ONTOLY

FEE SCHEDULE

Building Emissions Reduction Standard Program · Public Document

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The only fee payable on the supply side is the Preliminary Assessment Report Fee (Section 2). All certification, verification, issuance, and registry services are funded by the Buyer Certification Fee (Section 4), payable by the credit buyer.

1. OVERVIEW

This Fee Schedule sets out the fees payable to Ontoly for services rendered under the Building Emissions Reduction Standard (BERS) Program. All fees are expressed as fixed amounts in the local currency of the jurisdiction in which the Project is located: United States Dollars (USD) for Projects in the United States and Canadian Dollars (CAD) for Projects in Canada. The fee amounts stated in this Fee Schedule apply at par in each currency (e.g., a stated fee of $1,500 is payable as USD $1,500 for U.S. Projects and CAD $1,500 for Canadian Projects). No exchange-rate conversion applies.

Ontoly operates a two-sided fee structure aligned to who benefits from each service.

Side of the Market	Fee Payable	Paid By	Where & How Paid
Supply side	Preliminary Assessment Report (PAR) Fee — one-time, tiered by retrofit CAPEX (Section 2)	Building Representative	Ontoly Portal.
Buyer side	Buyer Certification Fee — per tonne of CO_2e (Section 4)	Credit Buyer	Ontoly Portal (pre-purchase) or Ontoly Marketplace (issued BERUs). For pre-purchase, an invoice is issued to the Buyer at the time of Pre-Purchase Reservation; confirmation of invoice payment is required prior to reservation of the BERUs.

There is no Project Listing Fee and no fee payable by the Building Representative for project registration, annual GHG quantification, monitoring support, third-party validation and verification, BERU issuance, or registry maintenance. Those services are funded instead by the Buyer Certification Fee, a per-tonne fee charged to carbon credit buyers when they reserve or purchase Building Emissions Reduction Units (BERUs).

Preliminary Assessment Report fees are scaled by Retrofit Project Size, defined as the total estimated Capital Expenditure (CAPEX) of the retrofit project as reported by the Building Representative in the Financial Additionality Data Submission Form.

2. PRELIMINARY ASSESSMENT REPORT FEE (SUPPLY SIDE)

A one-time fee is payable by the Building Representative for the preparation and delivery of a Preliminary Ex-Ante BERU Assessment Report ("PAR"). This is the only fee charged on the supply side of the BERS Program. The PAR Fee is payable through the Ontoly Portal at the time of requesting the Preliminary Assessment Report and prior to the commencement of PAR preparation.

Retrofit Project Size (Total CAPEX)	Preliminary Assessment Report Fee	Fee Tier
< $500,000	$950	Tier 1
$500,000 – $1,000,000	$1,250	Tier 2
$1,000,001 – $3,000,000	$1,500	Tier 3
$3,000,001 – $10,000,000	$2,250	Tier 4
> $10,000,000	$3,500	Tier 5

Notes:

- All fees in this schedule are expressed at par in local currency: USD for U.S. Projects, CAD for Canadian Projects. The same stated dollar amount applies in each currency; no exchange-rate conversion is required. All fees are exclusive of applicable taxes (including GST/HST, provincial sales tax, and any other applicable levies).

- CAPEX is defined as the total estimated capital cost of the retrofit project, inclusive of equipment, materials, and installation labour, as submitted in the Financial Additionality Data Submission Form. The Building Representative is required to attest to the accuracy of the reported CAPEX as part of the Financial Additionality analysis. Ontoly reserves the right to request supporting documentation and to reclassify the applicable Fee Tier if the reported CAPEX is found to be materially inaccurate.
- Where a single building undergoes multiple retrofit phases, the CAPEX for fee tier determination is the cumulative CAPEX across all phases registered under a single project.
- The PAR Fee is generally non-refundable. Payment of the PAR Fee does not guarantee any outcome, including project registration or BERU issuance (Ontoly Platform Terms and Conditions, Section 12.6).
- Ontoly does not charge the Building Representative a Project Listing Fee, a Certification Fee, or any transaction, marketplace, or commission fee. The PAR Fee set out in this Fee Schedule represents the complete cost borne by the Building Representative under the BERS Program.
- Where a building already enrolled in the BERS Program undertakes a subsequent retrofit project during an active crediting period, Ontoly may, at its discretion, require an updated PAR to reflect the additional retrofit measures. Any such updated PAR is charged at the PAR Fee applicable to the Fee Tier of the additional retrofit's CAPEX.

3. PRELIMINARY ASSESSMENT REPORT

3.1 Purpose

The Preliminary Assessment Report is a comprehensive evaluation that determines a building's carbon credit eligibility and estimated BERU (Building Emissions Reduction Unit) potential under Ontoly's Building Emissions Reduction Standard. This report provides the quantification, assurance documentation, and market preparation needed to enter pre-purchase agreements with enterprise carbon credit buyers.

The Preliminary Assessment Report is prepared by Ontoly using submitted utility data, building attributes, and the Ontoly GHG Quantification Model. It is designed to enable informed decision-making by providing a credible, data-driven estimate of the building's expected emission reductions, financial additionality, and regulatory surplus position — all key determinants of BERU eligibility and volume.

3.2 Deliverables

The Preliminary Assessment Report includes the following deliverables:

Deliverable	Description
Project Registration & Onboarding	Review of Eligible Validation Documentation, project boundary confirmation, baseline data intake, and creation of the Project Description Report on the Ontoly Registry.
Preliminary BERU Estimate	Estimated annual and total (10-year) BERU issuance volume based on submitted utility data, building attributes, and the Ontoly GHG Quantification Model.
Indicative Financial Additionality	Preliminary NPV Financial Additionality Test result (Pass/Fail) and indicative Investment Analysis Rating (1–5 scale) based on submitted financial data.
Regulatory Surplus Overview	Summary of applicable building performance standards and regulatory requirements in the building's jurisdiction, with a preliminary assessment of regulatory surplus.
Crediting Period Estimate	Estimated crediting period duration (up to 10 years), subject to the regulatory surplus assessment at the time of formal project registration.
Eligibility Confirmation	Confirmation of whether the building and retrofit project meet the threshold eligibility criteria under the BERS Standard and the applicable BERS Methodology.

3.3 Data Requirements

Prior to requesting the Preliminary Assessment Report, the Building Representative shall submit all forms as required via the Ontoly Portal.

3.4 Limitations

The Preliminary Assessment Report is indicative and non-binding. It does not constitute a guarantee of BERU issuance, nor does it represent a formal project registration or validation determination. Final BERU volumes are determined solely through the annual ex-post verification process following project registration. Ontoly reserves the right to adjust or revise preliminary estimates upon receipt of additional data or upon formal project review.

4. BUYER CERTIFICATION FEE (BUYER SIDE)

4.1 Overview

Ontoly charges carbon credit buyers a Buyer Certification Fee for BERUs. This fee funds the full certification lifecycle for the building under the BERS Program — project registration, annual GHG quantification, monitoring support, third-party validation and verification, BERU issuance, and registry, portal, and marketplace maintenance for the maximum crediting period of ten (10) years. The Building Representative pays no fee for these services; the Building Representative's only fee obligation under this Fee Schedule is the Preliminary Assessment Report Fee in Section 2.

The Buyer Certification Fee is a per-tonne (tCO_2e) fee. The applicable rate depends on the transaction mechanism the buyer uses and, for purchases of issued BERUs, on transaction volume:

Transaction Mechanism	Fee	Where Transacted	When Payable
Pre-Purchase — forward reservation of future BERUs prior to issuance	**$10 / tCO_2e (per projected BERU quantity reserved)**	Ontoly Portal only	Upfront. The Buyer signs the Pre-Purchase Agreement and uploads it to Ontoly via the Ontoly Portal to reserve the credits. Ontoly issues an invoice for the full quantity of BERUs reserved; confirmation of invoice payment is required prior to reservation. Three (3) year minimum term for reserved BERUs.
Spot Purchase — issued BERUs, 500 tCO_2e or fewer per transaction	**$15 / tCO_2e (per issued BERU quantity)**	Ontoly Marketplace	At the time of purchase, with immediate delivery of BERUs. Paid via the Ontoly Marketplace.
Volume Purchase — issued BERUs, more than 500 and up to 1,500 tCO_2e per transaction	**$12 / tCO_2e (per issued BERU quantity)**	Ontoly Marketplace	At the time of purchase, with immediate delivery of BERUs. Paid via the Ontoly Marketplace.

VOLUME THRESHOLD AND MARKETPLACE TRANSACTION LIMIT

The Volume Purchase rate of $12 / tCO_2e applies automatically to any single Ontoly Marketplace transaction exceeding 500 tCO_2e. Transactions of 500 tCO_2e or fewer are charged at the Spot Purchase rate of $15 / tCO_2e.

A single Ontoly Marketplace transaction is limited to 1,500 tCO_2e. Volumes above that limit must be secured through a Pre-Purchase Agreement in the Ontoly Portal or arranged directly with Ontoly.

Both the volume threshold and the transaction limit are assessed per transaction and are not aggregated across separate purchases, accounts, or calendar periods.

4.2 Transaction Channels

Ontoly operates two distinct transaction channels, and the Buyer Certification Fee is collected in the channel through which the transaction is executed.

Channel	What Is Transacted	Applicable Fee
Ontoly Portal	Pre-purchase of future BERUs that have not yet been issued. Pre-Purchase Agreements are executed exclusively through the Ontoly Portal; unissued BERUs are not available on the Ontoly Marketplace.	\$10 / tCO_2e
Ontoly Marketplace	Purchase of issued BERUs only. A BERU becomes available on the Ontoly Marketplace once it has been issued on the Ontoly Registry following successful annual ex-post verification. Unissued, projected, or reserved volumes are never listed. A single Marketplace transaction is limited to 1,500 tCO_2e.	\$15 / tCO_2e (spot, ≤ 500 t) or \$12 / tCO_2e (volume, > 500 t, up to the 1,500 t transaction limit)

ONLY ISSUED BERUs ARE AVAILABLE ON THE ONTOLY MARKETPLACE

Every BERU listed on the Ontoly Marketplace has been issued on the Ontoly Registry following annual ex-post verification of real metered utility data by an independent, accredited Verification Body. Buyers purchasing on the Marketplace therefore carry no delivery risk.

Buyers seeking to secure future volume at the lowest rate, or volume above the 1,500 tCO_2e Marketplace transaction limit, must do so through a Pre-Purchase Agreement or Offers via the Ontoly Portal, which carries delivery timing risk in exchange for the \$10 / tCO_2e rate.

4.3 What the Buyer Certification Fee Covers

Service Component	Description
Project Monitoring Data Review & Reconciliation	Review of Monitoring Data, including actual annual data intake submissions.
Annual GHG Quantification	Ontoly's annual calculation of emission reductions using the Ontoly GHG Quantification Model, including weather and occupancy normalization procedures aligned with ASHRAE 100-2024 and LEED v5.
Annual Monitoring Support	Processing and QA/QC of Annual Monitoring Reports submitted by the Building Representative, including automated completeness checks and anomaly flagging.
Third-Party Validation and Verification	Ontoly's engagement and management of the independent, accredited Verification Body for ex-ante validation and annual ex-post verification of utility data and Ontoly-managed datasets.
BERU Issuance	Issuance of Building Emissions Reduction Units (BERUs) on the Ontoly Registry following successful verification for each monitoring year. Issuance Reports are provided annually via the Ontoly Portal.

Service Component	Description
Registry, Portal and Marketplace Maintenance	Maintenance of the building's project record on the Ontoly Registry for the full crediting period, including public Project Description Reports and issuance records, together with operation of the Ontoly Portal and Ontoly Marketplace through which BERUs are reserved, purchased, and retired.
Ongoing Regulatory Monitoring	Continuous monitoring of regulatory developments in the building's jurisdiction via the Ontoly Jurisdictional Regulatory Model.

Notes:

- The Buyer Certification Fee is a fixed per-tonne amount and is not calculated as a percentage or commission of the credit sale price. This is a deliberate design choice to preserve Ontoly's independence from underlying credit pricing.
- A buyer may transact through both channels over the crediting period of the same building; each transaction is charged the fee applicable to the mechanism and volume of that transaction.
- Pre-Purchase Agreements are transacted exclusively in the Ontoly Portal and are not subject to the 1,500 tCO_2e Marketplace transaction limit.
- Ontoly does not charge the Building Representative any transaction fee, marketplace fee, or commission on the sale, transfer, or retirement of BERUs. The Buyer Certification Fee set out in this Fee Schedule represents the complete cost of certification services under the BERS Program.
- All fees are exclusive of applicable taxes (including GST/HST, provincial sales tax, VAT, and any other applicable levies).
- Buyer Certification Fees are generally non-refundable once BERUs have been reserved under a Pre-Purchase Agreement or purchased on the Ontoly Marketplace.

5. AGGREGATED BUILDING PROJECTS

5.1 Overview

An Aggregated Building Project is a BERS project that covers multiple buildings or connected structures registered under a single project submission, subject to the conditions in BERS Standard Section 4.5.2. Rather than per-building PAR fees, Aggregated Building Projects are priced as a single flat PAR fee based on the total Gross Floor Area (GFA) of all buildings in the submission. This eliminates ambiguity around building boundaries (e.g., connected structures, shared mechanical systems, bridge-linked buildings) and provides a clear, predictable cost. As with individual buildings, Aggregated Building Projects incur no fee for certification, registration, or verification on the supply side — those services are funded by the Buyer Certification Fee in Section 4.

5.2 Aggregated PAR Fee Schedule

The following flat fees apply to Aggregated Building Projects ("Aggregation") based on total portfolio GFA.

Combined Total Portfolio GFA	PAR Fee per Aggregation (max n = 5 buildings)	Aggregation Tier
< 50,000 sqft	$1,000	Tier A
50,001 – 150,000 sqft	$2,000	Tier B
150,001 – 400,000 sqft	$3,500	Tier C
400,001 – 750,000 sqft	$5,000	Tier D
> 750,000 sqft	$7,000	Tier E

If a portfolio's GFA is greater than 750,000 sqft, contact Ontoly for review and custom pricing options. The BERS Standard and Approved BERS Methodologies outline further conditions for aggregation.

Notes:

- GFA is the total Gross Floor Area of all buildings included in the Aggregated Building Project, measured in accordance with ANSI/BOMA Z65.1 or equivalent local standard.
- Fees are expressed at par in local currency (USD for U.S. Projects, CAD for Canadian Projects) with no exchange-rate conversion.
- Connected structures, bridge-linked buildings, and buildings sharing mechanical or utility systems may be registered as a single Aggregated Building Project regardless of how individual structures are classified by the local authority.
- The Aggregated PAR Fee is generally non-refundable.

5.3 Eligibility

Aggregated Building Projects are subject to the eligibility restrictions in BERS Standard Section 4.5.2. All buildings must share common ownership, a shared property boundary, or aggregated utility reporting. All buildings must be registered under a single submission within a single calendar quarter, share a common Building Representative, and independently meet the eligibility criteria in the applicable BERS Methodology.

5.4 Example

A property management company registers a campus of three office buildings (45,000 sqft, 60,000 sqft, and 55,000 sqft) as an Aggregated Building Project. Total portfolio GFA is 160,000 sqft, placing the project in Tier C. The Aggregated PAR Fee is $3,500. If the buildings were registered individually under Section 2 (e.g., each at Tier 2), total PAR fees would be 3 × $1,250 = $3,750 — so the aggregated pricing saves $250. In both cases, certification, verification, and registry costs are funded entirely by the Buyer Certification Fee in Section 4, at no cost to the Building Representative.

6. TAXES AND LEVIES

All fees set out in this Fee Schedule are exclusive of applicable taxes, including goods and services tax (GST), harmonized sales tax (HST), provincial sales tax (PST), value added tax (VAT), and any other taxes, duties, or levies imposed by any governmental authority. The paying party — the Building Representative for the PAR Fee, and the Buyer for the Buyer Certification Fee — is responsible for all such taxes and levies in addition to the fees stated herein, in accordance with the Ontoly Platform Terms and Conditions (Section 3.1(a)).

7. GENERAL TERMS

7.1 Payment Terms

The Preliminary Assessment Report Fee is due through the Ontoly Portal at the time of requesting the Preliminary Assessment Report, prior to commencement of PAR preparation.

The Buyer Certification Fee is due from the Buyer at the time specified in Section 4.1 for the applicable transaction mechanism. For Pre-Purchase Agreements, the Buyer signs the agreement and uploads it to the Ontoly Portal, and Ontoly issues an invoice for the full quantity of BERUs reserved; confirmation of invoice payment is required prior to reservation of the BERUs. For spot and volume purchases, the fee is payable at the time of purchase via the Ontoly Marketplace, against BERUs that have already been issued.

Overdue payments may be subject to late payment charges as set out in the Ontoly Platform Terms and Conditions (Section 12.5).

7.2 Fee Adjustments

Ontoly reserves the right to revise this Fee Schedule from time to time. Any fee adjustment shall apply only to new project registrations or new buyer transactions, as applicable, submitted or entered into after the effective date of the revised Fee Schedule. Projects and buyer agreements entered into under a prior Fee Schedule shall remain subject to the fees in effect at the time of registration or signing. Ontoly is committed to updating this Fee Schedule as the program matures to ensure it remains fair, transparent, and accessible.

7.3 Currency

Fees are expressed at par in the local currency of the jurisdiction in which the Project is located: United States Dollars (USD) for Projects in the United States and Canadian Dollars (CAD) for Projects in Canada. The stated dollar amounts in this Fee Schedule apply identically in each currency; no exchange-rate conversion is applied. For all other jurisdictions, the

applicable currency shall be as specified by Ontoly. In the event of a dispute regarding currency, the applicable amount shall be determined in United States Dollars (USD) (Ontoly Platform Terms and Conditions, Section 12.1).

7.4 Disputes

Any disputes regarding fees or invoicing shall be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein. The parties hereby attorn to the exclusive jurisdiction of the courts of the Province of British Columbia (Ontoly Platform Terms and Conditions, Section 18.10).

7.5 Contact

For fee inquiries, Aggregated Building Project pricing, or Buyer Certification and Pre-Purchase Agreement inquiries, please contact:

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