A. General Instructions

1. Filing instructions

An issuer or underwriter that is required to file a report of exempt distribution and pay the applicable fee must file the report and pay the fee as follows:

- In British Columbia through BCSC eServices at http://www.bcsc.bc.ca.
- In Ontario through the online e-form available at http://www.osc.gov.on.ca.
- In all other jurisdictions through the System for Electronic Document Analysis and Retrieval (SEDAR) in accordance with National Instrument 13-101 *System for Electronic Document Analysis and Retrieval (SEDAR)* if required, or otherwise with the securities regulatory authority or regulator, as applicable, in the applicable jurisdictions at the addresses listed at the end of this form.

The issuer or underwriter must file the report in a jurisdiction of Canada if the distribution occurs in the jurisdiction. If a distribution is made in more than one jurisdiction of Canada, the issuer or underwriter may satisfy its obligation to file the report by completing a single report identifying all purchasers, and file the report in each jurisdiction of Canada in which the distribution occurs. Filing fees payable in a particular jurisdiction are not affected by identifying all purchasers in a single report.

In order to determine the applicable fee in a particular jurisdiction of Canada, consult the securities legislation of that jurisdiction.

2. Issuers located outside of Canada

If an issuer located outside of Canada determines that a distribution has taken place in a jurisdiction of Canada, include information about purchasers resident in that jurisdiction only.

3. Multiple distributions

An issuer may use one report for multiple distributions occurring within 10 days of each other, provided the report is filed on or before the 10th day following the first distribution date. However, an investment fund issuer that is relying on the exemptions set out in subsection 6.2(2) of NI 45-106 may file the report annually in accordance with that subsection.

4. References to purchaser

References to a purchaser in this form are to the beneficial owner of the securities.

However, if a trust company, trust corporation, or registered adviser described in paragraph (p) or (q) of the definition of "accredited investor" in section 1.1 of NI 45-106 has purchased the securities on behalf of a fully managed account, provide information about the trust company, trust corporation or registered adviser only; do not include information about the beneficial owner of the fully managed account.

5. References to issuer

References to "issuer" in this form include an investment fund issuer and a non-investment fund issuer, unless otherwise specified.

6. Investment fund issuers

If the issuer is an investment fund, complete Items 1-3, 6-8, 10, 11 and Schedule 1 of this form.

7. Mortgage investment entities

If the issuer is a mortgage investment entity, complete all applicable items of this form other than Item 6.

8. Language

The report must be filed in English or in French. In Québec, the issuer or underwriter must comply with linguistic rights and obligations prescribed by Québec law.

9. Currency

All dollar amounts in the report must be in Canadian dollars. If the distribution was made or any compensation was paid in connection with the distribution in a foreign currency, convert the currency to Canadian dollars using the daily noon exchange rate of the Bank of Canada on the distribution date. If the distribution date occurs on a date when the daily noon exchange rate of the Bank of Canada is not available, convert the currency to Canadian dollars using the most recent closing exchange rate of the Bank of Canada available before the distribution date. For investment funds in continuous distribution, convert the currency to Canadian dollars using the average daily noon exchange rate of the Bank of Canada for the distribution period covered by the report.

If the Bank of Canada no longer publishes a daily noon exchange rate and closing exchange rate, convert foreign currency using the daily single indicative exchange rate of the Bank of Canada in the same manner described in each of the three scenarios above.

If the distribution was not made in Canadian dollars, provide the foreign currency in Item 7(a) of the report.

10. Date of information in report

Unless otherwise indicated in this form, provide the information as of the distribution end date.

11. Date of formation

For the date of formation, provide the date on which the issuer was incorporated, continued or organized (formed). If the issuer resulted from an amalgamation, arrangement, merger or reorganization, provide the date of the most recent amalgamation, arrangement, merger or reorganization.

12. Security codes

Wherever this form requires disclosure of the type of security, use the following security codes:

Security code	Security type
BND	Bonds
CER	Certificates (including pass-through certificates, trust certificates)
CMS	Common shares
CVD	Convertible debentures
CVN	Convertible notes
CVP	Convertible preferred shares
DEB	Debentures
FTS	Flow-through shares
FTU	Flow-through units
LPU	Limited partnership units
NOT	Notes (include all types of notes except convertible notes)
OPT	Options
PRS	Preferred shares
RTS	Rights
UBS	Units of bundled securities (such as a unit consisting of a common share and a warrant)
UNT	Units (exclude units of bundled securities, include trust units and mutual <i>fund units</i>)
WNT	Warrants
ОТН	Other securities not included above <i>(if selected, provide details of security type in Item 7d)</i>

B. Terms used in the form

1. For the purposes of this form:

"designated foreign jurisdiction" means Australia, France, Germany, Hong Kong, Italy, Japan, Mexico, the Netherlands, New Zealand, Singapore, South Africa, Spain, Sweden, Switzerland or the United Kingdom of Great Britain and Northern Ireland;

"eligible foreign security" means a security offered primarily in a foreign jurisdiction as part of a distribution of securities in either of the following circumstances:

- (a) the security is issued by an issuer
 - (i) that is incorporated, formed or created under the laws of a foreign jurisdiction,
 - (ii) that is not a reporting issuer in a jurisdiction of Canada,
 - (iii) that has its head office outside of Canada, and
 - (iv) that has a majority of the executive officers and a majority of the directors ordinarily resident outside of Canada;

(b) the security is issued or guaranteed by the government of a foreign jurisdiction;

"foreign public issuer" means an issuer where any of the following apply:

- (a) the issuer has a class of securities registered under section 12 of the 1934 Act;
- (b) the issuer is required to file reports under section 15(d) of the 1934 Act;
- (c) the issuer is required to provide disclosure relating to the issuer and the trading in its securities to the public, to security holders of the issuer or to a regulatory authority and that disclosure is publicly available in a designated foreign jurisdiction;

"legal entity identifier" means a unique identification code assigned to the person

- (a) in accordance with the standards set by the Global Legal Entity Identifier System, or
- (b) that complies with the standards established by the Legal Entity Identifier Regulatory Oversight Committee for pre-legal entity identifiers;

"permitted client" has the same meaning as in National Instrument 31-103 *Registration Requirements, Exemptions and Ongoing Registrant Obligations*;

"SEDAR profile" means a filer profile required under section 5.1 of National Instrument 13-101 *System for Electronic Document Analysis and Retrieval (SEDAR)*.

- 2. For the purposes of this form, a person is connected with an issuer or an investment fund manager if either of the following applies:
 - (a) one of them is controlled by the other;
 - (b) each of them is controlled by the same person.

Form 45-106F1 Report of Exempt Distribution

IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT

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 investment fund) Underwriter
ITEM 3 - ISSUER NAME AND OTHER IDENTIFIERS
Provide the following information about the issuer, or if the issuer is an investment fund, about the fund.
Full legal name ApartmentLove Inc.
Previous full legal name
If the issuer's name changed in the last 12 months, provide most recent previous legal name.
Website www.apartmentlove.com (if applicable)
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 identifier

ITEM 4 - UNDERWRITER INFORMATION

If an underwriter is completing the report, provide the underwriter's full legal name and firm National Registration Database (NRD) number.

Full legal name									
Firm NRD number	(if applicable)								
If the underwriter does not	If the underwriter does not have a firm NRD number, provide the head office contact information of the underwriter.								
Street address									
Municipality [Province/State								
Country	ry Postal code/Zip code								
Telephone number	Website (i	f applicable)							

ITEM 5 - ISSUER INFORMATION							
If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6.							
a) Primary industry							
Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that corresponds to the issuer's primary business activity. For more information on finding the NAICS industry code go to Statistics Canada's NAICS industry search tool .							
NAICS industry code 5 3 1 3 9	9 0						
If the issuer is in the mining industry , indicate the stage of operations. This does not app 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 fo	ollowing? If yes, select all that apply.						
Mortgages Real estate Commercial/business de	bt Consumer debt Private companies						
b) Number of employees							
Number of employees: X 0 - 49 50 - 99 100 -	- 499 500 or more						
c) SEDAR profile number							
Does the issuer have a SEDAR profile?							
No X Yes If yes, provide SEDAR profile number	er 0 0 0 4 8 0 5 7						
If the issuer does not have a SEDAR profile complete Item 5(d) - (h).							
d) Head office address							
Street address Suite 1600, 421 7 Avenue SW	Province/State AB						
Municipality Calgary	Postal code/Zip code T2P 4K9						
Country Canada	Telephone number 6472729702						
e) Date of formation and financial year-end							
Date of formation 2015-01-19 Financial yea	ar-end 12 31 MM DD						
f) Reporting issuer status							
Is the issuer a reporting issuer in any jurisdiction of Canada? X No	Yes						
If yes, select the jurisdictions of Canada in which the issuer is a reporting issuer.							
	□ NT						
	TYT						
g) Public listing status							
If the issuer has a CUSIP number, provide below (first 6 digits only)							
CUSIP number 0 3 7 5 0 A							
If the issuer is publicly listed, provide the names of all exchanges on which its securities are listed. Include only the names of exchanges for which the issuer has applied for and received a listing, which excludes, for example, automated trading systems.							
Exchange names							
h) Size of issuer's assets							
Select the size of the issuer's assets for its most recent financial year-end (Canadian \$). If the issuer has not existed for a full financial year, provide the size of the issuer's assets at the distribution end date.							
X \$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 manager information						
Full legal name						
Firm NRD Number						
	er 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 investme						
Type of investment fund that i	most accurately identifies the issuer (select only one).					
Money market	Equity Fixed income					
Balanced	Alternative strategies Other (describe)					
	of the following apply to the investment fund.					
	in other investment fund issuers					
Is a UCITs Fund	stment of Transferable Securities funds (UCITs Funds) are investment funds regulated by the European Union (EU) directives that allow					
collective investment schemes to op	perate throughout the EU on a passport basis on authorization from one member state.					
c) Date of formation	n and financial year-end of the investment fund					
Date of formation	Financial year-end					
d) Reporting issuer	YYYY MM DD MM DD status of the investment fund MM DD MM MM DD MM MM					
	rting issuer in any jurisdiction of Canada? No Yes					
	of Canada in which the investment fund is a reporting issuer.					
	AB BC MB NB NL NT					
	us of the investment fund					
	CUSIP number, provide below (first 6 digits only).					
CUSIP number						
If the investment fund is publicly listed, provide the names of all exchanges on which its securities are listed. Include only the names of exchanges for which the investment fund has applied for and received a listing, which excludes, for example, automated trading systems.						
Exchange names						
f) Net asset value (I	NAV) of the investment fund					
Select the NAV range of the in	nvestment 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 \$500N	A \$500M to under \$1B \$1B or over Date of NAV calculation:					

ITEM 7 - INFORMATION ABOUT THE DISTRIBUTION

If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include in Item 7 and Schedule 1 information about purchasers resident in that jurisdiction of Canada only. Do not include in Item 7 securities issued as payment of commissions or finder's fees, which should be disclosed in Item 8. The information provided in Item 7 must reconcile with the information provided in Schedule 1 of the report.										
a) Currency										
Select the currency	or currencies in whic	ch the distrib	ution was made	e. All dollar amo	unts prov	ided in t	the report m	ust be in Canadia	n dollars.	
X Canadia	n dollar 🗌 U	S dollar	Euro	o Othe	r (describ	e)				
b) Distributio	on date(s)									
as both the start an	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 [20	19-12-31				End date	e 201	9-12-31	
		YY	YY MM DD					YYYY	Y MM DD	
c) Detailed	purchaser inform	ation								
Complete Sched	lule 1 of this for	m for each	purchaser a	nd attach the	schedu	le to th	e complet	ed report.		
d) Types of	securities distrib	uted								
Provide the followin Instructions for how distributed.	ng information for a v to indicate the sec	ll distribution urity code. If	ns that take pla providing the C	ce in a jurisdictio CUSIP number, ir	on of Can adicate th	ada on a e full 9-a	a per securit digit CUSIP i	y basis. Refer to Po number assigned t	art A of the to the security being	
		,						Canadian \$		
Security code	CUSIP number (if applicable)		Description of sec	curity	Number securitie		ngle or lowes price	t Highest price	Total amount	
+ CMS (Common sh	03750A103	2402	Common Sha	res	6,769,9	61	0.1000	0.1000	676,996.10	
e) Details	of rights and conv	vertible/exc	hangeable se	ecurities						
securities were distr	arrants, options) we ributed, provide the	conversion ro Exercis	atio and describ e price		ns for eac		rtible/exchai		cchangeable	
Security code	Underlying security code	(Canad Lowest	dian \$) Highest	(YYYY-MM-DI		ratio		ibe other terms (if a	pplicable)	
+										
f) Summ	ary of the distribu	ition by juris	diction and e	exemption						
purchaser resides a distribution in a jur This table requires	ar amount of securit nd for each exempti isdiction of Canada, a separate line item	ion relied on , include distr for: (i) each j	in Canada for t ibutions to pur iurisdiction whe	that distribution. chasers resident ere a purchaser i	However in that ju resides, (ii,	; if an is irisdictio) each ei	suer located n of Canada xemption rel	outside of Canad only. lied on in the juris	a completes a diction where a	
purchaser resides, i jurisdiction.	f a purchaser reside.	s in a jurisdic	tion of Canada	, and (iii) each e	xemption	relied o	n in Canada	n, if a purchaser re	sides in a foreign	
For jurisdictions wit	thin Canada, state ti	he province o	r territory, othe	erwise state the o	country.					
Province or country	_	Exen	nption relied on				hber of hasers	Total amount (C	canadian \$)	
Alberta NI 45-106 2.3 [Accredited investor] 1 250,000.00						50,000.00				
Alberta NI 45-106 2.5 [Family, friends and business associates]						21 21	11	1	02,335.10	
							33,161.00			
+ BC	NI 45-106 2.5	[Family, fr	iends and b	usiness asso	ociates]		4	1	06,500.00	
+ BC + BC + Ontario	NI 4	5-106 2.3	[Accredited	investor]			2	1	85,000.00	
+						er In				

	Province or country	Exemption relied on	Number of purchasers	Total amount (Canadian \$)
	+ -			
	+			
Ľ	+			
- 14	+			
	+			
		Total dollar amount of se	curities distributed	676,996.10
		Total number of unique purchasers ²	19	

²In calculating the total number of unique purchasers to which the issuer distributed securities, count each purchaser only once, regardless of whether the issuer distributed multiple types of securities to, and relied on multiple exemptions for, that purchaser.

g) Net proceeds to the investment fund by jurisdiction

If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides.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)	
Investor Presentation	2019-07-26	Y	2019-07-26	
Company Overview	2019-07-26	Y	2019-07-26	

ITEM 8 - COMPENSATION INFORMATION							
Provide information for each person (as defined in NI 45-106) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. Complete additional copies of this page if more than one person was, or will be, compensated.							
Indicate whether any compensation was paid, or will be paid, in connection with the distribution.							
Yes If yes, indicate number of persons compensated. 1							
a) Name of person compensated and registration status							
Indicate whether the person compensated is a registrant.							
No							
If the person compensated is an individual, provide the name of the individual.							
Full legal name of individual Davidson George John							
Family name First given name Secondary given names If the person compensated is not an individual, provide the following information. Secondary given names							
Full legal name of non-individual							
Firm NRD number (if applicable)							
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal.							
No							
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 504 - 1313 13 Avenue SW							
Municipality Calgary Province/State AB							
Country Canada Postal code/Zip code T3C 3S1							
Email address gdavidson@apartmentlove.d Telephone number 4038271085							
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)							
Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section.	June						
Connected with the issuer or investment fund manager							
Insider of the issuer (other than an investment fund)							
Director or officer of the investment fund or investment fund manager							
Employee of the issuer or investment fund manager							
None of the above							
d) Compensation details							
Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in							
Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for service	ces						
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, inte allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.	rnal						
Cash commissions paid 800.00							
Value of all securities distributed as Security code 2 Security code 3							
compensation ⁴ 0.00 Security codes							
Describe terms of warrants, options or other rights							
Other compensation ⁵ 0.00 Describe							
Total compensation paid 800.00							
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, <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. Add Iter	n 8						

ITEM 8 - COMPENSATION INFORMATION							
Provide information for each person (as defined in NI 45-106) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. Complete additional copies of this page if more than one person was, or will be, compensated.							
Indicate whether any compensation was paid, or will be paid, in connection with the distribution.							
No If yes, indicate number of persons compensated.							
a) Name of person compensated and registration status							
Indicate whether the person compensated is a registrant.							
No							
If the person compensated is an individual, provide the name of the 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							
Firm NRD number (if applicable)							
Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal.							
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							
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.							
Connected with the issuer or investment fund manager							
Insider of the issuer (other than an investment fund)							
Director or officer of the investment fund or investment fund manager							
Employee of the issuer or investment fund manager							
None of the above							
d) Compensation details							
Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts 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							
Value of all security code 2 Security code 2 Security code 3 Security code 2 Security code 3							
Describe terms of warrants, options or other rights							
Other compensation ⁵ Describe							
Total compensation paid							
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. Add Item 8							

ITEM 9 - DIRECTORS, EXECUTIVE OFFICERS AND PROMOTERS OF THE ISSUER										
If the issuer is an investment fund, do not complete Item 9. Proceed to Item 10.										
Indicate whether the issuer is any of the following (select all that apply).										
Reporting issuer in any jurisdiction of Canada										
Foreign public issuer										
	Wholly owned subsidiary of a reporting issuer in any jurisdiction of Canada ⁶									
	Provide name of reporting issuer									
	Wholly owned subsidiary of a foreign public issuer ⁶									
	Provide name of foreign public issuer									
	Issuer distributing el	igib l e foreign se	curities on l y to	permitted clients ⁷						
lf t	he issuer is at least one of th	ie above, do no	t complete Ite	m 9(a) - (c). Proc	reed to Item 10.					
	issuer is a wholly owned subsidiary ed by its directors, are beneficially o					ecurities, othe	er than secur	ities that are req	uired by law to be	
	eck this box if it applies to the currer ign security" and "permitted client" ir			previous distributions	of other types of securitie	s to non-perm	itted clients. I	Refer to the defi	nitions of "eligible	
	X If the issuer is non	e of the above,	check this bo	ox and complete l	ltem 9(a) - (c).					
	a) Directors, executive	officers and pr	omoters of th	ne issuer						
Pro	vide the following information	for each director	r, executive offi	cer and promoter o	of the issuer. For locat	ons within (Canada, sta	ite the provin	ce or territory,	
	erwise state the country. For "F									
	Organization or company name	Family name	First given name	Secondary given names	Business location of non-individual or residential jurisdiction of individual		ionship to iss ct all that ap			
					Province or country	D	0	Р		
	ApartmentLove Inc.	Davidson	Trevor	Allan	BC	x	x	x		
	ApartmentLove Inc.	Davidson	George	John	Alberta	x	x	x		
	ApartmentLove Inc.	Doublet	Philip		BC	x				
	 ApartmentLove Inc. ApartmentLove Inc. ApartmentLove Inc. ApartmentLove Inc. ApartmentLove Inc. 	Korman	lan		ON	x				
	ApartmentLove Inc.	Thompson	Brian		AB	x				
	ApartmentLove Inc.	Bryant	Murray		ON	x				
	ApartmentLove Inc.	MacMillan	Scott		ON	X				
	b) Promotor information									
15.0	b) Promoter information		novide the C. I.	uine inferme († 1	ing and store of	vegette. "	lines - f. il		le esti-	
	ne promoter listed above is not hin Canada, state the province									
Residential jurisdiction of										
,	Organization or company name Family name First given name Secondary given names Relationship to promoter (select one or both if applicable)									
					Province or country	C)	0	-	
	+									
	c) Residential address of each individual									
Co	Complete Schedule 2 of this form providing the full residential address for each individual listed in Item 9(a) and (b) and attach									
	to the completed report. Schedule 2 also requires information to be provided about control persons.									

ITEM 10 - CERTIFICATION

Provide the following certification and business contact information of an officer or director of the issuer or underwriter. If the issuer or underwriter is not a
company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report
may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund
manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by
the investment fund.

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

Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the name of the signatory is also in typed form.

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

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

Full Legal name	Davidson	Trevor	Allan
	Family name	First given name	Secondary given names
Title	President & CEO		
Name of issuer/underwriter/ investment fund manager			
Telephone number	6472729702	Email address td	avidson@apartmentlove.com
Signature	Trevor Davidson	Date	2021-08-03
			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.

X Same as inc	Same as individual certifying the report								
Full legal name	Davidson	Trevor	Allan		Title Presi	ident & CEO			
	Family name	First given nam	e Secondary giver	n names					
Name of company	ApartmentLove Inc.								
Telephone number	6472729702		Email address	tdavids	on@apartme	ntlove.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 Schedule 1 or 2, that this information is being collected by the securities regulatory author 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	-				

b) has authorized the indirect collection of the information by the securities regulatory authority or regulator.

regulatory authority's or regulator's indirect collection of the information, and

SCHEDULE 1 TO FORM 45-106F1 (CONFIDENTIAL PURCHASER INFORMATION)

Schedule 1 must be filed in the format of an Excel spreadsheet in a form acceptable to the securities regulatory authority or regulator.

The information in this schedule 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.

a) General information (provide only once)

- 1. Name of issuer
- 2. Certification date (YYYY-MM-DD)

Provide the following information for each purchaser that participated in the distribution. For each purchaser, create separate entries for each distribution date, security type and exemption relied on for the distribution.

b) Legal name of purchaser

- 1. Family name
- 2. First given name
- 3. Secondary given names
- 4. Full legal name of non-individual (*if applicable*)

c) Contact information of purchaser

- 1. Residential street address
- 2. Municipality
- 3. Province/State
- 4. Postal code/Zip code
- 5. Country
- 6. Telephone number
- 7. Email address (*if available*)

d) Details of securities purchased

- 1. Date of distribution (YYYY-MM-DD)
- 2. Number of securities
- 3. Security code
- 4. Amount paid (Canadian \$)

e) Details of exemption relied on

- 1. Rule, section and subsection number
- 2. If relying on section 2.3 [*Accredited investor*] of NI 45-106, provide the paragraph number in the definition of "accredited investor" in section 1.1 of NI 45-106 that applies to the purchaser. (*select only one*)
- 3. If relying on section 2.5 [Family, friends and business associates] of NI 45-106, provide:
 - a. the paragraph number in subsection 2.5(1) that applies to the purchaser (*select only one*); and
 b. if relying on paragraphs 2.5(1)(b) to (i), provide:
 - i. the name of the director, executive officer, control person, or founder of the issuer or affiliate of the issuer claiming a relationship to the purchaser. (*Note: if Item 9(a) has been completed, the name of the director, executive officer or control person must be consistent with the name provided in Item 9 and Schedule 2.*)
 - ii. the position of the director, executive officer, control person, or founder of the issuer or affiliate of the issuer claiming a relationship to the purchaser.
- 4. If relying on subsection 2.9(2) or, in Alberta, New Brunswick, Nova Scotia, Ontario, Québec, or Saskatchewan, subsection 2.9(2.1) [*Offering memorandum*] of NI 45-106 and the purchaser is an eligible investor, provide the paragraph number in the definition of "eligible investor" in section 1.1 of NI 45-106 that applies to the purchaser. (*select only one*)

f) Other information

- 1. Is the purchaser a registrant? (Y/N)
- 2. Is the purchaser an insider of the issuer? (Y/N) (not applicable if the issuer is an investment fund)
- 3. Full legal name of person compensated for distribution to purchaser. *If the person compensated is a registered firm, provide the firm NRD number only.* (*Note: the name must be consistent with name of the person compensated as provided in Item 8.*)

INSTRUCTIONS FOR SCHEDULE 1

Any securities issued as payment for commissions or finder's fees must be disclosed in Item 8 of the report, not in Schedule 1.

Details of exemption relied on - When identifying the exemption the issuer relied on for the distribution to each purchaser, refer to the rule, statute or instrument in which the exemption is provided and identify the specific section and, if applicable, subsection or paragraph. For example, if the issuer is relying on an exemption in a National Instrument, refer to the number of the National Instrument, and the subsection or paragraph number of the specific provision. If the issuer is relying on an exemption in a local blanket order, refer to the blanket order by number.

For exemptions that require the purchaser to meet certain characteristics, such as the exemption in section 2.3 [Accredited investor], section 2.5 [Family, friends and business associates] or subsection 2.9(2) or, in Alberta, New Brunswick, Nova Scotia, Ontario, Québec, or Saskatchewan, subsection 2.9(2.1) [Offering memorandum] of NI 45-106, provide the specific paragraph in the definition of those terms that applies to each purchaser.

Reports filed under paragraph 6.1(1)(j) [*TSX Venture Exchange offering*] of NI 45-106 - For reports filed under paragraph 6.1(1)(j) [*TSX Venture Exchange offering*] of NI 45-106, Schedule 1 needs to list the total number of purchasers by jurisdiction only, and is not required to include the name, residential address, telephone number or email address of the purchasers.

SCHEDULE 2 TO FORM 45-106F1 (CONFIDENTIAL DIRECTOR, EXECUTIVE OFFICER, PROMOTER AND CONTROL PERSON INFORMATION)

Schedule 2 must be filed in the format of an Excel spreadsheet in a form acceptable to the securities regulatory authority or regulator.

Complete the following only if Item 9(a) is required to be completed. This schedule also requires information to be provided about control persons of the issuer at the time of the distribution.

The information in this schedule 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.

a) General information (provide only once)

- 1. Name of issuer
- 2. Certification date (YYYY-MM-DD)

b) Business contact information of Chief Executive Officer (if not provided in Item 10 or 11 of report)

- 1. Email address
- 2. Telephone number

c) Residential address of directors, executive officers, promoters and control persons of the issuer

Provide the following information for each individual who is a director, executive officer, promoter or control person of the issuer at the time of the distribution. If the promoter or control person is not an individual, provide the following information for each director and executive officer of the promoter and control person. (Note: names of directors, executive officers and promoters must be consistent with the information in Item 9 of the report, if required to be provided.)

- 1. Family name
- 2. First given name
- 3. Secondary given names
- 4. Residential street address
- 5. Municipality
- 6. Province/State
- 7. Postal code/Zip code
- 8. Country
- 9. Indicate whether the individual is a control person, or a director and/or executive officer of a control person (*if applicable*)

d) Non-individual control persons (if applicable)

If the control person is not an individual, provide the following information. For locations within Canada, state the province or territory, otherwise state the country.

- 1. Organization or company name
- 2. Province or country of business location

Questions:

Refer any questions to:

Alberta Securities Commission

Suite 600, 250 - 5th Street SW Calgary, Alberta T2P 0R4 Telephone: (403) 297-6454 Toll free in Canada: 1-877-355-0585 Facsimile: (403) 297-2082

British Columbia Securities Commission

P.O. Box 10142, Pacific Centre
701 West Georgia Street
Vancouver, British Columbia V7Y 1L2
Inquiries: (604) 899-6581
Toll free in Canada: 1-800-373-6393
Facsimile: (604) 899-6581
Email: inquiries@bcsc.bc.ca

The Manitoba Securities Commission

500 - 400 St. Mary Avenue Winnipeg, Manitoba R3C 4K5 Telephone: (204) 945-2548 Toll free in Manitoba 1-800-655-5244 Facsimile: (204) 945-0330

Financial and Consumer Services Commission (New Brunswick)

85 Charlotte Street, Suite 300 Saint John, New Brunswick E2L 2J2 Telephone: (506) 658-3060 Toll free in Canada: 1-866-933-2222 Facsimile: (506) 658-3059 Email: info@fcnb.ca

Government of Newfoundland and Labrador

Financial Services Regulation Division P.O. Box 8700 Confederation Building 2nd Floor, West Block Prince Philip Drive St. John's, Newfoundland and Labrador A1B 4J6 Attention: Director of Securities Telephone: (709) 729-4189 Facsimile: (709) 729-6187

Government of the Northwest Territories Office of the Superintendent of Securities

P.O. Box 1320 Yellowknife, Northwest Territories X1A 2L9 Attention: Deputy Superintendent, Legal & Enforcement Telephone: (867) 920-8984 Facsimile: (867) 873-0243

Nova Scotia Securities Commission

Suite 400, 5251 Duke Street Duke Tower P.O. Box 458 Halifax, Nova Scotia B3J 2P8 Telephone: (902) 424-7768 Facsimile: (902) 424-4625

Government of Nunavut Department of Justice

Legal Registries Division P.O. Box 1000, Station 570 1st Floor, Brown Building Iqaluit, Nunavut X0A 0H0 Telephone: (867) 975-6590 Facsimile: (867) 975-6594

Ontario Securities Commission

20 Queen Street West, 22nd Floor Toronto, Ontario M5H 3S8 Telephone: (416) 593- 8314 Toll free in Canada: 1-877-785-1555 Facsimile: (416) 593-8122 Email: exemptmarketfilings@osc.gov.on.ca Public official contact regarding indirect collection of information: Inquiries Officer

Prince Edward Island Securities Office

95 Rochford Street, 4th Floor Shaw Building P.O. Box 2000 Charlottetown, Prince Edward Island C1A 7N8 Telephone: (902) 368-4569 Facsimile: (902) 368-5283

Autorité des marchés financiers

800, Square Victoria, 22e étage C.P. 246, Tour de la Bourse Montréal, Québec H4Z 1G3 Telephone: (514) 395-0337 or 1-877-525-0337 Facsimile: (514) 873-6155 (For filing purposes only) Facsimile: (514) 864-6381 (For privacy requests only) Email: financementdessocietes@lautorite.qc.ca (For corporate finance issuers); fonds_dinvestissement@lautorite.qc.ca (For investment fund issuers)

Financial and Consumer Affairs Authority of Saskatchewan

Suite 601 - 1919 Saskatchewan Drive Regina, Saskatchewan S4P 4H2 Telephone: (306) 787-5879 Facsimile: (306) 787-5899

Government of Yukon Department of Community Services

Law Centre, 3rd Floor 2130 Second Avenue Whitehorse, Yukon Y1A 5H6 Telephone: (867) 667-5314 Facsimile: (867) 393-6251