

FORM 62-103F1

REQUIRED DISCLOSURE UNDER THE EARLY WARNING REQUIREMENTS

State if the report is filed to amend information in an earlier report. Indicate the date of the report that is being amended.

Item 1 - Security and Reporting Issuer

1.1 State the designation of securities to which this report replates and the name and address of the head office of the issuer of the securities.

Common shares ("Common Shares") in the capital of Zedcor Inc. (the "Issuer")

The Issuer's address is:

300, 151 Canada Olympic Road SW
Calgary, Alberta T3B 6B7

1.2 State the name of the market in which the transaction or other occurrence that triggered the requirement to file this report took place:

Private Transaction

Item 2 - Identify the Acquiror

2.1 State the name and address of the acquiror.

Dean Swanberg 720058
Range Road 51
County of Grande Prairie No. 1, Alberta T8X 4G1

2.2 State the date of the transaction or other occurrence that triggered the requirement to file this report and briefly describe the transaction or other occurrence.

Mr. Swanberg beneficially owned or exercised control over a total of 14,595,805 Common Shares, representing 26.63% of the outstanding Common Shares of the Issuer as at March 4, 2020.

Mr. Swanberg acquired 468,813 Common Shares personally on the open market between February 26, 2021 and June 16, 2021 at market prices.

Mr. Swanberg, through D.S.S. Holdings Inc. ("D.S.S."), acquired 112,595 Common Shares on the open market between July 14, 2021 and December 31, 2021 at market prices.

Mr. Swanberg acquired personally 75,000 Common Shares on August 20 2021, and 25,000 Common Shares on December 8, 2021 as a result of Stock Option exercises.

Mr. Swanberg, through D.S.S., acquired 121,047 Common Shares on the open market between January 18, 2022 and February 1, 2022 at market prices

Pursuant to a shares for debt agreement entered into in April 2017, Mr. Swanberg, through D.S.S., acquired: (i) 189,394 Common Shares at a price of \$0.0550 per share on February 27, 2020; (ii) acquired 71,924 Common Shares at a price of \$0.1448 per share on April 30, 2020; (iii) acquired

73,050 Common Shares at a price of \$0.1426 per share on May 29, 2020; (iv) acquired 77,147 Common Shares at a price of \$0.1350 per share on June 30, 2020; (v) acquired 64,107 Common Shares at a price of \$0.1625 per share on August 19, 2020; (vi) acquired 64,363 Common Shares at a price of \$0.1618 per share on September 1, 2020; (vii) acquired 105,922 Common Shares at a price of \$0.0983 per share on October 1, 2020; (viii) acquired 160,464 Common Shares at a price of \$0.1298 per share on December 14, 2020; (ix) acquired 173,778 Common Shares at a price of \$0.1798 per share on February 26, 2021; (x) acquired 97,638 Common Shares at a price of \$0.3210 per share on June 4, 2021; and (xi) acquired 23,953 Common Shares at a price of \$0.4349 per share on June 30, 2021 which, in the aggregate, resulted in Mr. Swanberg beneficially owning or exercising control over a total of 14,595,805 Common Shares, representing 28.30% at February 1, 2022.

On April 7, 2022 Mr. Swanberg converted, through D.S.S., 4,400,000 Series 1 Preferred Shares held by D.S.S. and acquired 4,400,000 Common Shares at a conversation price of \$0.70 per Common Share. Additionally on April 7, 2022, in respect of the cumulative dividend payable on the Series 1 Preferred Shares held by D.S.S. Mr. Swanberg, through D.S.S., acquired 2,883,386 Common shares at a deemed price of \$0.50 per share, (collectively the “**Transaction**”) which resulted in Mr. Swanberg beneficially owning or exercising control over a total of 23,783,386 Common Shares, representing 33.58% at April 7, 2022.

2.3 State the names of any joint actors.

D.S.S. Holdings Inc.

Item 3 - Interest in Securities of the Reporting Issuer

3.1 State the designation and number or principal amount of securities acquired or disposed of that triggered the requirement to file the report and the change in the acquiror's securityholding percentage in the class of securities.

See item 2.2 above and Item 3.4 below.

3.2 State whether the acquiror acquired or disposed ownership of, or acquired or ceased to have control over, the securities that triggered the requirement to file the report.

See item 2.2 above and Item 3.4 below.

3.3 If the transaction involved a securities lending arrangement, state that fact.

Not applicable

3.4 State the designation and number or principal amount of securities and the acquiror's security holding percentage in the class of securities, immediately before and after the transaction or other occurrence that triggered the requirement to file this report.

Prior to this report, Mr. Swanberg beneficially owned or exercised control over a total of 14,595,805 Common Shares, representing 26.63% of the outstanding Common Shares of the Issuer as at March 4, 2020.

Immediately after the completion of the Transaction, Mr. Swanberg beneficially owned or controlled, directly or indirectly, 23,783,386 Common Shares, representing 33.58% of issued and outstanding Common Shares of the Issuer.

3.5 State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities referred to in Item 3.4 over which

(a) the acquiror, either along or together with any joint actors, has ownership and control,

See Items 2.2 and 3.4 above.

(b) the acquiror, either along or together with any joint actors, has ownership but control is held by persons or companies other than the acquiror or any joint actor, and

Not applicable

(c) the acquiror, either alone or together with any joint actors, has exclusive or shared control but does not have ownership.

Not applicable.

3.6 If the acquiror or any of its joint acors has an interest in, or right or obligation associated with, a related financial instrument involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the related financial instrument and its impact on the acquiror's securityholdings.

Not applicable

3.7 If the acquiror or any of its joint actors is a party to a securities lending arrangement involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the arrangement including the duration of the arrangement, the number or principal amount of securities involved and any right to recall the securities or identical securities that have been transferred or lent under the arrangement.

Not applicable.

State if the securities lending arrangement is subject to the exemption provided in section 5.7 of NI 62-104.

Not applicable.

3.8 If the acquiror or any of its joint actors is a party to an agreement, arrangement or understanding that has the effect of altering, directly or indirectly, the acquiror's economic exposure to the security of the class of securities to which this report relates, describe the material terms of the agreement, arrangement or understanding.

Not applicable.

Item 4 Consideration Paid

4.1 State the value, in Canadian dollars, of any consideration paid or received per security and in total.

See item 2.2 above.

4.2 In the case of a transaction or other occurrence that did not take place on a stock exchange or other market that represents a published market for the securities, including an issuance from treasury, disclose the nature and value, in Canadian dollars, of the consideration paid or received by the acquiror.

See item 2.2 above. Of the securities described herein: (i) 25,000 Common Shares were acquired through Stock Option exercises; and (ii) 7,283,386 were acquired pursuant to the Transaction.

4.3 If the securities were acquired or disposed of other than by purchase or sale, describe the method of acquisition or disposition.

See item 4.2.

Item 5 Purpose of the Transaction

State the purpose or purposes of the acquiror and any joint actors for the acquisition or disposition of securities of the reporting issuer . Describe any plans or future intentions which the acquiror and any joint actors may have which relate to or would result in any of the following:

- (a) the acquisition of additional securities of the reporting issuer, or the disposition of securities of the reporting issuer;**
- (b) a corporate transaction, such as a merger, reorganization or liquidation, involving the reporting issuer or any of its subsidiaries;**
- (c) a sale or transfer of a material amount of the assets of the reporting issuer or any of its subsidiaries;**
- (d) a change in the board of directors of management of the reporting issuer, including any plans or intentions to change the number or terms of directors or to fill any existing vacancy on the board;**
- (e) a material change in the present capitalization or dividend policy of the reporting issuer;**
- (f) a material change in the reporting issuer's business or corporate structure;**
- (g) a change in the reporting issuer's charter, bylaws or similar instruments or another action which may impede the acquisition of control of the reporting issuer by any person or company;**
- (h) a class of securities of the reporting issuer being delisted from or ceasing to be authorized to be quoted on a marketplace;**
- (i) the issuer ceasing to be a reporting issuer in any jurisdiction of Canada;**
- (j) a solicitation of proxies from securityholders;**

(k) an action similar to any of those enumerated above.

The securities described herein are being held for investment purposes. Depending on market and other conditions, the acquiror may, in the future increase or decrease his ownership of securities of the Issuer, directly or indirectly, from time to time, depending upon, among other things, the business prospects of the Issuer and future market conditions. The acquiror currently has no other plans or future intentions relating to the matters listed in the clauses above.

Item 6 Agreements, Arrangements, Commitments or Undertaking with Respect to Securities of the Reporting Issuer

Describe the material terms of any agreements, arrangements, commitments or understandings between the acquiror and a joint actor and among those persons and any person with respect to securities of the class of securities to which this report relates, including but not limited to the transfer or the voting of any of the securities, finder's fees, joint ventures, loan or option arrangements, guarantees of profits, division of profits or loss, or the giving or withholding of proxies. Include such information for an of the securities that are pledged or otherwise subject to a contingency, the occurrence of which would give another person voting power or investment power over such securities, except that disclosure of standard default and similar provisions contained in loan agreements need not be included.

Not applicable.

Item 7 Change in Material Fact

If applicable, describe any change in a material fact set out in a previous report filed by the acquiror under the early warning requirements or Part 4 in respect of the reporting issuer's securities.

Not applicable.

Item 8 Exemption

If the acquiror relies on an exemption from requirements in securities legislation applicable to formal bids for the transaction, state the exemption being relied on and describe the facts supporting that reliance.

Not applicable.

Item 9 Certification

I, as the acquiror, certify, or I as the agent filing the report on behalf of the acquiror, certify to the best of my knowledge, information and belief, that the statements made in this report are true and complete in every respect.

Date April 7, 2022

signed "Dean Swanberg"

Dean Swanberg