

NOTICE OF CHANGE OF FINANCIAL YEAR-END
National Instrument 51-102 (“NI 51-102”)
Section 4.8

MADISON PACIFIC PROPERTIES INC.
(the “Issuer”)

The Issuer hereby gives notice that its board of directors has approved a change of financial year-end of the Issuer to December 31. This change of year-end is effective for the financial year commencing September 1, 2024. The reason for the change of year-end is in order for the Issuer’s year-end to align with its internal budgeting which is based on a calendar year and for comparison purposes with its peers in the real estate industry that typically have a calendar financial year-end.

The Issuer’s old financial year-end ends August 31.

The Issuer’s new financial year-end ends December 31.

As a result of the change of financial year-end, the length and ending date of the periods, including comparative periods of each interim financial report and annual financial statements for the Issuer’s old financial year, transition year and new financial year are as follows:

Old Financial Year:

Annual financial statements:

- 12 months ended August 31, 2024 compared to the 12 months ended August 31, 2023, to be filed on or before November 29, 2024.

Transition Year:

Interim financial reports:

- None. Pursuant to section 4.8(5) of NI 51-102, the interim financial statements for the 3 months ended November 30, 2024 are not required to be filed as such period ends not more than one month before the first date of the New Financial Year.

Annual financial statements:

- 4 months ended December 31, 2024 compared to the 12 months ended August 31, 2023, to be filed on or before March 31, 2025.

New Financial Year:

Interim financial statements:

- 3 months ended March 31, 2025 compared to the 3 months ended February 29, 2024, to be filed on or before May 15, 2025.
- 6 months ended June 30, 2025 compared to the 6 months ended May 31, 2024, to be filed on or before August 14, 2025.

- 9 months ended September 30, 2025 compared to the 9 months ended August 31, 2024, to be filed on or before November 14, 2025.

Annual financial statements:

- 12 months ended December 31, 2025 compared to the 4 months ended December 31, 2024 and the 12 months ended August 31, 2024, to be filed on or before March 31, 2026.

DATED this 16th day of July, 2024.

MADISON PACIFIC PROPERTIES INC.

By: “Bernice Yip”
Bernice Yip
Chief Financial Officer