

CHC STUDENT HOUSING CORP.
53 Yonge Street, 5th Floor
Toronto, Ontario M5E 1J3

NOTICE OF ANNUAL MEETING OF SHAREHOLDERS

NOTICE IS HEREBY GIVEN that an annual meeting of the shareholders (the “**Meeting**”) of CHC Student Housing Corp. (the “**Corporation**”) will be held at the offices of DLA Piper (Canada) LLP, Suite 6000, 1 First Canadian Place, 100 King Street West, Toronto, Ontario on Monday, January 7, 2019, at 1:00 p.m. (EST) for the following purposes:

1. to receive the audited financial statements of the Corporation for the year ended December 31, 2017, together with the report of the auditors thereon;
2. to elect the directors of the Corporation for the ensuing year;
3. to appoint RSM Canada LLP, Chartered Professional Accountants, as auditors of the Corporation and to authorize the directors of the Corporation to fix the auditors’ remuneration;
4. to consider and, if deemed advisable, to approve, with or without variation, a resolution, the full text of which is set forth in the accompanying management information circular dated the date hereof (the “**Circular**”), approving the Corporation’s stock option plan, all as more particularly set forth and described in the Circular; and
5. to transact such further or other business as may properly come before the Meeting or any adjournment or adjournments thereof.

The nature of the business to be transacted at the Meeting is described in further detail in the Circular.

The record date for the determination of shareholders entitled to receive notice of and to vote at the Meeting is at the close of business on December 7, 2018 (the “**Record Date**”). Shareholders whose names have been entered in the register of shareholders at the close of business on the Record Date will be entitled to receive notice of and to vote at the Meeting.

The Corporation has not elected to use the notice-and-access provisions under National Instrument 54-101 and National Instrument 51-102 to distribute Meeting materials to shareholders of the Corporation.

A shareholder may attend the Meeting or any adjournment thereof in person or may be represented by proxy. Shareholders who are unable to attend the Meeting or any adjournment thereof in person are requested to date, sign and return the accompanying form of proxy for use at the Meeting or any adjournment thereof. To be effective, the form of proxy for the Meeting must be deposited with the Corporation’s registrar and transfer agent, Computershare Investor Services Inc. (i) by mail or hand delivery to Computershare Proxy Department, 100 University Avenue, 8th Floor, Toronto, Ontario, M5J 2Y1, or (ii) by facsimile to 416-263-9524 or 1-866-249-7775, no later than 5:00 p.m. (EST) on January 3, 2019 or at least 48 hours (excluding Saturdays, Sundays and statutory holidays in the Province of Ontario) before any adjournment or postponement of the Meeting.

The instrument appointing a proxy shall be in writing and shall be executed by the shareholder or the shareholder’s attorney authorized in writing or, if the shareholder is a company, under its corporate seal by an officer or attorney thereof duly authorized.

The persons named in the form of proxy for the Meeting are directors and/or officers of the Corporation. Each shareholder of the Corporation has the right to appoint a proxyholder other than such persons, who need not be a shareholder, to attend and to act for such shareholder and on such shareholder’s behalf at the Meeting. To exercise such right, the names of the nominees of management should be crossed out and the name of the shareholder’s appointee should be legibly printed in the blank space provided.

DATED at Toronto, Ontario as of the 5th day of December, 2018.

BY ORDER OF THE BOARD OF DIRECTORS

(signed) "*Simon Nyilassy*"

Simon Nyilassy

President and Chief Executive Officer

CHC STUDENT HOUSING CORP.
53 Yonge Street, 5th Floor
Toronto, Ontario M5E 1J3

MANAGEMENT INFORMATION CIRCULAR

Dated December 5, 2018

SOLICITATION OF PROXIES

THIS MANAGEMENT INFORMATION CIRCULAR (the “**Circular**”) is furnished in connection with the solicitation by the management of CHC Student Housing Corp. (the “**Corporation**”) of proxies to be used at the annual meeting of shareholders (the “**Meeting**”) of the Corporation to be held at the time and place and for the purposes set forth in the enclosed notice of annual meeting of shareholders (the “**Notice of Meeting**”). While it is expected that the solicitation will be primarily by mail, proxies may also be solicited personally by regular employees of the Corporation at nominal cost. The cost of solicitation by management will be borne directly by the Corporation. The information contained herein is given as of December 5, 2018, unless indicated otherwise.

The Corporation may pay the reasonable costs incurred by persons and companies who are the registered owners of common shares of the Corporation (the “**Common Shares**”) (such as brokers, dealers, other registrants under applicable securities laws, nominees and/or custodians) in sending or delivering copies of the Notice of Meeting, this Circular and the form of proxy (the “**Meeting Materials**”) to the beneficial owners of such Common Shares. The Corporation will provide, without cost to such persons and companies, upon request to the Secretary of the Corporation, additional copies of the Meeting Materials required for this purpose.

A quorum for the transaction of business at the Meeting shall be present if there are two or more persons present in person, each being a shareholder entitled to vote or a duly appointed proxyholder, and together holding or representing by proxy not less than 10% of the outstanding Common Shares entitled to vote at the Meeting.

The Corporation has not elected to use the “notice-and-access” provisions under National Instrument 54-101 and National Instrument 51-102 for distribution of this Circular and other Meeting Materials to shareholders of the Corporation.

NON-REGISTERED HOLDERS

Only registered holders of Common Shares (the “**Shareholders**”) as at December 7, 2018 or the persons they appoint as their proxies are permitted to vote at the Meeting. However, in many cases, Common Shares beneficially owned by a person (a “**Beneficial Holder**”) are registered either: (i) in the name of an intermediary (an “**Intermediary**”) with whom the Beneficial Holder deals in respect of the Common Shares (Intermediaries include, among others, banks, trust companies, securities dealers or brokers and trustees or administrators of self-administered RRSPs, RRIFs, RESPs and similar plans); or (ii) in the name of a clearing agency (such as CDS Clearing and Depository Services Inc.) of which the Intermediary is a participant. In accordance with the requirements of National Instrument 54-101, the Corporation will have distributed copies of the Meeting Materials to Intermediaries and clearing agencies for onward distribution to Beneficial Holders.

Intermediaries are required to forward the Meeting Materials to Beneficial Holders. Beneficial Holders will be given, in substitution for the form of proxy otherwise contained in the Meeting Materials, a request for voting instructions form (“**VIF**”) which, when properly completed and signed by the Beneficial Holder and returned to the Intermediary, will constitute voting instructions which the Intermediary must follow.

The purpose of this procedure is to permit Beneficial Holders to direct the voting of the Common Shares which they beneficially own. **Beneficial Holders receiving a VIF cannot use that form to vote Common Shares directly at the Meeting.** Although a Beneficial Holder may not be recognized directly at the Meeting for the purpose of voting Common Shares registered in the name of their Intermediary, a Beneficial Holder may attend the Meeting as proxyholder for the Intermediary and vote the Common Shares in that capacity. Should a Beneficial Holder who receives a VIF wish to attend the Meeting or have someone else attend on their behalf, the Beneficial Holder may

request a legal proxy as set forth in the VIF, which will grant the Beneficial Holder or their nominee the right to attend and vote at the Meeting. **Beneficial Holders who wish to attend the Meeting and indirectly vote their Common Shares as a proxyholder, should enter their own names in the blank space on the form of proxy or VIF provided to them by their Intermediary and return the same in accordance with the instructions provided by their Intermediary well in advance of the Meeting.**

Beneficial Holders should carefully follow the instructions of their Intermediary, including those regarding when and where a proxy or VIF is to be delivered. Beneficial Holders should ensure that instructions respecting the voting of their Common Shares are communicated in a timely manner and in accordance with the instructions provided by their Intermediary. Every Intermediary has its own mailing procedures and provides its own return instructions to clients, which should be carefully followed by Beneficial Holders in order to ensure that their Common Shares are voted at the Meeting.

Under NI 54-101, the Corporation is permitted to forward meeting materials directly to Beneficial Holders who are “non-objecting beneficial owners” (“**NOBOs**”). If the Corporation or its agent has sent these materials directly to you (instead of through a nominee), your name, address and information about your holding of securities has been obtained in accordance with applicable securities regulatory requirements from the nominee holding on your behalf. By choosing to send these materials to you directly, the Corporation (and not the nominee holding on your behalf) has assumed responsibility for delivering materials to you and executing your proper voting instructions. Please return your voting instructions as specified in the request for voting instructions. The meeting materials for Beneficial Holders who are “objecting beneficial owners” (“**OBOs**”) will be distributed through clearing houses and Intermediaries, who often use a service company such as Broadridge Financial Solutions to forward meeting materials to non-registered shareholders. The Corporation does not intend to pay for Intermediaries to forward the proxy-related materials and the request for voting instructions made by Intermediaries to OBOs under NI 54-101. Accordingly, OBOs will not receive the materials unless the OBOs’ Intermediary assumes the cost of delivery.

APPOINTMENT AND REVOCATION OF PROXIES

The persons named in the form of proxy are directors and/or officers of the Corporation. **A shareholder desiring to appoint some other person (who need not be a shareholder) to represent him, her or it at the Meeting may do so** either by inserting such person’s name in the blank space provided in the form of proxy and crossing out the names of the nominees of management, or by completing another proper form of proxy and, in either case, depositing the completed proxy at the office of the Corporation’s registrar and transfer agent, Computershare Investor Services Inc. (“**Computershare**”) (i) by mail or hand delivery to Computershare Proxy Department, 100 University Avenue, 8th Floor, Toronto, Ontario, M5J 2Y1, or (ii) by facsimile to 416-263-9524 or 1-866-249-7775, no later than 5:00 p.m. (EST) on January 3, 2018 or at least 48 hours (excluding Saturdays, Sundays and statutory holidays in the Province of Ontario) before any adjournment or postponement of the Meeting, or delivering the completed proxy to the Chairman of the Meeting on the day of the Meeting or any adjournment or postponement thereof prior to the time of voting.

A Shareholder who has given a proxy has the power to revoke it as to any matter on which a vote has not already been cast pursuant to the authority conferred by such proxy and may do so either:

1. by delivering another properly executed form of proxy bearing a later date and depositing it as described above;
2. by depositing an instrument in writing revoking the proxy executed by him, her or it: (a) with Computershare at the address and/or facsimile above, at any time up to and prior to the close of business on the last business day preceding the day of the Meeting, or any adjournment thereof, at which the proxy is to be used; or (b) with the Chairman of the Meeting on the day of the Meeting or any adjournment thereof, prior to the commencement of the Meeting or any adjournment thereof, as applicable; or
3. in any other manner permitted by law.

Only a Shareholder has the right to revoke a proxy. A Beneficial Holder who wishes to change his, her or its vote must arrange for the Intermediary to revoke the proxy on his, her or its behalf in accordance with the instructions of such Intermediary set out in the voting instructions form.

A revocation of a proxy does not affect any matter on which a vote has been taken prior to the revocation.

In the event of a strike, lockout or other work stoppage involving postal employees, all documents required to be delivered by a shareholder should be delivered by facsimile to Computershare at 416-263-9524 or 1-866-249-7775.

EXERCISE OF DISCRETION BY PROXIES

The Common Shares represented by proxies in favour of management nominees or any appointed nominees will be voted for, withheld from voting or voted against in accordance with the instructions of the Shareholder on any ballot that may be called for and, if a Shareholder specifies a choice with respect to any matter to be acted upon at the Meeting, the Common Shares represented by the proxy shall be voted accordingly. **Where no choice is specified, the proxy will confer discretionary authority and will be voted FOR the election of the nominee directors, FOR the appointment of auditors and the authorization of the directors to fix the auditors' remuneration, and FOR each item of special business, as stated elsewhere in this Circular.**

The accompanying form of proxy for the Meeting also confers discretionary authority upon the persons named therein to vote with respect to any amendments or variations to the matters identified in the Notice of Meeting and with respect to other matters which may properly come before the meeting in such manner as such nominee in his judgment may determine. At the time of printing this Circular, the management of the Corporation knows of no such amendments, variations or other matters to come before the Meeting.

INTEREST OF CERTAIN PERSONS OR COMPANIES IN MATTERS TO BE ACTED UPON

No person who has been a director or executive officer of the Corporation at any time since the beginning of its last completed financial year, no proposed nominee for election as a director of the Corporation and no associate or affiliate of any of the foregoing persons has any material interest, direct or indirect, by way of beneficial ownership of securities or otherwise, in any matter to be acted upon at the Meeting, other than the election of directors and the approval of the stock option plan of the Corporation, all as disclosed in this Circular.

VOTING SECURITIES AND PRINCIPAL HOLDERS THEREOF

The authorized capital of the Corporation consists of an unlimited number of Common Shares. As at the date of this Circular, the Corporation had 2,716,465 Common Shares issued and outstanding. Each Common Share entitles the holder thereof to one vote on all matters to be acted upon at the Meeting.

The record date for the purpose of determining the Shareholders entitled to receive the Notice of Meeting and to vote at the Meeting has been fixed as December 7, 2018 (the "**Record Date**"). In accordance with the provisions of the *Business Corporations Act* (Ontario), the Corporation will prepare a list of Shareholders as at the close of business on the Record Date. Each holder of Common Shares named in the list will be entitled to vote, on all resolutions put forth at the Meeting for which such Shareholder is entitled to vote, the shares shown opposite his, her or its name on such list. The failure of a Shareholder to receive the Notice of Meeting does not deprive him, her or it of the right to vote at the Meeting.

To the knowledge of the directors and executive officers of the Corporation, as at the date of this Circular, no person or company beneficially owns, or exercises control or direction over, directly or indirectly, securities carrying 10% or more of the voting rights attached to any class of outstanding voting securities of the Corporation, other than as set forth below:

Name of Shareholder	Number of Common Shares	Percentage of Common Shares
Craig Smith ⁽¹⁾	453,851	16.7%

Note:

- (1) Mr. Smith owns 191,382 of these Common Shares directly, while 11,764 of these Common Shares are owned by Mr. Smith's wife and 250,705 of these Common Shares are owned by Smycorp Investments Inc., a holding company owned and controlled by Mr. Smith and his wife.

MATTERS TO BE ACTED UPON AT THE MEETING

1. Financial Statements

The audited financial statements of the Corporation for the year ended December 31, 2017, together with the auditors' report thereon will be presented to shareholders at the Meeting.

2. Election of Directors

The articles of the Corporation provide for a minimum of one and a maximum of ten directors. At present, the board of directors of the Corporation (the "**Board of Directors**" or the "**Board**") is comprised of five directors, being Heather Fitzpatrick, Thomas Murphy, Simon Nyilassy, Ronald Schwarz and Craig Smith. At the Meeting, the Board of Directors has fixed the number of directors to be elected at five and the existing directors will stand as nominees for election as directors (the "**Nominees**"). Each of the Nominees will be individually elected as a director at the Meeting. Management does not contemplate that any of the Nominees will be unable to serve as a director of the Corporation. **Unless authority to do so is withheld, the persons named in the accompanying proxy intend to vote FOR the election of the Nominees as directors of the Corporation.**

The following table provides the names of the Nominees, their municipalities of residence, all positions and offices in the Corporation held by each of them, their principal occupations, the date on which each was first elected a director of the Corporation and the number of Common Shares that are beneficially owned, or controlled or directed, directly or indirectly, by each Nominee. Information regarding the principal occupation, business or employment of each Nominee within the preceding five years is set out following such table. Each elected director will hold office from the date on which he is elected until the close of the next annual meeting of Shareholders of the Corporation or until his successor is duly elected or appointed unless his office is earlier vacated in accordance with the Corporation's by-laws and the *Business Corporations Act* (Ontario).

Name, Municipality of Residence and Position with the Corporation	Principal Occupation	Director Since	Common Shares Beneficially Owned Directly or Indirectly or Controlled
Heather Fitzpatrick ⁽¹⁾ Toronto, Ontario Director	President and Chief Executive Officer and a director of Halmont Properties Corporation.	September 20, 2018	Nil
Thomas Murphy ^{(1),(2)} Toronto, Ontario Director	Managing Director of Canonfield Inc.	March 5, 2018	116,880 ⁽³⁾
Simon Nyilassy Toronto, Ontario President and Chief Executive Officer and Director	President of Marigold & Associates Inc.	March 26, 2018	Nil

Ronald Schwarz ^{(1),(2)} Toronto, Ontario Director	Independent investor and capital markets consultant.	October 9, 2014	49,293
Craig Smith ⁽²⁾ Toronto, Ontario Director	Executive Vice President, Cushman & Wakefield, and President of Smycorp Investments Inc.	April 12, 2013	453,851 ⁽⁴⁾

Notes:

- (1) Member of the Audit Committee.
- (2) Member of the Compensation and Corporate Governance Committee.
- (3) These shares are owned by Roscannon Realty Inc., a corporation 50% owned by Mr. Murphy. Mr. Murphy controls these shares.
- (4) Mr. Smith owns 191,382 of these Common Shares directly, while 11,764 of these Common Shares are owned by Mr. Smith's wife and 250,705 of these Common Shares are owned by Smycorp Investments Inc., a holding company owned and controlled by Mr. Smith and his wife.
- (5) The information with respect to Common Shares beneficially owned, controlled or directed by the individuals noted above is based on information furnished by the individuals.

The following is biographical information relating to the Nominees, including their principal occupations for the past five years:

Heather Fitzpatrick – Director. Ms. Fitzpatrick is President and Chief Executive Officer and a director of Halmont Properties Corporation (“**Halmont**”). Halmont is an investment company listed on the TSX Venture Exchange (“**TSXV**”) which invests directly and indirectly in real assets, including commercial buildings, forest properties and securities of companies holding property, energy and infrastructure assets. Ms. Fitzpatrick holds a CPA, CGA designation and a Bachelor of Commerce from Memorial University of Newfoundland.

Thomas Murphy – Director. Mr. Murphy is a Managing Director of Canonfield Inc., a private real estate investment company, in which capacity he has served since 1995. He has over 40 years of real estate investment, development, and financial experience. He has worked on many large and complex transactions involving commercial real estate, debt, corporate finance, and accounting and tax issues. His responsibilities have included involvement in acquisitions, dispositions, financing and restructuring, tax planning and compliance and reporting. Mr. Murphy holds a CPA, CA designation and a Bachelor of Business Management degree from Ryerson Polytechnical Institute (now Ryerson University).

Simon Nyilassy – President and Chief Executive Officer and Director. Mr. Nyilassy is the founder of Marigold and Associates Inc., which he founded in October 2015, and through which he will provide his services to the Corporation. He has extensive experience as a real estate executive and leader with an in-depth understanding of capital and real estate markets. Prior to founding Marigold and Associates Inc., he served as the President and CEO and a director of Regal Lifestyle Communities Inc. from April 2012 until October 2015 and the President and CEO of Calloway REIT from July 2005 until May 2011. Mr. Nyilassy also previously served as an Executive Vice-President, Finance and Administration of Smartcentres Group of Companies from 2000 to 2005. He is currently a trustee of Minto Apartment REIT since July 2018. Mr. Nyilassy was an independent trustee of Partners Real Estate Investment Trust from June 2015 to May 2018. He served as a trustee of Calloway REIT from November 6, 2003 to August 8, 2011. Mr. Nyilassy is a CPA, CA and has a Bachelor of Science Degree from the University of Warwick.

Ronald Schwarz – Director (and Chairman of the Board). Mr. Schwarz is an independent investor, corporate director and capital markets professional with 25 years of industry experience. He currently manages his own investments and provides corporate directorship and consulting services. From 2009 until 2012, he served as Executive Director of UBS Global Asset Management Canada where he was responsible for a \$650MM Canadian Small Cap Equity fund and sat on the asset mix committee. Prior to that, he was Managing Director and Head of Canadian Cash Equities at CIBC Wholesale Bank where he was responsible for equity sales, trading, research and prime brokerage and electronic trading operations. Mr. Schwarz received his undergraduate degree in Finance at Concordia University in 1991 and earned his Chartered Financial Analyst (CFA) designation in 1995. He previously served on the board of directors of Noble Iron Inc., a TSXV listed rental equipment company, where he chaired the Audit Committee and KGIC Inc., a TSXV listed English as a second language education provider sitting on both the Audit and Compensation and Governance Committees. Mr. Schwarz also recently served as a director on the board of CFA Society Toronto where he Chaired the Society's Communications Committee and is currently a member of

the Governance and Nominations Committee. In addition, he was a two-term member of the Ontario Securities Commission's Small-Medium Enterprise Committee.

Craig Smith – Director. Mr. Smith is a recognized real estate industry professional with over 25 years of real estate experience specializing in investment sales and downtown office leasing in Toronto's financial core and periphery areas. He is an Executive Vice President with Cushman & Wakefield since March 2017 and before that the President of Ashlar Urban Realty Inc., which he founded in July 1999, grew to a full service 40 person commercial real estate firm in Toronto, Ontario, specializing in asset sales of land and buildings as well as downtown Toronto office and retail leasing and which was acquired by Cushman & Wakefield in March 2017. Mr. Smith is also a co-founder and director of CHC Realty Investments Inc., which focuses on acquiring and managing purpose-built multi-residential student housing properties in close proximity to Canadian universities and colleges. Prior to founding Ashlar in July 1999, Mr. Smith was the general manager of both the Knowlton Realty and Torode Realty organizations. He has achieved success in several areas of commercial real estate over the past 20 years, ranging from entrepreneurial target acquisitions to institutional portfolio dispositions. Mr. Smith has sat on various industry related boards, including the NAIOP Commercial Real Estate Development Association (Greater Toronto Chapter). Mr. Smith's family holding company, Smycorp Investments Inc., has been active in over a dozen joint venture partnerships with the Canadian real estate community and over the years, these various partnerships have made acquisitions from debt instruments (certificates) to hard assets such as office buildings and development sites. Mr. Smith holds a Bachelor of Arts from the University of Western Ontario.

Corporate Cease Trade Orders, Bankruptcies, Penalties or Sanctions

Except as disclosed herein, no Nominee is, as at the date hereof, or has been, within 10 years before the date hereof, a director, chief executive officer or chief financial officer of any company (including the Corporation) that, (a) was subject to a cease trade or similar order or an order that denied the relevant company access to any exemption under securities legislation, for a period of more than 30 consecutive days that was issued while the Nominee was acting in the capacity as director, chief executive officer or chief financial officer; or (b) was subject to a cease trade or similar order or an order that denied the relevant company access to any exemption under securities legislation, for a period of more than 30 consecutive days that was issued after the proposed director ceased to be a director, chief executive officer or chief financial officer and which resulted from an event that occurred while that person was acting in the capacity as director, chief executive officer or chief financial officer. On May 5, 2017, the Corporation was granted a management cease trade order (the "MCTO") by its principal regulator, the Ontario Securities Commission (the "OSC") following an application by the Corporation for the MCTO as a result of the Corporation's inability to file its audited annual financial statements, management's discussion and analysis ("MD&A") and related certifications for the fiscal year ended December 31, 2016 on or before May 1, 2017, as required under applicable securities laws. The MCTO was lifted on July 4, 2017 following the filing of the Corporation's audited annual financial statements, MD&A and related certifications for the fiscal year ended December 31, 2016 and its financial statements, MD&A and related certifications for its first quarter ended March 31, 2017.

No Nominee: (a) is, as at the date hereof, or has been within 10 years before the date hereof, a director or executive officer of any company (including the Corporation) that, while that person was acting in that capacity, or within a year of that person ceasing to act in that capacity, became bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency or was subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets; or (b) has, within the 10 years before the date of hereof, become bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency, or become subject to or instituted any proceedings, arrangement or compromise with creditors, or had a receiver, receiver manager or trustee appointed to hold the assets of the Nominee.

No Nominee has been subject to: (a) any penalties or sanctions imposed by a court relating to securities legislation or by a securities regulatory authority or has entered into a settlement agreement with a securities regulatory authority; or (b) any other penalties or sanctions imposed by a court or regulatory body that would likely be considered important to a reasonable shareholder in deciding whether to vote for a Nominee.

If any of the Nominees is for any reason unavailable to serve as a director, proxies in favour of management will be voted for another nominee in their discretion unless the Shareholder has specified in the proxy that his, her or its Common Shares are to be withheld from voting in the election of directors.

3. Appointment and Remuneration of Auditors

The Shareholders will be asked at the Meeting to approve a resolution appointing RSM Canada LLP, Chartered Professional Accountants, as auditors of the Corporation and to authorize the directors to fix the auditors' remuneration. RSM Canada LLP, Chartered Professional Accountants are the present auditors of the Corporation and were first appointed as auditors on April 2, 2018.

Unless authority to do so is withheld, the persons named in the accompanying proxy intend to vote FOR the appointment of RSM Canada LLP, Chartered Professional Accountants as auditors of the Corporation to hold office until the next annual meeting of shareholders, and to authorize the directors to fix the auditors' remuneration. A majority of the votes cast by Shareholders at the Meeting is required to approve the appointment of the auditors and to authorize the directors to fix their remuneration.

4. Special Business – Approval of Stock Option Plan

At the Meeting, Shareholders will be asked to approve a resolution approving the Corporation's stock option plan (the "**Stock Option Plan**"). The Stock Option Plan was originally adopted by the Board of Directors on November 18, 2013 in connection with the Corporation's initial public offering and listing on the TSXV. A summary of the Stock Option Plan is set out in "*Statement of Executive Compensation – Option Based Awards – Summary of the Stock Option Plan*".

The Stock Option Plan is a "rolling" option plan. Pursuant to the requirements of the TSXV for "rolling" option plans, the Corporation must obtain shareholder approval for the Stock Option Plan on an annual basis, as described in Policy 4.4 of the TSXV. The Stock Option Plan was approved by Shareholders at the Corporation's last annual shareholders meeting held on November 10, 2017. Accordingly, at the Meeting, Shareholders will be asked to approve a resolution approving the Stock Option Plan (the "**Stock Option Plan Resolution**"), the full text of which is as follows:

"BE IT RESOLVED AS AN ORDINARY RESOLUTION THAT:

1. the stock option plan of the Corporation dated November 18, 2013 is hereby ratified, confirmed and approved; and
2. any one director or officer of the Corporation is hereby authorized, for and on behalf of the Corporation, to execute and deliver all such documents and instruments and to do all other things as in the opinion of such director or officer may be necessary or desirable to implement this resolution and the matters authorized hereby, such determination to be conclusively evidenced by the execution and delivery of any such document or instrument, and the taking of any such action."

The Board of Directors has concluded that the Stock Option Plan is in the best interests of the Corporation. Accordingly, the Board of Directors recommends that Shareholders vote FOR the Stock Option Plan Resolution.

Unless otherwise directed, the persons named in the enclosed form of proxy intend to vote FOR the approval of the Stock Option Plan Resolution. A majority of the votes cast by Shareholders at the Meeting is required to approve the Stock Option Plan Resolution.

STATEMENT OF EXECUTIVE COMPENSATION

Compensation Discussion and Analysis

Pursuant to National Instrument 51-102 – *Continuous Disclosure Obligations* (“**NI 51-102**”), the Corporation is required to disclose the compensation paid to its “named executive officers”. This means the Corporation’s Chief Executive Officer and Chief Financial Officer (or individuals who served in similar capacities) for any part of the Corporation’s most recently completed financial year, and the three most highly compensated executive officers (or individuals who served in similar capacities), other than the Chief Executive Officer and Chief Financial Officer, at the end of the most recently completed financial year whose total compensation was, individually, more than \$150,000 (and each individual who would be a “named executive officer” but for the fact that the individual was neither an executive officer of the Corporation, nor acting in a similar capacity, at the end of the financial year).

For the financial year ended December 31, 2017, the only “named executive officer” of the Corporation was Mark Hansen, the former President and Chief Executive Officer of the Corporation, who resigned from such position subsequent to year end on March 5, 2018 (the “**Named Executive Officer**” or “**NEO**”).

Given its stage of development and historical activities and financial resources, the Corporation has to date operated without any formal executive compensation arrangements. It was previously contemplated that the Board of Directors would establish a formal executive compensation program for the Corporation and negotiate employment agreements between the Corporation and its executive officers at an appropriate time as the Corporation continued to grow. That has not yet occurred, however, given certain events in the development of the Corporation’s business and affairs since it was formed in 2013, and it is not expected to occur until there is more clarity about the direction of the Corporation’s business and affairs as discussed below.

The Corporation was incorporated under the *Business Corporations Act* (Ontario) on April 12, 2013. On November 28, 2013, the Corporation completed an initial public offering as a Capital Pool Corporation (“**CPC**”) under the policies of the TSXV and the Common Shares were listed and posted for trading on the TSXV commencing on December 4, 2013. As a CPC, prior to the completion of its “Qualifying Transaction” (as defined under the policies of the TSXV), the business of the Corporation was restricted to the identification and evaluation of potential opportunities with a view to completing a Qualifying Transaction. The Corporation subsequently completed its Qualifying Transaction on April 3, 2014 through the acquisition of a student housing property located in Kingston, Ontario. In connection with the closing of the transaction, the Corporation received final acceptance of the acquisition as the Corporation’s Qualifying Transaction from the TSXV, and commenced trading on the TSXV as a Tier 2 Real Estate Issuer. Following the completion of the Qualifying Transaction, the Corporation focused on growing its student housing business through additional acquisitions, and as part of this, it acquired three additional properties in 2014 to build a portfolio comprised of approximately 832 student housing beds and approximately 13,750 sq. ft. of ancillary ground floor commercial space.

In May 2015, the Corporation launched a proposed public equity offering which was to fund certain additional proposed acquisitions by the Corporation, and it was contemplated that the executive compensation program would be established and executive employment agreements negotiated in connection with the completion of the offering and these additional acquisitions. The offering was subsequently terminated in July 2015, however, due to macro driven volatility within equity markets and the inability to achieve offering terms acceptable to the Corporation. As a consequence, the Corporation did not establish the contemplated executive compensation program.

The Corporation subsequently launched a proposed business combination transaction with Dundee Acquisition Ltd. (“**DAQ**”) in August 2016 which was to provide financing for the Corporation and fund certain additional proposed student housing acquisitions, and it was similarly contemplated that the executive compensation program would be established and executive employment agreements negotiated in connection with the completion of this transaction. The business combination was subsequently terminated in April 2017, however, when DAQ received redemption deposits in connection with the proposed transaction which resulted in DAQ being unable to satisfy the targeted minimum cash amount of \$87.3 million required for it to complete the transaction as its proposed qualifying acquisition under the special purpose acquisition corporation rules of the Toronto Stock Exchange. As a consequence, the Corporation again did not establish the contemplated executive compensation program.

Since the termination of the DAQ transaction, the Corporation has been undergoing a strategic review and reorganization process to determine possible options for financing its current operations and future plans. As part of this process, the Corporation sold its property located in Windsor, Ontario which had 117 beds in August 2017 and its property located in Kingston, Ontario which had 18 beds in July 2018, leaving the Corporation's portfolio to be comprised of approximately 697 student housing beds and 13,750 sq. ft. of ancillary ground floor commercial space in its two remaining properties located in London, Ontario and Trois-Rivières, Québec at present. During this process, Mark Hansen, the former President and Chief Executive Officer of the Corporation, resigned from such position on March 5, 2018, and Simon Nyilassy was appointed President and Chief Executive Officer on March 9, 2018. Harry Atterton was appointed Chief Financial Officer on March 9, 2018 as well, after the previous Chief Financial Officer, Robert Waxman, had resigned on December 7, 2015 and Mr. Hansen had been acting in that capacity as well pending the anticipated completion of the business combination transaction with DAQ.

During the year ended December 31, 2017, the Named Executive Officer did not directly receive any compensation from the Corporation. Indeed, since the formation of the Corporation, neither the Named Executive Officer nor Mr. Waxman when he was Chief Financial Officer directly received any compensation from the Corporation other than receiving certain stock options and discretionary cash bonuses in 2014.

The Named Executive Officer was principally engaged with and remunerated by CHC Realty Investments Inc. ("CHC RI"), another company formed by the Named Executive Officer and Craig Smith, a director of the Corporation, prior to the establishment of the Corporation and which operates in the student housing space but is not affiliated with the Corporation. The compensation received or previously received by the Named Executive Officer from CHC RI was not directly tied to his services or performance with the Corporation. However, CHC RI has charged the Corporation certain amounts for reimbursement for services performed by Mr. Hansen for work done in his capacity as President and Chief Executive Officer of the Corporation as outlined in the table below.

The Corporation's strategic review and reorganization process remains ongoing as it continues to review possible options for financing its current operations and future plans. No executive compensation program will be established until the outcome of this process is determined. In the meantime, Messrs. Nyilassy and Atterton are providing their services to the Corporation through their management company, Marigold & Associates Inc.

If and when established, the objective of the Corporation's compensation program will be to provide suitable compensation for the Corporation's executives that is competitive to other junior real estate issuers that are at a similar stage of development to that of the Corporation and which reflects the achievements of the Corporation's executives. This approach will be designed to retain the Corporation's executive officers and to attract and retain other highly qualified individuals who are able to carry out the Corporation's business objectives. The compensation program will aim to ensure total remuneration is competitive by market standards and link rewards with the short-term and long-term strategic goals and performance of the Corporation by providing compensation arrangements that are comprised of both a fixed component and an at-risk component, with the at-risk component being composed of certain incentives. It is contemplated that the Corporation will use the granting of stock options or similar security-based compensation arrangements to offer incentive and compensation for services as part of its compensation strategy.

The Compensation and Corporate Governance Committee of the Board of Directors will further consider these matters and provide recommendations to the Board of Directors on executive remuneration matters generally as developments occur.

Option-Based Awards

Option-Based Awards

The Board of Directors has the responsibility to administer the compensation policies related to the executive management of the Corporation, including option-based awards. The Corporation's Stock Option Plan has been and will be used to provide share purchase options which are granted in consideration of the level of responsibility of executive officers as well as their impact or contribution to the longer-term operating performance of the Corporation. During the period leading up to the Corporation's initial public offering and including the awards granted at the time of the initial public offering, there was no formal process in place that the Corporation used to

grant stock options to executive officers. In connection with the Corporation's initial public offering, options were approved and granted by the Board of Directors taking into consideration the efforts and services provided to the Corporation, the amount of options previously granted and the total number of options reserved for issuance under the Stock Option Plan. The Corporation granted additional option-based awards in January 2015 but these were subsequently voluntarily cancelled on March 31, 2015 in contemplation of the Corporation's public offering which was launched and terminated in the summer of 2015.

Summary of the Stock Option Plan

The Corporation's Stock Option Plan is designed to motivate and retain directors, officers, key employees, and other service providers, and to align their interests with those of the Corporation's Shareholders. Participation in the Stock Option Plan rewards overall corporate performance, as measured through the price of the Common Shares. In addition, the Stock Option Plan enables executives, including directors, to develop and maintain a significant ownership interest in the Corporation. All options that have been granted under the Stock Option Plan have been issued at an exercise price not less than the closing market price of the Common Shares on the date prior to the date of the grant.

Long-term incentives for executive officers and directors have been provided and may be provided through options granted under the Stock Option Plan. The Corporation may amend its stock option policies as it completes its strategic review and reorganization process.

The Board of Directors of the Corporation may from time to time, in its discretion, and in accordance with the rules and regulations of the TSXV, grant to directors and officers of the Corporation, and *bona fide* Employees, Consultants, or Management Corporation Employees (all as defined in the policies of the TSXV) of the Corporation, non-transferable options to purchase Common Shares for a period of up to ten years from the date of the grant; provided, that the number of Common Shares reserved for issuance may not exceed 10% of the issued Common Shares at the time of the grant of an option.

The securities offered under the Stock Option Plan consist of options to acquire up to a maximum of 10% of the issued Common Shares at the time of the grant of an option. The aggregate number of Common Shares to be delivered upon the exercise of all options granted under the Stock Option Plan will not exceed the maximum number of Common Shares permitted under the rules of any stock exchange on which the Common Shares are then listed or the rules of any other regulatory body having jurisdiction over the Common Shares. If any option granted under the Stock Option Plan expires or terminates for any reason without having been exercised in full, the unpurchased Common Shares subject thereto will again be available for the purpose of the Stock Option Plan. Each option granted under the Stock Option Plan is non-assignable and non-transferable.

The number of Common Shares subject to an option granted to any participant will be determined by the Board of Directors or a committee authorized under the Stock Option Plan, but no participant, where the Corporation is listed on any stock exchange, will be granted an option which exceeds the maximum number of shares permitted under any stock exchange on which the Common Shares are then listed or other regulatory body having jurisdiction, which maximum number of shares is presently an amount equal to 5% of the then issued and outstanding Common Shares (on a non-diluted basis) in any 12-month period, unless disinterested shareholder approval is obtained.

The maximum number of Common Shares subject to an option granted to any participant who is a Consultant is presently limited to an amount equal to 2% of the then issued and outstanding Common Shares (on a non-diluted basis) in any 12-month period. The number of options granted to all persons in aggregate who are employed to perform Investor Relations Activities (as defined in the policies of the TSXV) is presently limited to an amount equal to 2% of the then issued and outstanding Common Shares (on a non-diluted basis) in any 12 month period. Options granted to Consultants performing Investor Relations Activities must vest in stages over a 12 month period with no more than 25% of the options vesting in any three month period.

The exercise price of the Common Shares covered by each option shall be determined by the Board of Directors. The exercise price will not be less than the price permitted by any stock exchange on which the Common Shares are then listed or other regulatory body having jurisdiction. Currently, the TSXV requires that the exercise price of the

options must be equal to or greater than the Discounted Market Price (as defined in the policies of the TSXV). The exercise price of options is solely payable in cash.

The ability of the options to be exercised and the obligation of the Corporation to issue and deliver Common Shares in accordance with the Stock Option Plan is subject to any approvals which may be required from the Shareholders of the Corporation, or any regulatory authority or stock exchange having jurisdiction over the securities of the Corporation.

So long as it remains a policy of the TSXV, the Corporation must obtain disinterested shareholder approval for: (i) any reduction in the exercise price of an option if the relevant participant in the Stock Option Plan is an insider of the Corporation at the time of the proposed amendment; or (ii) the grant of options if the Stock Option Plan, together with all of the Corporation's previously established and outstanding stock option plans or grants, could result at any time in the grant to insiders of the Corporation, within a 12 month period, of a number of options exceeding 10% of the then issued Common Shares.

If a participant ceases to be a director, officer, Employee or Consultant, as the case may be, of the Corporation for any reason (other than death), she/he may exercise her/his option to the extent that she/he was entitled to exercise it at the date of such cessation, but only for a period determined by the Board of Directors of up to one year following her/his ceasing to be a director, officer, Employee or Consultant. In the case of an optionee's death, the optionee's heirs or administrators can exercise any portion of the options for up to six months from the optionee's death. Nothing contained in the Stock Option Plan, nor in any option granted pursuant to the Stock Option Plan, will confer upon any participant any right with respect to continuance as a director, officer, employee or consultant of the Corporation or of any affiliate.

Appropriate adjustments in the number of Common Shares issuable upon exercise of outstanding options and in the exercise price of the options shall be made to give effect to adjustments in the number of Common Shares resulting from any subdivisions, consolidations or reclassifications of the Common Shares, the payment of stock dividends by the Corporation or other relevant changes in the capital structure of the Corporation.

Summary Compensation Table

The following table sets forth information concerning compensation earned for services rendered by the Named Executive Officer for the three years ended December 31, 2017.

Summary Compensation Table								
Name and Principal Position	Year	Salary (\$) ⁽¹⁾	Share-Based Awards (\$)	Option-Based Awards (\$)	Non-Equity Incentive Plan Compensation (\$)	Pension Value (\$)	All Other Compensation (\$)	Total Compensation (\$)
Mark Hansen President and Chief Executive Officer	2017	\$93,893	Nil	Nil	Nil	Nil	Nil	\$93,893
	2016	\$122,955	Nil	Nil	Nil	Nil	Nil	\$122,955
	2015	\$77,293	Nil	Nil ⁽²⁾	Nil	Nil	Nil	\$77,293

Notes:

- (1) The amounts in respect of salary represent amounts charged to the Corporation by CHC RI as reimbursement for services performed by Mr. Hansen for work done in his capacity as President and Chief Executive Officer of the Corporation. See "Compensation Discussion and Analysis". These amounts are accrued but unpaid as of the date of this Circular.
- (2) On January 1, 2015, Mr. Hansen was awarded 10,843 stock options which were issued in respect of fiscal 2015. The fair value of these options was \$82,027 and was determined using the Black Scholes model using the following assumptions and estimates: exercise price of \$10.20, fully vested, expected life of options of 5 years, risk-free rate of interest of 1.36%, expected dividend yield of 0% and expected volatility of 100%. However, these stock options were voluntarily cancelled on March 31, 2015 in contemplation of the Corporation's public offering which was launched and terminated in the summer of 2015.

Long-Term Incentive Plan Awards and Stock Appreciation Rights

The Corporation does not maintain any long-term incentive plans and does not grant stock appreciation rights.

Incentive Plan Awards

Outstanding Share-Based Awards and Option-Based Awards

The following table sets forth the details regarding the incentive awards for the Named Executive Officer outstanding as of December 31, 2017, including awards granted before the most recently completed financial year.

Name	Option-Based Awards				Share-Based Awards		
	Number of Securities Underlying Unexercised Options (#)	Option Exercise Price (\$)	Option Expiration Date	Value of Unexercised in-the-Money Options (\$) ⁽¹⁾	Number of Shares or Units of Shares That Have Not Vested (#)	Market or Payout Value of Share-Based Awards That Have Not Vested (\$)	Market or Payout Value of Vested Share-Based Awards Not Paid or Distributed (\$)
Mark Hansen President and Chief Executive Officer	12,132	\$8.50	Nov. 28, 2018	Nil	N/A	N/A	N/A

Note:

- (1) These stock options were issued in connection with the Corporation's initial public offering. The market price of the Common Shares on December 31, 2017 was \$1.35 based on the closing price of the Common Shares on the TSXV on December 29, 2017.

Incentive Plan Awards - Value Vested or Earned During the Year

The following table sets forth the details regarding the value vested or earned of incentive plan awards for the Named Executive Officer for the year ended December 31, 2017.

Name	Option-Based Awards – Value Vested During the Year (\$)	Share-Based Awards – Value Vested During the Year (\$)	Non-Equity Incentive Plan Compensation – Value Earned During the Year (\$)
Mark Hansen President and Chief Executive Officer	Nil	Nil	Nil

Pension Plan Benefits

The Corporation does not have a pension plan that provides for payments or benefits to the Named Executive Officer at, following, or in connection with retirement.

Termination and Change of Control Benefits

As noted above, given its stage of development, the Corporation has to date operated without any formal executive compensation arrangements, and it is not expected to occur until the Corporation's ongoing strategic review and reorganization process is concluded with a more clear direction for the Corporation. The Named Executive Officer resigned from the Corporation subsequent to year end on March 5, 2018. The Corporation was not a party to any agreements with the Named Executive Officer which contained termination and change of control benefits in the event of his termination without cause or upon a change of control.

Director Compensation

Director Compensation Table

The following table sets forth information concerning compensation earned for services rendered by the directors for the financial year ended December 31, 2017.

Name	Fees Earned (\$) ⁽⁴⁾	Share-Based Awards (\$) ⁽⁵⁾	Option-Based Awards (\$) ⁽⁵⁾	Non-Equity Incentive Plan Compensation (\$) ⁽⁵⁾	Pension Value (\$) ⁽⁵⁾	All Other Compensation (\$) ⁽⁵⁾	Total Compensation (\$) ⁽⁵⁾
Louis Forbes ⁽¹⁾	\$20,750	Nil	Nil	\$11,500	Nil	Nil	\$32,250
Philip Gillin ⁽²⁾	\$39,750	Nil	Nil	\$11,500	Nil	Nil	\$51,250
Gordon Pridham ⁽³⁾	\$59,250	Nil	Nil	\$17,750	Nil	Nil	\$77,000
Ronald Schwarz	\$69,500	Nil	Nil	\$12,750	Nil	Nil	\$82,250
Craig Smith	\$39,750	Nil	Nil	\$12,750	Nil	Nil	\$52,500

Notes:

- (1) Mr. Forbes resigned as a director of the Corporation on July 27, 2017.
- (2) Subsequent to year end, Mr. Gillin resigned as a director of the Corporation on March 5, 2018.
- (3) Subsequent to year end, Mr. Pridham resigned as a director of the Corporation on September 20, 2018.
- (4) Fees earned are accrued but unpaid as of the date of this Circular.
- (5) Non-Equity Incentive Plan Compensation during the year ended December 31, 2017 represents a total of \$66,250 in deferred share units (“DSUs”) (or a total of 25,000 DSUs) granted to the directors on October 12, 2017 in settlement of directors’ fees accrued and unpaid during the first quarter of 2017. The DSUs were priced at the volume weighted average price of the Common Shares over the last five trading days preceding March 31, 2017, the end of each quarter for which the DSUs were granted, being \$2.65. The DSUs vested on grant and are to be settled in cash at the time of the director’s retirement from the Board based on the market price of the Common Shares at the time of retirement. See “*Compensation Discussion and Analysis*”.
- (6) Subsequent to year end, Thomas Murphy and Andrew Coles were appointed directors on March 5, 2018; Andrew Coles resigned as a director on March 26, 2018; Simon Nyilassy was appointed a director on March 26, 2018; and Heather Fitzpatrick was appointed a director on September 20, 2018.

Narrative Discussion

In 2015 the Board established compensation arrangements for the directors whereby the directors are entitled to receive compensation from the Corporation which may consist of directors’ fees and stock options. Directors’ fees include annual fees of \$50,000 for the Chair, \$25,000 for each director other than the Chair, an additional \$5,000 for the Chair of each committee of the Board, and fees for attending meetings of the Board consisting of \$1,500 per meeting for meetings in person and \$750 per meeting for meetings held by telephone. Given the Corporation’s financial position, directors’ fees have largely been accrued but are unpaid since 2015.

Given the Corporation’s financial position, the Board decided to adopt a deferred share unit plan (the “**DSU Plan**”) on September 13, 2016, with the purpose of reducing the cash expense of compensating its directors while also promoting greater alignment of interests between the Corporation’s shareholders and directors. The DSU Plan provides that the Corporation’s non-executive directors may receive, at the discretion of the Board of Directors, a portion of their compensation in DSUs, and may also elect to receive all or a portion of any of their cash compensation in DSUs. Under the DSU Plan, DSUs are priced at the greater of the volume weighted average price of the Common Shares of the Corporation over the last five trading days preceding the grant, and the closing price of the Common Shares on the last trading day preceding the grant.

During the year ended December 31, 2017, the Board approved the grant of an aggregate of \$66,250 in DSUs (for a total of 25,000 DSUs) to the directors of the Corporation in settlement of directors’ fees accrued and unpaid during the quarter ended March 31, 2017. Previously, the Board had approved the grant of: (i) an aggregate of \$235,000 in DSUs (for a total of 50,394 DSUs) to the directors of the Corporation in settlement of directors’ fees accrued and unpaid during the year ended December 31, 2016, and (ii) an aggregate of \$184,520 in DSUs (for a total of 38,226

DSUs) to the directors of the Corporation in settlement of directors' fees accrued and unpaid during the year ended December 31, 2015.

When the DSU Plan was adopted, it was contemplated that DSUs would be settled by way of issuance of Common Shares. The ability to settle DSUs by way of issuance of Common Shares under the DSU Plan, however, was subject to the approval of the DSU Plan by the Corporation's disinterested shareholders. This approval was sought at the Corporation's annual and special meeting of shareholders held on November 10, 2017 but was not obtained. Accordingly, all DSUs awarded to date are required to be settled in cash unless the Corporation obtains approval from the TSXV to settle the DSU obligations in Common Shares. As a result, the Board has determined not to use the DSU Plan for periods subsequent to the Corporation's quarter ended March 31, 2017.

Directors Share-Based Awards and Option-Based Awards

The following table sets forth the details regarding the incentive plan awards for each non-executive director of the Corporation outstanding as of December 31, 2017.

Name	Option-Based Awards				Share-Based Awards	
	Number of Securities Underlying Unexercised Options (#)	Option Exercise Price (\$)	Option Expiration Date	Value of Unexercised in-the-Money Options (\$) ⁽¹⁾	Number of Shares or Units of Shares That Have Not Vested (#)	Market or Payout Value of Share-Based Awards That Have Not Vested (\$)
Louis Forbes	Nil	N/A	N/A	N/A	Nil	N/A
Philip Gillin	Nil	N/A	N/A	N/A	Nil	N/A
Gordon Pridham	Nil	N/A	N/A	N/A	Nil	N/A
Ronald Schwarz	Nil	N/A	N/A	N/A	Nil	N/A
Craig Smith	12,132	\$8.50	Nov. 28, 2018	Nil	Nil	N/A

Note:

(1) The market price of the Common Shares on December 31, 2017 was \$1.35 based on the closing price of the Common Shares on the TSXV on December 29, 2017.

Directors Incentive Plan Awards - Value Vested or Earned During the Year

The following table sets forth the details regarding the value vested or earned of incentive plan awards for each non-executive director of the Corporation for the financial year ended December 31, 2017.

Name	Option-Based Awards – Value Vested During the Year (\$)	Share-Based Awards – Value Vested During the Year (\$)	Non-Equity Incentive Plan Compensation – Value Earned During the Year (\$) ⁽¹⁾
Louis Forbes	Nil	Nil	\$11,500
Philip Gillin	Nil	Nil	\$11,500
Gordon Pridham	Nil	Nil	\$17,750
Ronald Schwarz	Nil	Nil	\$12,750
Craig Smith	Nil	Nil	\$12,750

Note:

(1) See "Director Compensation Table" above.

**SECURITIES AUTHORIZED FOR
ISSUANCE UNDER EQUITY COMPENSATION PLANS**

The following table sets forth as of December 31, 2017, the number of Common Shares to be issued upon exercise of outstanding options, the weighted exercise price of such outstanding options and the number of securities remaining available for future issuance under all equity compensation plans previously approved by the Corporation's Shareholders and all equity plans not approved by the Corporation's Shareholders.

Plan Category	Equity Compensation Plan Information		Number of Common Shares remaining available for future issuance under equity compensation plans (excluding securities reflected in column (a)) (c)
	Number of Common Shares to be issued upon exercise of outstanding options, warrants and rights (a)	Weighted-average exercise price of outstanding options, warrants and rights (b)	
<i>Equity compensation plans approved by securityholders</i>	48,529 ⁽¹⁾	\$8.50	184,989 ⁽²⁾
<i>Equity compensation plans not approved by securityholders</i>	Nil ⁽³⁾	N/A	Nil
Total	48,529	\$8.50	184,989

Notes:

- (1) Common Shares issuable upon exercise of stock options granted under the Stock Option Plan.
- (2) Based on 10% of the 2,716,465 Common Shares issued and outstanding at December 31, 2017, there was a total of 271,646 Common Shares reserved for issuance pursuant to the Stock Option Plan.
- (3) While the Board adopted the DSU Plan on September 13, 2016, the DSU Plan was not approved by shareholders, and consequently all DSUs awarded to date are required to be settled in cash unless the Corporation otherwise obtains approval from the TSXV to settle the DSU obligations in Common Shares. The Board has determined not to use the DSU Plan for periods subsequent to the Corporation's quarter ended March 31, 2017.

AUDIT COMMITTEE

National Instrument 52-110 – *Audit Committees* (“NI 52-110”) requires that certain information regarding the Audit Committee of a “venture issuer” (as that term is defined in NI 52-110) be included in the management information circular to be sent to the shareholders of a venture issuer in connection with the solicitation by management for the purpose of electing directors to its board of directors.

Audit Committee Charter

The Audit Committee of the Board of Directors operates under a written charter that sets out its responsibilities and composition requirements. A copy of the Audit Committee's charter is attached as Schedule “A” to this Circular.

Composition of Audit Committee

The Audit Committee of the Corporation is presently comprised of Thomas Murphy (Chair), Heather Fitzpatrick and Ronald Schwarz. As described above, at the Meeting, it is intended that Messrs. Murphy and Schwarz and Ms. Fitzpatrick will stand for re-election as directors, and that the Nominees will be elected as directors. Following the Meeting, it is expected that the Audit Committee will continue to be constituted as it is at present.

The Audit Committee has been structured to comply with NI 52-110. Messrs. Murphy and Schwarz are independent within the meaning of NI 52-110. Ms. Fitzpatrick is not considered independent within the meaning of NI 52-110 because of the material relationship between the Corporation and Halmont, of which she is the President and Chief Executive Officer and a director, as a result of Halmont being a secured lender to the Corporation in respect of its

principal property. See “*Interest of Informed Person in Material Transactions*”. However, as a venture issuer, the composition of the Audit Committee complies with NI 52-110 as a majority of the members of the Audit Committee are not executive officers, employees or control persons of the Corporation.

Each member of the Audit Committee is financially literate within the meaning of NI 52-110. In considering criteria for the determination of financial literacy, the Board of Directors looks at the ability to read and understand financial statements that present the breadth and level of complexity of accounting issues that are generally comparable to those issues that can be reasonably expected to be raised by the Corporation’s financial statements.

Relevant Education and Experience

Each member of the Corporation’s Audit Committee has adequate education and experience that is relevant to their performance as an Audit Committee member and, in particular, education and experience that have provided the member with: (a) an understanding of the accounting principles used by the Corporation to prepare its financial statements and the ability to assess the general application of those principles in connection with estimates, accruals and reserves; (b) experience preparing, auditing, analyzing or evaluating financial statements that present a breadth and level of complexity of accounting issues that are generally comparable to the breadth and complexity of issues that can reasonably be expected to be raised by the Corporation’s financial statements or experience actively supervising individuals engaged in such activities; and (c) an understanding of internal controls and procedures for financial reporting.

In particular: (i) Mr. Murphy holds a CPA, CA designation and has over 40 years of real estate investment, development, and financial experience, through which he has worked on many large and complex transactions involving commercial real estate, debt, corporate finance, and accounting and tax issues, and in which his responsibilities included involvement in acquisitions, dispositions, financing and restructuring, tax planning and compliance and reporting; (ii) Ms. Fitzpatrick is a CPA,CGA and is President and Chief Executive Officer of Halmont, a publicly listed investment company; and (iii) Mr. Schwarz is a Chartered Financial Analyst and holds a Bachelor’s degree in Finance and has over 25 years of experience with financial reporting, financial statement analysis and public companies as a capital markets professional (equity analyst and portfolio manager) and independent investor. In these capacities, the members of the Corporation’s Audit Committee will have had experience preparing, analyzing or evaluating financial statements for public companies or actively supervising individuals engaged in such activities, and have developed an understanding of the accounting principles used by the Corporation to prepare its financial statements and an understanding of internal controls and procedures for financial reporting.

Audit Committee Oversight

During the fiscal year ended December 31, 2017, all recommendations of the present Audit Committee to nominate or compensate the Corporation’s external auditor were adopted by the Board of Directors.

Pre-Approval Policies and Procedures

The Audit Committee is responsible for reviewing and pre-approving all non-audit services to be provided to the Corporation by its external auditor. However, the Audit Committee has not yet adopted any specific policies or procedures for the engagement of non-audit services.

External Auditor Service Fees

The following table summarizes the fees billed by RSM Canada LLP, Chartered Professional Accountants, 11 King St. W, Suite 700, Box 27, Toronto, ON, M5H 4C7, the auditors of the Corporation, for the year ended December 31, 2017. RSM Canada LLP, Chartered Professional Accountants, were appointed the auditors of the Corporation on April 2, 2018.

Category	Year ended December 31, 2017
Audit Fees	\$56,896
Audit Related Fees	Nil
Tax Fees	Nil
All Other Fees	Nil

The following table summarizes the fees billed by Deloitte LLP, Chartered Accountants, 181 Bay Street, Suite 1400, Toronto, Ontario, M5J 2V1, the former auditors of the Corporation, for the year ended December 31, 2016:

Category	Year ended December 31, 2016
Audit Fees	\$197,185
Audit Related Fees	Nil
Tax Fees	Nil
All Other Fees	Nil

CORPORATE GOVERNANCE

National Instrument 58-101 – *Disclosure of Corporate Governance Practices* requires the Corporation to disclose annually its corporate governance practices.

The Board of Directors is committed to a high standard of corporate governance practices. The Board of Directors believes that this commitment is not only in the best interest of the Corporation’s Shareholders but that it also promotes effective decision making at the Board of Directors level.

Board of Directors

The Board of Directors has responsibility for the stewardship of the Corporation. In carrying out this mandate, the Board of Directors meets regularly and a broad range of matters are discussed and reviewed for approval. These matters include overall corporate plans and strategies, budgets, internal controls and management information systems, risk management as well as interim and annual financial and operating results. The Board of Directors is also responsible for the approval of all major transactions, including equity issuances, acquisitions and dispositions, as well as the Corporation’s debt and borrowing policies. The Board of Directors strives to ensure that actions taken by management correspond closely with the objectives of the Board of Directors and the Corporation’s Shareholders.

The Board of Directors of the Corporation is currently comprised of five members, all of whom with the exception of Simon Nyilassy and Heather Fitzpatrick, being a majority of the directors, are considered to be independent. Mr. Nyilassy is not considered to be independent since he is also the President and Chief Executive Officer of the Corporation. Ms. Fitzpatrick is not considered independent within the meaning of NI 52-110 because of the material relationship between the Corporation and Halmont, of which she is the President and Chief Executive Officer and a director, as a result of Halmont being a secured lender to the Corporation in respect of its principal property. See *“Interest of Informed Person in Material Transactions”*. The Board of Directors believes that its composition is sufficient to ensure that it can function independently of management.

The following Nominees currently serve on the boards of other reporting issuers (or the equivalent) as listed below:

Name	Name of Reporting Issuer	Exchange
Heather Fitzpatrick	Halmont Properties Corporation	TSX Venture
Simon Nyilassy	Minto Apartment REIT	TSX

Board Mandate

The written mandate of the Board of Directors is attached as Schedule “B” to this Circular.

Board Committees

The Corporation has no current or proposed standing committees other than the Audit Committee and the contemplated Compensation and Corporate Governance Committee to be formed following the reorganization of the Board of Directors at the Meeting.

Position Descriptions

The Board of Directors has not developed written position descriptions for the chair of each committee of the Board of Directors. In addition, while the Chief Executive Officer reports to the Board of Directors, the Board of Directors and its Chief Executive Officer have not developed a written position description for the Chief Executive Officer. The Board of Directors and the Chief Executive Officer will consider the development of written position descriptions as the Corporation further develops, taking into consideration the size of the Corporation and its Board of Directors, the stage of the Corporation’s development and its ability to enable the Board of Directors and its committees to operate in an efficient and flexible manner. In the meantime, the Board of Directors expects the Chairman of the Board of Directors to provide leadership and to manage the Board of Directors and ensure that it carries out its duties and responsibilities in accordance with its mandate. Similarly, the Board of Directors expects the chairman of each committee to provide leadership and to manage the committee and ensure that the committee carries out its duties and responsibilities according to its mandate.

Orientation and Continuing Education

The Corporation does not have a formal orientation and education program for new directors. The Corporation has not held a formal orientation for the members of its Board of Directors, but the Nominees have been made aware of the Corporation and its operations, activities and plans. The Corporation attempts to make directors aware of developments in disclosure, governance and reporting guidelines and regulations from time to time, and directors are also encouraged to keep informed of new developments individually. Members of the Board of Directors are also encouraged to communicate with management, auditors and technical consultants as required.

Ethical Business Conduct

The Corporation is committed to conducting its business in accordance with applicable laws, rules and regulations, and in accordance with industry standards of business ethics, and to full and accurate disclosure in compliance with applicable securities laws. In furtherance of the foregoing, the Corporation plans to adopt a written Code of Business Conduct and Ethics (the “Code”) following the reorganization of the Board of Directors at the Meeting, which will apply to all directors, officers and employees of the Corporation and set forth specific policies to guide such individuals in the performance of their duties. A copy of the Code will be able to be obtained by contacting the Corporation.

Under applicable corporate laws, any director or executive officer that has a material interest in a transaction or agreement that is being considered by the Corporation is required to declare a conflict of interest and is excluded from voting and from the decision making process with respect to that issue.

Nomination of Directors and Compensation

The Board of Directors does not currently have a Compensation and Nomination Committee. Following the reorganization of the Board of Directors at the Meeting as described above, it is contemplated that the Board of Directors will form a Compensation and Corporate Governance Committee comprised of independent directors.

The Compensation and Corporate Governance Committee will oversee the remuneration, nomination and appointment policies and practices of the Corporation. The principal responsibilities of the Compensation and Corporate Governance Committee will include: (a) considering the Corporation’s overall remuneration strategy and,

where information is available, verifying the appropriateness of existing remuneration levels using external sources for comparison; (b) comparing the nature and amount of the Corporation's directors' and executive officers' compensation to performance against goals set for the year, while considering relevant comparative information, independent expert advice and the financial position of the Corporation; (c) making recommendations to the Board of Directors in respect of director and executive officer remuneration matters with the overall objective of ensuring maximum Shareholder benefit from the retention of high quality board and executive team members; (d) considering nominees for independent directors of the Corporation; and (e) planning for the succession of directors and executive officers of the Corporation, including appointing, training and monitoring senior management to ensure that the Board of Directors and management have appropriate skill and experience.

No compensation consultant or advisor has been retained by the Corporation to date.

Assessments

The Board of Directors has not conducted any assessment of the Board of Directors, its committees or individual directors. The Corporation will consider conducting such assessments as and when appropriate. The Corporation is at an early stage of development and also has a small Board of Directors, which provides the opportunity for all directors to actively interact and to become familiar with one another. It is expected that any issues with respect to effectiveness and contribution would readily become apparent in this environment.

INDEBTEDNESS OF DIRECTORS AND OFFICERS

No individual who is, or at any time during the most recently completed financial year of the Corporation was, a director or executive officer of the Corporation, no proposed nominee for election as a director of the Corporation and no associate of any such director, executive officer or proposed nominee for director is, or at any time since the beginning of the most recently completed financial year of the Corporation has been, indebted to the Corporation including indebtedness that would be the subject of a guarantee, support agreement, letter of credit or other similar arrangement or understanding provided by the Corporation.

INTEREST OF INFORMED PERSONS IN MATERIAL TRANSACTIONS

Other than as set forth in this Circular, no informed person (as such term is defined in NI 51-102) of the Corporation, nominee for election as a director of the Corporation or any associate or affiliate of any informed person or proposed director has or had any material interest, direct or indirect, in any transaction since the beginning of the Corporation's most recently completed financial year or in any proposed transaction which has materially affected or would materially affect the Corporation.

Heather Fitzpatrick, a director of the Corporation, is also President and Chief Executive Officer and a director of Halmont. On July 13, 2018, the Corporation completed a refinancing transaction with Halmont on its property in London, Ontario, which is the Corporation's principal asset. Under the transaction, Halmont assumed the existing \$13.75 million second mortgage on the property, and the second mortgage was amended to have the principal amount of \$14.0 million, to bear interest at a rate of 7%, subject to a right for the Corporation to defer certain interest payments for a period of 18 months, and to have a maturity date of June 30, 2021. Halmont also has a right under the second mortgage to an additional payment based on growth in net operating income from the property above an agreed threshold during the term of the loan or in the event the property is sold for a value in excess of an agreed value. Proceeds of the refinancing were used to payout the existing second mortgage lenders on the property and to pay transaction costs. The Corporation's obligations to Halmont under the second mortgage is also secured by a second charge over the Corporation's student housing property in Trois-Rivières, Québec and a first charge over all of the Corporation's personal property. In connection with the transaction, the Corporation issued 200,000 common share purchase warrants to Halmont, each of which is exercisable to acquire one Common Share at an exercise price of \$1.00 per share until June 30, 2021, subject to acceleration in certain events. The transaction was an arm's length transaction and Ms. Fitzpatrick became a director of the Corporation subsequent to the completion of the transaction on September 20, 2018.

OTHER MATTERS WHICH MAY COME BEFORE THE MEETING

Management knows of no matters to come before the Meeting of Shareholders other than as set forth in the Notice of Meeting. **However, if other matters which are not known to management should properly come before the Meeting, the accompanying proxy will be voted on such matters in accordance with the best judgment of the persons voting the proxy.**

ADDITIONAL INFORMATION

Additional information relating to the Corporation is available under the Corporation's profile on SEDAR at www.sedar.com. Financial information is provided in the Corporation's audited financial statements and management's discussion and analysis for the year ended December 31, 2017. Copies of the Corporation's financial statements and management's discussion and analysis may be obtained under the Corporation's profile on SEDAR at www.sedar.com or upon written request to the Corporate Secretary at 53 Yonge Street, 5th Floor, Toronto, Ontario M5E 1J3.

DIRECTORS' APPROVAL

The contents of this Circular and the sending of it to each director of the Corporation, to the auditors of the Corporation and to the Shareholders of the Corporation entitled to notice of the Meeting, have been approved by the directors of the Corporation.

DATED as of the 5th day of December, 2018.

BY ORDER OF THE BOARD OF DIRECTORS

(signed) "*Simon Nyilassy*"
Simon Nyilassy
President and Chief Executive Officer

SCHEDULE “A”

CHARTER OF THE AUDIT COMMITTEE OF THE BOARD OF DIRECTORS

CHC STUDENT HOUSING CORP. (the “Corporation”)

I. Purpose

The Audit Committee is a committee of the Board of Directors which assists the Board in overseeing the Corporation’s financial controls and reporting and in fulfilling its legal and fiduciary obligations with respect to matters involving the accounting, auditing, financial reporting, internal control and legal compliance functions of the Corporation. The Audit Committee’s primary duties and responsibilities are to:

- Oversee: (i) the integrity of the Corporation’s financial statements; (ii) the Corporation’s compliance with legal and regulatory requirements with respect to financial controls and reporting; and (iii) the auditors’ qualifications and independence.
- Serve as an independent and objective party to monitor the Corporation’s financial reporting processes and internal control systems.
- Review and appraise the audit activities of the Corporation’s independent auditors.
- Provide open lines of communication among the independent auditors, financial and senior management and the Board of Directors for financial reporting and control matters.

II. Composition

Members of the Audit Committee are appointed and removed by the Board of Directors. The Board shall designate annually the members of the Committee and a Chairman of the Committee. The Committee will be comprised of at least three directors, each of whom qualifies as an independent director, as determined by the Board¹. All members should have skills and/or experience which are relevant to the mandate of the Committee, as determined by the Board. All members of the Committee shall be financially literate at the time of their election to the Committee. “Financial literacy” shall be determined by the Board of Directors in the exercise of its business judgment, and shall include a working familiarity with basic finance and accounting practices and an ability to read and understand financial statements that present a breadth and level of complexity of the issues that can reasonably be expected to be raised by the Corporation’s financial statements. Committee members, if they or the Board of Directors deem it appropriate, may enhance their understanding of finance and accounting by participating in educational programs conducted by the Corporation or an outside consultant or firm.

III. Responsibilities

The responsibilities of the Audit Committee shall generally include, but not be restricted to, undertaking the following:

¹ Determined in accordance with National Instrument 52-110 – *Audit Committees*.

Selection and Evaluation of Auditors

- (a) Recommending to the Board of Directors the external auditors (subject to shareholder approval) to be engaged to prepare or issue an auditor's report or performing other audit, review or attest services for the Corporation and the compensation of such external auditors.
- (b) Overseeing the independence of the Corporation's auditors and taking such actions as it may deem necessary to satisfy it that the Corporation's auditors are independent within the meaning of applicable securities laws by, among other things: (i) requiring the independent auditors to deliver to the Committee on a periodic basis a formal written statement delineating all relationships between the independent auditors and the Corporation; and (ii) actively engaging in a dialogue with the independent auditors with respect to any disclosed relationships or services that may impact the objectivity and independence of the independent auditors and taking appropriate action to satisfy itself of the auditors' independence.
- (c) Instructing the Corporation's independent auditors that: (i) they are ultimately accountable to the Committee (as representatives of the shareholders of the Corporation); (ii) they must report directly to the Committee; and (iii) the Committee is responsible for the appointment (subject to shareholder approval), compensation, retention, evaluation and oversight of the Corporation's independent auditors.
- (d) Ensuring the respect of legal requirements regarding the rotation of applicable partners of the external auditors, on a regular basis, as required.
- (e) Reviewing and pre-approving all audit and permitted non-audit services or mandates to be provided by the independent auditors to the Corporation or any of its subsidiaries, including tax services, and the proposed basis and amount of the external auditors' fees for such services, and determining which non-audit services the auditors are prohibited from providing (and adopting specific policies and procedures related thereto).
- (f) Reviewing the performance of the Corporation's independent auditors and replacing or terminating the independent auditors (subject to required shareholder approvals) when circumstances warrant.

Oversight of Annual Audit

- (a) Reviewing and accepting, if appropriate, the annual audit plan of the Corporation's independent auditors, including the scope, extent and schedule of audit activities, and monitoring such plan's progress and results during the year.
- (b) Confirming through private discussions with the Corporation's independent auditors and the Corporation's management that no management restrictions are being placed on the scope of the independent auditors' work.
- (c) Reviewing with the external auditors any audit problems or difficulties and management's response thereto and resolving any disagreement between management and the external auditors regarding accounting and financial reporting.
- (d) Reviewing with management and the external auditors the results of the year-end audit of the Corporation, including: (i) the annual financial statements and the audit report, the related management representation letter, the related "Memorandum Regarding Accounting Procedures and Internal Control" or similar memorandum prepared by the Corporation's independent auditors, any other pertinent reports and management's responses concerning such memorandum; and (ii) the qualitative judgments of the independent auditors about the appropriateness and not just the acceptability of accounting principles and financial disclosure practices used or proposed to be adopted by the Corporation including any alternative treatments of financial information that

have been discussed with management, the ramification of their use and the independent auditor's preferred treatment as well as any other material communications with management and, particularly, about the degree of aggressiveness or conservatism of its accounting principles and underlying estimates.

Oversight of Financial Reporting Process and Internal Controls

- (a) Reviewing with management and the external auditors the annual financial statements and accompanying notes, the external auditors' report thereon and the related press release, and obtaining explanations from management on all significant variances with comparative periods, before recommending approval by the Board and the release thereof.
- (b) Reviewing with management the quarterly financial statements and any auditors' review thereof before recommending approval by the Board and the release thereof.
- (c) Reviewing and periodically assessing the adequacy of the Corporation's procedures for the Corporation's public disclosure of financial information extracted or derived from the Corporation's financial statements, including reviewing the financial information contained in the annual information form, management proxy circular, management's discussion and analysis, prospectuses and other documents containing similar financial information before their public disclosure or filing with regulatory authorities, including the audit committee's report for inclusion in the Corporation's management information circular in accordance with applicable rules and regulations.
- (d) Periodically reviewing the Corporation's disclosure policy to ensure that it conforms with applicable legal and regulatory requirements.
- (e) Reviewing the adequacy and effectiveness of the Corporation's accounting and internal control policies and procedures through inquiry and discussions with the Corporation's independent auditors and management of the Corporation.
- (f) Monitoring the quality and integrity of the Corporation's disclosure controls and procedures and management information systems through discussions with management and the external auditors.
- (g) Overseeing management's reporting on internal controls and disclosure controls and procedures.
- (h) Reviewing on a regular basis and monitoring the Corporation's policies and guidelines which govern the Corporation's risk assessment and risk management, including the Corporation's major financial risk exposures and the steps management has taken to monitor and control such exposures, including hedging policies through the use of financial derivatives.
- (i) Establishing and maintaining free and open means of communication between and among the Board of Directors, the Committee, the Corporation's independent auditors and management.

Other Matters

- (a) Assisting the Board with oversight of the Corporation's compliance with applicable legal and regulatory requirements, including meeting with general counsel and outside counsel when appropriate to review legal and regulatory matters, including any matters that may have a material impact on the financial statements of the Corporation.
- (b) Reviewing and approving any transactions between the Corporation and members of management and/or the Board as well as policies and procedures with respect to officers' expense accounts and perquisites, including the use of corporate assets. The Committee shall consider the results of any review of these policies and procedures by the Corporation's independent auditors.

- (c) Conducting or authorizing investigations into any matters within the Committee's scope of responsibilities, including retaining outside counsel or other consultants or experts as the Committee determines necessary to carry out its duties and to set and pay the compensation for these advisors.
- (d) Establishing procedures for the receipt, retention and treatment of complaints received by the Corporation regarding accounting, internal accounting controls or auditing matters and the confidential, anonymous submission by employees of the Corporation of concerns regarding questionable accounting or auditing matters.
- (e) Establishing procedures for the review and approval of financial and related information of the Corporation.
- (f) Reviewing and approving the Corporation's hiring policies regarding partners, employees and former partners and employees of the present and former external auditors of the Corporation.
- (g) Performing such additional activities, and considering such other matters, within the scope of its responsibilities, as the Committee or the Board of Directors deems necessary or appropriate.

IV. Meetings and Advisors

The Committee will meet as often as it deems necessary or appropriate to perform its duties and carry out its responsibilities described above in a timely manner, but not less than quarterly. The quorum at any meeting of the Committee shall be a majority of its members. All such meetings shall be held pursuant to the By-Laws of the Corporation with regard to notice and waiver thereof.

The Audit Committee shall meet on a regular basis without management or the external auditors. The Committee, in its discretion, may ask members of management or others to attend its meetings (or portions thereof) and to provide pertinent information as necessary. As part of its purpose to foster open communications, the Committee shall meet at least annually, and more frequently as required, with management and the Corporation's independent auditors in separate executive sessions to discuss any matters that the Committee or each of these groups or persons believe should be discussed privately. The independent auditors will have direct access to the Committee at their own initiative. The Chairman should work with the Chief Financial Officer and management to establish the agenda for Committee meetings.

Written minutes of each meeting of the Committee shall be filed in the Corporation's records. The Chairman of the Committee will report periodically to the Board of Directors.

The Committee shall, in appropriate circumstances and subject to advising the Chairman of the Board, have the authority to engage and obtain advice and assistance from advisors, including independent or outside legal counsel and accountants, as it determines is necessary or appropriate to carry out its duties. The Corporation shall provide for appropriate funding, as determined by the Committee, for payment of any compensation (i) to any independent auditors engaged for the purpose of rendering or issuing an audit report or related work or performing other audit, review or attest services for the Corporation, and (ii) to any independent advisors employed by the Committee.

V. Disclosure of Charter

This charter shall be published in the Corporation's annual information form or information circular as required by applicable securities laws.

While the Committee has the duties and responsibilities set forth in this charter, the Committee is not responsible for planning or conducting the audit or for determining whether the Corporation's financial statements are complete and accurate and are in accordance with generally accepted accounting principles. Similarly, it is not the responsibility of the Committee to ensure that the Corporation complies with all laws and regulations.

Nothing contained in this charter is intended to expand applicable standards of conduct under statutory or regulatory requirements for the directors of the Corporation or the members of the Audit Committee.

SCHEDULE “B”

MANDATE OF THE BOARD OF DIRECTORS

CHC STUDENT HOUSING CORP. (the “Corporation”)

I. General

The Board of Directors of the Corporation is responsible for the supervision of the management of the Corporation’s business and affairs, with the objective of increasing shareholder value.

The Board shall be constituted with a majority of “independent” directors, as that term is defined in applicable securities legislation and stock exchange rules. The Board’s independent directors will meet periodically without management and non-independent directors.

Directors are expected to attend all Board meetings and review all meeting materials in advance. They are expected to take an active part in Board decisions.

II. Composition

The Board shall be composed of a minimum of three members and such maximum number of directors as may be determined by the Board from time to time in accordance with the Corporation’s Articles and applicable laws. The Board shall be constituted with a majority of individuals who qualify as independent directors, as determined by the Board in accordance with applicable laws.

III. Responsibilities

The responsibilities of the Board of Directors shall generally include, but not be restricted to, undertaking the following:

With respect to strategic planning

- (a) Adopting a strategic planning process for the Corporation and approving the Corporation’s long-term strategy, taking into account, amongst other matters, business opportunities and risks.
- (b) Approving and monitoring the implementation of the Corporation’s annual business plan.
- (c) Advising management on strategic issues.

With respect to human resources and performance assessment

- (a) Choosing the Chief Executive Officer (“CEO”) and approving the appointment of other senior management executives.
- (b) Monitoring and assessing the performance of the CEO and of senior management and approving their compensation, taking into consideration the recommendations of the Compensation Committee and Board expectations and fixed goals and objectives.
- (c) Monitoring management and Board succession planning processes.
- (d) Monitoring the size and composition of the Board and its committees based on competencies, skills and personal qualities sought in Board members.

- (e) Approving the list of Board nominees for election by shareholders.

With respect to financial matters and internal control

- (a) Monitoring the integrity and quality of the Corporation's financial statements and the appropriateness of their disclosure.
- (b) Reviewing the general content of, and the Audit Committee's report on the financial aspects of, the Corporation's annual information form, management information circular, management's discussion and analysis, prospectuses and any other documents required to be disclosed or filed by the corporation before their public disclosure or filing with regulatory authorities.
- (c) Approving operating and capital budgets, the issuance of securities and, subject to the schedule of authority adopted by the Board, any transaction out of the ordinary course of business, including proposals on mergers, acquisitions or other major transactions such as investments or divestitures.
- (d) Determining dividend policies and procedures.
- (e) Taking all reasonable measures to ensure that appropriate systems are in place to identify business risks and opportunities and overseeing the implementation of processes to manage these risks and opportunities.
- (f) Monitoring the Corporation's internal control and management information systems and regulatory certification practices.
- (g) Monitoring the Corporation's compliance with applicable legal and regulatory requirements.
- (h) Reviewing at least annually the Corporation's disclosure policy and monitoring the operation of the disclosure policy.

With respect to corporate governance matters

- (a) Developing the Corporation's approach to corporate governance and reviewing, on a regular basis, appropriate corporate governance structures and procedures, including the identification of decisions requiring approval of the Board and, where appropriate, measures for receiving stakeholder feedback, and the adequate public disclosure thereof.
- (b) Taking all reasonable measures to satisfy itself as to the integrity of management and that management creates a culture of integrity throughout the Corporation.
- (c) Adopting and reviewing, on a regular basis, the Corporation's Code of Ethics and monitoring compliance with such code.
- (d) Taking all reasonable measures to ensure the annual performance assessment of the Board, Board committees, Board and committee chairs and individual directors.
- (e) Adopting orientation and continuing education programs for directors.

IV. Method of Operation

Meetings of the Board shall be held at least quarterly and as required. In addition, a special meeting of the Board shall be held, at least annually, to review the Corporation's strategic plan. The quorum at any meeting of the Board shall be a majority of directors in office. All such meetings shall be held pursuant to the By-Laws of the Corporation with regard to notice and waiver thereof.

The Board chair shall develop the agenda for each meeting of the Board, in consultation with the CEO in the event those two positions are held by separate individuals, or the lead independent director if such a position is held by an independent director. The agenda and the appropriate material shall be provided to directors of the Corporation on a timely basis prior to any meeting of the Board.

Independent directors shall meet periodically without management and other non-independent directors present.

The Board may delegate to a committee of the Board any of the Board's responsibilities and powers as it deems appropriate and in accordance with applicable laws and the Corporation's Articles and By-Laws.

Nothing contained in this mandate is intended to expand applicable standards of conduct under statutory or regulatory requirements for the directors of the Corporation.