

CERTIFICATE

TO: Ontario Securities Commission
British Columbia Securities Commission
Alberta Securities Commission

RE: Special Meeting of Shareholders (the "**Meeting**") to be held on January 27, 2023

The undersigned, Chris Hazelton, the duly appointed Chief Executive Officer of Universal PropTech Inc. (the "**Corporation**"), hereby provides notice, on behalf of the Corporation, that the Corporation intends to rely on Section 2.20 of National Instrument 54-101 ("**NI 54-101**") - *Communication with Beneficial Owners of Securities of a Reporting Issuer* and hereby certifies, on behalf of the Corporation, that the Corporation has arranged to have:

- (a) proxy-related materials for the Meeting sent in compliance with NI 54-101 to all beneficial owners at least 21 days before the date fixed for the Meeting; and
- (b) carried out all of the other requirements of NI 54-101.

DATED at Vaughn, Ontario, this 6th day of January, 2023.

UNIVERSAL PROPTech INC.

Per: /s/ "Chris Hazelton"
Name: Chris Hazelton
Title: Chief Executive Officer