

October 12, 2018

Investor Report for Q3 2018

Dear Chancery (Oshawa) The Bartlett Limited Partnership Investor:

We hope that you are prepared for the winter ahead.

We are hard at work on the construction of our project and are happy to report that we have made significant strides since our last update in early July 2018:

1. A revised full building permit has been submitted and is under review.
2. The natural gas connection is being priced and full power connection is anticipated in mid-late October.
3. The substructure construction continues and the crane has been set up and is ready to aid in the construction of the superstructure.
4. 28% of the construction budget has already been contracted and committed.
5. The senior lender is satisfied with our progress to date and has released the third construction financing draw!
6. Please see below for the most recent photo taken on the site.



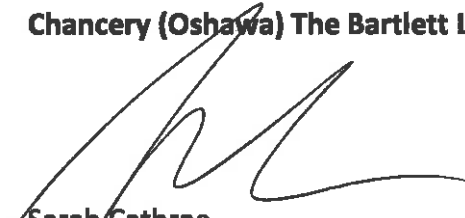
The project is meeting our timing expectations and we expect to complete construction in April 2020, as scheduled. We will continue to issue quarterly disclosure with updates on financing, construction, lease-up and operations as the project proceeds.

In the interim, please feel free to contact me (sarah@chanceryseniors.com) or our President, Jessica Zhang (jessica@chanceryseniors.com), directly with any questions.

Again, thank you for your investment in this project and have a wonderful day!

Sincerely,

Chancery (Oshawa) The Bartlett Limited Partnership



Sarah Cathrae
Asset Manager