



BORDERLAND REAL ESTATE INVESTMENTS INC.

2533 Saskatchewan Avenue W
Portage la Prairie, MB R1N 4A5

October 14, 2026

City of Brandon

Development Services
638 Princess Avenue
Brandon, MB R7A 0P3

By email: circulations@brandon.ca

Request for 12 Month Extension Conditional Use Order C-07-25

1520 Highland Avenue (Lot 3, Plan 34502)

Dear Development Services Team,

Thank you for your letter dated October 13, 2026, regarding Conditional Use Order C-07-25 for 1520 Highland Avenue (Lot 3, Plan 34502).

On behalf of Borderland Real Estate Investments Inc., we respectfully request a further 12 month extension of the approval, extending the current deadline from November 6, 2026, to November 6, 2027.

Our progress has been delayed by a combination of economic uncertainty and delays in completing another significant project. Uncertainty surrounding the tariff environment and the broader Canadian economy has complicated our project budgeting and investment planning, requiring a more cautious approach to committing capital and establishing construction timelines.

In addition, the completion of our new location in Morden, Manitoba, was significantly delayed and impacted by current market conditions. That project required our management attention and resources for considerably longer than anticipated, which affected our ability to advance the Brandon development.

Our Morden project is now complete, and we have moved into the new location. With that milestone achieved, we can now dedicate our focus and resources to the Brandon location and work toward completing our new building in the city.

We remain committed to this development and our continued investment in Brandon. The requested extension would provide the additional time needed to advance permitting, coordinate construction and work toward completion of the project.

Please confirm receipt of this request and advise whether any additional information or application documentation is required for the Planning Commission's consideration.

Thank you for your consideration and continued assistance.

Sincerely,

Neil Ferris

Borderland Real Estate Investments Inc.