

**Edmonton Research Park
API's Preferred Sales Agreement Terms and Conditions**

Legal Description	Plan 2420043, Block 2, Lot 9 (First Parcel); and Plan 8120859, Block 2, Lot 5 (Second Parcel) Excepting Thereout All Mines and Minerals
Municipal Address	9430 - 17 Avenue NW and 9404 - 17 Avenue NW
Land Area(s)	9430 - 17 Avenue NW - 3.53 Acres (more or less) 9404 - 17 Avenue NW - <u>3.81 Acres (more or less)</u> Total - 7.34 Acres (more or less)
Current Zoning	BE - Business Employment
Buyer	Applied Pharmaceutical Innovation ("API")
Purchase Price	\$1.00
Closing Date	Q3/Q4, 2026
Conditions Precedent	The sale agreement is conditional on the following conditions: <ul style="list-style-type: none"> • Title Consolidation (City to complete); and • Development Permit and Build-out Condition (First Parcel);
Proposed Use:	To construct a development in alignment with the current zoning and the restrictive covenants registered on title. The restrictive covenants require that a minimum of 15 per cent of the total square feet of the facility would be allocated to biotechnology research and development activity during every calendar year.