

October 1, 2019

Dalal Al-Wahedi

Executive Director, WE Charity

Dear Ms. Al-Wahedi,

By way of background, I specialize in commercial leasing and purchase of real estate assets and have expertise spanning over 30 years in this field. I have been asked to review the past and current real estate transactions for WE Charity to evaluate the following:

1. The soundness of the financial decision making of these past and current transactions.
2. The question whether during this period from 2005-2018, it would have been better to rent vs to buy the properties in question.

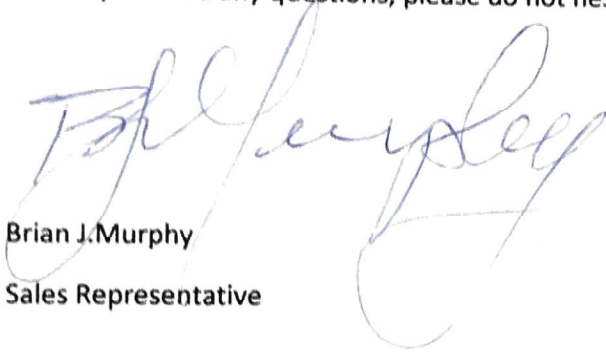
I have carefully reviewed the following:

- Overall evaluation of the property, including square footage, location and other relevant details.
- Purchase price at date of purchase
- Sale price at date of sale
- Sales and closing costs.
- The applicable mortgage rates
- Annual utilities
- Annual property tax
- Annual maintenance
- Associated capital costs spent on improvements.
- Additional factors to consider, including savings from staffing associated costs for residential houses.
- All current and past real estate holdings from 2005-2018.

I have done an analysis and, in my professional opinion:

1. I have been impressed by the quality and the business savvy of your team in the purchase and sale of the associated real estate assets on behalf of the charity.
2. Past properties which have been sold have realized substantive gains, which I understand have been re-invested into properties in your current location on Queen Street East.
3. Current property holdings on Queen Street East are wise and stable investment and will likely outperform the overall GTA market due to the significant gentrification of the region of which they are situated.
4. Based on a financial evaluation of the relevant factors listed above and the overall past and current portfolio, in my professional opinion, it was much more financially advantageous for the charity to pursue a strategy purchase the properties in question, as opposed to rent. Your strategy has been sound and has resulted in significant financial gains for the charity.

Should you have any questions, please do not hesitate to contact me.



Brian J. Murphy  
Sales Representative