



CHURCHILL 10 REAL ESTATE LIMITED PARTNERSHIP
CHURCHILL 10 DEBENTURE CORP.

April 15, 2024

Dear Valued Investors,

**Re: Churchill 10 Real Estate Limited Partnership (“Churchill 10”)
2024 – 1st Quarter Update**

Your first quarter cash distribution was made to your account electronically on April 15, 2024. This represents the quarterly portion of **an annualized 8% interest payment** on the remaining principal balance (**\$725/unit**) of the Debenture. The distribution was **\$14.42** per Debenture unit.

Consequently, from the properties previously sold and cash flow from operations, for each **\$1,250** investment unit in this fund, investors have received a total of **\$992.92** in payments, representing **79.43%** of your original investment unit. This amount is a combination of income distributions and a return of capital. In addition, investors have been allocated their proportionate share of tax-deductible expenses from the fund.

REFINANCING NEGOTIATIONS

Since the summer of 2023, we have been in discussions with our first mortgage Lender, Canadian Western Bank (CWB) regarding various renewal options. Last summer, Wildfires in Kelowna and West Kelowna were brutal, and our choice of Lenders was severely restricted. The latest negotiations with CWB clearly pointed us to a One-Year (1) Term Renewal at an interest rate of 6.81%. To lower the monthly payment, we negotiated to extend the Amortization from seventeen (17) years to twenty-five (25) years, in an attempt to keep the weekly payments similar to past payments.

POSSIBLE SALE

Since February 2023, we have been in discussions with Chief Robert Louie, the Chief of Westbank First Nation (“WFN”), who owns 50% of the shopping centre. We are making some progress on the possible disposition of the investment.

PHASE II - GROCERY STORE / SUPERMARKET DEVELOPMENT

WFN advised us last Tuesday (April 9th, 2024) that they are undertaking a Formal Referendum for Band Members as to the land use for Phase II lands. So, the supermarket project is on hold for maybe nine (9) to twelve (12) months.

LEASING UPDATE

We are pleased to report we are now 100% leased.

April 15, 2024

Churchill 10 Real Estate Limited Partnership (“Churchill 10”) – 2024 1st Quarter Update

In the last five (5) to seven (7) years we have made concentrated efforts to lease to non-pure retail uses, instead concentrating on medical uses, entertainment uses and services. We have tried to avoid pure retail uses in the days of “Amazon” and on-line shopping. Today, the shopping centre is 100% leased to a strong variety of credit tenants such as Shoppers Drug Mart, strong medical uses, and entertainment uses. (Landmark Cinemas, Pins and Pints Bowling to name some of the entertainment uses, mostly on long term leases).

The next reporting letter is scheduled for July 15, 2024, for the period ending June 30, 2024. If you have any questions regarding the property and/or your investment, please do not hesitate to contact us at any time.

Yours sincerely,

CHURCHILL 10 REAL ESTATE LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, CHURCHILL 10 PARTNERS INC.

Philip Langridge

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