Form 45-106F1 Report of Exempt Distribution

ITEM 1 - REPORT TYPE							
✓ New report ☐ Amended report If amended, provide filing date of report that is being amended. (YYYY-MM-DD)							
ITEM 2 - PARTY CERTIFYING THE REPORT							
Indicate the party certifying the report (select only one). For guidance regarding whether an issuer is an investment fund, refer to section 1.1 of National Instrument 81-106 Investment Fund Continuous Disclosure and the companion policy to NI 81-106 (in Québec, Regulation 81-106 respecting Investment Fund Continuous Disclosure and Policy Statement to Regulation 81-106 respecting Investment Fund Continuous Disclosure).							
☐ Investment fund issuer							
✓ Issuer (other than an investment fund)							
☐ Underwriter							
ITEM 3 - ISSUER NAME AND OTHER IDENTIFIERS							
Provide the following information about the issuer, or if the issuer is an investment fund, about the fund.							
Full legal name Core Assets Corp. / Core Assets Corp.							
Previous full legal name							
If the issuer's name changed in the last 12 months, provide most recent previous legal name.							
Website (if applicable)							
If the issuer has a legal entity identifier, provide below. Refer to Part B of the Instructions for the definition of "legal entity identifier".							
Legal entity identifier							
If two or more issuers distributed a single security, provide the full legal name(s) of the co-issuer(s) other than the issuer named above.							
Full legal name(s) of co-issuer(s) (if applicable)							
ITEM 4 - UNDERWRITER INFORMATION							
If an underwriter is completing the report, provide the underwriter's full legal name, firm NRD number, and SEDAR+ profile number.							
Full legal name							
Firm NRD number (if applicable)							
SEDAR+ profile number							

ITEM 5 - ISSUER INFORMATION
If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6.
a) Primary industry
Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that in your reasonable judgment most closely corresponds to the issuer's primary business activity.
NAICS industry code 212220
If the issuer is in the mining industry , indicate the stage of operations. This does not apply to issuers that provide services to issuers operating in the mining industry. Select the category that best describes the issuer's stage of operations.
✓ Exploration ☐ Development ☐ Production
Is the issuer's primary business to invest all or substantially all of its assets in any of the following? If yes, select all that apply.
☐ Mortgages ☐ Real estate ☐ Commercial/business debt ☐ Consumer debt ☐ Private companies
☐ Cryptoassets
b) Number of employees
Number of employees: ☑ 0 - 49 ☐ 50 - 99 ☐ 100 - 499 ☐ 500 or more
c) SEDAR+ profile number
Provide the issuer's SEDAR+ profile number
000048376
ITEM 6 - INVESTMENT FUND ISSUER INFORMATION
If the issuer is an investment fund, provide the following information.
a) Investment fund manager information
Full legal name
Firm NRD number (if applicable)
Firm NRD number (if applicable)
SEDAR+ profile number
b) Type of investment fund
Type of investment fund that most accurately identifies the issuer (select only one).
☐ Money market ☐ Equity ☐ Fixed income ☐ Balanced
☐ Alternative strategies ☐ Cryptoasset ☐ Other (describe)

Indicate wh	Indicate whether one or both of the following apply to the investment fund.							
☐ Invest	primarily in o	ther investment fund issuers						
☐ Is a UC	CITs Fund ¹							
		e Investment of Transferable Securities funds (U		-		union (EU) directives		
that allow co	llective investmen	t schemes to operate throughout the EU on a po	assport basis on authoriza	tion from one men	nber state.			
c) Ne	et asset valu	e (NAV) of the investment fund						
Select the N	VAV range of th	e investment fund as of the date of the	most recent NAV calci	ılation (Canadio	an \$).			
Under		s5M to under \$25M	\$25M to unde			V calculation:		
	ÞΟΙVΙ	\$5IVI to under \$25IVI	\$25M to unde	er \$100ivi				
☐ \$100N	/I to under \$50	00M	☐ \$1B or over	l	YYYY	MM DD		
						WIW DD		
ITFM 7 -	INFORMA	TION ABOUT THE DISTRIBU	ITION					
II EIVI 7		THOU ADOUT THE DISTRIBU	711014					
		le of Canada completes a distribution in						
		asers resident in that jurisdiction of Can ees, in connection with the distribution,						
		h the information provided in Schedule		seu III iteili 6. Ti	ie irijoririatio	in provided in		
	urrency	,	,					
Select the o	currency or cur	rencies in which the distribution was mo	ade. All dollar amoun	ts provided in th	ne report mus	st be in Canadian		
✓ Canad	dian dollar	US dollar Euro Other (describe)					
b) D								
ט (ט	istribution c	iales						
State the distribution start and end dates. If the report is being filed for securities distributed on only one distribution date, provide								
		oth the start and end dates. If the repor		urities distribue	d on a contin	nuous basis,		
include the	start and end	dates for the distribution period covere	d by the report.			_		
	Start date	2023 11 17	End date	2023	11 17			
		YYYY MM DD		YYYY	MM DD	_		
c) De	etailed nurc	haser information						
с, Б.	ctanea pare	naser information						
Complete	Schedule 1 of	this form for each purchaser and att	ach the schedule to	the completed	report.			
d) Types of securities distributed								
D	- f-IIii-f-	and the second distributions are second as		D-f t- Dt A/	(12) - 5 + 1 - 1 - 1	-tt		
Provide the following information for all distributions reported on a per security basis. Refer to Part A(12) of the Instructions for how to indicate the security code. If providing the CUSIP number, indicate the full 9-digit CUSIP number assigned to the security being								
distributed.								
					Canadian \$	\$		
	CUSIP							
Security code	number (if	Description of security	Number of securities	Single or lowest price	Highest price	Total amount		
000.0	applicable)		50001110100		Pilot			

25,923,752.0000

0.1400

3,629,325.2800

Each unit consists of one commo

FTU

	n share and c purchase war	one-half of one share rant.			
UBS			16,392,505.0000	0.1200	1,967,100.6000

e) Details of rights and convertible/exchangeable securities

If any rights (e.g. warrants, options) were distributed, provide the exercise price and expiry date for each right. If any convertible/exchangeable securities were distributed, provide the conversion ratio and describe any other terms for each convertible/exchangeable security.

Convertible / exchangeable	Underlying security code	Exercise price (Canadian \$)				Describe other terms (if applicable)
security code	security code	Lowest	Highest			арріісавіе)
UBS	CMS	0.2200		2025-11-17		
FTU	CMS	0.2200		2025-11-17		

f) Summary of the distribution by jurisdiction and exemption

State the total dollar amount of securities distributed and the number of purchasers for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides and for each exemption relied on in Canada for that distribution. However, if an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include distributions to purchasers resident in that jurisdiction of Canada only.

This table requires a separate line item for: (i) each jurisdiction where a purchaser resides, (ii) each exemption relied on in the jurisdiction where a purchaser resides, if a purchaser resides in a jurisdiction of Canada, and (iii) each exemption relied on in Canada, if a purchaser resides in a foreign jurisdiction.

For jurisdictions within Canada, state the province or territory, otherwise state the country.

Province or country	Exemption relied on	Number of unique purchasers ^{2a}	Total amount (Canadian \$)
Saskatchewan	NI 45-106 2.3 [Accredited investor]	2	40,040.0000
Alberta	NI 45-106 2.3 [Accredited investor]	7	430,499.9600
British Columbia	NI 45-106 2.3 [Accredited investor]	36	2,539,459.5600
British Columbia	NI 45-106 2.5 [Family, friends and business associates]	12	109,672.0000
Ontario	NI 45-106 2.3 [Accredited investor]	14	1,340,661.8000
Ontario	NI 45-106 2.5 [Family, friends and business associates]	1	4,200.0000
Newfoundland and Labrador	NI 45-106 2.3 [Accredited investor]	2	85,039.9200
United States of America	NI 45-106 2.3 [Accredited investor]	5	510,652.6800
Aruba	NI 45-106 2.3 [Accredited investor]	1	18,000.0000
Belgium	NI 45-106 2.3 [Accredited investor]	1	60,000.0000
Cayman Islands	NI 45-106 2.3 [Accredited investor]	1	72,000.0000
United Kingdom	NI 45-106 2.3 [Accredited investor]	1	25,200.0000
Germany	NI 45-106 2.3 [Accredited investor]	1	48,000.0000

Seychelles	NI 45-106 2.10 [Minimum amount investment]	1	249,999.9600
Sweden	NI 45-106 2.3 [Accredited investor]	1	15,000.0000
Switzerland	NI 45-106 2.3 [Accredited investor]	1	48,000.0000
	\$5,596,425.8800		
	Total number of unique purchasers ^{2b}	87	

^{2a} In calculating the number of unique purchasers per row, count each purchaser only once. Joint purchasers may be counted as one purchaser.

g) Net proceeds to the investment fund by jurisdiction

If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides. If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include net proceeds for that jurisdiction of Canada only. For jurisdictions within Canada, state the province or territory, otherwise state the country.

Province or country	Net proceeds (Canadian \$)
Total net proceeds to the investment fund	

³"Net proceeds" means the gross proceeds realized in the jurisdiction from the distributions for which the report is being filed, less the gross redemptions that occurred during the distribution period covered by the report.

^{2b}In calculating the total number of unique purchasers to which the issuer distributed securities, count each purchaser only once, regardless of whether the issuer distributed multiple types of securities to, and relied on multiple exemptions for, that purchaser.

ITEM 8 - COMPENSATION INFORMATION Provide information for each person (as defined in NI 45-106) (in Québec, Regulation 45-106 respecting Prospectus Exemptions) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. **Complete additional** copies of this page if more than one person was, or will be, compensated. Indicate whether any compensation was paid, or will be paid, in connection with the distribution. ☐ No If yes, indicate number of persons compensated. | 6 ✓ Yes a) Name of person compensated and registration status Indicate whether the person compensated is a registrant. □ No **✓** Yes If the person compensated is an individual, provide the name of the individual. Full legal name of individual Family name First given name Secondary given names If the person compensated is not an individual, provide the following information. Full legal name of non-individual RESEARCH CAPITAL CORPORATION Firm NRD number (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal **V** No Yes b) Business contact information If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being compensated. Street address | #1920 - 1075 West Georgia Street Municipality Vancouver Province/State British Columbia Country Canada Postal code/Zip code V6E 3C9 OWilliams@researchcapital. **Email address** com Telephone number +1 (604) 662-1860 c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of 'connected' in Part B(2) of the Instructions and the meaning of 'control' in section 1.4 of NI 45-106 (in Québec, Regulation 45-106 respecting Prospectus Exemptions) for the purposes of completing this section. ☐ Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) $\hfill \square$ Director or officer of the investment fund or investment fund manager ☐ Employee of the issuer or investment fund manager ✓ None of the above

d) Compensation details							
Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.							
Cash commissions paid	1617						
Value of all securities distributed as compensation ⁴	0						
Security codes	Security code 1	Security code 2	Security code 3				
2000.119 00000	WNT						
Describe terms of warrants, options or other rights	7,000 warrants. Each warrant is exercisable at a price of \$0.12 per share until November 17, 2025.						
Other compensation ⁵							
Describe							
Total compensation paid	1617						
Check box if the person will or may receive any def	erred compensati	on (describe the te	erms below)				
⁴ Provide the aggregate value of all securities distributed as compensa securities of the issuer. Indicate the security codes for all securities dis	= :	=	· · · · · · · · · · · · · · · · · · ·				
acquire additional securities of the issuer.							
⁵ Do not include deferred compensation.							

ITEM 8 - COMPENSATION INFORMATION Provide information for each person (as defined in NI 45-106) (in Québec, Regulation 45-106 respecting Prospectus Exemptions) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. **Complete additional** copies of this page if more than one person was, or will be, compensated. Indicate whether any compensation was paid, or will be paid, in connection with the distribution. ☐ No If yes, indicate number of persons compensated. | 6 ✓ Yes a) Name of person compensated and registration status Indicate whether the person compensated is a registrant. □ No **✓** Yes If the person compensated is an individual, provide the name of the individual. Full legal name of individual Family name First given name Secondary given names If the person compensated is not an individual, provide the following information. Full legal name of non-individual Haywood Securities Inc. Firm NRD number (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal **V** No Yes b) Business contact information If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being compensated. Street address 700 - 200 Burrard Street Municipality Vancouver Province/State | British Columbia Country | Canada Postal code/Zip code V6C 3L6 Email address | jwilson@haywood.com Telephone number | +1 (604) 697-7100 c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of 'connected' in Part B(2) of the Instructions and the meaning of 'control' in section 1.4 of NI 45-106 (in Québec, Regulation 45-106 respecting Prospectus Exemptions) for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager ☐ Employee of the issuer or investment fund manager ✓ None of the above d) Compensation details

Provide details of all compensation paid, or to be paid, to Provide all amounts in Canadian dollars. Include cash con compensation. Do not report payments for services incide services. An issuer is not required to ask for details about, or employees of a non-individual compensated by the issuer	nmissions, securitie ntal to the distribut or report on, intern	s-based compensat ion, such as clerical	ion, gifts, discounts , printing, legal or a	or other accounting
Cash commissions paid	1680			
Value of all securities distributed as compensation ⁴	0			
Security codes	Security code 1	Security code 2	Security code 3	
2000.119 00000	WNT			
Describe terms of warrants, options or other rights		ach warrant is exe share until Nover		
Other compensation ⁵				
Describe				
Total compensation paid				
Check box if the person will or may receive any def	erred compensation	on (describe the te	rms below)	
⁴ Provide the aggregate value of all securities distributed as compensa securities of the issuer. Indicate the security codes for all securities disacquire additional securities of the issuer.			·	
⁵ Do not include deferred compensation.				

ITEM 8 - COMPENSATION INFORMATION Provide information for each person (as defined in NI 45-106) (in Québec, Regulation 45-106 respecting Prospectus Exemptions) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. **Complete additional** copies of this page if more than one person was, or will be, compensated. Indicate whether any compensation was paid, or will be paid, in connection with the distribution. ☐ No If yes, indicate number of persons compensated. | 6 ✓ Yes a) Name of person compensated and registration status Indicate whether the person compensated is a registrant. □ No **✓** Yes If the person compensated is an individual, provide the name of the individual. Full legal name of individual Family name First given name Secondary given names If the person compensated is not an individual, provide the following information. Full legal name of non-individual PI Financial Corp. Firm NRD number (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal **V** No Yes b) Business contact information If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being compensated. Street address | 2400 - 733 Seymour Street Municipality Vancouver Province/State | British Columbia Country | Canada Postal code/Zip code V6B 0S6 Email address | jlocke@pifinancial.com Telephone number | +1 (604) 664-2900 c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of 'connected' in Part B(2) of the Instructions and the meaning of 'control' in section 1.4 of NI 45-106 (in Québec, Regulation 45-106 respecting Prospectus Exemptions) for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager ☐ Employee of the issuer or investment fund manager ✓ None of the above d) Compensation details

Provide details of all compensation paid, or to be paid, to Provide all amounts in Canadian dollars. Include cash con compensation. Do not report payments for services incides services. An issuer is not required to ask for details about, or employees of a non-individual compensated by the issuer.	nmissions, securities ntal to the distributi or report on, intern	s-based compensat ion, such as clerical	ion, gifts, discount , printing, legal or	s or other accounting	
Cash commissions paid	1050				
Value of all securities distributed as compensation ⁴	0			_	
Security codes	Security code 1	Security code 2	Security code 3		
,	WNT				
Describe terms of warrants, options or other rights	8,750 warrants. Each warrant is exercisable at a price of \$0.12 per share until November 17, 2025.				
Other compensation ⁵					
Describe					
Total compensation paid	1050				
Check box if the person will or may receive any def	erred compensation	on (describe the te	rms below)		
⁴ Provide the aggregate value of all securities distributed as compensa securities of the issuer. Indicate the security codes for all securities dis acquire additional securities of the issuer. ⁵ Do not include deferred compensation.		_	•		

ITEM 8 - COMPENSATION INFORMATION Provide information for each person (as defined in NI 45-106) (in Québec, Regulation 45-106 respecting Prospectus Exemptions) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. **Complete additional** copies of this page if more than one person was, or will be, compensated. Indicate whether any compensation was paid, or will be paid, in connection with the distribution. ☐ No If yes, indicate number of persons compensated. | 6 ✓ Yes a) Name of person compensated and registration status Indicate whether the person compensated is a registrant. □ No **✓** Yes If the person compensated is an individual, provide the name of the individual. Full legal name of individual Family name First given name Secondary given names If the person compensated is not an individual, provide the following information. Full legal name of non-individual Red Cloud Securities Inc. Firm NRD number (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal **V** No Yes b) Business contact information If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being compensated. Street address | 1400 - 120 Adelaide St. W Municipality Toronto Province/State Ontario Country Canada Postal code/Zip code | M5H 1T1 vellishayes@redcloudsecurit Email address ies.com Telephone number +1 (647) 792-7978 c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of 'connected' in Part B(2) of the Instructions and the meaning of 'control' in section 1.4 of NI 45-106 (in Québec, Regulation 45-106 respecting Prospectus Exemptions) for the purposes of completing this section. ☐ Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) $\hfill \square$ Director or officer of the investment fund or investment fund manager ☐ Employee of the issuer or investment fund manager ✓ None of the above

d) Compensation details							
Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer.							
Cash commissions paid	211005.48						
Value of all securities distributed as compensation ⁴	0		7				
Security codes	Security code 1	Security code 2	Security code 3				
Security codes	WNT						
Describe terms of warrants, options or other rights	1,515,157 warrants. Each warrant is exercisable at a price of \$0.12 per share until November 17, 2025.						
Other compensation ⁵							
Describe			7				
			_				
Total compensation paid	211005.48						
Check box if the person will or may receive any def	erred compensation	on (describe the te	erms below)				
⁴ Provide the aggregate value of all securities distributed as compensa securities of the issuer. Indicate the security codes for all securities dis acquire additional securities of the issuer.		=	·				
⁵ Do not include deferred compensation.							

ITEM 8 - COMPENSATION INFORMATION Provide information for each person (as defined in NI 45-106) (in Québec, Regulation 45-106 respecting Prospectus Exemptions) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. **Complete additional** copies of this page if more than one person was, or will be, compensated. Indicate whether any compensation was paid, or will be paid, in connection with the distribution. If yes, indicate number of persons compensated. | 6 ☐ No ✓ Yes a) Name of person compensated and registration status Indicate whether the person compensated is a registrant. □ No **✓** Yes If the person compensated is an individual, provide the name of the individual. Full legal name of individual Family name First given name Secondary given names If the person compensated is not an individual, provide the following information. Full legal name of non-individual MogoTrade Inc. Firm NRD number (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal **V** No Yes b) Business contact information If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being compensated. Street address | 4 Place Ville-Marie, Suite 300 Municipality | Montreal Province/State Québec Country | Canada Postal code/Zip code | H3B 2E7 Email address | fmartel@mogotrade-dma.ca Telephone number +1 (514) 307-9077 c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of 'connected' in Part B(2) of the Instructions and the meaning of 'control' in section 1.4 of NI 45-106 (in Québec, Regulation 45-106 respecting Prospectus Exemptions) for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager ☐ Employee of the issuer or investment fund manager ✓ None of the above d) Compensation details

Provide details of all compensation paid, or to be paid, to Provide all amounts in Canadian dollars. Include cash con compensation. Do not report payments for services incider services. An issuer is not required to ask for details about, or employees of a non-individual compensated by the issu	nmissions, securities ntal to the distribut or report on, intern	s-based compensat ion, such as clerical	ion, gifts, discount , printing, legal or	s or other accounting
Cash commissions paid	735			
Value of all securities distributed as compensation ⁴	0			_
Security codes	Security code 1	Security code 2	Security code 3	
·	WNT			
Describe terms of warrants, options or other rights	l '	ach warrant is exe share until Nover		
Other compensation ⁵				
Describe				
Total compensation paid	735			
Check box if the person will or may receive any def	erred compensation	on (describe the te	erms below)	
⁴ Provide the aggregate value of all securities distributed as compensate securities of the issuer. Indicate the security codes for all securities distributed as compensation. ⁵ Do not include deferred compensation.		_	•	

ITEM 8 - COMPENSATION INFORMATION Provide information for each person (as defined in NI 45-106) (in Québec, Regulation 45-106 respecting Prospectus Exemptions) to whom the issuer directly provides, or will provide, any compensation in connection with the distribution. **Complete additional** copies of this page if more than one person was, or will be, compensated. Indicate whether any compensation was paid, or will be paid, in connection with the distribution. If yes, indicate number of persons compensated. | 6 ☐ No ✓ Yes a) Name of person compensated and registration status Indicate whether the person compensated is a registrant. □ No **✓** Yes If the person compensated is an individual, provide the name of the individual. Full legal name of individual Family name First given name Secondary given names If the person compensated is not an individual, provide the following information. Full legal name of non-individual Canaccord Genuity Corp. Firm NRD number (if applicable) Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal **V** No Yes b) Business contact information If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being compensated. Street address | Suite 2200 - 609 Granville Street Municipality Vancouver Province/State | British Columbia Country Canada Postal code/Zip code V7Y 1H2 Email address | kvoon@cgf.com Telephone number | +1 (604) 643-7407 c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of 'connected' in Part B(2) of the Instructions and the meaning of 'control' in section 1.4 of NI 45-106 (in Québec, Regulation 45-106 respecting Prospectus Exemptions) for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager ☐ Employee of the issuer or investment fund manager ✓ None of the above d) Compensation details

Provide details of all compensation paid, or to be paid, to Provide all amounts in Canadian dollars. Include cash concompensation. Do not report payments for services incide services. An issuer is not required to ask for details about, or employees of a non-individual compensated by the issuer	nmissions, securitie ntal to the distribut or report on, intern	s-based compensati ion, such as clerica	tion, gifts, discount l, printing, legal or	ts or other accounting
Cash commissions paid	1050			
Value of all securities distributed as compensation ⁴	0			
Security codes	Security code 1	Security code 2	Security code 3	
	OTH			
Describe terms of warrants, options or other rights]
Other compensation ⁵				
Describe				
Total compensation paid	1050			
Check box if the person will or may receive any def	ferred compensati	on (describe the te	erms below)	
acquire additional securities of the issuer. 5Do not include deferred compensation. ITEM 9 – DIRECTORS, EXECUTIVE OFFICE	RS AND PROM	MOTERS OF T	HE ISSUER	
If the issuer is an investment fund, do not complete It	em 9. Proceed to I	tem 10.		
Indicate whether the issuer is any of the following (select t	he one that applies	– if more than one	applies, select only	y one).
✓ Reporting issuer in a jurisdiction of Canada				
☐ Foreign public issuer				
☐ Wholly owned subsidiary of a reporting issuer in ar	ny jurisdiction of C	anada ⁶		
Provide name of reporting issuer				
☐ Wholly owned subsidiary of a foreign public issuer	6			
Provide name of foreign public issuer				
☐ Issuer distributing only eligible foreign securities a	nd the distribution	is to permitted cli	ents only ⁷ .	
If the issuer is at least one of the above, do not compl	ete Item 9(a) – (c).	Proceed to Item 1	10.	
⁶ An issuer is a wholly owned subsidiary of a reporting issusecurities, other than securities that are required by law to or the foreign public issuer, respectively. ⁷ Check this box if it applies to the current distribution even	be owned by its di	rectors, are benefic	ially owned by the	reporting issuer

non-permitted clients. Refer to the definitions of "eligible foreign security" and "permitted client" in Part B(1) of the Instructions.
☐ If the issuer is none of the above, check this box and complete Item 9(a) – (c).
a) Directors, executive officers and promoters of the issuer
Provide the following information for each director, executive officer and promoter of the issuer. For locations within Canada, state

Provide the following information for each director, executive officer and promoter of the issuer. For locations within Canada, state the province or territory, otherwise state the country. For "Relationship to issuer", "D" – Director, "O" – Executive Officer, "P" – Promoter.

Organization or company name	Family name	First given	Secondary given names	Business location of non-individual or residential jurisdiction of individual	Relationship to issuer (select all that apply)		
		name		Province or country	D	0	Р

b) Promoter information

If the promoter listed above is not an individual, provide the following information for each director and executive officer of the promoter. For locations within Canada, state the province or territory, otherwise state the country. For "Relationship to promoter", "D" – Director, "O" – Executive Officer.

Organization or	Family	•	Secondary given	Residential jurisdiction of individual Relationship to promo		•
company name	name	name	names	Province or country	D	0

c) Residential address of each individual

Complete Schedule 2 of this form providing the full residential address for each individual listed in Item 9(a) and (b) and attach to the completed report. Schedule 2 also requires information to be provided about control persons.

ITEM 10 - CERTIFICATION

Provide the following certification and business contact information of an officer, director or agent of the issuer or underwriter. If the issuer or underwriter is not a company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by the investment fund.

The certification may be delegated, but only to an agent that has been authorized by an officer or director of the issuer or underwriter to prepare and certify the report on behalf of the issuer or underwriter. If the report is being certified by an agent on behalf of the issuer or underwriter, provide the applicable information for the agent in the boxes below.

If the individual completing and filing the report is different from the individual certifying the report, provide the name and contact details for the individual completing and filing the report in Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the name of the signatory is also in typed form.

Securities legislation requires an issuer or underwriter that makes a distribution of securities under certain prospectus exemptions to file a completed report of exempt distribution.

securities regulatory aut	nation below, I certify, on beh hority or regulator, as applica igence, the information provi CORE ASSETS CORP.	able, that I have r	eviewed this	report	and to	my knowledge, havin	ıg
Full legal name	RODWAY	Nico	olas				
	Family name	First give	en name	•	Second	ary given names	
Title	CEO						
Telephone number	+1 (604) 681-1568	Email address	nrodway@co	oreasse	tscorp	o.com	
Signature	/a/ Nicholas Rodway	Date	2023	11	21		
		-	YYYY	MM	DD		

	4.4		
III = IM	11 -	144	PERSON
		1/2/9	

Provide the following business contact information for the individual that the securities regulatory authority or regulator	may
contact with any questions regarding the contents of this report, if different than the individual certifying the report in Ite	m 10.

\square Same as individual certifying the report
--

Full legal name	LORI	McLellan		
	Family name	First given name		Secondary given names
Title	Securities Paralegal			
Name of company	CLARK WILSON LLP			
Telephone number		Email address	Imcle	llan@cwilson.com

NOTICE - COLLECTION AND USE OF PERSONAL INFORMATION

The personal information required under this form is collected on behalf of and used by the securities regulatory authority or regulator under the authority granted in securities legislation for the purposes of the administration and enforcement of the securities legislation. If you have any questions about the collection and use of this information, contact the securities regulatory authority or regulator in the local jurisdiction(s) where the report is filed, at the address(es) listed at the end of this form.

Schedules 1 and 2 may contain personal information of individuals and details of the distribution(s). The information in Schedules 1 and 2 will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

By signing this report, the issuer/underwriter confirms that each individual listed in Schedule 1 or 2 of the report who is resident in a jurisdiction of Canada:

a) has been notified by the issuer/underwriter of the delivery to the securities regulatory authority or regulator of the information pertaining to the individual as set out in Schedule 1 or 2, that this information is being collected by the securities regulatory authority or regulator under the authority granted in securities legislation, that this information is being collected for the purposes of the administration and enforcement of the securities legislation of the local jurisdiction, and of the title, business address and business telephone number of the public official in the local jurisdiction, as set out in this form, who can answer questions about the security regulatory authority's or regulator's indirect collection of the information, and

b)	has authorized the indirect collection of the information by the securities regulatory authority or regulator.