

CERTIFICATE OF ABRIDGEMENT

Section 2.20(c) of National Instrument 54-101 - Communication with Beneficial Owners of Securities of a Reporting Issuer

To: Ontario Securities Commission
British Columbia Securities Commission
Alberta Securities Commission

Re: Annual General and Special Meeting of Shareholders of Universal PropTech Inc. (the "**Corporation**") to be held on May 31, 2024 (the "**Meeting**")

The undersigned, Jeff Berman, Chief Executive Officer of the Corporation, hereby certifies for and on behalf of the Corporation, and not in his personal capacity and without personal liability, with reference to National Instrument 54-101 - *Communication with Beneficial Owners of Securities of a Reporting Issuer* ("**NI 54-101**") as follows:

1. The Corporation has arranged to have proxy-related materials for the Meeting sent in compliance with NI 54-101 to all of the beneficial holders in compliance with the applicable timing requirements in section 2.9 and section 2.12 of NI 54-101;
2. The Corporation has arranged to carry out all of the requirements of NI 54-101 in connection with the Meeting, in addition to those described in paragraph 1 above; and
3. The Corporation is relying upon section 2.20 of NI 54-101 to abridge the time prescribed in subsections 2.1(b), 2.2(1) and 2.5(1) of NI 54-101 in respect of the Meeting.

DATED as of May 9, 2024.

UNIVERSAL PROPTech INC.

Per: /s/ "Jeff Berman"

Jeff Berman
Chief Executive Officer