COMMITMENT TO INVEST – MCARA DBM INDUSTRIAL PORTFOLIO

TO: MMI GROUP INC. ("MMI")

The undersigned (the "**Investor**") acknowledges that:

(a) By way of McAra DMB Industrial Portfolio LP (the "**LP**"), MMI intends to purchase REGINA, SK: 1680 MCARA AVE. & 1681 MCDONALD ST. | DBM PORTFOLIO: SUSSEX, NB; SUDBURY, ON; REGINA, SK, more particularly described in the Confidential Information Notice (the "**CIN**") provided with this Commitment to Invest (the "**Project**"). MMI is seeking investment commitments for limited partner units of the LP (the "**Investment**"), in an approximate aggregate amount of CAD **$4.00MM**

(b) The terms of the Investment, as more particularly described in the CIN, will be substantially as follows:

i. The minimum investment amount is CAD $100,000 per investor.
ii. Cash distributions will be made by the LP in the following order of priority:
   A. to each investor in an amount of 7% of their respective investment (the "**Preferred Return**"). Actual annual distributions will be dependent on available cash flows.
   B. once the Preferred Return is satisfied, to each investor until their investment has been returned in full (the "**Capital Return**").
   C. Once both the Preferred Return and the Capital Return are satisfied, 80% to the investors and 20% to the general partner of the LP; and
iii. the anticipated closing date for the Investment is January 31st, 2027 (the "**Closing Date**"),

(c) MMI intends to circulate to the Investor the existing Subscription Agreement, Limited Partnership Agreement and such other documents as may be deemed necessary for the Project and the LP (collectively, the "**Instruments**"), with such terms and conditions as approved by the general partner of the LP and MMI.

(d) In order to invest, you must be an "accredited investor" under applicable securities laws, and only accredited investors may respond to this investment opportunity. Each investor will be required to provide representations and warranties that they meet the qualifications of an accredited investor under applicable securities laws.

The Investor hereby commits to invest the sum of CAD $_____ in the Project, in consideration for limited partner units of the LP, upon and subject to the terms set forth in the Instruments, and to promptly execute and deliver all required legal documentation in connection therewith prior to the Closing Date.

By signing below, the Investor confirms that it is an accredited investor pursuant to the applicable securities laws, and the Investor acknowledges that the Instruments to be provided will, among other things, describe the foregoing investment risks in more detail. In case of a discrepancy between the terms of this Commitment to Invest and the Instruments, the terms of the Instruments will prevail. This Commitment to Invest may be signed and delivered by electronic means, including by electronic delivery in portable document format (".pdf") or tagged image file format (".tif").

DATED as of the _____day of_____, 2026

Full Legal name of Investor: _____

Legal name of Entity/ Corporation: _____

Signature of Investor: _____

Note: Once signed, please return this Commitment to Invest to MMI at chelsea.hudson@mmigroupinc.ca