

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.*

Common shares ("**Common Shares**") of:

Unisync Corp. ("**Unisync**")
6695 Airport Road
Mississauga, ON L4V 1Y4

- 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.*

Toronto Stock Exchange

Item 2 - Identity of the Acquiror

- 2.1 *State the name and address of the acquiror.*

Mr. Renting (Tim) Gu
2 – 259 Steelcase Road West
Markham, Ontario L3R 2P6

(the "**Acquiror**").

- 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 December 16, 2025, the Acquiror acquired, through a holding company controlled by him, 800,000 Common Shares of Unisync at a price of \$1.31 per share, for total consideration of \$1,048,000.

- 2.3 *State the names of any joint actors.*

Not applicable.

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 this report and the change in the acquiror's securityholding percentage in the class of securities.*

On December 16, 2025, the Acquiror acquired indirect ownership and control over 800,000 Common Shares (the "**Acquired Shares**") of Unisync. The Acquired Shares represent approximately 4.2% of Unisync's outstanding Common Shares. Following the acquisition, the

Acquiror indirectly owns 1,839,764 of the outstanding Common Shares of Unisync, which represents approximately 9.7% of Unisync's outstanding Common Shares, and directly owns stock options exercisable for 225,000 Common Shares which, if exercised, would increase the ownership position to approximately 10.7% of the outstanding Common Shares of Unisync.

- 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 this report.*

The Acquiror acquired indirect ownership and control over the Acquired 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 December 16, 2025, the Acquiror had indirect ownership and control over 1,039,764 Common Shares, representing approximately 5.5% of the outstanding Common Shares of Unisync and direct ownership and control over stock options exercisable for 225,000 Common Shares of Unisync. Following the acquisition of the Acquired Shares on December 16, 2025, the Acquiror has ownership and control over 1,839,764 Common Shares of Unisync, representing approximately 9.7% of the outstanding Common Shares of Unisync and direct ownership and control over stock options exercisable for 225,000 Common Shares which, if exercised, would increase the ownership position to approximately 10.7% of the outstanding Common Shares of Unisync.

- 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,*

After giving effect to the acquisition noted in item 3.4 above, the Acquiror indirectly owns and controls 1,839,764 Common Shares in the capital of Unisync, representing approximately 9.7% of the outstanding Common Shares of Unisync and directly owns stock options exercisable for 225,000 Common Shares which, if exercised, would increase the ownership position to approximately 10.7% of the outstanding Common Shares of Unisync.

- (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 *It 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.*

Not applicable

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.*

The Acquired Shares were acquired at a price of \$1.31 per share for total consideration paid of \$1,048,000.

- 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 acquirer and any joint actors may have related to certain matters.

The Acquiror acquired the Acquired Shares for investment purposes. The Acquiror may acquire additional securities of Unisync in the future on the open market or in private transactions.

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 in this report 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 or her 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, or I, as the agent filing this report on behalf of an acquirer, 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 this 17th day of December, 2025.

 “*Renting Gu*”
RENTING (TIM) GU