Deloitte.

2016 Audit service plan Calhome Properties Ltd.





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October 28, 2016

To the Audit and Risk Management Committee of Calhome Properties Ltd.

Dear Audit and Risk Management Committee:

2016 Audit service plan

We are pleased to provide you with our audit service plan for Calhome Properties Ltd. ("Calhome") for the year ending December 31, 2016. This document describes the key features of our plan including our audit scope and approach, our planned communications with you, our team and an estimate of our fees.

Our commitment to you is straightforward: we will provide you with outstanding professional services delivered by an experienced and dedicated team of specialists. At Deloitte, we are committed to helping Calhome grow and successfully achieve its objectives.

We look forward to discussing our audit service plan with you and answering any questions you may have.

Yours truly,

Chartered Professional Accountants

Deloitte LLP

Our audit explained

Audit scope and terms of engagement

We have been asked to perform an audit of Calhome's financial statements (the "financial statements") in accordance with Canadian public sector accounting standards ("PSAS") as at and for the year ending December 31, 2016. Our audit will be conducted in accordance with Canadian generally accepted auditing standards ("GAAS").

The terms and conditions of our engagement are described in the draft engagement letter, which is included in Appendix 5. Our engagement letter should be signed on behalf of the Audit and Risk Management Committee and management.

Scope and terms of engagement

Materiality

Significant audit risks

Materiality

We are responsible for providing reasonable assurance that your financial statements as a whole are free from material misstatement.

Materiality levels are determined on the basis of budgeted operating expenditures. Our preliminary estimate of materiality for the year ending December 31, 2016 has been set at \$2,400,000 (2015, \$2,400,000).

We will inform the Audit and Risk Management Committee of all uncorrected misstatements greater than a clearly trivial amount of 5% of materiality and any misstatements that are, in our judgment, qualitatively material. In accordance with Canadian GAAS, we will ask that any misstatements be corrected.

Significant audit risks

Through our preliminary risk assessment process, we have identified the significant audit risks. These risks of material misstatement and related audit responses are discussed in the Significant audit risks section of this report.

Fraud risk

We will develop our audit strategy to address the assessed risks of material misstatement due to fraud. Determining this strategy will involve:

- Asking people involved in the financial reporting process about inappropriate or unusual activity.
- 2. Testing a sample of journal entries throughout the period as well as adjustments made at the end of the reporting period.
- Identifying and obtaining an understanding of the business rationale for significant or unusual transactions that are outside the normal course of business.
- Evaluating whether your accounting policies may be indicative of fraudulent financial reporting resulting from management's effort to manage revenue recognition.
- 5. Evaluating whether the judgements and decisions related to management estimates indicate a possible bias.
- Incorporating an element of unpredictability in selecting our audit procedures.

We will also ask the Audit and Risk Management Committee for their views about the risk of fraud, whether they know of any actual or suspected fraud affecting Calhome and their role in the oversight of management's antifraud programs.

If we suspect fraud involving management, we will immediately inform the Audit and Risk Management Committee of our suspicions and discuss the nature, timing, and extent of audit procedures necessary to complete the audit.

Complete engagement reporting

Audit reporting

Under Canadian GAAS, we are required to communicate certain matters to the Audit and Risk Management Committee. The primary reports and formal communications through which we will address these matters are:

- This Audit Service Plan
- · Year End Communication, and
- Our Auditor's Report on the financial statements.

Business Insights

We will provide you with insights into the condition of your business and offer meaningful suggestions for improvement, where applicable,



Audit fees

We propose audit fees of \$74,620 (2015, \$72,800). In addition to conducting the 2016 audit of the Financial Statements we will also perform specified auditing procedures relating to the special government reports. The fee associated with these reports will be \$3,400 per report (2015, \$3,300 per report). These fees exclude the 7% administration fee and GST.

Significant audit risks

During our risk assessment, we identified some significant audit risks that will require special audit consideration. These risks, together with our planned responses, are described below.

Management override of controls

Audit risk

Assurance standards include the presumption of a significant risk of management override of controls

Management is in a unique position to override internal controls, which could allow manipulation of the accounting records that could result in financial statements that are materially misstated.

Our proposed audit response

- We will engage in periodic fraud discussions with certain members of senior management and others within Calhome's Audit and Risk Management Committee.
- We will consider the potential for bias in judgments and estimates, including performing retrospective analysis of significant accounting estimates.
- We will evaluate the business rationale for any significant unusual transactions.
- We will evaluate Calhome's fraud risk assessment and consider entity-level internal controls and internal controls over the closing and reporting process.
- We will test journal entries that exhibit characteristics of possible management override of controls identified.

Revenue recognition

Audit risk

There may be an increased risk of material misstatement relating to the occurrence and cut off of the following revenue streams: Rent revenue, Shared cost agreements and Rent supplement.

Our proposed audit response

- We will perform detail testing of revenue transactions to ensure that occurrence and cut-off have been appropriately accounted for the year ending December 31, 2016.
- We will make inquiries of management and test control activities involving management's process for accounting for revenue transactions and determining when the revenue recognition criteria have been met.

As we perform our audit procedures, we will inform you of any significant changes to the significant risks discussed above and the reasons for those changes.

Appendix 1 – Audit approach

Deloitte's audit approach is a systematic methodology that enables us to tailor our audit scope and plan to address the unique issues facing Calhome.

The following steps are not necessarily sequential nor are they mutually exclusive. For example, once we have developed our audit plan and the audit is being performed, we may become aware of a risk that was not identified during the planning phase. Based on that new information, we would reassess our planning activities and adjust the audit plan accordingly.

1. Initial planning

The Deloitte audit approach begins with an extensive planning process that includes:

- · Assessing your current business and operating conditions
- · Understanding the composition and structure of your business and organization
- · Understanding your accounting processes and internal controls
- · Understanding your information technology systems
- · Identifying potential engagement risks
- Planning the scope and timing of internal control and substantive testing that take into account the specific identified engagement risks

2. Assessing and responding to engagement risk

Our Audit approach combines an ongoing identification of risks with the flexibility to adjust our approach when additional risks are identified. Since these risks may impact our audit objectives, we consider materiality in our planning to focus on those risks that could be significant to your financial reporting.

Consideration of the risk of fraud

When we identify a misstatement or control deficiency, we consider whether it may be indicative of fraud and what the implications of fraud and significant error are in relation to other aspects of the audit, particularly the reliability of management representations.

In determining our audit strategy to address the assessed risks of material misstatement due to fraud, we will:

- Assign and supervise personnel, taking into account the knowledge, skill and ability of individuals with significant
 engagement responsibilities and our assessment of the risks of material misstatement due to fraud for the engagement.
- Evaluate whether Calhome's selection and application of accounting policies, particularly those related to subjective measurements and complex transactions, may be indicative of fraudulent financial reporting resulting from management's effort to manage earnings.
- Incorporate an element of unpredictability when selecting the nature, timing and extent of our audit procedures.

We will inquire directly of the Audit and Risk Management Committee regarding:

- . Its views about the risk of fraud.
- Whether it has knowledge of any actual or suspected fraud affecting Calhome.
- The role it exercises in the oversight of fraud risk assessment and the establishment of mitigating controls.

We will also inquire if the Audit and Risk Management Committee is aware of tips or complaints regarding Calhome's financial reporting and, if so, the Audit and Risk Management Committee's responses to such tips and complaints and whether it is aware of matters relevant to the audit, including, but not limited to, violations or possible violations of laws or regulations.

If we suspect fraud involving management, we will communicate these suspicions to the Audit and Risk Management Committee and discuss the nature, timing, and extent of audit procedures necessary to complete the audit.

Information technology

An important part of our audit planning process involves gaining an understanding of:

- 1. The importance of the computer environment relative to the risks to financial reporting.
- 2. The way in which that environment supports the control procedures we intend to rely on when conducting our audit.
- 3. The computer-based information that supports our substantive procedures.

The objective of our review of computer controls is to identify potential areas of risk and assess the relevance, reliability, accuracy and completeness of the data produced by the systems. We also assess the operating effectiveness of the computer environment and determine the reliability of the financial information used to generate the financial statements. To accomplish this, we gain an up-to-date understanding of your organization's computer processing environment and our understanding of the relevant general computer controls. We then conduct tests to support our conclusion on the operating effectiveness of controls considered relevant to the audit.

3. Developing and executing the audit plan

The performance of an audit includes evaluating the design and determining the implementation of internal controls relevant to the audit, testing the operational effectiveness of the controls we intend to rely on, and performing substantive audit procedures.

Audit procedures

The timing of our audit procedures is dependent upon a number of factors including the need to coordinate with management for the provision of supporting analysis and other documentation. Generally, we perform our audit procedures to allow us sufficient time to identify significant issues early, thereby allowing more time for analysis and resolution.

Tests of controls

As part of our audit, we will review and evaluate certain aspects of the systems of internal control over financial reporting to the extent we consider necessary in accordance with Canadian GAAS. The main objective of our review is to enable us to determine the nature, extent and timing of our audit tests and establish the degree of reliance that we can place on selected controls. An audit of the financial statements is not designed to determine whether internal controls were adequate for management's purposes or to provide assurance on the design or operational effectiveness of internal control over financial reporting.

The extent to which deficiencies in internal control may be identified through an audit of financial statements is influenced by a variety of factors including our assessment of materiality, our preliminary assessment of the risks of material misstatement, our audit approach, and the nature, timing and extent of the auditing procedures that we conduct. Accordingly, we gain only a limited understanding of controls as a result of the procedures that we conduct during an audit of financial statements.

We will inform the Audit and Risk Management Committee and management of any significant deficiencies that are identified in the course of conducting the audit.

Substantive audit procedures

Our substantive audit procedures consist of a tailored combination of analytical procedures and detailed tests of transactions and balances. These procedures take into account the results of our controls tests and are designed to enable us to obtain reasonable assurance that the financial statements are free from material misstatements. To obtain this assurance, misstatements that we identify while performing substantive auditing procedures will be considered in relation to the financial statements as a whole. Any misstatements that we identify, other than those that are clearly trivial (the threshold has been set at 5% of materiality), will be reported to management and the Audit and Risk Management Committee. In accordance with Canadian GAAS, we will request that misstatements be corrected.

4. Reporting and assessing performance

Perform post-engagement activities

We will analyze the results of the audit procedures performed throughout the year and, prior to rendering our report, we will conclude whether:

- The scope of the audit was sufficient to support our opinion, and
- The misstatements identified during the audit do not result in the financial statements being materially misstated.

Independence

We have developed important safeguards and procedures to protect our independence and objectivity. If, during the year, we identify a breach of independence, we will communicate it to you in writing. Our communication will describe the significance of the breach, including its nature and duration, the action taken or proposed to be taken, and our conclusion as to whether or not the action will satisfactorily address the consequences of the breach and have any impact on our ability to serve as independent auditor to Calhome.

We are independent of Calhome and we will reconfirm our independence in our final report to the Audit and Risk Management Committee.

Appendix 2 – Communication requirements

The table below summarizes our communication requirements under Canadian GAAS.

Required communication

Audit service plan

- Our responsibilities under Canadian GAAS, including forming and expressing an opinion on the financial statements
- 2. An overview of the overall audit strategy, addressing:
 - a) Timing of the audit
 - b) Significant risks, including fraud risk
- 3. Significant transactions outside of the normal course of business, including related party transactions

Enquiries of those charged with governance

- 4. How those charged with governance exercise oversight over management's process for identifying and responding to the risk of fraud and the internal control that management has established to mitigate these risks
- 5. Any known suspected or alleged fraud affecting Calhome
- 6. Whether Calhome is in compliance with laws and regulations

Year-end communication

- 7. Fraud or possible fraud identified through the audit process
- 8. Significant accounting policies, practices, unusual transactions, and our related conclusions
- Alternative treatments for accounting policies and practices that have been discussed with management during the current audit period
- 10. Matters related to going concern
- 11. Management judgments and accounting estimates
- 12. Significant difficulties, if any, encountered during the audit
- 13. Material written communications between management and us, including management representation letters
- 14. Other matters that are significant to the oversight of the financial reporting process
- 15. Modifications to our opinion(s)
- 16. Our views of significant accounting or auditing matters for which management consulted with other accountants and about which we have concerns
- 17. Significant matters discussed with management
- 18. Matters involving non-compliance with laws and regulations that come to our attention
- 19. Significant deficiencies in internal control, if any, identified by us in the conduct of the audit of the financial statements
- 20. Uncorrected misstatements and disclosure items
- 21. Any significant matters arising during the audit in connection with Calhome's related parties

Appendix 3 – 2016 Summary audit timeline

This estimated timetable indicates our various procedures and release of our communications as planned throughout the year:

	Estimated to begin	Targeted for completion
Audit performance		
Planning	October 2016	November 2016
Interim audit procedures	November 7, 2016	November 11, 2016
Final audit procedures	February 6, 2017	March 2017
Auditor's communications		Meeting Date
Discuss audit planning, scope, risks of fraud, and fees		November 7, 2016
Review the results of our audit and provide audit report		March 2017
Review of business insights with management, where applicable		March 2017

Appendix 4 – New Financial Reporting Standards

Significant new financial reporting standards and other regulatory requirements that are likely to impact Calhome's financial reporting for future audits are:

Standards	Effective Date
Related Party Disclosures, Section PS 2200	Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
Assets, Section PS 3210	Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
Contingent Assets, Section PS 3320	Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
Contractual Rights, Section PS 3380	Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
Inter-entity Transactions, Section PS 3420	Fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.
Introduction to Public Sector Accounting Standards	Fiscal years beginning on or after January 1, 2017.
Restructuring Transactions, Section PS 3430	Fiscal years beginning on or after April 1, 2018. Earlier adoption is permitted.

Appendix 5 – Draft engagement letter

November 7, 2016

Private and confidential

The Audit and Risk Management Committee of Calhome Properties Ltd. Mr. Peter Cheung, Chair of the Audit and Risk Management Committee 2340 - 22 Street NE Calgary, AB T2E 8B7

Calhome Properties Ltd. operating as Calgary Housing Company Ms. Sarah Woodgate, President 2340 - 22 Street NE Calgary, AB T2E 8B7

Dear Sirs/Mesdames:

Deloitte LLP ("Deloitte" or "we" or "us") is pleased to serve as your auditors for the year ending December 31, 2016. Ms. Harman Gill will be responsible for the services that we perform for Calhome Properties Ltd. operating as Calgary Housing Company ("Calhome"). She will, as considered necessary, call upon other individuals with specialized knowledge, either in this office or elsewhere in our firm to assist in the performance of our services.

In addition to the financial statement audit we are engaged to provide under this engagement letter, we would also be pleased to assist Calhome on issues as they arise throughout the year. Hence, we hope that you will call Ms. Gill whenever you believe Deloitte can be of assistance.

We will perform this engagement subject to the terms and conditions set forth herein and in the accompanying appendices.

The objective and scope of the audit

You have requested that we audit the financial statements of Calhome (the "Financial Statements"), which comprise the statement of financial position as at December 31, 2016, and the statement of operations and accumulated surplus, cash flows and changes in net financial assets for the year then ended, and a summary of significant accounting policies and other explanatory information.

You have also requested that we issue specified procedures reports in relation to the Social Housing Portfolio (3 reports), Public Non-Profit Portfolio (1 report) and Federal Fixed Portfolio (1 report) for the year ending December 31, 2016.

We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on the Financial Statements.

Appendix A provides further information about the objective and scope of the audit.

The responsibilities of the auditor

We will conduct our audit in accordance with Canadian generally accepted auditing standards ("GAAS"). Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial Statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements may not be detected, even though the audit is properly planned and performed in accordance with Canadian GAAS.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies in internal control relevant to the audit of the Financial Statements that we have identified during the audit.

The audit of the Financial Statements by Deloitte does not relieve management or the Audit and Risk Management Committee (the "Audit Committee") of their respective responsibilities.

Appendix A provides more information about Deloitte's responsibilities in respect of the audit.

The responsibilities of management and identification of reporting framework

Our audit will be conducted on the basis that management, under the oversight of the Audit Committee, acknowledge and understand that they have responsibility:

- For the preparation and fair presentation of the Financial Statements in accordance with Canadian public sector accounting standards ("PSAS");
- For such internal control as management determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error; and
- To provide us with:
 - Access to all information of which management is aware that is relevant to the preparation of the Financial Statements such as records, documentation and other matters;
 - o Additional information that we may request from management for the purpose of the audit; and
 - Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

We look forward to full cooperation from your staff during our audit.

Management's responsibilities in connection with this engagement are further described in Appendix B.

Use of third parties by management

Where management has engaged another party to assist it in fulfilling any of its responsibilities, management will continue to retain the responsibility for the preparation of its Financial Statements in accordance with PSAS.

Audit Committee' responsibilities and auditor communications

As auditors of Calhome, we report directly to the Audit Committee as it is directly responsible for the oversight of our work. We acknowledge that the Audit Committee is also responsible for recommending our appointment and compensation. The Audit Committee is also responsible for reviewing and approving Calhome's hiring policies regarding current and former partners and employees of Deloitte LLP and Deloitte Touche Tohmatsu Limited, including related member firms and affiliates.

In accordance with Canadian GAAS, we are required to communicate with the Audit Committee about various matters in connection with our audit.

The Audit Committee' responsibilities and our communications with the Audit Committee are described in Appendix C.

Subscription services

Deloitte makes available to clients and non-clients, various educational, informational and other tools in the form of, among other things, newsletters, webcasts, podcasts, websites, database subscriptions, checklists, research reports, surveys and similar or related tools and services ("Subscriptions"). Calhome hereby confirms that any use or receipt by Calhome or its affiliates of these Subscriptions is approved by the Audit Committee in accordance with the Audit Committee' established pre-approval policies and procedures.

Inclusion of Deloitte reports in documents and public oral statements or references to Deloitte in other documents and on electronic sites

If Calhome intends to publish or otherwise reproduce in any document our report on Calhome's Financial Statements, or otherwise make reference to Deloitte in a document that contains other information in addition to the audited Financial Statements, thereby associating Deloitte with such document, Calhome agrees that its management will provide Deloitte with a draft of the document to read and obtain our written consent for the inclusion or incorporation by reference of our report, or the reference to Deloitte, in such document before the document is printed and distributed. No other form of document is to be considered to signify our consent. The inclusion or incorporation by reference of our report in any such document would constitute the re-issuance of our report. Management agrees to provide adequate notice of the preparation of any such public documents. Calhome also agrees that it will notify us and obtain our written approval prior to including our report or financial statements with which we are associated on an electronic site. Further, it is agreed that in any electronic distribution, for example on Calhome's website, management is solely responsible for the accurate and complete reproduction of our report and the subject matter on which we reported.

This engagement letter, and our agreement to perform the services described in this engagement letter, does not constitute our consent to the use of our report in, or our agreement to be associated with any such documents published or reproduced by or on behalf of Calhome. Any request by Calhome to re-issue our report, to consent to its inclusion or incorporation by reference in an offering or other document, or to agree to its inclusion on an electronic site, will be considered based on the facts and circumstances existing at the time of such request. The estimated fees outlined herein do not include any services that would need to be performed in connection with any such required services or modifications needed to our report for summarized financial statements. Fees for such services (and their scope) would be subject to our mutual agreement at such time and would be described in a separate engagement letter.

Reporting

In accordance with Canadian GAAS, we expect to issue a report at the completion of our audit in the form shown in Appendix D. The form and content of our report may need to be amended in the light of our audit findings.

Our ability to express an opinion and the wording of our opinion will, of course, be dependent on the facts and circumstances at the date of our report. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or decline to issue a report as a result of this engagement. If we are unable to complete our audit or if our auditor's report requires modification, the reasons therefor will be discussed with the Audit Committee and Calhome's management.

Fees

We estimate that our total fees for this audit will be \$74,260 and fees for the special government reports are estimated to be \$3,400 per report, plus reasonable expenses, a 7% administrative charge and applicable taxes (such as Goods and Services Tax). These fees are based upon our understanding of the engagement scope as outlined in this letter. Deloitte will invoice Calhome on a regular basis. All invoices shall be due and payable when rendered.

Deloitte will monitor all work and assess fees (time and expenses) as they are incurred throughout the engagement. If circumstances arise, such as those described in Appendix E, and as a result the fees for any of the services outlined are likely to be greater than indicated due to the need for additional work, we will contact you to discuss the reason and seek your approval for this additional work.

Other matters

This engagement letter, including the appendices A through F attached hereto and made a part hereof, constitutes the entire agreement between the parties with respect to this engagement and supersedes all other prior and contemporaneous agreements or understandings between the parties, whether written or oral, relating to this engagement.

This engagement letter will continue in force for subsequent audits unless amended by the mutual consent of ourselves and Calhome.

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our audit of the Financial Statements including our respective responsibilities.

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e services and terms set forth in this letter are acknowledged and approved by the Audit and Risk Management mmittee: Ihome Properties Ltd.
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e services and terms set forth in this letter are accepted and agreed to by management: Ihome Properties Ltd.
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Appendix A

The objective and scope of a financial statement audit and the responsibilities of the auditor Calhome Properties Ltd.

December 31, 2016

The objective and scope of a financial statement audit

We will plan and perform the audit to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error. The Financial Statements subject to audit are those of Calhome, prepared by management, with oversight from the Audit Committee. The audit will enable us to express an opinion on whether the Financial Statements are fairly presented, in all material respects, in accordance with PSAS. The audit also includes evaluating the appropriateness of accounting policies and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the Financial Statements. Our report on the Financial Statements and communications required by Canadian GAAS will be in accordance with our findings.

It is important to recognize that there are inherent limitations of an audit, where most of the audit evidence obtained is of a persuasive, rather than a conclusive nature. These limitations arise from the nature of financial reporting, the nature of audit procedures and the need for the audit to be conducted within a reasonable period of time and at a reasonable cost.

Financial reporting involves judgment by management in applying the requirements of PSAS to the facts and circumstances of Calhome. Many financial statement items will involve a degree of uncertainty, and there may be a range of acceptable interpretations or judgments that may be made.

The audit procedures we perform will be selected based on our judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. Because of the nature of fraud, including attempts at concealment and forgery, an audit designed and executed in accordance with Canadian GAAS may not detect a material fraud.

The performance of the audit within a reasonable period of time and at a reasonable cost requires us to plan the audit so that it will be performed in an effective manner, with audit effort directed to areas most expected to contain risks of material misstatement, whether due to fraud or error, and using selective testing and other means of examining populations for misstatements and drawing conclusions thereon.

Internal control over financial reporting

An independent audit conducted by Deloitte in accordance with Canadian GAAS is not a substitute for the maintenance of internal control necessary for the preparation of financial statements by management. Management's acknowledgment of its responsibility for the maintenance of internal control necessary for the preparation of financial statements does not imply that Deloitte will find that the internal control maintained by management has achieved its purpose or will be free of deficiencies.

We obtain an understanding of internal control relevant to the audit however, not all controls are relevant to every audit. We evaluate the design of controls relevant to the audit and determine whether they have been implemented. We are not, however, required to determine whether relevant controls are operating effectively. Although it is not required by Canadian GAAS, we may decide that for a particular engagement, it makes sense to rely on the effective operation of some controls in determining the substantive procedures we will perform. In this case, we would go beyond evaluating the design of relevant controls and determining whether they have been implemented, to also test whether the controls on which we intend to rely are operating effectively. Accordingly, while Canadian GAAS requires us to report to the Audit Committee any significant deficiencies that have come to our attention, we may not be aware of all significant deficiencies in internal control that do, in fact, exist.

Appendix B
Management's responsibilities
Calhome Properties Ltd.
December 31, 2016

Financial statements and the effectiveness of internal control over financial reporting

Calhome's internal control, including its accounting books and records or accounting systems, will reflect the needs of management, the complexity of its businesses, the nature of its risks and relevant laws or regulation. Management must determine what internal control is required, including how it is designed, implemented and maintained to achieve Calhome's objectives. Internal control, no matter how effective, can provide Calhome with only reasonable assurance about achieving its financial reporting objectives due to the inherent limitations of internal control.

The preparation and overall accuracy of the Financial Statements and their fair presentation in accordance with PSAS together with all required disclosures concerning internal control over financial reporting, is the responsibility of Calhome's management. Among other things, management has the responsibility for:

- Establishing and maintaining effective internal control over financial reporting necessary to enable the preparation of
 financial statements that are free from material misstatement, whether due to fraud or error, and informing Deloitte of
 deficiencies identified in the design or operation of internal control over financial reporting;
- 2. Informing Deloitte of any changes in Calhome's internal control over financial reporting that occurred during the year that have materially affected, or are reasonably likely to materially affect, Calhome's internal control over financial reporting;
- 3. Identifying and ensuring that Calhome complies with the laws and regulations applicable to its activities and informing us of any known material violations of such laws or regulations;
- 4. Adjusting the Financial Statements to correct material misstatements;
- 5. Safeguarding assets;
- 6. Providing to us all information of which management is aware that is relevant to the preparation of the Financial Statements including, but not limited to, all financial records and related data including information on the recognition, measurement and disclosure of specific items, and copies of all minutes of meetings of directors and committees of directors:
- 7. Providing additional information that we may request from management for the purpose of the audit;
- 8. Providing us with unrestricted access to persons within Calhome from whom we determine it necessary to obtain evidence; and
- 9. Informing Deloitte of facts that may affect the Financial Statements, of which management may become aware during the period from the date of the auditor's report to the date the Financial Statements are issued.

Representation letter

We will make specific inquiries of Calhome's management about the representations embodied in the Financial Statements and internal control over financial reporting. As part of our audit procedures, we will request that management provide us with a representation letter acknowledging management's responsibility for the preparation of the Financial Statements in accordance with PSAS and that the Financial Statements are fairly presented in accordance therewith.

We will ask management to affirm their belief that the effects of any uncorrected financial statement misstatements aggregated by us during the current audit engagement and pertaining to all the periods presented are immaterial, both individually and in the aggregate, to the Financial Statements taken as a whole and that management has provided us with all relevant information and access as agreed in this engagement letter and has recorded and reflected all transactions in the Financial Statements.

We will require certain written representations from management in accordance with Canadian GAAS and will request additional representations to support other audit evidence relevant to the Financial Statements or one or more specific assertions therein. Those written representations are to be provided in the form of a representation letter addressed to Deloitte, as near as practicable to, but not after, the date of the auditor's report on the Financial Statements. Such representations will be for all financial statements and periods referred to in the audit report.

The responses to inquiries and related written representations of management required by Canadian GAAS are part of the evidential matter that we will rely on as auditors in forming our opinion on Calhome's Financial Statements.

Independence matters

For purposes of the following two paragraphs, "Deloitte" shall mean Deloitte LLP and Deloitte Touche Tohmatsu Limited, including related member firms and affiliates.

Independence matters as a result of restrictions on providing certain services

In connection with our engagement, Deloitte, management, and the Audit Committee will assume certain roles and responsibilities in an effort to assist Deloitte in maintaining independence and ensuring compliance with Canadian independence rules. Deloitte will communicate to its partners and employees that Calhome is an attest client. Management of Calhome will ensure that Calhome, together with its subsidiaries and other entities (including variable interest entities) that comprise Calhome for purposes of the Financial Statements, has policies and procedures in place for the purpose of ensuring that neither Calhome nor any such subsidiary or other entity will act to engage Deloitte or accept from Deloitte any service that under Canadian independence rules or other applicable rules would impair Deloitte's independence. All potential services are to be discussed with Ms. Harman Gill.

Independence matters relating to hiring

Deloitte must assess threats to independence created when a former Deloitte partner or member of the engagement team is employed by management. In order to assist Deloitte in maintaining independence, management should notify Ms. Gill where substantive employment conversations have been had with a former or current Deloitte partner or engagement team member.

Fraud and error

Management is responsible for:

- 1. Designing and implementing programs and controls to prevent and detect fraud and error;
- 2. Informing us about all known or suspected fraud affecting Calhome involving (a) management, (b) employees who have significant roles in internal control, and (c) others where the fraud could have a material effect on the Financial Statements;
- 3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting Calhome received in communications from employees, former employees, or others;
- 4. Informing us of any information it might have regarding any concerns or allegations of potential errors in the selection of accounting policies or the recording of transactions affecting Calhome that have been communicated to it by employees, former employees, or others, whether written or oral;
- 5. Informing us of its assessment of the risk that the Financial Statements may be materially misstated as a result of fraud; and
- 6. Communicating its belief that the effects of any uncorrected financial statement misstatements aggregated during the audit are immaterial, both individually and in the aggregate, to the Financial Statements taken as a whole.

Related parties

Calhome agrees that it will provide us with the identity of Calhome's related parties, including changes from the previous period, the nature of the relationships between Calhome and these related parties and whether Calhome entered into any transactions with these related parties during the period and if so, the type and purpose of the transactions.

Appendix C
Audit Committee responsibilities and auditor communications
Calhome Properties Ltd.
December 31, 2016

Audit Committee responsibilities

The Audit Committee is responsible for the oversight of the financial reporting process, including management's preparation of the Financial Statements and monitoring of Calhome's internal control related to financial reporting and oversight of our work.

Communications with the Audit Committee

Canadian GAAS require that we communicate with the Audit Committee about a number of matters that are relevant to the financial reporting process.

Significant findings from the audit

We will communicate our views about significant qualitative aspects of Calhome's accounting practices, including accounting policies, accounting estimates and financial statement disclosures. Should the need arise, we will communicate to the Audit Committee why we would consider a significant accounting practice that may be acceptable under PSAS, not to be the most appropriate to the particular circumstances of Calhome.

We will communicate, in writing, any significant deficiencies in internal control that we identify on the basis of the audit work performed. The purpose of our audit is to express an opinion on the Financial Statements. While the audit will include consideration of internal control relevant to the preparation of the Financial Statements in order to design audit procedures appropriate in the circumstances, it was not performed to express an opinion on the effectiveness of internal control.

In addition, we will communicate:

- any significant matters arising from the audit in connection with Calhome's related parties;
- any events or conditions identified that may cast doubt on Calhome's ability to continue as a going concern;
- · any significant difficulties encountered during the audit;
- any significant matters arising from the audit that were discussed or subject to correspondence with management;
- written representations we are requesting;
- any material uncorrected inconsistencies or misstatements in fact we identify from reading the financial and nonfinancial information that are included in a document containing audited financial statements and our auditor's report; and
- any other matters that in our professional judgment are significant to the oversight of the financial reporting process.

Independence communications

In accordance with professional standards, we will disclose to the Audit Committee, in writing, all relationships between Deloitte and Calhome and its related entities, that in our professional judgment may reasonably be thought to bear on our independence and confirm to the Audit Committee in such letter whether, in our professional judgment, we are independent of Calhome within the meaning of the rules of professional conduct / code of ethics of our profession. For purposes of this paragraph, "Deloitte" shall mean Deloitte LLP and Deloitte Touche Tohmatsu Limited, including related member firms and affiliates.

Fraud, error and illegal acts

If items of the following nature come to our attention, and in our judgment need to be reported to those charged with governance, we will report them directly to the Audit Committee:

- 1. Any fraud that involves management;
- Any fraud involving employees who have significant roles in internal control;
- 3. Any fraud of which we become aware that has resulted or could result in a material misstatement of the Financial Statements;
- 4. Any other matters related to fraud, which in our judgment, are relevant to the responsibilities of the Audit Committee;
- 5. Instances of identified or suspected non-compliance with laws and regulations, other than when the matters are clearly inconsequential;
- 6. Individual uncorrected misstatements identified by us during the audit that were determined by management to be immaterial, both individually and in the aggregate, to the Financial Statements taken as a whole;
- 7. Uncorrected misstatements related to prior periods in the relevant classes of transactions, account balances or disclosures and the Financial Statements taken as a whole:
- 8. Questions regarding the honesty and integrity of management;
- 9. Matters that may cause future financial statements to be materially misstated; and
- 10. Significant misstatements resulting from error that were corrected by management.

We will also be making inquiries of the Audit Committee of any actual, suspected or alleged fraud affecting Calhome and whether Calhome is in compliance with laws and regulations that may have a material effect on the Financial Statements.

We will inform the appropriate level of management of Calhome and determine that the Audit Committee is adequately informed with respect to illegal acts that have been detected or have otherwise come to our attention in the course of our audit, unless the illegal acts are clearly inconsequential.

The matters communicated will be those that we identify during the course of our audit. Our audit would not identify all matters that may be of interest to management or the Audit Committee in discharging its responsibilities. Communication with the appropriate level of authority in Calhome's management and with those charged with governance will be determined by the type and significance of the matter to be communicated.

We will also make inquiries of the Audit Committee as to whether any subsequent events have occurred that may affect the Financial Statements, including matters discussed at meetings of the Audit Committee after December 31, 2016.

Appendix D
Expected form of audit report
Calhome Properties Ltd.
December 31, 2016

We will provide you with our report on the Financial Statements, which is expected to be in the following form. However, the final form will reflect the results of our audit.

INDEPENDENT AUDITOR'S REPORT

To the Directors of Calhome Properties Ltd.

We have audited the accompanying financial statements of Calhome Properties Ltd. which comprise the statement of financial position as at December 31, 2016, and the statements of operations and accumulated surplus, cash flows and changes in net financial assets for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Calhome Properties Ltd. as at December 31, 2016, and the results of its operations, cash flows and changes in net financial assets for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Professional Accountants

•, 2017

Appendix E
Circumstances affecting timing and fee estimate
Calhome Properties Ltd.
December 31, 2016

The fees quoted for the audit are based on certain assumptions. Circumstances may arise during the engagement that may significantly affect the targeted completion dates and our fee estimate. As a result, additional fees may be necessary. Such circumstances include, but are not limited to, the following:

Audit facilitation

- Changes to the timing of the engagement at Calhome's request. Changes to the timing of the engagement usually
 require reassignment of personnel used by Deloitte in the performance of services hereunder. However, because it is
 often difficult to reassign individuals to other engagements, Deloitte may incur significant unanticipated costs.
- 2. All audit schedules are not (a) provided by Calhome on the date requested, (b) completed in a format acceptable to Deloitte, (c) mathematically correct, or (d) in agreement with the appropriate Organization records (e.g., general ledger accounts). Deloitte will provide Calhome with a separate listing of required schedules, information requests, and the dates such items are needed.
- 3. Significant delays in responding to our requests for information such as reconciling variances or providing requested supporting documentation (e.g., invoices, contracts, and other documents).
- 4. Deterioration in the quality of Calhome's accounting records during the current year engagement in comparison with the prior-year engagement.
- 5. A completed trial balance, referenced to the supporting analyses, schedules and Financial Statements, is not provided timely by Calhome.
- 6. Draft Financial Statements with appropriate supporting documentation are not prepared accurately and timely by Calhome's personnel.
- 7. Electronic files in an appropriate format and containing the information requested are not provided by Calhome on the date requested for our use in performing file interrogation. Deloitte will provide Calhome with a separate listing of the required files and the dates the files are needed.
- 8. The engagement team, while performing work on Calhome's premises, is not provided with access to the Internet for purposes of conducting the engagement.

Significant issues or changes

- 1. Significant deficiencies are identified in Calhome's internal control that result in the expansion of our audit procedures.
- 2. A significant level of proposed audit adjustments is identified during our audit.
- 3. A significant number of drafts of the Financial Statements are submitted for our review or we identify a significant level of deficiencies in the draft Financial Statements.
- 4. Significant new issues or changes arise as follows:
 - a. New accounting issues.
 - b. Changes in accounting policies or practices from those used in prior years.
 - c. Events or transactions not contemplated in our budgets.
 - d. Changes in Calhome's financial reporting process or IT systems.

- Changes in Calhome's accounting personnel, their responsibilities, or their availability.
- f. Changes in auditing standards.
- Change in Calhome's use of specialists or the specialists and / or their work product does not meet the qualifications required by Canadian GAAS for our reliance upon their work.
- Changes in audit scope caused by events that are beyond our control.

Appendix F
General business terms
Calhome Properties Ltd.
December 31, 2016

The following general business terms (the "Terms") apply to the engagement except as otherwise provided in the specific engagement letter agreement (the "engagement letter") between Deloitte LLP ("Deloitte") and Calhome Properties Ltd. operating as Calgary Housing Company ("Calhome") to which these Terms are attached.

- 1. **Timely performance** Deloitte will not be liable for failures or delays in performance that arise from causes beyond Deloitte's control, including the untimely performance by Calhome of its obligations as set out in the engagement letter.
- 2. Right to terminate services If Calhome terminates the engagement or requests that Deloitte resign from the engagement prior to its completion, Calhome will pay for time and expenses incurred by Deloitte up to the termination or resignation date together with reasonable time and expenses incurred to bring the services to a close in a prompt and orderly manner. Deloitte will not be responsible for any loss, cost or expense resulting from such termination or resignation. Should Calhome not fulfill its obligations set out herein or in the engagement letter, and in the absence of rectification by Calhome within thirty (30) days of notification in writing by Deloitte, upon written notification Deloitte may terminate its services immediately and will not be responsible for any loss, cost or expense resulting from such early termination.
- 3. **Fees and taxes** Any fee estimates take into account the agreed-upon level of preparation and assistance from Organization personnel. Deloitte undertakes to advise management of Calhome on a timely basis should this preparation and assistance not be provided or should any other circumstances arise which cause actual time to exceed that estimate. Calhome is responsible for the payment of any applicable federal, provincial or other goods and services or sales taxes, or any other taxes or duties, in connection with the services provided by Deloitte.
- 4. **Expenses** In addition to professional fees, Calhome will reimburse Deloitte for its reasonable out-of-pocket expenses including travel, meals and hotels incurred in connection with this engagement.
- 5. **Billing** Invoices will be rendered periodically as agreed in advance. All invoices shall be due and payable when rendered. Interest shall be calculated at a simple daily rate of 0.0493% (equivalent to 18% per annum). Interest shall be charged and payable at this rate on any part of an invoice which remains unpaid from thirty (30) days after the invoice date to the date on which the outstanding invoice is paid. To the extent that as part of the services to be performed by Deloitte as described in the engagement letter, Deloitte personnel are required to perform the services in the United States of America ("U.S. Business"), Calhome and Deloitte agree to assign performance of the U.S. Business to Deloitte Canada LLP, an affiliate of Deloitte. All services performed by Deloitte Canada LLP shall be performed under the direction of Deloitte which shall remain responsible to Calhome for such services. Deloitte Canada LLP shall invoice Calhome with respect to the U.S. Business and Deloitte will invoice for services performed in Canada ("Canadian Business"). Payment for U.S. Business and/or Canadian Business can be settled with one payment to Deloitte.
- 6. Governing law The engagement will be governed by the laws of the Province where Deloitte's principal office performing the engagement is located and all disputes related to the engagement shall be subject to the exclusive jurisdiction of the courts of such Province.
- 7. Working papers All working papers, files and other internal materials created or produced by Deloitte related to the engagement are the property of Deloitte. In the event that Deloitte is requested by Calhome or required by subpoena or other legal or regulatory process to produce its files related to this engagement in proceedings to which Deloitte is not a party, Calhome will reimburse Deloitte for its professional time and expenses, including legal fees, incurred in dealing with such matters.

8. **Privacy** - Deloitte and Calhome acknowledge and agree that, during the course of this engagement, Deloitte may collect, use and disclose personal information about identifiable individuals ("Personal Information"). Deloitte's services are provided on the basis that Calhome has obtained any required consents for collection, use and disclosure to Deloitte of Personal Information required under applicable privacy legislation. Calhome and Deloitte agree that Deloitte will collect, use, transfer, store, disclose or otherwise process Personal Information on behalf of Calhome solely for purposes related to completing this engagement, related engagements, or providing services to Calhome or as otherwise permitted by these Terms.

- 9. **Third parties** Deloitte's engagement is not planned or conducted in contemplation of or for the purpose of reliance by any third party (other than Calhome and any party to whom Deloitte's audit report is addressed) or with respect to any specific transaction. Therefore, items of possible interest to a third party will not be addressed and matters may exist that would be assessed differently by a third party, possibly in connection with a specific transaction.
- 10. **Confidentiality** To the extent that, in connection with this engagement, Deloitte comes into possession of Personal Information or any proprietary or confidential information of Calhome (collectively, "Confidential Information"), Deloitte will not disclose such information to any third party without Calhome's consent, except:
 - (a) as may be required or permitted by legal authority, the rules of professional conduct/code of ethics;
 - (b) to Deloitte Entities (as such term is defined below in section 12), component auditors, permitted subcontractors and third parties that provide services to Deloitte; or
 - (c) to the extent that such information shall have otherwise become publicly available.

Confidential Information may be used, processed and stored outside Canada by Deloitte, Deloitte Entities, component auditors and third party service providers. Deloitte is responsible to Calhome for causing Deloitte Entities, component auditors and third party service providers to comply with the obligations of confidentiality set out in this section. Confidential Information may be subject to disclosure in accordance with laws applicable in the jurisdiction in which the information is processed or stored, which laws may not provide the same level of protection under Canadian law. Calhome also agrees that Deloitte may aggregate Confidential Information and use and disclose that information as part of research and advice, including, benchmarking services, provided that all such information will be rendered anonymous and not subject to association with the Client.

Except as instructed otherwise in writing, each party consents to properly addressed fax, email (including email exchanged via Internet media) and voicemail communication of both sensitive confidential and non-sensitive documents, information and other communications concerning this Agreement, as well as other means of communication used or accepted by the other. It is recognized that the Internet may be insecure and each party will be responsible for protecting its own systems and interests and, to the fullest extent permitted by law, will not be responsible to the other on any basis (contract, tort or otherwise) for any loss, damage or omission in any way arising from the use of the Internet or from access by any Client or Deloitte personnel, including personnel of Deloitte Entities and third parties that provide services to Deloitte, to networks, applications, electronic data or other systems of the other party.

- 11. **Assignment** Except as provided below in section 12, no party may assign, transfer, or delegate any of its rights or obligations relating to this engagement without the prior written consent of the other parties.
- 12. **Subcontracting** Deloitte may use the services of any of its affiliates or any member firm of Deloitte Touche Tohmatsu Limited ('DTTL") and its respective subsidiaries and affiliates, including those operating outside Canada ("Deloitte Entities"), component auditors or any other party. Deloitte remains responsible to Calhome for services performed by Deloitte Entities and other parties under this engagement. Each member firm of DTTL is a separate and independent legal entity operating under the names "Deloitte", "Deloitte & Touche", "Deloitte Touche Tohmatsu" or other related names; and services are provided by member firms or their subsidiaries or affiliates and not by DTTL.
- 13. **Survival of terms** The agreements and undertakings of Calhome contained in the engagement letter, together with the appendices to the engagement letter including these Terms, will survive the completion or termination of this engagement.

- 14. **Electronic messaging** In accordance with Canadian anti-spam legislation, Calhome consents to Deloitte contacting Calhome and its personnel through electronic messages relating to Deloitte's services, products and other matters of interest to Calhome after the completion of this engagement. Calhome may withdraw any such consent by contacting Deloitte at unsubscribe@deloitte.ca.
- 15. **Proportionate liability** Calhome and Deloitte acknowledge where the audit is conducted pursuant to a statute governing Calhome that contains proportionate liability provisions that apply to an auditor, such as the Canada Business Corporations Act, the terms of the statute shall apply to this engagement. In the event that Calhome and Deloitte are not subject to such statutory provisions regarding proportionate liability, Calhome agrees that in any action, claim, loss or damage arising out of the engagement, Deloitte's liability will be several and not joint and several and Calhome may only claim payment from Deloitte of Deloitte's proportionate share of the total liability based on the degree of fault of Deloitte as finally determined by a court of competent jurisdiction.
- 16. **Client misrepresentation** Deloitte shall not be liable to Calhome, and Calhome releases Deloitte, for all liabilities, claims, damages, costs, charges and expenses incurred or suffered by Calhome related to or in any way associated with the engagement that arise from or are based on any deliberate misstatement or omission in any material information or representation provided by or approved by any member of management of Calhome, officer of Calhome or member of the Audit Committee of Calhome.
- 17. **Qualifications** Notwithstanding anything herein to the contrary, Deloitte may use the name of Calhome, refer to this engagement and the performance of the services in marketing, publicity materials and other material, as an indication of its experience, and in internal data systems.

Appendix 6 – Deloitte resources a click away

At Deloitte, we are devoted to excellence in the provision of professional services and advice, always focused on client service. We have developed a series of resources, which contain relevant and timely information.

Canada's Best Managed Companies (www.bestmanagedcompanies.ca)	Directors CEO/CFO	The Canada's Best Managed Companies designation symbolizes Canadian corporate success: companies focused on their core vision, creating stakeholder value and excelling in the global economy.
Centre for financial reporting (www.cfr.deloitte.ca)	DirectorsCEO/CFOControllerFinancial reporting team	Web site designed by Deloitte to provide the most comprehensive information on the web about financial reporting frameworks used in Canada.
Financial Reporting Insights (www.iasplus.com/fri)	 CFO Controller Financial reporting team	Monthly electronic communications that helps you to stay on top of standard-setting initiatives impacting financial reporting in Canada.
On the board's agenda	DirectorsCEO/CFO	Bi-monthly publication examining a key topic in detail, including the perspectives of a Deloitte professional with deep expertise in the subject matter as well as the views of an experienced external director.
State of change (www.iasplus.com/StateOfChange)	CFOVP FinanceControllerFinancial reporting team	Bi-monthly newsletter providing insights into key trends, developments, issues and challenges facing the not-for-profit sector in Canada, with a Deloitte point of view.
Deloitte Financial Reporting Update (www.deloitte.com/ca/update)	CFOVP FinanceControllerFinancial reporting team	Learning webcasts offered throughout the year featuring our professionals discussing critical issues that affect your business.