

QUALIFICATION CERTIFICATE

TO: British Columbia Securities Commission, Principal Regulator
AND TO: Securities Regulatory Authorities in each of the Provinces of Canada, excluding Québec
RE: Tribe Property Technologies Inc.

The undersigned, Jim Defer, Chief Financial Officer of Tribe Property Technologies Inc. (the "**Corporation**") hereby certifies on behalf of the Corporation in connection with the filing of the preliminary short form base shelf prospectus of the Corporation dated October 18, 2021 (the "**Prospectus**") pursuant to National Instrument 44-102 – *Shelf Distributions* and Section 2.2 of National Instrument 44-101 – *Short Form Prospectus Distributions* ("**NI 44-101**"), that:

- (a) the Corporation is an electronic filer under National Instrument 13-101 – *System for Electronic Document Analysis and Retrieval (SEDAR)*;
- (b) the Corporation is a reporting issuer in at least one jurisdiction of Canada;
- (c) the Corporation has filed with the securities regulatory authority in each jurisdiction in which it is a reporting issuer all periodic and timely disclosure documents that it is required to have filed in that jurisdiction
 - (i) under applicable securities legislation,
 - (ii) pursuant to an order issued by the securities regulatory authority, or
 - (iii) pursuant to an undertaking to the securities regulatory authority;
- (d) the Corporation has, in at least one jurisdiction in which it is a reporting issuer,
 - (i) current annual financial statements, and
 - (ii) a current AIF (as that term is more specifically defined under NI 44-101);
- (e) the Corporation's equity securities are listed and posted for trading on a short form eligible exchange and the Corporation is not an issuer
 - (i) whose operations have ceased, or
 - (ii) whose principal asset is cash, cash equivalents, or its exchange listing;

and also certifies that all of the material incorporated by reference in the Prospectus and not previously filed is being filed with the Prospectus.

DATED this 18th day of October, 2021.

TRIBE PROPERTY TECHNOLOGIES INC.

Per: "*Jim Defer*"

Jim Defer
Chief Financial Officer