

10,976

- (iii) 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.

Not applicable.

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 \$) |
|-------------------------------------------------------------------------|----------------------|-----------------------------------------------|-----------------------------------------------------------------------------|
| British Columbia | 11 | \$100.00 per Unit | 134,000 |
| Alberta | 28 | \$100.00 per Unit | 403,600 |
| Saskatchewan | 2 | \$100.00 per Unit | 17,000 |
| Manitoba | 10 | \$100.00 per Unit | 64,000 |
| Ontario | 6 | \$100.00 per Unit | 479,000 |
| Total Number of Purchasers | 57 | | |
| Total dollar value of distribution in all jurisdictions (CDN \$) | | | \$1,097,600 |

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) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------|------------------------------------|--------------------------------------------|-----------------------------------|
| Arnold Manley Professional Corporation #186 10654-82 Avenue Edmonton, AB T6E 2A7 780-710-8696 Attention: Wing Manley | | 100 Class B Units | 10,000 | Section 2.9 of National Instrument 45-106 | 2015-08-17 |
| Sarah Neufeld Certified General Accountant Professional Corporation 145 Granite Park Blvd Steinbach, MB R5G 0A6 204-320-9118 Attention: Sarah Neufeld | | 50 Class B Units | 5,000 | Section 2.9 of National Instrument 45-106 | 2015-08-17 |
| Grundy Family Business Trust 160 4th Avenue Hanover, ON N4N 2B3 466-855-434 Attention: Laurie Grundy | | 20,000 Class B Units | 200,000 | Section 2.10 of National Instrument 45-106 | 2015-08-17 |
| Max Neiman Dentistry Professional Corporation 165 Wellington Street West Barrie, ON L4N 1L7 705-322-8981 Attention: Max Naiman | | 20,000 Class B Units | 200,000 | Section 2.3 of National Instrument 45-106 | 2015-08-17 |

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 | |
| Raintree Financial Solutions Westgate Business Park 10243 - 178 St Edmonton, AB T5S 1M3 | R | \$91,030 | N/A | N/A | N/A | \$91,030 |
| TriView Capital Ltd. #414, 815 – 1st Street SW Calgary, AB T2P 1N3 | R | \$18,730 | N/A | N/A | N/A | \$18,730 |

CERTIFICATE

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

Date: August 19, 2015

Nanaimo Memory Care Fund

Name of issuer (please print)

John Cathrae, Chief Financial Officer, 1-844-334-8538

Print name, title and telephone number of person signing

[signed "John Cathrae"]

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.

Not applicable.

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