



Sweetlife Flora Biotech Division

CONSTRUCTION TIMELINE & DRAW SCHEDULE

Construction-to-Term Commercial Mortgage Request

Subject Property: 651 Mountain Road, Moncton, New Brunswick

Primary Contractor: Dingley Bros. Enterprises

Purpose of This Document

This document outlines the phased renovation timeline and corresponding draw structure for the construction mortgage, demonstrating how construction risk is managed through defined milestones, inspections, and lender-controlled fund releases.

The proposed structure is intended to align with customary construction-lending practices for owner-occupied commercial renovations.

Contractor Overview

Renovation work is being performed by Dingley Bros. Enterprises, a New Brunswick-based commercial contractor with experience in large-scale renovation and reconstruction projects.

The contractor is responsible for:

- Structural and envelope work
- Coordination of mechanical, electrical, and plumbing trades
- Interior reconstruction and fit-out
- Compliance with municipal and provincial permitting requirements

Supporting contractor documentation is provided directly to lenders as part of supplemental due diligence.

Overall Construction Timeline

The renovation is planned as a single, continuous construction program, progressing from base-building remediation to final occupancy readiness.

At a high level, the project advances through the following stages:

1. Pre-construction and mobilization
2. Structural remediation and roof replacement
3. Mechanical, electrical, and plumbing rough-ins
4. Interior reconstruction and accessibility upgrades

5. Storefront, café, and fixed equipment installation
6. Final inspections, occupancy readiness, and stabilization

The timeline is structured to minimize overlap risk and ensure logical sequencing of work.

Proposed Draw Structure

Construction financing is intended to be advanced through phased draws, subject to lender inspection and verification of completed work.

Draw 1 – Mobilization & Initial Remediation

- Contractor mobilization
- Site preparation
- Initial demolition and structural preparation
- Commencement of roof replacement

Draw 2 – Structural & Envelope Completion

- Completion of roof replacement
- Structural remediation as required
- Weatherproofing and building envelope stabilization

Draw 3 – MEP Rough-In

- Electrical system installation
- Plumbing infrastructure installation
- HVAC system installation
- Integration of systems required for code compliance

Draw 4 – Interior Reconstruction & Accessibility

- Interior framing and finishes
- Fire, safety, and accessibility compliance upgrades
- Preparation of storefront and café areas

Draw 5 – Equipment, Fixtures & Final Build-Out

- Installation of fixed equipment and appliances
- Installation of permanent interior features (including representative living wall)
- Signage installation

Draw 6 – Final Completion & Occupancy Readiness

- Final inspections
- Deficiency correction
- Occupancy readiness and stabilization

Inspection & Control Measures

Each draw is subject to:

- Lender inspection or third-party verification
- Confirmation of work completed to date
- Compliance with approved construction scope and permits

This structure ensures funds are released proportionally to verified progress, limiting exposure to incomplete or unverified work.

Risk Management Considerations

Construction risk is mitigated through:

- Use of a single, experienced general contractor
- Defined scope and sequencing of work
- Lender-controlled draw releases
- Permitted and inspected construction activity

The phased draw approach aligns capital deployment with asset improvement at each stage of renovation.

Relationship to Mortgage Conversion

Completion of the final draw corresponds with:

- Substantial completion of renovations
- Occupancy readiness of the facility
- Transition from construction risk to stabilized operation

This milestone supports conversion of the construction mortgage to a conventional commercial mortgage, subject to lender requirements.

Prepared for evaluation by regulated financial institutions in connection with a construction-to-term commercial mortgage facility.