CENTRAL RENTALS CANADA · CAPITAL UPDATE

Capital Partnership Memo — August 2026

This memo is a plain-language summary of how Central Rentals Canada Inc. is raising capital, the paths open to investors, and the specific instruments and exemptions we intend to use. It is prepared for prospective capital partners who have asked for a written overview before we enter a formal Subscription Agreement.

1. Company snapshot

Legal name	**Central Rentals Canada Inc.**
Incorporation	**Federal (Canada Business Corporations Act)**
Headquarters	**Alberta, Canada**
Stage	**Post-revenue, pre-Series A**
Product	**SaaS property management (landlords & tenants)**
Coverage	**13 Canadian provinces and territories**
Currency	**Canadian Dollars (CAD)**

2. By the numbers (as of 2026-02-01)

Live operating metrics for prospective capital partners. All figures in Canadian Dollars unless otherwise noted.

MRR	**$18,000 CAD**
ARR	**$216,000 CAD**
MRR growth (MoM)	**22%**
Paying customers	**412**
Provinces live	**13 of 13**
Cash on hand	**$540K CAD**
Runway	**18 months**

3. What we're raising and why

Central Rentals is scaling a Canadian-compliant property management platform (rent collection, leases, maintenance, tenant screening, trust accounting, affordable housing) with a strong lead in local SEO and copilots that reduce landlord workload by ~60%. The next 12 months are about expanding revenue in every province, deepening integrations with Canadian banks and rentals boards, and preparing for either a Series A or a public listing on the TSX Venture Exchange or CSE.

We are opening two capital tracks: (a) an accredited-investor private placement under NI 45-106 § 2.3, and (b) a licensed retail equity crowdfunding round via a CSA-registered portal (e.g. FrontFundr, Vested.ca, Equivesto). Both tracks fund the same growth plan.

4. Current round terms

Target round size	**$1,500,000 CAD**
Ticket size range	**$25,000 – $250,000 CAD**
Instrument	**SAFE @ $12M post-money cap, 20% discount**
Minimum hold	**24 months**
Target close	**Q2 2026**
Exemption	**NI 45-106 § 2.3 (Accredited Investor)**

5. Investment paths

Path	Instrument	Ticket range	Timing
Accredited private placement (NI 45-106)	SAFE / convertible note	$25,000 – $250,000 CAD	~1 week from waitlist to Sub. Agreement
Retail equity crowdfunding (CSA portal)	Common shares via licensed portal	$500 – $25K CAD	2–4 weeks once portal listing goes live
Public listing (TSXV / CSE)	Public common shares	Any	12–18 months (post go-public transaction)

6. Legal exemption & documentation

The private-placement track will complete under the Accredited-Investor Exemption of NI 45-106 § 2.3. Each investor signs a Subscription Agreement and Form 45-106F9 Risk Acknowledgement. Central Rentals will file the required Form 45-106F1 report of exempt distribution with the applicable securities commissions within 10 days of closing. Nothing on our website, this memo, or the /invest waitlist page is itself an offer to sell securities.

7. Use of proceeds

Growth marketing & local SEO expansion	**~35%**

Engineering (copilots, RAG toolkit, integrations)	**~30%**
Compliance & trust accounting infrastructure	**~10%**
Sales & landlord onboarding	**~15%**
Working capital reserve	**~10%**

8. Next step for capital partners

1. Join the accredited waitlist at **centralrentals.ca/invest**. You'll be asked three NI 45-106 qualifying questions.
2. We'll reply with a full data-room link (product metrics, unit economics, financials, competitive analysis, cap table).
3. On green-light, we send the Subscription Agreement + Form 45-106F9 for e-signature and wire instructions to our lawyer's trust account. Funds clear before shares are issued.

9. Contact

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centralrentals.ca/invest