

December 17, 2017

Investor Report for Q4 2017

Dear Chancery (Oshawa) The Bartlett Limited Partnership Investor:

Thank you for your investment in Chancery (Oshawa) The Bartlett Limited Partnership. The LP will be developing a 129-suite seniors apartment building, along with commercial space, at 550 Bond St. W, in Oshawa, ON.

A significant amount of progress has been made since our last update in late November and we are happy to report to you the progress we've made:

1. The construction financing from Roynat is in place and we expect to submit our first draw package in Q2 2018;
2. The building design code review was conducted in December;
3. The suite mix and amenity plans were finalized in December. See the *Appendix* for examples of the lower floor and main floor;
4. Responses to all Site Plan Approval comments were submitted and the hold symbol has been removed from zoning by the City of Oshawa;
5. We expect the foundation permit in January 2018, to begin construction in Q1 2018, weather permitting, and are projected to complete construction by Q3 2019.

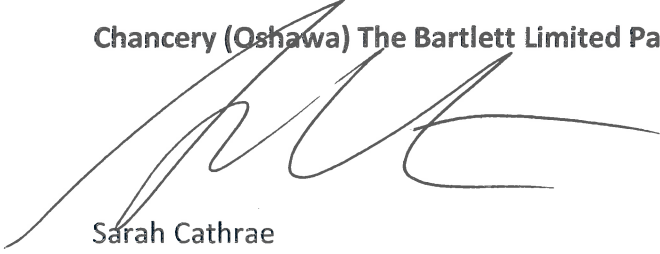
We will continue to issue quarterly disclosure with updates on financing, construction, lease-up and operations as the project proceeds.

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 holiday!

Sincerely,

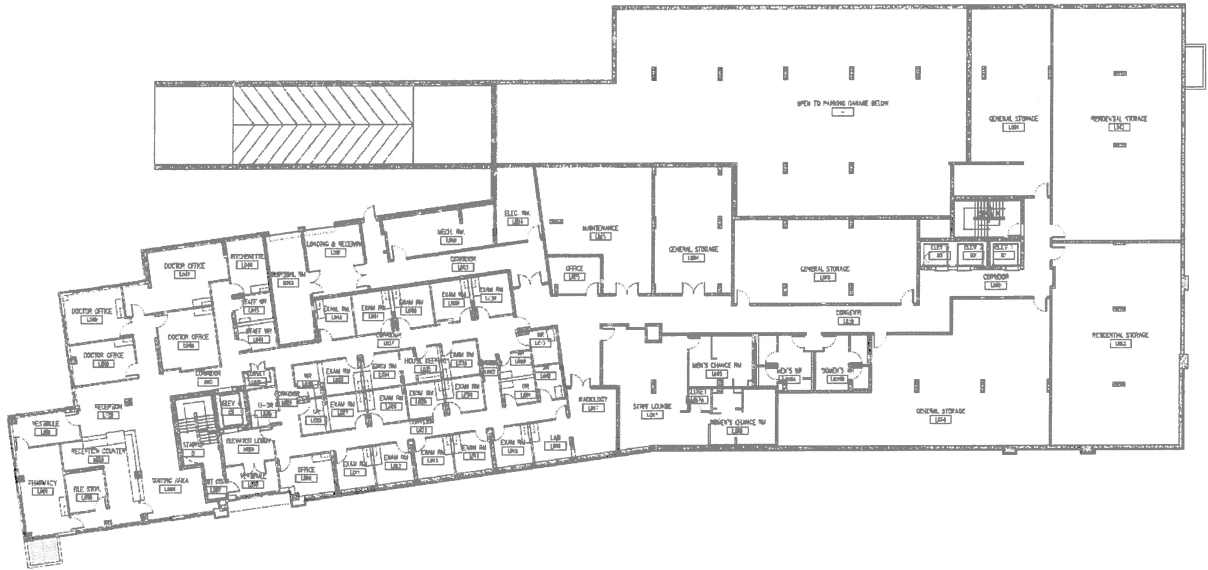
Chancery (Oshawa) The Bartlett Limited Partnership



Sarah Cathrae
Asset Manager

Appendix

1. Lower Floor Suite Mix



2. Main Floor Suite Mix

