

BULL ARM FABRICATION INC
FOR INFORMATION PURPOSES ONLY
EFFECTIVE DATE: FEBRUARY 2026

Type	Building Name/Item	Description	Area m ²	Unit	Rate (excl HST)
Building	Module Hall	120m x 42m x 51m Fabrication building	5,040	\$/month	\$58,062
Building	General Shops & Engineering Offices	120m x 25m two-story building attached to the Module Hall	6,000	\$/month	\$27,010
Building		Upper floor: 85-person office space and 400-person lunchroom; lower floor: seven industrial shops			
Building	Heated Warehouse	66m x 47m x 12m warehouse space	3,102	\$/month	\$32,229
Building	Blast & Paint Shop	47m x 65m x 19m Blast & Paint Hall	3,055	\$/month	\$25,318
Building	Assembly Hall & Cutting Shop	70m x 42m x 25m and 40m x 40m x 16m fabrication building	4,400	\$/month	\$49,735
Building	Pipe Shop	41m x 31m x 13m fabrication building	1,271	\$/month	\$11,640
Building	Maintenance Building	21m x 29m general purpose building	609	\$/month	\$4,747
Building	Marine Facility Fabrication Building	77m x 78m x 10m and 72m x 36m x 13m fabrication building	8,600	\$/month	\$83,725
Building	Marine Facility Office Complex	Two-story office building with large conference space	2,711	\$/month	\$33,002
Building	Marine Facility Warehouse	36m x 61m warehouse building	2,196	\$/month	\$26,731
Building	Marine Facility Multi-Purpose Building	39m x 18m general purpose building	702	\$/month	\$4,053
Building	Marine Facility Unheated	62m x 12m general purpose building	744	\$/month	\$5,496
Berthage	Fabrication Yard Quay	165m and 25m marginal quay, 10m draft	-	\$/day	Vessel: \$1.90/m/day (minimum of \$50/day) Drill Rig/Drill Ship/FPSO: \$1,000/day
Berthage	Assembly Pier	140m x 47m Load out finger pier, 10-15m draft	-	\$/day	
Berthage	South Quay	172m marginal quay with 10m draft	-	\$/day	
Berthage	Drydock	40,000m ² graving dock with 16.5m and 10m levels	-	\$/day	
Wharfage	All Quays/Piers	Transfer of materials at Site - discharge or load-in	-	Rates available by request	
Laydown	Quayside Laydown	Within 5m to 50m of quayside	-	\$/m ² /day	0.16 (minimum of \$50/day)
Laydown	Industrial Laydown	Within 50m of quayside to end of main industrial areas	-	\$/m ² /day	0.12 (minimum of \$50/day)
Laydown	Non-Industrial Laydown	Laydown outside of main industrial areas	-	\$/m ² /day	0.75 (minimum of \$50/day)

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Type	Building Name/Item	Description	Area m ²	Unit	Rate (excl HST)
Services	Security	Two security guards providing access control at the main gate and roving and foot patrol of the Site.	-	Cost covered by TCV% or Services Fee	
Passes	Security	Security access cards	-	\$/card	\$20
Services	Building/Area Power	Charged monthly, includes customer charge, demand and energy usage charge, as determined by BAF	-	POU	Customer charge: \$500/month Energy: As per NFPower Commercial Rate #2.4
Services	Shore Power	Charged monthly, includes customer charge, demand and energy usage charge, as determined by BAF	-	POU	Customer charge: \$1000/month Energy: As per NFPower Comm Rate #2.4
Services	Water	Distribution of treated (non-potable) water to buildings	-	Building: Cost covered by TCV% Shore Supply: \$500/month	
Services	Sewer	Collection and treatment of sewage from lease premises	-	Cost covered by TCV% or Services Fee	
Service	Snowclearing	Clearing of main roadways	-	Cost covered by TCV% or Services Fee	
Services	UHF Radio	Access to Site UHF Radio System	-	Cost covered by TCV % or Services Fee (handhelds for rent separately)	
Services	Firefighting/Vehicle Extrication	Basic, volunteer, defensive fighting services and vehicle accident response/extrication	-	Cost covered by TCV % or Services Fee	
Services	Services (Additional)	-	-	\$/month	Cost plus 10%
Equipment	UHF Radio	Use of UHF radio handhelds (minimum of one per tenant)	-	\$/month	\$50
Equipment	Other	Forklift, Washcars, Trailers, Domes, Lockers, Jersey Barriers, Oil Boom, etc	-	\$/month	Rates available by request

Notes:

- Rates are net (insurance, maintenance costs and property taxes not included) and exclude HST
- Rates are subject to change at the discretion of BAF
- TCV % or Services Fee to be determined at BAF's discretion.
- Volume discounts may be available, as deemed appropriate by BAF
- Corrective maintenance rent credits or rebates may be available, as deemed appropriate by BAF
- Subdivisions of unit charges and building spaces, including per square foot rates may be available, as deemed appropriate by BAF
- Partial usage of \$/day Unit category will be charged full day. Partial usage of \$/month Unit category may be prorated by day, as deemed appropriate by BAF
- All Building/Item descriptions are approximate and for information purposes only. BAF will accept no liability for any discrepancies
- All rates and charges, including those noted as being 'Cost covered by Services Fee', may increase, subject to demand or service change
- Berthage rates are non-priority rates