

ROHIT COMMUNITIES INC. – TIMBERIDGE AT EDGEMONT

PROMOTIONAL \$15K GIVEAWAY – ALL TREASURE, NO HUNT Contest Rules and Regulations

Open to legal residents of Canada (excluding Quebec) who are of age of majority in their province/territory of residence at the time of entry. Purchase of any Rohit Communities Inc. qualifies for any entry upon the Purchaser submitting an entry to Rohit Communities Inc.

Contest Sponsored and administered by Rohit Group of Companies, 550 - 91 Street Edmonton, Alberta T6X 0V1.

1. **ENTRY PERIOD:** The Rohit Communities Promotional Giveaway Contest (the “**Contest**”) entry period begins Sunday, July 1st, 2018 at 12:00 p.m. Mountain Time (“**MT**”) and ends Wednesday, October 31st, 2018 at 8:00 p.m. (the “**Entry Period**”). A home is not considered purchased until a down payment or deposit has been made, a bill of sale has been signed and all conditions have been met and removed. Any signed conditional deal by Wednesday, October 31st, 2018 has until Friday, November 16th, 2018 to meet and remove conditions.
2. **ELIGIBILITY:** The Contest is open to all Canadian residents excluding residents of Quebec, who have purchased a home from Rohit Communities Inc. during the Entry Period and are the age of majority in their province/territory of residence at the time of entry, except employees, representatives or agents (and (i) their immediate family members and (ii) those with whom such persons are domiciled, whether related or not) of Rohit Group of Companies (the “**Sponsor**”), its parent companies, subsidiaries, affiliates, prize suppliers, dealers, advertising/promotion agencies and any entity involved in the development, production, implementation, or fulfillment of the Contest (collectively, the “**Contest Parties**”). Immediate family members means spouses (including common law spouse), father, mother, son, daughter, brother and sister irrespective of whether they reside.

HOW TO ENTER: There are two (2) ways to enter the Contest (“**Entries**”), as follows:
AUTOMATIC ENTRY WITH PURCHASE: An eligible entrant will automatically earn one entry (the “**Entry**”) when he/she purchases a home (each, an “**Eligible Home**”) from a Participating Home Builder during the Entry Period (each, an “**Eligible Purchase**”), subject to compliance with these Official Contest Rules (the “**Rules**”), including, without limitation, the Entry limits. A Home during the Entry Period, only the first purchase of an Eligible Home during the Entry Period will qualify for an Entry. An eligible entrant is not automatically entered into the Contest but must elect to enter the Contest following an Eligible Purchase by submitting the Entry Form to the Rohit Group of Companies Marketing Department by email at kelsey.lydynuik@rohitgroup.com prior to the end of the applicable Purchase Period. The decisions of the Sponsor with respect to all aspect of this Contest are final and binding on all entrants without right of appeal, including, without limitation, any decisions regarding the eligibility/disqualification of Entries, Eligible Homes, Eligible Purchases and/or entrants.

NO PURCHASE NECESSARY: To obtain (1) Entry without completing an Eligible Purchase, print your first name, last name, telephone number, complete mailing address (including postal code), age and signature on a plain white piece of paper and mail it (in an envelope with sufficient postage), along with a 10,000 word essay in English regarding a unique real estate development investment project (the “**Project**”). The Project can be in any real estate asset class (i.e.

Residential housing, commercial development, etc.) but must be regarding a development located in Edmonton, Alberta. Entrants must provide a photocopy of a valid government issued ID along with submission of the Project. Entrants must either sign a publication release or be willing to sign a publication release to allow Rohit Communities Inc. to use their name, photo, and Project in any marketing and promotional materials. The Project must be the author's own original work and team entries will be rejected. The essay must include, at minimum, the following:

- i. An Economic Analysis of the real estate market the development will be developed in. This must include a current supply/demand analysis and a minimum five (5) year projection into the future from present date;
- ii. A Demographic Analysis of the real estate market the development will be developed in. This must include a minimum five (5) year projection into the future from the present date;
- iii. Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis for the real estate market and development;
- iv. A Marketing and sales plan for the development;
- v. A Valuation Model for the development which must include an Internal Rate of Return (IRR) Calculation, a profit and loss cash flow model over the life of the projection and a discounted cash flow calculation;
- vi. A funding model for the Project, including how the Project will be funded (i.e. what percentage of equity or debt) and the investment returns to each of the funding providers;
- vii. All models, cash flows, etc. must be included in an Appendix to the essay;
- viii. Any materials used from other authors must be cited correctly using MLA formatting;
- ix. The Project must be submitted in Microsoft word format by email to kelsey.lydynuik@rohitgroup.com;
- x. The Project must include a one (1) page summary or resume of the author, which will not count towards the prescribed word limit and must be in a separate Microsoft word document.

Any Project submitted that does not meet the qualifications as set out above may be disqualified at the sole and absolute discretion of the Sponsor.

3. **ENTRY LIMIT:** There is a limit of one (1) Entry and Project. If it is discovered by the Sponsor (using any evidence or other information made available to or otherwise discovered by the Sponsor) that any person has attempted to: (i) obtain or submit more than one (1) Entry or Project during the Entry Period; and/or (ii) use multiple names and/or identities to enter or otherwise participate in or disrupt this Contest; then he/she may be disqualified from the Contest in the sole and absolute discretion of the Sponsor. The Released Parties (defined below) are not responsible for late, lost, misdirected, delayed, incomplete or incompatible Entries (all of which are void).
4. **VERIFICATON:** All Entries, Projects, Eligible Purchases and entrants are subject to verification at any time and for any reason. The Sponsor reserves the right, in its sole and absolute discretion to require proof of identify and/or eligibility (in a form acceptable to the Sponsor - including, without limitation, government issued photo identification): (i) for the purposes of verifying an individual's eligibility to participate in this Contest; (ii) for the purposes of verifying the eligibility and/or legitimacy of an Entry and/or Eligible Purchase or Project for the purposes of this Contest; and/or (iii) for any other reason the Sponsor deems necessary in its sole and absolute discretion, for the purposes of administering this Contest in accordance with these Rules.

5. Failure to provide such proof to the complete satisfaction of the Sponsor in a timely manner may result in disqualification in the sole and absolute discretion of the Sponsor. The sole determinant of the time for the purposes of a valid Entry, Project and Eligible Purchase in this Contest will be the Sponsor's clock.
6. **THE PRIZES AND APPROXIMATE RETAIL VALUE:** There will be a maximum of one (1) prize available to be won. In the event of a confirmed winner who has submitted his or her winning entry automatically with the purchase of an Eligible Home or Project, the applicable Prize consists of a cheque payable to the confirmed first place winner in the amount of \$15,000.00 (inclusive of applicable fees and taxes). The Prize must be accepted as awarded and is not transferable or assignable (except as may be specifically permitted by Sponsor in its sole and absolute discretion). No substitutions except at Sponsor's option. Sponsor reserves the right, in its sole and absolute discretion, to substitute any Prize with a prize or prizes of equal or greater value.
7. **WINNER SELECTION (ONE WINNER) AND ODDS OF WINNING:** At the end of the Contest Entry Period, the Sponsor will collect all legitimate submissions. The draw date is to take place before November 30th, 2018 (the "**Draw Date**"), in Edmonton, Alberta. One (1) eligible entrants will be selected by random draw (a "**Draw**") from among all eligible Entries submitted and received during the Contest Entry in accordance with these Rules and not otherwise disqualified by the Sponsor. The first eligible entrant drawn will be awarded first prize, the second eligible entrant drawn will be awarded second prize, and the third eligible entrant drawn will be awarded third prize. Entries that are not selected will no longer be eligible for reward. The odds of winning depend on the number of eligible Entries submitted and received during the Contest Entry Period in accordance with these Rules.
8. **WINNER NOTIFICATION:** On the Draw Date, the Sponsor or its designated representative will make three (3) attempts to contact the entrants selected on the Draw Date by telephone/email (using the information provided at the time of entry) within the 48 hours immediately following the Draw. If the selected entrant cannot be contacted as indicated above; then he/she may, in the sole and absolute discretion of the Sponsor, be disqualified (and, if disqualified, will forfeit all rights to the applicable Prize) and the Sponsor reserves the right, in its sole and absolute discretion and time permitting, to randomly select an alternate eligible entrant from among the remaining eligible Entries in the applicable Draw (in which case the foregoing provisions of this section shall apply to such newly selected entrant, with the necessary amendments).
9. **WINNER CONFIRMATION:** BEFORE BEING DECLARED A CONFIRMED PRIZE WINNER, each selected entrant will be required to: (a) correctly answer a mathematical skill-testing question without mechanical or other aid; and (b) sign and return within forty-eight (48) hours of notification of the Sponsor's declaration and release form, which (among other things): (i) confirms eligibility and compliance with these Rules; (ii) acknowledges acceptance of the Prize (as awarded); (iii) releases the Contest Parties and each of their respective officers, directors, agents, representative, successors and assigns (collectively, the "**Released Parties**") from any and all liability in connection with this Contest, his/her participation therein and/or the awarded and use/misuse of the applicable Prize or any portion thereof; (iv) agrees to have his/her photo and/or video taken with the Eligible Prize that correspondence to the applicable Prize (each a "**Photo and Video**") on a date and time and at a location specified by the Sponsor (in consultation with the selected entrant); (v) agrees to the publication, reproduction and/or other use of his/her

name, address, voice, statements about the Contest and/or Photo and Video or other likeness without further notice of compensation, in any publicity, promotion or advertisement carried out by or on behalf of the Sponsor. If a selected entrant: (a) fails to correctly answer the skill-testing question; (b) fails to return the properly executed Contest documents within the specified time; (c) cannot accept (or is unwilling to accept) the Prize (as awarded) for any reason; (d) is determined to be in violation of these Rules (all as determined by the Sponsor in its sole and absolute discretion); and/or (e) fails to verify his or her identity as the entrant to the sole satisfaction of the Sponsor, then he/she may, in the sole and absolute discretion of the Sponsor, be disqualified (and, if disqualified, will forfeit all rights to the applicable Prize) and the Sponsor reserves the right, in its sole and absolute discretion and time permitting, to randomly select an alternate eligible entrant from among the remaining eligible Entries in the applicable Draw (in which case the foregoing provisions of this section shall apply to such newly selected entrant, with the necessary amendments).

10. **GENERAL CONDITIONS:** All Entries, including Requests, become the sole property of the Sponsor and will not be returned. This Contest is subject to all applicable federal, provincial and municipal laws. The decisions of the Sponsor with respect to all aspects of this Contest are final and binding on all entrants. By participating in this Contest, you are agreeing to be legally bound by the terms and conditions of these Rules. **ANYONE DETERMINED TO BE IN VIOLATION OF THESE RULES FOR ANY REASON IS SUBJECT TO DISQUALIFICATION IN THE SOLE AND ABSOLUTE DISCRETION OF THE SPONSOR AT ANY TIME.**
11. The Released Parties will not be liable for the failure of any Entry, Eligible Purchase, or other information to be received, captured or recorded for any reason, including weather, mail delivery disruption or unavailability, telephone service disruption or unavailability, strikes, lockouts, or any labour dispute at a Participating Home Builder or other organization or business. Each confirmed prize winner is solely responsible for reporting and paying any taxes, if applicable, relating to the receipt of a Prize.
12. The Sponsor reserves the right to withdraw, amend or suspend this Contest (or to amend these Rules) in any way, in the event of an error, problem, tampering, unauthorized intervention, fraud, failure or any other cause that interferes with the proper conduct or administration of this Contest as contemplated by these Rules. Any attempt to undermine the legitimate operation of this Contest in any way (as determined by the Sponsor in its sole and absolute discretion) is a violation of criminal and civil laws and should such an attempt be permitted by law. The Sponsor reserves the right to cancel, amend or suspend this Contest, or to amend these Rules, in any way without prior notice or obligation in the event of any accident, printing, administrative, or other error of any kind, or for any other reason whatsoever that, in the sole discretion of the Sponsor, is required to preserve the integrity of the Contest. Without limiting the generality of the foregoing, the Sponsor reserves the right, in its sole and absolute discretion, to administer an alternate test of skill as it deems appropriate based on the circumstances and/or to comply with applicable law.
13. Without limiting the permissions to be granted to the Sponsor pursuant to paragraph 9 of these Rules, by entering this Contest, each entrant expressly consents to the Sponsor, its agents and/or representatives, storing, sharing and using the personal information submitted for the purpose of administering the Contest.

14. The Sponsor reserves the right and, otherwise, without prior notice, to adjust any of the dates and/or timeframes stipulated in these Rules, to the extent necessary, for purposes of verifying compliance by any entrant, Entry and Eligible Purchase with these Rules, or as a result of any technical or other problems, or in light of any other circumstances which, in the opinion of the Sponsor, in its sole and absolute discretion, affect the proper administration of the Contest as contemplated in these Rules, or for any other reason. The sole determinant of the time for the purposes of a valid Entry, Project and Eligible Purchase in this Contest shall be the Sponsor's clock.
15. In the event of any discrepancy or inconsistency between the terms and conditions of these Rules and disclosures or other statements contained in any Contest-related materials, including, but not limited to point of sale, television, print or online advertising; the terms and conditions of these Rules shall prevail, govern and control to the fullest extent permitted by the law.