

October 16, 2023

Ontario Securities Commission  
British Columbia Securities Commission  
Alberta Securities Commission

Dear Sirs/Mesdames:

**Re: Yubba Capital Corp.**

We refer to the Final Prospectus of Yubba Capital Corp. dated October 16, 2023, relating to the qualifying transaction of Yubba Capital Corp. with Impact Housing Corporation.

We consent to being named and to the use in the above-mentioned Final Prospectus, of our reports dated March 27, 2023, and May 2, 2022, to the Shareholders of Yubba Capital Corp. on the following financial statements of Yubba Capital Corp.:

- a. Statements of financial position of Yubba Capital Corp. as at December 31, 2022, December 31, 2021 and February 28, 2021; and,
- b. Statements of loss and comprehensive loss, changes in shareholders' equity, and cash flows and the notes to the financial statements of Yubba Capital Corp. for the year ended December 31, 2022 and the period from January 8, 2021 (date of incorporation) to December 31, 2021.

We report that we have read the Final Prospectus and all information therein and have no reason to believe that there are any misrepresentations in the information contained therein that are derived from the financial statements upon which we have reported or that are within our knowledge as a result of our audit of such financial statements. We have complied with Canadian generally accepted standards for an auditor's consent to the use of a report of the auditor included in an offering document, which does not constitute an audit or review of the Final Prospectus as these terms are described in the CPA Canada Handbook – Assurance.

Sincerely,



**Chartered Professional Accountants  
Licensed Public Accountants**