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.

PRICING IS SUBJECT TO CHANGE

This Fee Schedule states Ontoly's pricing as at the Effective Date shown above. Ontoly may amend it at any time and without prior notice, and the most recently published version is the operative one.

The rates applied to a project registration or a buyer transaction are those in effect on the date it is submitted or entered into. Amendments operate prospectively only and do not alter the fees payable under a project or agreement already in place (Section 7.2).

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 $1,000 is payable as USD $1,000 for U.S. Projects and CAD $1,000 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 flat fee per project (Section 2)	Building Representative	Ontoly Portal.
Buyer side	Buyer Certification Fee — flat per tonne of CO_2e (Section 4)	Credit Buyer	Ontoly Portal. 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 flat. A single fee applies per project, and does not vary with retrofit Capital Expenditure, Gross Floor Area, estimated BERU volume, or the number of buildings included in an Aggregated Building Project.

1.1 Our Pricing Principles

Ontoly's fee structure follows from a single design decision: the party that relies on the integrity of a certification is the party that pays for it. The principles below govern how the fees in this Fee Schedule are set and applied.

Principle	What It Means
Aligned incentives	Ontoly is paid principally by the Buyer, not by the supplier of the credit. The party funding certification is the party that depends on its rigour, which removes the conflict of interest inherent in supplier-funded certification.
Transparent pricing	The prices set out in this Fee Schedule apply to every Buyer. Rates are published, not negotiated.
Equivalent orders, equivalent price	Every Buyer pays the same fee for an equivalent order. Fees are not tiered by transaction volume, and no Buyer receives a rate unavailable to another.
Verification costs included	Ontoly engages and pays the independent, accredited Verification Body directly, and that cost is included in the Buyer Certification Fee (Section 4.3). Buyers and Building Representatives do not receive separate validation or verification invoices.
Price certainty once signed	The fees in effect when a project is registered or an agreement is entered into are held for that project or agreement. A revision to this Fee Schedule does not apply retroactively (Section 7.2).

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 a flat amount and does not vary with retrofit Capital Expenditure, building floor area, or estimated BERU volume. 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.

Preliminary Assessment Report	PAR Fee	Scope
Single Building Project	$1,000	One building registered under a single project submission.
Aggregated Building Project (Section 5)	$2,500	Up to five (5) buildings registered under a single project submission, regardless of the number of buildings aggregated or their combined Gross Floor Area.

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).
- The PAR Fee is a flat fee. It does not vary with the total estimated Capital Expenditure (CAPEX) of the retrofit project, the Gross Floor Area of the building, or the estimated BERU volume. Financial Additionality data remains a required submission under Section 3.3 and is assessed as part of the PAR, but is not used to determine the fee.
- Where a single building undergoes multiple retrofit phases registered under a single project, one PAR Fee applies to that 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 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 in effect at the time it is requested.

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 from three inputs: the building's historical utility data, its physical and operational attributes, and an independent engineering assessment of forecast retrofit performance, prepared in accordance with recognised measurement and verification practice, including the International Performance Measurement and Verification Protocol (IPMVP). Ontoly treats the engineering forecast as a fixed input: it is carried into the Ontoly GHG Quantification Model as submitted and is not adjusted by Ontoly. The report 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, derived from the independent engineering forecast of retrofit performance, the building's submitted utility data and 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. The engineering forecast is fixed only for the purpose of the ex-ante estimate; it is not carried forward into issuance. Once real metered data is received from the building, Ontoly re-runs the GHG quantification on that measured data, and final BERU volumes are determined solely through the annual ex-post verification process following project registration.

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 and portal 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 flat per-tonne (tCO_2e) fee. It is not tiered by transaction volume and is not negotiated. The rate depends only on whether the Buyer is purchasing BERUs that have already been issued, or reserving BERUs in advance of issuance:

Transaction Mechanism	Fee	Where Transacted	When Payable
Spot Purchase — issued BERUs, delivered on purchase	**$15 / tCO_2e (per BERU delivered)**	Ontoly Portal	At the time of purchase, with immediate delivery of BERUs. Paid via the Ontoly Portal. Available only in respect of BERUs already issued on the Ontoly Registry following a positive verification statement for the relevant monitoring year.
Pre-Purchase — forward reservation of BERUs prior to issuance	**$10 / tCO_2e (per BERU reserved, quantity determined under Section 4.2)**	Ontoly Portal	Upfront, at the time of reservation. Available only once the project has completed ex-ante validation and been registered on the Ontoly Registry. The Buyer signs the Pre-Purchase Agreement and uploads it to Ontoly via the Ontoly Portal to reserve BERUs prior to issuance. Ontoly issues an invoice for the quantity reserved, up to the Maximum Reservation Quantity; confirmation of invoice payment is required prior to reservation. No further Buyer Certification Fee is payable when the reserved BERUs are issued and delivered in each year they are verified. Three (3) year minimum term for reserved BERUs.

Both mechanisms are gated on independent assurance. BERUs may be reserved under a Pre-Purchase Agreement only after the project has completed ex-ante validation by an independent, accredited Verification Body and has been registered on the Ontoly Registry. BERUs may be purchased outright only after a positive verification statement has been issued for the relevant monitoring year and the corresponding BERUs have been issued on the Ontoly Registry. No BERU exists or is transactable at any earlier stage.

WHY PRE-PURCHASE IS DISCOUNTED

The Pre-Purchase rate of $10 / tCO_2e is a reduced rate against the $15 / tCO_2e rate charged on delivered BERUs. It is calculated on the quantity the Buyer elects to reserve and is paid one time, at the point of reservation. No further Buyer Certification Fee is charged when the reserved BERUs are issued and delivered.

A projection is never the basis of issuance. Where a project has no verified monitoring year, projected volumes originate in an independent engineering assessment of forecast retrofit performance, prepared in accordance with recognised measurement and verification practice, including IPMVP. Ontoly carries that forecast into the Ontoly GHG Quantification Model as a fixed input and does not adjust it. Once real metered data is received from the building, the quantification is re-run on that measured data and verified ex post by an independent, accredited Verification Body. The forecast is not carried forward — the quantity and the integrity of the BERUs issued are determined by measured building performance alone.

The reduced rate is the consideration Ontoly provides for reserving credits ahead of issuance. The Buyer selects the quantity to reserve, up to the Maximum Reservation Quantity determined under Section 4.2, so a projected volume operates only as a ceiling and is never itself charged. Where issued volumes fall short of the quantity reserved, no refund or adjustment of the Buyer Certification Fee is made — the reduced rate is set to accommodate that variance. Buyers may address delivery risk directly in the Pre-Purchase Agreement, including through delivery guarantees, shortfall provisions, or third-party insurance. Where the project does not proceed, the fee is refunded in full.

Pre-Purchase Agreements are transacted exclusively through the Ontoly Portal, and a BERU that has not yet been issued is never available for spot purchase.

4.2 Reservation Quantity and Combined Orders

A Buyer may hold issued BERUs and reserved BERUs from the same project at the same time, whether acquired in a single order or at different points in the crediting period. Each component is charged at the rate applicable to its own mechanism — issued BERUs at \$15 / tCO_2e and reserved BERUs at \$10 / tCO_2e. The two rates are never blended, and neither is affected by the size of the other.

The quantity a Buyer may reserve is capped by reference to two annual quantities:

Annual Quantity	Basis
Validated annual quantity (for reservations with no monitoring data reported yet)	The projected annual BERU quantity set out in the Preliminary Assessment Report, derived from the independent engineering forecast of retrofit performance (Section 3.1).
Verified annual quantity(for reservations with at least one year of monitoring data reported)	The BERU quantity issued for the most recently verified monitoring year. Available once the project has completed at least one verified monitoring year.

The Maximum Reservation Quantity is the lesser of these two annual quantities, multiplied by the number of years the Buyer wishes to reserve. Where the project has not yet completed a verified monitoring year, the projected annual quantity applies.

Verified performance may therefore reduce the quantity available for reservation, but never increase it above the original projection. A Buyer may reserve any quantity up to the Maximum Reservation Quantity and is not required to reserve the full amount. The fee payable is \$10 / tCO_2e applied to the quantity the Buyer elects to reserve, so a projected volume operates only as a ceiling on what may be reserved and is never itself charged.

The number of years reserved is subject to the three (3) year minimum term and may not exceed ten (10) years, being the maximum crediting period under the BERS Standard; in all cases a reservation may not extend beyond the end of the project's crediting period. The elected Reservation Quantity is fixed at the time of reservation and is not recalculated during the term of the Pre-Purchase Agreement. Reserved BERUs are delivered in annual tranches, as each monitoring year is verified and the corresponding BERUs are issued.

Example. A building with a ten (10) year crediting period has completed its first monitoring year, for which 250 BERUs were issued following ex-post verification, and those 250 BERUs remain available for purchase. The Preliminary Assessment Report projected 300 BERUs per year. A Buyer acquires the issued volume and reserves the nine remaining years of the crediting period:

- Issued BERUs: 250 tCO_2e (year one) × \$15 / tCO_2e = \$3,750, payable at the time of purchase via the Ontoly Portal, with immediate delivery.
- Maximum Reservation Quantity: the lesser of 250 tCO_2e (most recently verified year) × 9 years = 2,250 tCO_2e, and 300 tCO_2e (projected) × 9 years = 2,700 tCO_2e — that is, 2,250 tCO_2e. The Buyer elects to reserve 600 tCO_2e.
- Reserved BERUs: 600 tCO_2e × \$10 / tCO_2e = \$6,000, payable upfront at reservation via the Ontoly Portal.
- Total Buyer Certification Fee: \$9,750. No further Buyer Certification Fee is payable on the 600 reserved BERUs as they are issued and delivered over the nine-year term.

A reservation is a reservation of quantity. The Buyer receives up to the elected Reservation Quantity as BERUs are issued. Where issuance exceeds the reserved quantity, the excess is not covered by the reservation and is available for purchase as issued BERUs at \$15 / tCO_2e. Where issuance falls short, no refund or adjustment of the Buyer Certification Fee is made, in accordance with Section 4.1.

ONLY VERIFIED BERUs ARE AVAILABLE FOR PURCHASE

Every BERU available for purchase has been issued on the Ontoly Registry following a positive verification statement from an independent, accredited Verification Body, based on real metered utility data for the relevant monitoring year. Buyers purchasing issued BERUs therefore carry no delivery risk.

Buyers seeking to secure future volume in advance of issuance may do so through a Pre-Purchase Agreement or Offer via the Ontoly Portal, at $10 / t$CO_2$e on the quantity reserved. That mechanism carries delivery timing risk and the risk of variance between reserved and issued volumes, in exchange for the reduced 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.
Registry and Portal 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 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 use both mechanisms over the crediting period of the same building; each transaction is charged the fee applicable to the mechanism through which it is executed.
- Neither rate varies with the size of the order. Pre-Purchase Agreements are transacted exclusively in the Ontoly Portal.
- Ontoly does not charge the Building Representative any transaction 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 issued BERUs have been purchased. Fees paid on a Pre-Purchase reservation are refundable only where the project does not proceed; no refund or adjustment is made for a shortfall between reserved and issued BERU volumes.

- Ontoly may in future differentiate the Buyer Certification Fee by BERS Methodology to reflect the actual cost of certifying a given technology pathway, including differences in data quality and data granularity. Any such change is subject to Section 7.2.

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, an Aggregated Building Project is priced as a single flat PAR Fee of $2,500, regardless of the number of buildings aggregated up to the five-building maximum, and regardless of their combined Gross Floor Area. 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.

The five-building limit is deliberate. Buildings are aggregated for registration and pricing purposes only, never for measurement: within an Aggregation, each building retains its own monitoring data, its own annual quantification, and an unbroken record of legal title through to issuance. Bounding the size of an Aggregation is what preserves that building-level data granularity and traceability.

5.2 Aggregated PAR Fee Schedule

A single flat fee applies to each Aggregated Building Project ("Aggregation"):

Aggregated Building Project	PAR Fee per Aggregation	Limit
All buildings registered under a single Aggregation, at any combined Gross Floor Area	$2,500	Maximum five (5) buildings per Aggregation

A portfolio of more than five buildings may be registered as multiple Aggregations, each charged the Aggregated PAR Fee, or submitted to Ontoly for review and custom pricing. The BERS Standard and Approved BERS Methodologies outline further conditions for aggregation.

Notes:

- The Aggregated PAR Fee does not vary with combined Gross Floor Area, retrofit Capital Expenditure, or the number of buildings included, up to the five-building maximum. Gross Floor Area is measured in accordance with ANSI/BOMA Z65.1 or an 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. The Aggregated PAR Fee is $2,500. If the buildings were registered individually under Section 2, total PAR Fees would be 3 × $1,000 = $3,000 — so the aggregated pricing saves $500. 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 purchases of issued BERUs, the fee is payable at the time of purchase via the Ontoly Portal, against BERUs that have already been issued and are delivered on purchase. For Pre-Purchase Agreements, the Buyer signs the agreement and uploads it to the Ontoly Portal, and Ontoly issues an invoice for the quantity reserved; confirmation of invoice payment is required prior to reservation of the BERUs, and no further Buyer Certification Fee is payable as the reserved BERUs are issued and delivered.

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. A revision may include adjustment of the Preliminary Assessment Report Fee, adjustment of the Buyer Certification Fee, or differentiation of the Buyer Certification Fee by BERS Methodology to reflect the actual cost of certifying a given technology pathway, including differences in data quality and data granularity.

Any revision applies prospectively only. A revised fee applies solely to project registrations and buyer transactions submitted or entered into after the effective date of the revised Fee Schedule. Projects and buyer agreements entered into under a prior Fee Schedule remain subject to the fees in effect at the time of registration or signing, for the duration of that project or agreement.

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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