GULF & PACIFIC EQUITIES CORP.

MANAGEMENT DISCUSSION AND ANALYSIS

Quarterly Report for the six and three months ended June 30, 2023

This Management Discussion and Analysis ("**MD&A**") of Gulf & Pacific Equities Corp (the "**Company**") provides analysis of the Company's financial results for the six and three months ended June 30, 2023. The following information should be read in conjunction with the accompanying unaudited condensed interim financial statements and the related notes for the six and three months ended June 30, 2023 and the audited financial statements and the related notes for the year ended December 31, 2022.

The unaudited condensed interim financial statements and related notes of the Company have been prepared in accordance with International Financial Reporting Standards ("**IFRS**"). Refer to the Notes of the June 30, 2023 unaudited condensed interim financial statements for disclosure of the Company's significant accounting policies. The Company's functional and reporting currency is the Canadian dollar.

The Company is publicly traded on the TSX Venture Exchange (TSX-V: **GUF**).

International Financial Reporting Standards

The Company's unaudited condensed interim financial statements for the six and three months ended June 30, 2023 and the December 31, 2022 audited financial statements have been prepared in accordance with IFRS as published by the International Accounting Standards Board.

Date of Report

This report is prepared as of August 17, 2023.

Forward Looking Statements

This MD&A includes certain statements that may be deemed "forward-looking statements". All statements in this discussion, other than statements of historical facts, that address the Company's ability to lease vacant property units, collect minimum rents, diversify its tenant base, undertake land intensification projects, refinance loans and mortgages at their maturity, complete accretive acquisitions and other events that impact the growth of the Company are forward-looking statements. Although the Company believes the expectations expressed in such forward-looking statements are based on reasonable assumptions, such statements are not guarantees of future performance, and actual results or developments may differ materially from those in the forward-looking statements. Factors that could cause actual results to differ materially from those in forward-looking statements include interest rates, continued availability of capital and financing, and general economic, market or business conditions. Investors are cautioned that any such statements are not guarantees of future performance and that actual results or developments may differ materially from those projected in the forward-looking statements.

Additional information, including press releases, have been filed electronically through the System for Electronic Document Analysis and Retrieval ("**SEDAR**") and are available online under our profile at www.sedar.com or the Company's website at www.gpequities.com.

Company Overview

The Company was incorporated under the *Business Corporations Act* (Alberta) on April 8, 1998, and on June 17, 1998, filed Articles of Amendment to remove certain private corporation restrictions. The Company is listed on the TSX Venture Exchange (TSX-V: GUF). The Company commenced active operations during the 1999 fiscal year and is focused on the acquisition, management, and development of anchored shopping centres in Western Canada.

The Company's current portfolio consists of three properties located in Alberta. The three properties consist of Tri-City Mall located in Cold Lake, Alberta, with a gross lease area of 149,069 sq. ft., St. Paul Shopping Centre, in St. Paul, Alberta, with a gross lease area of 79,042 sq. ft. and a stand-alone property in Three Hills, Alberta with 8,922 sq. ft. of gross lease area. The Company still holds a vacant lot in Merritt, B.C..

Second Quarter 2023 Highlights

In the second quarter 2023:

- At **Tri-City Mall**, the Company is pleased to report that Pizza Hut opened for business in Building 5 subsequent to the second quarter, and the landlord's work started on Building 2 thereafter. **Telus** is scheduled to open for business in Building 5 in late August, and **Taco Bell** in Building 2 is scheduled to open in late December 2023.

  During the second quarter, **Fire & Flower** applied and obtained protection from their creditors under CCAA proceedings. The tenant is interested in continuing operations at Tri-City Mall, and Company is currently working with the tenant to reach this conclusion.

  The Company is working to secure additional tenants for the new Building 5 and soon-to-be renovated Building 2 and securing lease renewals when due.

- At **St. Paul Shopping Centre**, management is pleased to report that the St. Paul Shopping Centre is fully leased in its current configuration. Leases due have been renewed.

- In **Three Hills**, management completed the landlord's work for the premises during the quarter, with the premises turning over to **Dollarama**. Subsequent to the quarter Dollarama completed the tenant's work, and the premises opened for business in Three Hills.

- In **Merritt**, the Company still holds a vacant lot with nominal value.

- During the quarter, the Company renewed mortgages due with carrying value of $18,080,724 for a term of two years at 6.98%. The Company also closed new financing of $2,000,000 for the landlord's work in Building 2 and general purposes for a term of two years at 6.98%. Lastly, the Company repaid the mortgage on the Three Hills property and secured new financing totalling $1,300,000 for two years at 6.98%.

- The Company has a revolving unsecured loan agreement with Ceyx Properties Ltd. ("**Ceyx**") for up to $6 million at an annual interest rate of 6% with no fixed terms for repayment (the "**Loan**"). As of June 30, 2023, the balance outstanding was $2,147,000.

Overall Performance

<u>Condensed Interim Statements of Financial Position</u>

On the Condensed Interim Statements of Financial Position, total assets were $51,869,392 at June 30, 2023, compared to $48,616,463 as of December 31, 2022. The increase of $3,252,929 in total assets during the six months is primarily due to changes in the value of investment properties, prepaid expenses, offset by the use of funds for construction projects at Tri-City Mall, the landlord's work at Three Hills, and a decrease in accounts receivable.

The Company's cash and cash equivalents balance increased by $1,687,382 during the six months to $1,872,609 at June 30, 2023, from $185,227 as of December 31, 2022. The increase in cash and cash equivalents is mostly due to fund from the refinancing of two properties for construction and landlord's work at Tri-City Mall and at Three Hills, and revenue from the properties, offset by regular property management expenses, mortgage payments, and administration.

Accounts receivable decreased to $458,949 at June 30, 2023, from $499,785 as of December 31, 2022, mostly due to the collection of the Company's outstanding receivables in common area and property taxes.

Total prepaid expenses for the Company increased to $290,876 as of June 30, 2023 from $5,674 as of December 31, 2022, due mostly to property taxes paid in June for the fiscal year.

As at June 30, 2023, the right-of-use asset for the office lease has a remaining balance of $37,977 compared to a balance of $1,645 as at December 31, 2022.

Investment properties increased to $49,110,000 as of June 30, 2023, from $47,830,000 as of December 31, 2022, due to an increase in the fair value in one of the three properties.

Interest receivable of $12,985 as of June 30, 2023 represents the interest due to management's investment of funds during the construction period.

The Company holds common shares of a related company. The value of the shares is $32,544 as of June 30, 2023 compared to $40,680 as of December 31, 2022.

Other assets represent the value of shares held in several credit unions.

With respect to liabilities, accounts payable and accrued liabilities increased to $2,832,622 as of June 30, 2023, from $2,824,931 as of December 31, 2022, due to increased activities related to construction during the six months, and normal operations such as property taxes, common area expenses, and loan interest.

Mortgages payable increased to $23,657,172 as of June 30, 2023, from $21,122,881 as of December 31, 2022, due to refinancing mortgages during the six months for use at Tri-City Mall and Three Hills.

As at June 30, 2023, the lease liability for the office lease has a remaining balance of $38,517 compared to a balance of $1,865 as at December 31, 2022.

As of June 30, 2023, the Company had an outstanding loan obligation of $2,147,000 from a related corporation, Ceyx Properties Ltd. The loan is unsecured, with access to a maximum value of up to $6,000,000 and interest payable of 6% per annum. Interest is accrued but not compounded. The companies are related by virtue of the fact that they have the same President. The related corporation is not a subsidiary.

Government loan payable represents a COVID-19 government loan due December 31, 2023. The difference between the amount received in cash and the related fair value was recognized as a government grant on the statements of income and comprehensive income. The value of the loan is $39,036 as at June 30, 2023.

The deferred income tax liability of $1,715,000 as of June 30, 2023, represents the Company's future obligations due to temporary differences between the accounting basis and the tax basis of the assets and liabilities, and tax loss carry forwards.

Total liabilities increased to $30,429,347 as of June 30, 2023, from $27,794,772 as of December 31, 2022. This increase is primarily due to the refinancing or mortgages offset by normal payments of interest and principal.

Shareholders' equity was $21,440,045 as of June 30, 2023, compared to $20,821,691 as of December 31, 2022. The increase in shareholder's equity was due mostly to an increase in the fair value of the properties and from rental revenue, common area and property taxes recoveries, offset by repayment of mortgages.

Condensed Interim Statements of Income and Comprehensive Income

For the quarter ended June 30, 2023, revenue increased to $1,072,388 from $1,007,691 for the quarter ended June 30, 2022. The increase was primarily due to increases in rent, step rent in the quarter, and common area & realty tax recoveries.

Accordingly, rental income increased by $19,044 or 2.73% as a result of increases in rent and percentage rent by some tenants. Step rent revenue changed from negative $13,261 in the quarter ended June 30, 2022, to $7,720 in the quarter ended June 30, 2023, a non-cash amount representing the straight-line recognition of the future rent increase for the new leases. Common area and realty tax recoveries increased by $24,672 or 7.625% for the quarter compared to the same period last year, due mostly to the increase common area and realty taxes recoverable from tenants.

Expenses for the quarter increased to $1,161,485 as of June 30, 2023, from $1,048,284 for the quarter ended June 30, 2022, an increase of $113,201 or 10.8%. The primary reason for the increase in expenses is higher interest payments from the refinancing, activities related to the preliminary construction work and related costs associated with securing the financing and new tenants, offset by decreases in operating costs and realty taxes in the same period in 2022.

Specifically, there was an increase in interest of $129,507 or 42.0% in the quarter compared to the same period in 2022. Decreases in operating costs and realty taxes of $33,977 or 6.48% are due mainly to higher expenses in the quarter in 2022 for work related to the construction of the pad site in 2022. Administration expenses increased by $14,693 or 6.98% mostly due to professional fees associated with the new tenants. Otherwise, administration expenses remain stable.

Overall, within the normal operations of the Company, expenses are holding steady, and management remains focused on controlling costs and operating efficiently.

Net income before unrealized gain, government grant, fair value adjustment, other income and income taxes for the quarter ended June 30, 2023, was a loss of $89,097 compared to a loss of $40,593 for the quarter ended June 30, 2022. As a result, basic and diluted net income per share before unrealized gain, government grant, fair value adjustment, other income and income taxes was $Nil per share for the quarter ended June 30, 2023, and $Nil for the quarter ended June 30, 2022.

Net income and comprehensive income for the quarter ended June 30, 2023, was $510,336 compared to $21,947 for the quarter ended June 30, 2022. As a result, basic net income per share was $0.02 for the quarter ended June 30, 2023, compared to basic net income per share of $Nil per share for the quarter ended June 30, 2022. Diluted net income per share was $0.02 for the quarter ended June 30, 2023 and $Nil per share for the quarter ended June 30, 2022.

Condensed Interim Statements of Cash Flow

On the Condensed Interim Statements of Cash Flow, cash provided by operations totalled $274,962 for the six months ended June 30, 2023, compared to cash provided by operations of $1,367,937 for the six months ended June 30, 2022. The decrease in cash provided by operating activities was primarily due to working capital adjustments for the increase in accounts payable and accrued liabilities as of June 30, 2023.

Financing activities for the six months ended June 30, 2023, recorded funds provided of $1,963,448 compared to funds provided of $1,898,076 for the six months ended June 30, 2022.

Investing activities for the six months ended June 30, 2023, recorded funds used of $551,028 compared to funds used of $905,119 for the same period last year.

As at June 30, 2023, the Company had cash and cash equivalents of $1,872,609 compared to cash and cash equivalents of $185,227 as at December 31, 2022.

Selected Annual Information

The following selected financial data for each of the three most recently completed financial years are derived from the audited annual financial statements of the Company, which were prepared in accordance with International Financial Reporting Standards ("IFRS") and presented for the years ended December 31, 2022, 2021 and 2020.

For the Years Ended December 31,	**2022**	**2021**	**2020**
	$	$	$
Revenue	4,215,751	3,965,397	3,749,518
Net Income (Loss) before fair value adjustment, other income items and income taxes	170,142	306,736	174,443
Net Income (Loss) before fair value adjustment, other income items and income taxes, per share - basic and diluted	0.01	0.01	0.01
Net Income (Loss) and Comprehensive Income (Loss)	1,573,065	4,390,010	431,610
Net Income (Loss) and Comprehensive Income (Loss), per share - basic	0.07	0.21	0.02
Net Income (Loss) and Comprehensive Income (Loss), per share - diluted	0.07	0.21	0.02
Total Assets	48,616,463	44,080,522	40,125,307
Total Liabilities	27,794,772	24,831,896	25,401,199
Cash Dividends	-	-	-

Summary of Quarterly Results

The following selected financial data are derived from the unaudited quarterly financial statements of the Company, which were prepared in accordance with IFRS for the results from July 1, 2021 to June 30, 2023.

	2023		2022				2021	
For the Quarters Ended	**Jun 30**	**Mar 31**	**Dec 31**	**Sep 30**	**Jun 30**	**Mar 31**	**Dec 31**	**Sep 30**
	$	$	$	$	$	$	$	$
Revenue (i)	1,072,388	975,248	1,275,116	992,940	1,007,691	940,004	1,064,014	1,029,139
Net Income (Loss) before fair value adjustment, other income items and income taxes (i)	(89,097)	(62,043)	218,842	66,577	(40,593)	(74,684)	84,040	194,534
Net Income (Loss) before fair value adjustment, other income items and income taxes, per share - basic and diluted	-	-	0.01	-	-	-	-	0.01
Net Income (Loss) and Comprehensive Income (Loss)	510,336	108,018	1,488,845	59,194	21,947	3,079	4,099,344	146,025
Net Income (Loss) and Comprehensive Income (Loss), per share - basic	0.02	0.01	0.07	-	-	-	0.19	0.01
Net Income (Loss) and Comprehensive Income (Loss), per share – diluted	0.02	-	0.07	-	-	-	0.19	0.01

(i) Certain amounts from the unaudited quarterly financial statements of the Company have been reclassified in this table to conform with current period presentation. These reclassifications did not have any impact on the total net income (loss) and comprehensive income (loss). Amounts may not agree with the previously filed financial statements.

Liquidity and Capital Resources

The Company had cash and cash equivalents of $1,872,609 as of June 30, 2023, which is sufficient to cover the Company's near-term cash requirements. If additional capital resources are required, management believes that it has the ability to raise sufficient funds for the continuation of operations. While management has been historically successful in raising the necessary capital, it cannot provide assurance that it will be able to obtain the required financing.

The Company has commitments for capital expenditures related to the landlord's work in securing the new tenants. The Company currently has access of up to $6,000,000 in loan proceeds from a related party. As at June 30, 2023, $2,147,000 is outstanding on this loan.

The Company is committed under a lease contract for the rental of its office premises in Toronto.

To date, the Company has not paid any dividends on its shares and as of the date of this MD&A does not plan to pay dividends in the immediate future.

The Company's objectives when managing capital are:

a) to safeguard the entity's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits to other stakeholders, and

b) to provide adequate return to shareholders by obtaining an appropriate amount of debt commensurate with the level of risk, to reduce after-tax cost of capital.

Second Quarter 2023

Major events and results relating to the quarter ending June 30, 2023 are covered in the section "Second Quarter 2023 Highlights".

Changes in Accounting Policies

IAS 12 Income Taxes (Amendment)

In May 2021, the International Accounting Standards Board (IASB) issued amendments to the recognition exemptions under IAS 12 Income Taxes which were incorporated into Part I of the CPA Canada Handbook – Accounting in September 2021. The amendments narrowed the scope of the recognition exemption to require an entity to recognize deferred tax on initial recognition of particular transactions, to the extent that transaction gives rise to equal taxable and deductible temporary differences. These amendments apply to transactions for which an entity recognizes both an asset and liability, for example leases and decommissioning liabilities. The amendments are effective for annual periods beginning on or after January 1, 2023, with early option permitted. The Company adopted the amendments effective January 1, 2023, with no material impact to the financial statements.

IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors (Amendment)

In February 2021, the International Accounting Standards Board (IASB) issued amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors which were incorporated into Part I of the CPA Canada Handbook – Accounting in June 2021. The amendments introduce a new definition of 'accounting estimates' to replace the definition of 'change in accounting estimates' and also include clarifications intended to help entities distinguish changes in accounting policies from changes in accounting estimates. The amendments are effective for annual periods beginning on or after January 1, 2023, with early option permitted. The Company adopted the amendments effective January 1, 2023, with no material impact to the financial statements.

Financial Instruments

All of the Company's financial instruments are initially measured at fair value, with subsequent measurements dependent on the classification of each financial instrument as follows:

Asset/Liability	Classification under IFRS 9
Cash and cash equivalents	Amortized cost
Accounts receivable	Amortized cost
Investments	FVTPL
Interest receivable	Amortized cost
Other assets	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Mortgages	Amortized cost
Loan Payable	Amortized cost
Government loan payable	Amortized cost

Outstanding Share Data

The Company is authorized to issue an unlimited number of common shares without par value. As of June 30, 2023, the Company had issued and outstanding 21,290,685 common shares with a recorded value of $7,453,322.

The Company is also authorized to issue an unlimited number of preference shares without par value, of which none have been issued.

Off-Balance Sheet Arrangements

The Company had no off-balance sheet transactions for the quarter ended June 30, 2023 or the year ended December 31, 2022.

Related Party Transactions

During the six months ended June 30, 2023, the Company:

a) Charged rent at 1240 Bay Street to related parties, Plato Gold Corp., $1,200 (June 30, 2022 - $1,200) and Ceyx Properties Ltd., $1,800 (June 30, 2022 - $1,800). The companies are related parties of the Company by virtue of the fact that they both have the same President of the Company. As at June 30, 2023, included in accounts receivable is an amount of $19,800 (December 31, 2022 - $18,600) due from these related parties.

b) Was charged consulting fees for financial and management services of $80,840 (June 30, 2022 - $74,428) by Greg K. W. Wong, an officer of the Company. As at June 30, 2023, accounts payable and accrued liabilities included $Nil (December 31, 2022 - $Nil) of consulting fees payable to this officer.

c) Incurred accounting fees of $59,000 (June 30, 2022 - $49,000) from a company in which Paul Andersen, one of the Company's officers, is an officer. As at June 30, 2023, accounts payable and accrued liabilities included $94,150 (December 31, 2022 - $51,085) owing to this company.

d) Other related party transactions are disclosed in note 7, 8 and 12 to the accompanying financial statements.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the particular related parties and the Company.

Contractual Obligations and Commitments

The Company's contractual obligations and commitments consists of loans and mortgages which are disclosed in the notes to the unaudited condensed interim financial statements ended June 30, 2023 and in the notes to the audited financial statements ended December 31, 2022. In February 2018, the Company moved to new offices and has lease obligations for its new offices until 2023. The lease was renewed on April 5, 2023 with expiry on June 30, 2025.

Internal Control over Financial Reporting

Management has established processes, which are in place to provide them sufficient knowledge to support management representations that they have exercised reasonable diligence that (i) the audited annual financial statements do not contain any untrue statement of material fact or omit to state a material fact required to be stated or that is necessary to make a statement not misleading in light of the circumstances under which it is made, as of the date of and for the periods presented by the audited annual financial statements and (ii) the audited annual financial statements fairly present in all material respects the financial condition, results of operations and cash flows of the Company, as of the date of and for the periods presented by the audited annual financial statements.

In contrast to the certificate required under Multilateral Instrument 52-109 *Certification of Disclosure in Issuers' Annual and Interim Filings* ("**MI 52-109**"), the Company utilizes the Venture Issuer Basic Certificate which does not include representations relating to the establishment and maintenance of disclosure controls and procedures ("**DC&P**") and internal control over financial reporting ("**ICFR**"), as defined in MI 52-109. In particular, the certifying officers filing the Certificate are not making any representations relating to the establishment and maintenance of:

i) controls and other procedures designed to provide reasonable assurance that information required to be disclosed by the Company in its annual filings, interim filings or other reports filed or submitted under securities legislation is recorded, processed, summarized and reported within the time periods specified in securities legislation; and

ii) a process to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with the Company's GAAP.

The Company's certifying officers are responsible for ensuring that processes are in place to provide them with sufficient knowledge to support the representations they are making in this certificate.

Investors should be aware that inherent limitations on the ability of certifying officers of a venture issuer (such as the Company) to design and implement on a cost effective basis DC&P and ICFR as defined in MI 52-109 may result in additional risks to the quality, reliability, transparency and timeliness of interim and annual filings and other reports provided under securities legislation.

Risk and Uncertainties

The Company depends on several national retail chains for a significant part of its income. If any of these chains were adversely affected by economic or business conditions, it would have a negative impact on the Company. The Company would also be adversely affected by a long-standing large increase in interest rates or a severe economic slowdown.

OUTLOOK

As of this writing, Canadian retail markets are bracing for a possible recession due to the current high-interest rates. The result is that local and global economic uncertainty will be with us for 2023 and into 2024. Furthermore, retail operating margins are shrinking due to higher operating costs for retailers.

In Alberta, oil and gas prices have rebounded along with a robust capital market in equities. The increased global demand for oil due to reduced gas and oil supply from Russia will also have long-term benefits for Alberta. However, these positive indications have not fully transferred to the retail sector in Alberta, as higher interest rates limit consumer spending.

Overall, the economic future remains uncertain for many sectors of the economy, including commercial real estate holdings.

For the Company, our properties are in regions with diverse economies and do not solely depend on the oil & gas sector. While it's anticipated that oil prices will impact local economies, it will be softened somewhat in these two regions due to their diversification, with agriculture, tourism, and the Canada Forces Base in Cold Lake, in addition to the oil and gas industry.

The central banks have signalled a possible slowdown to increase interest rates. This will depend on inflation rates in the coming quarters. However, the anticipated recession will force governments to reduce interest rates in the coming years. As a result, the Company is monitoring the interest rate regularly.

Operationally, our business model has enabled the Company to weather past economic downturns better than most sectors, as our anchor tenants and national retailers are key retailers in their region. In addition, groceries, pharmacies, and some of our other tenants are deemed essential services.

While the Canadian retail market will be facing a major reorganization, the Company has historically been able to renew leases when due and secure new tenants when opportunities arise. Accordingly, management is continuing its efforts to lease the remaining vacancies at Tri-City Mall and for the new pad site.

Tri-City Mall, Cold Lake, Alberta

The Tri-City Mall remains the flagship mall in the Company's portfolio and represents a major portion of the revenue generated for the Company.

The construction of the new 7,780 sq. ft. pad site at Tri-City Mall was completed in 2022. As noted above, Wendy's, Subway, Pizza Hut and Telus have signed leases, and the Company anticipates the pad site to be fully leased by Q4 2023. As well, the Company is pleased to welcome Taco Bell to the mall.

In the quarter ended June 30, 2023, the Company continued to work with the tenants on dealing with the challenging economy ahead. The Company is committed to leasing the remaining space in Tri-City Mall and fully leasing the mall.

With the changes noted above, the current tenant profile remains stable with Ardene, ATB Financial, Fire & Flower, Government of Alberta Infrastructure, Bootlegger, Bross Hair, Dollar Tree, Easy Financial, Pet Valu, Pizza Hut, Sobeys, Sportchek, Subway, Taco Bell, Telus, V-Nails & Spa, Value Drug Mart, Warehouse One, Wendy's, and Winners. When fully leased, the mall will add substantial value to the Company's investment portfolio.

St. Paul Shopping Centre, St. Paul, Alberta

St. Paul Shopping Centre continues to be fully leased in its current configuration. The current tenant profile consists of Peavey Mart, Ardene, Dollar Tree, Marks, and Giant Tiger Stores occupying the mall. The two pad sites are leased by Tim Hortons and Petro Canada.

Three Hills, Alberta

For the Three Hills property, we are pleased to welcome Dollarama to the premises.

In Merritt, British Columbia, the Company still holds a vacant lot.

Our long-term financing consists of mortgages and an unsecured loan with a related party. As of June 30, 2023, the mortgages and loans outstanding for the Cold Lake and St. Paul properties stand at $22,402,587 for these two properties bearing interest at 4.48% ($2,419,892) maturing on April 1, 2025, and 6.98% ($19,982,695) maturing on April 1, 2025 and April 28, 2025. The Three Hills property has a mortgage balance of $1,297,637 as of June 30, 2023, paying interest at 6.98% and maturing on May 4, 2025.

The Company has access to the loan with Ceyx of up to $6 million to finance the redevelopment of the two malls and general operation of the Company of which $2,147,000 is outstanding as of June 30, 2023 and with an accumulated interest of $1,767,263.

The Company had cash and cash equivalents of $1,872,609 as of June 30, 2023, with 21,290,685 shares outstanding. The closing price of the Company's common shares on the TSXV on March 31, 2023, was $0.55.

Management continues to reduce costs at the corporate level and, when appropriate, to maintain or reduce Common Area Maintenance expenses on all properties.

We are focused on maintaining a strong relationship with our many quality tenants, such as Ardene, ATB Financial, Government of Alberta Infrastructure, Bootlegger, Dollarama, Dollar Tree, Easy Financial, Fire & Flower, Giant Tiger Stores, Mark's Work Warehouse, Peavey Mart, Pet Valu, Petro Canada, Pizza Hut, Sobeys, Sportchek, Subway, Taco Bell, Telus, Tim Hortons, V-Nails & Spa, Value Drug Mart, Warehouse One, Wendy's, and Winners. To view a complete list of our tenants, please visit our website at www.gpequities.com.

Our business model of investing in anchored shopping centres, with a focus on everyday needs, remains our competitive advantage during good and difficult economic conditions.

The Company continued to focus on securing new leases based on the current interest of national and local tenants. Management is committed to fully leasing Tri-City Mall, which will substantially increase the valuation of the investment portfolio based on external appraisals. The Company is pleased to report that St. Paul Shopping Centre continues to be fully leased based on the current configuration. The addition of Dollarama to the Three Hills property is a welcome addition to our portfolio of national tenants.

On a personal note, I would like to thank all the first responders, firefighters, retail workers, and staff in Canadian retail who continue to improve our lives.

Yours truly,

(signed) "Anthony J. Cohen"
Anthony J. Cohen
President & CEO
August 17, 2023