

FORM 62-103F1
REQUIRED DISCLOSURE UNDER THE EARLY WARNING REQUIREMENTS

Item 1 - Security and Reporting Issuer

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

Securities: This report relates to the common shares (the “**Common Shares**”) in the capital of Parkit Enterprise Inc.

Issuer: Parkit Enterprise Inc. (“**Parkit**” or the “**Issuer**”)
100 Canadian Road
Scarborough, ON M1R 4Z5

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.

The Acquiror acquired ownership and control of 3,000,000 Common Shares of the Issuer at a price of \$0.68 per Common Share, representing approximately 1.30% of the issued and outstanding Common Shares of the Issuer (the “**Share Purchase**”) and the Share Purchase was completed on Omega ATS.

Item 2 - Identity of the Acquiror

2.1 State the name and address of the acquiror.

Access Results Management Services Inc. (“**ARMS**” or the “**Acquiror**”)
100 Canadian Road
Scarborough, Ontario M1R 4Z5

Incorporation: ARMS was incorporated under the *Business Corporations Act* (Ontario).

Principal Business: ARMS is a private company that manages self storage properties in Canada.

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.

On August 11, 2023, the Acquiror purchased ownership and control of 3,000,000 Common Shares of the Issuer at a price of \$0.68 per Common Share, representing approximately 1.30% of the issued and outstanding Common Shares of the Issuer.

2.3 State the names of any joint actors.

Steven Scott and SRS Realty Group Inc. (“**SRS**”) (a company wholly owned by Steven Scott) are joint actors with ARMS.

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. On August 11, 2023, the Acquiror purchased ownership and control of 3,000,000 Common Shares of the Issuer at a price of \$0.68 per Common Share, representing approximately 1.30% of the issued and outstanding Common Shares of the Issuer.

Prior to such purchase, the Acquiror owned Nil Common Shares of the Issuer.

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.

The Acquirer acquired ownership of and control over the 3,000,000 Common Shares.

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 securityholding 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 the closing of the Share Purchase, the Acquiror owned Nil Common Shares of the Issuer. After the closing of the Share Purchase, the Acquiror now owns and controls 3,000,000 Common Shares, representing 1.30% of the 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 alone or together with any joint actors, has ownership and control,

Steven Scott, who owns and controls SRS Realty Group Inc. ("**SRS**"), is a joint actor of the Acquiror, and Mr. Scott owns or controls (including through SRS) 28,123,606 Common Shares of the Issuer, representing approximately 12.14% of the issued and outstanding Common Shares of the Issuer. Mr. Scott also owns 2,547,500 options to purchase Common Shares at an exercise price ranging from \$1.05 to \$1.50 per Common Share. Together, Steven Scott and the Acquiror own or control 31,123,606 Common Shares of the Issuer representing approximately 13.44% of the issued and outstanding Common Shares of the Issuer. Assuming the exercise of all of the Common Share purchase options held by Mr. Scott, together, Mr. Scott and the Acquiror would own or control 33,671,106 Common Shares representing approximately 14.38% of the issued and outstanding Common Shares of the Issuer.

(b) the acquiror, either alone 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 actors 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. State if the securities lending arrangement is subject to the exception 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. The Acquiror acquired ownership and control of 3,000,000 Common Shares of the Issuer at a price of approximately \$0.68 per Common Share, having an aggregate value of \$2,040,000.

- 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.

Not applicable.

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

Not applicable.

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 or management of the reporting issuer, including any plans or intentions to change the number or term 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 might 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 Common Shares were purchased by the Acquiror for investment purposes. Although the Acquiror presently has no intention of acquiring any further securities of the Issuer, the Acquiror has a long-term view of its investment in the Issuer, and may, in the future, acquire additional securities of the Issuer including on the open market or through private acquisitions or sell securities of the Issuer including on the open market or through private dispositions depending on market conditions and other relevant factors. Any increase or decrease in ownership of securities of the Issuer by the Acquiror will depend on numerous conditions, including the price of the Common Shares and general market conditions.

Item 6 - Agreements, Arrangements, Commitments or Understandings 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 any 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

The acquiror must certify that the information is true and complete in every respect. In the case of an agent, the certification is based on the agent's best knowledge, information and belief but the acquiror is still responsible for ensuring that the information filed by the agent is true and complete.

This report must be signed by each person on whose behalf the report is filed or his authorized representative.

It is an offence to submit information that, in a material respect and at the time and in the light of the circumstances in which it is submitted, is misleading or untrue.

CERTIFICATE

I, as the acquiror, certify, or I, as the agent filing the report on behalf of an 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.

DATED as of the 15th day of August, 2023.

**ACCESS RESULTS MANAGEMENT
SERVICES INC.**

Per: (signed) "Steven Scott"
Authorized Signatory