Form 45-106F1 Report of Exempt Distribution

BCSC EDER Reference Number 9721660

ITEM 1 - REPORT TYPE											
✓ New report											
Amended report	Amended report If amended, provide filing date of report that is being amended (YYYY-MM-DD)										
TEM 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 investment fund)											
Underwriter											
TEM 3 - ISSUER NAME AND OTHER IDENTIFIERS											
	Provide the following information about the issuer, or if the issuer is an investment fund, about the fund.										
	egal name Tribe Property Technologies Inc.										
Previous full legal name Cherry Street Capital Inc.											
If the issuer's name changed in the last 12 months, provide most recent previous legal name.											
	Website https://tribetech.com/ (if applicable)										
If the issuer has a legal entity i	If the issuer has a legal entity identifier, provide below. Refer to Part B of the Instructions for the definition of "legal entity identifier".										
Legal entity	dentifier										
If two or more issuers distribut	ed a single s	ecurity, pro	vide the	full legal	name((s) of the	e co-issı	uer(s) other th	an the issuer	named above	2.
Full legal name(s) of co	o-issuer(s)							(if applicable	e)		
ITEM 4 - UNDERWRITE	R INFORM	ATION									
If an underwriter is completing	the report, p	provide the	underw	riter's full	legal r	name ai	nd firm i	NRD number.			7
Full legal name											
Firm NRD number							(if app	olicable)			
If the underwriter does not hav	ve a firm NRL	D number, p	orovide	the head o	office c	ontact	informa	tion of the un	derwriter.		
Street address]
Municipality							Prov	vince/State			Ī
Country					Ī	Post	tal code	e/Zip code			1
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 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.
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 🗌 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 0 0 4 4 2 6 1
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 YYYY 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
S100M to under \$500M	S500M to under \$1B	S1B or over

If the issue is an investment fund, provide the following information: a) Investment fund manager information Full legal name							
Full legal name							
Firm NRD number (if applicable) If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager. Street address Municipality Province/State							
If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager. Street address Municipality County Postal code/Zip code County Telephone number Postal code/Zip code Do Type of investment fund Type of investment fund Type of investment fund that most accurately identifies the issuer (select only one). Do Type of investment fund that most accurately identifies the issuer (select only one). Do Money market De Quity De County De C							
Street address Municipality Country Postal code/Zip code Telephone number Website (if applicable) b Type of investment fund Type of investment fund that most accurately identifies the issuer (select only one). Alternative strategies Cryptoasset Other (describe) Indicate whether one or both of the following apply to the investment fund. Investment fund that most mestment fund issuers Is a UCITS Fund' Undertaking for the Collective Investment fund issuers Is a UCITS Fund' Undertaking for the Collective Investment of Transferable Securities funds (UCITS Funds) are investment funds regulated by the European Union (EU) directive and objective Investment fund issuers Is a UCITS Fund' Undertaking for the Collective Investment of Transferable Securities funds (UCITS Funds) are investment funds regulated by the European Union (EU) directive and objective Investment fund issuers Is a UCITS Fund' Undertaking for the Collective Investment of Transferable Securities funds (UCITS Funds) are investment funds regulated by the European Union (EU) directive Investment of Transferable Securities funds (UCITS Funds) are investment funds regulated by the European Union (EU) directive Investment fund issuers Is a UCITS Fund' Under the investment fund issuers Is a UCITS Fund' VYYY MM DD Is the investment fund a reporting issuer in any jurisdication of Canada? NO Yes If yes, select the jurisdictions of Canada in which the investment fund is a reporting issuer. NI NI NI ON Pe QC SK YI It the investment fund as a CUSIP number, provide below (first 6 digits only) CUSIP number It the investment fund is seukite the name of the exchange on which the investment fund's							
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CUSIP number							
name of an exchange and not a trading facility such as, for example, an automated trading system							
name of an exchange and not a trading facility such as, for example, an automated trading system.							
Exchange name							
f) Net asset value (NAV) of the investment fund							
Select the NAV range of the investment fund as of the date of the most recent NAV calculation (Canadian \$).							
L L \$\the under \$\mathbf{S}M \qquad L \qquad \mathbf{S}M \text{ to under \$\mathbf{S}M \qquad \text{ to under \$\mathbf{S}M \qquad \text{to under \$\mathbf{S}M							
\$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:							

ITEM 7 - INFORMATION ABOUT THE DISTRIBUTION

purchasers resident in that jurisdie	ada completes a distribution in a juris ction of Canada only. Do not include i vhich must be disclosed in Item 8. The	in Item 7 securities issu	ued as payment of a	commissions or fi	nder's fees in					
a) Currency										
Select the currency or currencies in	elect the currency or currencies in which the distribution was made. All dollar amounts provided in the report must be in Canadian dollars.									
Canadian dollar	Canadian dollar US dollar Euro Other (describe)									
b) Distribution date(s)	b) Distribution date(s)									
as both the start and end dates. If distribution period covered by 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. Start date 2022 01 14									
	YYYY MM DD		2022	MM DD						
c) Detailed purchaser infor										
,	form for each purchaser and a	attach the schedul	e to the complet	ed report.						
d) Types of securities distr	· · ·		····							
Provide the following information	for all distributions reported on a per SIP number, indicate the full 9-digit C				ow to indicate the					
	Canadian \$									
Security code CUSIP number (if applicable)	Description of security	Number of securities	Single or lowest price	Highest price	Total amount					
	s. Each Unit consists of 1 mon share and 1 warrant.	4.0000	4.0000	21,000,000.00						
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.										
Convertible / exchangeable Underlying security code security code	Exercise price (Canadian \$) Lowest Highest	Expiry date (YYYY- MM-DD)	Conversion ratio	Describe other it	Describe other items (if applicable)					
W N T C M S	5.1000 5.1000	2025-01-14	1:1							
f) Summary of the distribut	ion by jurisdiction and exemption	1								
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 of	on	Number of unique purchasers	²⁹ Total ar	nount (Canadian \$)					
Alberta	NI 45-106 2.3 [Accredited inv	/estor]		2	56,000.00					
British Columbia	NI 45-106 2.3 [Accredited inv	/estor]		2	520,000.00					
Hong Kong	NI 45-106 2.3 [Accredited inv	/estor]		1	50,000.00					
Luxembourg	NI 45-106 2.3 [Accredited inv	/estor]		1	1,600,000.00					
Ontario	NI 45-106 2.3 [Accredited inv	/estor]		12	14,565,200.00					
Québec	NI 45-106 2.3 [Accredited inv	/estor]		3	4,208,800.00					
	Tota	I dollar amount of s	ecurities distribut	ed	21,000,000.00					
	Total number of	unique purchasers ²	b	21						
			-							

^{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.³ 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)

Ітем 8 - Сс	OMPENSATIO	N INFORMATION	
		rson (as defined in NI 45-106) to whom the issuer directly provides, litional copies of this page if more than one person was, or wil	
Indicate when	ther any compens	ation was paid, or will be paid, in connection with the distribution.	
🗌 No	✓ Yes	If yes, indicate number of persons compensated.	5

5

a) Name of person comper	nsated and registra	ation status								
Indicate whether the person comp	ensated is a registra	nt.	No No	\checkmark	Yes					
If the person compensated is an in	ndividual, provide the	name of the indiv	vidual.							
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	Full legal name of non-individual STIFEL NICOLAUS CANADA INC.									
Firn	n NRD number	3 3 7	0		(i	f applicable)				
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Ves										
b) Business contact inform	ation									
If a firm NRD number is not provi	ded in Item 8 (a), pro	vide the business	contact inform	ation of the	person bein	g compensated.				
Street address										
Municipality				Р	rovince/S	tate				
Country				Postal c	ode/Zip c	ode				
Email address				Telep	hone num	ber				
c) Relationship to issuer or	investment fund r	nanager								
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 "connected" in Part B(2) of the purposes of completing this section.										
Connect with the issuer or investment fund manager										
Director or officer of the investment fund or investment fund manager										
\checkmark None of the above										
d) Compensation details										
Provide details of all compensation Canadian dollars. Include cash com incidental to the distribution, such allocation arrangements with the o	nmissions, securities- as clerical, printing, l	based compensati legal or accountin	ion, gifts, disco g services. An i	unts or othei issuer is not i	r compensa required to o	tion. Do not repo ask for details ab	rt payments for	services		
Cash commissions paid	778,050	.00		Γ	Security cod	le 1 Security co	ode 2 Security	code 3		
Value of all securities distributed as compensation ⁴			Security code	es	W N	Т				
	ms of warrants, optic	bins or other rights				ts. The compe erms as the uni		nts		
Other compensation ⁵		Describe								
Total compensation paid	778,050	.00								
Check box if the perso	on will or may receiv	e any deferred co	mpensation (c	describe the	terms belov	w)				
additional securities of the issuer rights exercisable to acquire add	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. ⁵ Do not include deferred compensation.									

a) Name of person compe	nsated and registrat	ion status								
Indicate whether the person com	pensated is a registrant		No No	\checkmark	Yes					
If the person compensated is an i	ndividual, provide the r	ame of the indivi	dual.							
Full legal name of individual										
Family name First given name Secondary given names										
If the person compensated is not	If the person compensated is not an individual, provide the following information.									
Full legal name of non-individual CORMARK SECURITIES INC. / VALEURS MOBILIERES CORMARK INC.										
Fin	m NRD number	0 0	9 0		(if	applicable)				
Indicate whether the person com	Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Ves									
b) Business contact inform	nation									
If a firm NRD number is not prov	ided in Item 8 (a), provi	de the business c	ontact information	n of the p	person being	compensated.				
Street address										
Municipality				P	rovince/St	ate				
Country] F	Postal c	ode/Zip co	ode				
Email address]	Telepl	hone num	per				
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										
Director or officer of the investment fund or investment fund manager										
✓ None of the above										
d) Compensation details										
Provide details of all compensatio Canadian dollars. Include cash co incidental to the distribution, such	<i>Compensation details</i> 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 in 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 report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.									
Cash commissions paid	299,250.0	0			Security code	e 1 Security c	code 2 Security code 3			
Value of all securities distributed as compensation			Security codes	,	W N	Т				
-	rms of warrants, option	s or other rights	74,812 comperent				sation warrants are			
Other compensation ⁵	;	Describe								
Total compensation paid		0								
Check box if the person will or may receive any deferred compensation (describe the terms below)										
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. ⁵ Do not include deferred compensation.										

a) Name of person compens	ated and regis	stration s	status											
Indicate whether the person compe	nsated is a regist	rant.		<u> </u>	lo	\checkmark] Yes	S						
If the person compensated is an ind	ividual, provide i	the name	of the ind	vidual.										
Full legal name of individua	al													
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 VALEURS MOBILIERES BANQUE LAURENTIENNE INC. / LAURENTIAN BANK SECURITIES INC.														
Firm	Firm NRD number 4 1 0 (if applicable)													
Indicate whether the person compe	nsated facilitated	the distr	ribution thr	ough a fu	nding por	tal or a	in inte	rnet-	based	portal.	\checkmark] No] Yes
b) Business contact informat	tion													
If a firm NRD number is not provide	ed in Item 8 (a), p	provide th	ne business	contact i	nformatior	n of the	e perso	on be	ing cor	npensated	1.			
Street address														
Municipality							Provi	nce/	State					
Country					F	Postal	code	/Zip	code					
Email address						Tele	phon	e nu	mber					
c) Relationship to issuer or in	nvestment fun	d manag	ger											
Indicate the person's relationship w the Instructions and the meaning of											connect	ed″ in I	Part E	8(2) of
				ο τοι της μ	·		-				n inves	tmont	fund)	
Connect with the issuer or investment fund manager Insider of the issuer (other than an investment fund)														
	ivestment fund (or investr	nent runa	nanager		Emplo	iyee o	r the	Issuer	or investi	nent fur	ia man	lager	
✓ None of the above														
d) Compensation details														
Provide details of all compensation p Canadian dollars. Include cash comm incidental to the distribution, such a allocation arrangements with the di	missions, securiti s clerical, printin	es-based g, legal o	compensa r accountii	tion, gifts, ng services	discounts 5. An issue	or other is not	er com requi	npens red to	sation. o ask fo	Do not rej	port pay	ments	for se	rvices
Cash commissions paid	59,8	50.00				[Secu	irity co	ode 1	Security	code 2	Secu	rity co	de 3
Value of all securities				Security	codes		W	Ν	Т					
distributed as compensation ⁴				-										
Describe term	s of warrants, or	otions or	other right		2 compe isable or								ants	are
Other compensation ⁵			Describ	e										
Total compensation paid	59,8	50.00												
Check box if the persor	n will or may reco	eive any	deferred c	ompensat	ion (desc	ribe the	e term	s bel	low)					
⁴ Provide the aggregate value of all additional securities of the issuer, rights exercisable to acquire additi ⁵ Do not include deferred compension	Indicate the secu ional securities of	urity code	es for all se											er

a) Name of person compe	ensated and regis	tration sta	itus									
Indicate whether the person com	pensated is a registi	rant.		🗌 No		\checkmark	Yes					
If the person compensated is an i	individual, provide t	he name of	the indivi	dual.								
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 o	Full legal name of non-individual Eight Capital											
Fir	m NRD number	5	5 1	8	0			(if app	icable)			
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. 🔽 No 🗌 Yes												
b) Business contact inform	nation											
If a firm NRD number is not prov	vided in Item 8 (a), p	rovide the l	business co	ontact inforr	nation	of the p	person b	eing con	npensated.			
Street address												
Municipality						Р	rovince	e/State				
Country					Po	ostal c	ode/Zij	o code				
Email address						Telepl	hone n	umber				
c) Relationship to issuer o	r investment fund	l managei	•									
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 "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												
Director or officer of the investment fund or investment fund manager												
✓ None of the above												
d) Compensation details												
Provide details of all compensation Canadian dollars. Include cash co incidental to the distribution, such	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 in 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 report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.											
Cash commissions paid	29,92	25.00					Security	code 1	Security cod	de 2 Se	ecurity co	de 3
Value of all securities distributed as compensation			S	Security coo	des		W N	Т				
	rms of warrants, op	tions or oth	er rights						compensa he unit wai		rants a	ire
Other compensation	5		Describe									
Total compensation paid	29,92	25.00										
Check box if the pers	son will or may rece	eive any de	ferred con	npensation	(descril	be the	terms b	elow)				
additional securities of the issue rights exercisable to acquire add	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. ⁵ Do not include deferred compensation.											

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							
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 PI Financial Corp./Corporation Financière PI Firm NRD number 5 2 9 0 (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Image: No Yes b) Business contact information Image: No Yes If a firm NRD number is not provide the business contact information of the person being compensated. Image: No Yes Street address Municipality Province/State Image: No Yes Country Postal code/Zip code Image: No Yes Country Image: No Yes c) Relationship to 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. Image: No Yes							
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 PI Financial Corp./Corporation Financière PI Firm NRD number 5 2 9 0 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							
If the person compensated is not an individual, provide the following information. Full legal name of non-individual PI Financial Corp./Corporation Financière PI Firm NRD number 5 2 9 0 (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Image: the person compensated facilitated the distribution through a funding portal or an internet-based portal. Image: the person compensated facilitated the distribution through a funding portal or an internet-based portal. Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Image: the person compensated facilitated the distribution through a funding portal or an internet-based portal. Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. If a firm NRD number is not provided in Item 8 (a), provide the business contact information of the person being compensated. Street address Municipality Country Postal code/Zip code Email address Telephone number Image: 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.							
Full legal name of non-individual PI Financial Corp./Corporation Financière PI Firm NRD number 5 2 9 0 (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. No Yes If a firm NRD number is not provided in Item 8 (a), provide the business contact information of the person being compensated. Street address Municipality Province/State Country Email address Telephone number 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 number of completing this section.							
Firm NRD number 5 2 9 0 (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Image: 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 Municipality Country Email address Image: Control in the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the hurders of completing this section.							
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. No Yes No Yes No Yes No Yes No							
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 Municipality Province/State Country Postal code/Zip code 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.							
If a firm NRD number is not provided in Item 8 (a), provide the business contact information of the person being compensated. Street address							
Street address							
Municipality Province/State Municipality Postal code/Zip code Country Postal code/Zip code 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.							
Country Postal code/Zip code Email address Telephone number c) Relationship to issuer or investment fund manager Image: Color 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.							
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.							
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.							
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.							
the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section.							
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 in 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 report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.							
Cash commissions paid 29 925 00							
Value of all accurities							
distributed as compensation ⁴							
Describe terms of warrants, options or other rights 7,481 compensation warrants. The compensation warrants are exercisable on the same terms as the unit warrants.							
Other compensation ⁵ Describe							
Total compensation paid 29,925.00							
Check box if the person will or may receive any deferred compensation (describe the terms below)							
⁴ Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire							
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.							

ITEM 9 - DIRECTORS, EXECU	TIVE OFFICERS	AND PROMOT	ERS OF THE ISS	SUER				
If the issuer is an investment fund	d, do not complete	Item 9. Procced to	Item 10.					
Indicate whether the issuer is any o	f the following (seled	ct the one that appli	es - if more than one	applies, select onl	y one).			
Reporting issuer in any juris	diction of Canada							
Foreign public issuer								
Wholly owned subsidiary of	a reporting issuer i	n any jurisdiction of	Canada ⁶					
Provide nar	ne of reporting issue	ər]
Wholly owned subsidiary of	a foreign public iss	suer ⁶						
Provide name of	foreign public issue	er						
Issuer distributing only eligi	ble foreign securitie	s and the distributio	n is to permitted clie	ents only ⁷				
If the issuer is at least one of the	above, do not com	plete Item 9(a) – (c). Proceed to Item	10.				
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.								
a) Directors, executive officer	s and promoters	of the issuer						
Provide the following information for territory; otherwise state the country.						tate the	province	or
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
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	First given name	Secondary given names	Residential jurisdiction of individual		ationship to promoter one or both if applicable)		
				Province or	D		C	
				country				
				country				

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	Tribe Property Technologies Inc.						
Full legal name	Defer Jim						
	Family name First given name			Secondary given names			
Title	Chief Financial Officer						
Telephone number	6043432601	Email address	jim.defer	.defer@tribetech.com			
Signature	"Jim Defer"	Date	2022	01	24		
			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	Johnson	Saundra			Title	Paralegal	
	Family name	First given name	Secondary	given names			
Name of company	Cassels Brock & Blackw	vell LLP					
Telephone number	7783727659		nail address	sjohnson@c	nnson@cassels.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.