



RIFO
ANNUAL
AWARDS
GALA 2026
British Columbia

SLATE

BRENTWOOD



Rethink Brentwood. Move-in this Spring.
Tour a limited selection of 2-bedroom condos, 3-bedroom townhomes and penthouses, ready for move-in this Spring.

Discover our other active communities:



Now Selling

Fraser Mills

Fraser Mills, Coquitlam

Whether you're a first-time homebuyer, downsizer or upsizing, find your home in Coquitlam's first and only 96-acre waterfront community.

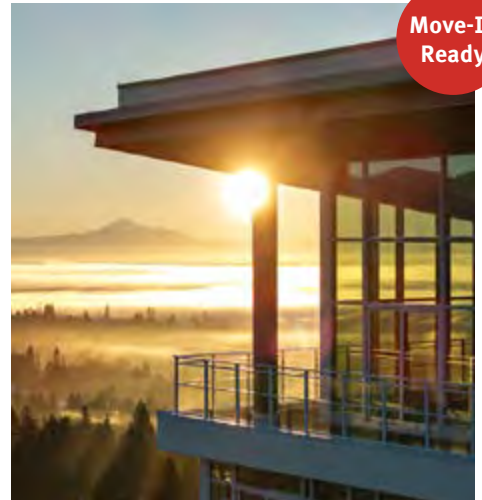


Now Selling

KOEN

Metrotown, Burnaby

Discover the serene collection of 1-, 2- & 3-bedroom family-sized lowrise condos and townhomes in Metrotown.



Move-In Ready

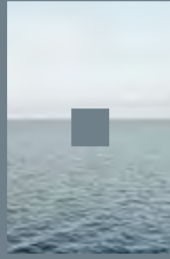
west

Austin Heights, Coquitlam

Limited selection of move-in ready 2- & 3-bedroom homes in the heart of Austin Heights.

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CYPRESS ESTATES

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Beedie/Living

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Sales and marketing by Beedie Realty, E. & O. E.



CE



RIFO - Real Innovation For HOME

About RIFO Group

RIFO stands at the forefront of the real estate, financial services, and home solutions sectors. Founded with a bold vision to redefine industry standards, RIFO has grown into a powerhouse of innovation, excellence, and client-focused solutions. Our commitment to integrity, strategic growth, and superior service has positioned us as a trusted leader across North America.

Today, we lead a thriving community of more than 5,000 real estate agents and business professionals across 17 affiliated brokerages in Ontario and British Columbia. We aim to equip these professionals with helpful resources, training and workshops through RIFO Academy, and dedicated support to help them succeed. Through this collaboration, agents are able to offer their clients with excellent services across trades and property management.

British Columbia

- Sutton Group - 1st West Realty
- Green Team Realty
- LeHomes Realty Premier
- Multiple Realty
- RA Realty Alliance
- Sutton Group - West Coast Realty
- Laboutique Realty
- Metro Edge Realty
- Pacific Evergreen Realty
- Team 3000 Realty

Ontario

- Bay Street Group
- EY Homes Realty
- Master's Trust Realty
- Royal Elite Realty
- Eastside Realty
- HomeArt Realty Services
- RIFE Realty

A Message from Johnson Ji

Founder, Chief Executive Officer, & Chair of the Board of Directors, RIFO Group

Thank you for joining us at the RIFO Annual Awards Gala 2026 | British Columbia.

Following the success of our Ontario Gala, we are proud to bring the same spirit of recognition and excellence to Vancouver.

In 2025, Toronto-based Bay Street Group officially joined RIFO, strengthening our leadership in real estate and expanding our network. Together, we now lead a thriving community of more than 5,000 real estate agents and business professionals.

As we look ahead to 2026, we remain focused on empowering our agents with innovative tools, deeper industry connections, and greater growth opportunities. We will also continue advancing our Home Services pillar to deliver more integrated support for agents and clients alike.

Guided by our mission “Innovating Home, Enriching Life,” we will continue advancing AI-driven innovation, championing sustainability, Environmental, Social, and Governance principles, and investing in the talent that will carry this vision forward.



A Message from Michael Lam

Chief Executive Officer, RIFO BC

Welcome to the RIFO Annual Awards Gala 2026 | British Columbia.

2025 was a year for the history books. Resale volumes across BC reached their lowest point in over two decades, while listings hit their highest levels since the mid-1990s – our market asked more of its professionals while giving less in return.

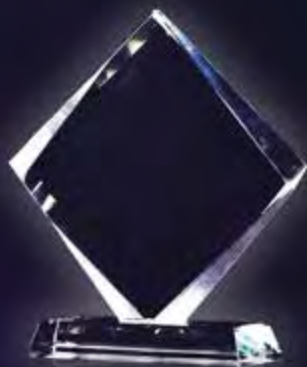
Despite these challenges, RIFO professionals demonstrated extraordinary resilience and an unwavering commitment to their clients. Tonight, we celebrate that excellence by recognizing top agents and teams across our 3,000+ professionals in British Columbia, along with over 200 Medallion and MLS® Award qualifiers. Congratulations on your well-deserved recognition!

We are also proud to introduce the three new RIFO Top Mortgage Referral Awards, reflecting our belief that thoughtful client service doesn't end at the sale. And with our new Agent Support Department, we are doubling down on our commitment to stand beside our agents in strong markets and challenging ones alike. At RIFO, we don't simply weather difficult times. We are not just survivors. We are fighters.

To our partners and sponsors, your loyalty and belief in our vision have made tonight possible. We are truly grateful.



A GLIMPSE OF OUR TROPHIES



THANK YOU

PROUDLY SUPPORTED BY

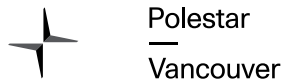
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*Sponsoring parties in each category are listed in alphabetical order.

SHAPE

The visionary real estate company behind Metro Vancouver's most significant communities.



The City of
Lougheed

- + A 37-Acre Community
- + Up to 20 Residential Towers at Completion
- + Neighbourhood One Now Complete
- + Now Selling: Move-in Ready 1-3 Bed Homes from \$600,000

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- + Neighbourhood Two – Estimated Completion Late 2027
- + Now Selling: Homes Starting from the Mid \$600,000's

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RC at CF Richmond Centre

- + A 27-Acre Community in Partnership with Cadillac Fairview
- + Neighbourhoods One + Two Now Complete
- + Now Selling: Final Release of Move-in Ready Homes

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everythingatrc.com



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INFORMATION



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OAKRIDGE
PARK

Live at Vancouver's Cultural Hub

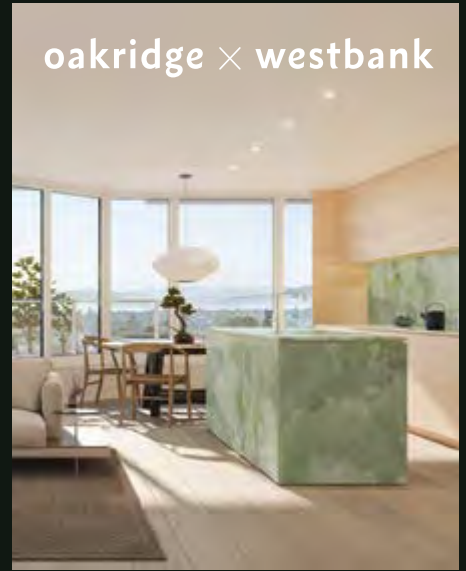
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604.416.8868

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Oakridge Park

A landmark mixed-use development integrating residential living, office space, and world-class retail. Public realm grand opening scheduled for 2026.



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A CANADIAN FAMILY LEGACY

Intergulf Development Group was founded by the **Faris Family**, who have called Vancouver home for more than 40 years. They have built an accomplished Legacy over the years, taking pride in developing some of the most inspiring real estate in the city.

Our CEO and Founder, **Nabih Faris**, is an engineer. His background was vital in creating a company that values thoughtful, quality construction and ensures that our team is completely involved in every step of the development process.

11,500 +
Homes Built

\$2B +
in Sales

We self-perform our own Construction and work directly with best-in-class designers & trades, to ensure the highest standards of quality control and innovation.

ARBOUR

Completion 2026



📍 SFU | Burnaby Mountain

- The Final Piece of UniverCity
- Private Indoor & Outdoor Rooftop Amenities
- 10 minute walk to SFU
- 1 - 3 Bedroom & Den Homes + Lock-off Suites

BURQUITLAM PARK DISTRICT

Construction Underway



📍 Burquitlam

- Burquitlam's largest Masterplan Community
- Nearly 47,000 SF of Private Amenities + an over 6,600 SF Community Daycare
- Steps from Burquitlam Station
- Studio - 3 Bedroom Homes

KINSLEY

Move-In Ready



📍 Queen Elizabeth Park | Vancouver

- A walkable Westside location for families
- Minutes to Queen Elizabeth Park and Hillcrest Community Centre
- Transportation, incredible school catchment, South Main, & Cambie Corridor all within 10 minutes
- 1-3 Bedroom move-in ready Homes



REGAL AWARD Recipients



Cass Lao

Sutton Group - West Coast Realty



Cindy Hsiao

Sutton Group - West Coast Realty



Crystal Wang

Sutton Group - 1st West Realty



Dominic Shu

Sutton Group - West Coast Realty



Don Munro

Sutton Group - West Coast Realty



Emmie Tong

Sutton Group - 1st West Realty



Eric Xiao

Sutton Group - West Coast Realty



Geoff Jarman

Sutton Group - West Coast Realty



Grant Marshall

Sutton Group - West Coast Realty



Jenny Xu

Pacific Evergreen Realty Ltd



Johnny Yue

Sutton Group - 1st West Realty



Jonathan Yu

Sutton Group - West Coast Realty



Michael Xu

Sutton Group - West Coast Realty



Troy Allan Petersen

Sutton Group - West Coast Realty



Victor Chun-Chiu Ng

Green Team Realty Inc.



Winnie Wu

Sutton Group - 1st West Realty

*Award recipients are displayed by first name alphabetical order, in their respective achievement categories.
This publication may not be exhaustive in featuring all achievements.



IMPERIAL AWARD

Recipients

Angela Glazema-Poole	Sutton Group - West Coast Realty	Monica Dabrowski	Sutton Group - West Coast Realty
Anne Chow	Sutton Group - West Coast Realty	Nancy Hsin Ho	Sutton Group - West Coast Realty
Cameron Fazli	Sutton Group - West Coast Realty	Neil Chahal	Sutton Group - West Coast Realty
Carmel Gina Frandsen	Sutton Group - West Coast Realty	Patricia Kost	Sutton Group - West Coast Realty
Carollyne Sinclair	Sutton Group - West Coast Realty	Philippe Jolicoeur	Sutton Group - West Coast Realty
Cathy Xu	Sutton Group - 1st West Realty	Raman Sandhu	Sutton Group - West Coast Realty
Charles Nam	Sutton Group - West Coast Realty	Robin Zhi Hua Fu	Sutton Group - West Coast Realty
Claudio Tonella	Sutton Group - West Coast Realty	Sam Piltan	Team 3000 Realty Ltd.
Cody Robinson	Sutton Group - West Coast Realty	Sam Veltri	Sutton Group - West Coast Realty
Darcy McClary	Sutton Group - West Coast Realty	Simon Abraham	Sutton Group - West Coast Realty
David Hutchinson	Sutton Group - West Coast Realty	Stephen Jin	Metro Edge Realty
David R. Lamb	Sutton Group - West Coast Realty	Steven C Li	Sutton Group - 1st West Realty
Douglas Wong	Sutton Group - West Coast Realty	Sunny Hahm	Sutton Group - 1st West Realty
Eddie Tse Wan Yan	Sutton Group - 1st West Realty	Tony Nguyen	Sutton Group - 1st West Realty
Elaine Zhang	Pacific Evergreen Realty Ltd	Travis Bowman	Sutton Group - West Coast Realty
Elise Kam Sau Yu	Multiple Realty Ltd.	Travis Heal	Sutton Group - West Coast Realty
Evan Tong	Sutton Group - West Coast Realty	Varinder Grewal	Sutton Group - West Coast Realty
Flora Yang	LeHomes Realty Premier	Vera Cosovan	Sutton Group - West Coast Realty
Glen Glowinski	Team 3000 Realty Ltd.	Vik Sharma	Sutton Group - West Coast Realty
Goran Bucan	Sutton Group - West Coast Realty	Zanyar Farhadi	Team 3000 Realty Ltd.
Gordon Ge	Multiple Realty Ltd.		
Helen Choi	Sutton Group - 1st West Realty		
Ida Choi	Sutton Group - West Coast Realty		
Irene Wu	Sutton Group - West Coast Realty		
Jackson Ding	Pacific Evergreen Realty Ltd		
James A. Kask	Sutton Group - West Coast Realty		
Jason Avon	Sutton Group - West Coast Realty		
Jason Kim	Sutton Group - 1st West Realty		
Jay Choi	Sutton Group - 1st West Realty		
Jay Lee	Sutton Group - West Coast Realty		
Jeffrey Greenhalgh	Sutton Group - West Coast Realty		
Jim Johnson	Sutton Group - West Coast Realty		
Kamran Tafakori	Sutton Group - West Coast Realty		
Keith Ho	Multiple Realty Ltd.		
Kevin Fan	Sutton Group - West Coast Realty		
Kevin Jung	Sutton Group - 1st West Realty		
Kit Sorongon	Sutton Group - West Coast Realty		
Kristina Eng	Sutton Group - West Coast Realty		
Mario Felicella	Sutton Group - West Coast Realty		
Matt Loken	Team 3000 Realty Ltd.		
Michael Du	LeHomes Realty Premier		
Mike Eddy	Sutton Group - West Coast Realty		
Mike Gibson	Sutton Group - West Coast Realty		

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Onni is proud to support this year's RIFO Annual Awards Gala to recognize the achievements by 2025's top-producing realtors.

For over half a century, Onni has been building communities for people to live, work, and play. Our success reflects our commitment to our employees and partners, and our dedication to quality construction, innovation, sustainability, and customer satisfaction. Our expertise spans major North American cities—including **Los Angeles, Seattle, Chicago, Phoenix, Toronto, and Vancouver**—as well as international markets in **Italy and Mexico**.

With more than 50-year track record of delivering award winning, high quality developments, we have constructed over 15,000 new homes. Onni also owns and manages more than 11,200 rental apartments, has built more than 18.4 million square feet of office, retail, and industrial space, and has an additional 28 million square feet of space in different phases of development.

ONNI, AWARD-WINNING DEVELOPER & PROUD SPONSOR OF THE RIFO ANNUAL AWARDS GALA



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AT CAMBIE GARDENS

MOVE IN 2028
STARTING FROM \$569,900

Studio - 3 bedroom refined homes in Vancouver's coveted Westside



CAMBIE GARDENS
VANCOUVER

MOVE IN TODAY
STARTING FROM \$698,900

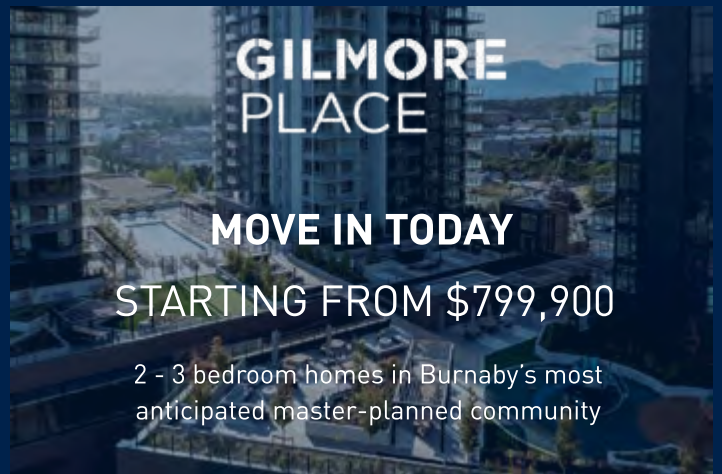
2 - 3 bedroom homes nestled in Vancouver's Westside in a stunning master-planned community



1335 HOWE
REFINED RESIDENCES

FINAL HOMES REMAIN
STARTING FROM \$1,649,900

2 - 3 bedroom luxury homes in Vancouver's coveted Beach District



GILMORE PLACE

MOVE IN TODAY
STARTING FROM \$799,900

2 - 3 bedroom homes in Burnaby's most anticipated master-planned community



NATURE'S WALK

FINAL HOMES REMAIN
STARTING FROM \$899,900

3 & 4 bedroom townhomes nestled in idyllic Pitt Meadows



PINE & GLEN
COQUITLAM CITY CENTRE

MOVE IN 2028
STARTING FROM \$568,900

1 - 3 bedroom modern homes in Coquitlam City Centre

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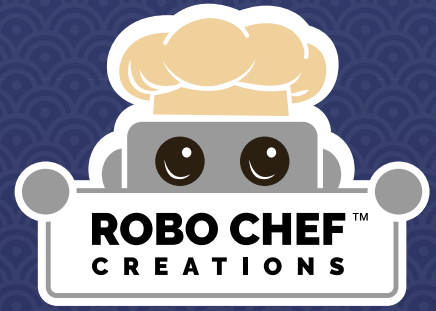
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Lorenda Simms Sutton Group - West Coast Realty
Mana Noori Sutton Group - West Coast Realty
Manny Chehil Sutton Group - West Coast Realty
Marco Nicola Castoro Sutton Group - West Coast Realty
Marina Shen Metro Edge Realty
Mark M. Yeung Team 3000 Realty Ltd.
Mason Oskoei LeHomes Realty Premier
Mel Schroth Team 3000 Realty Ltd.
Michael Chiang Sutton Group - West Coast Realty
Michael Mihaylov Sutton Group - West Coast Realty
Michael Nex Sutton Group - West Coast Realty
Michael Shi LeHomes Realty Premier
Michelle Appleton Team 3000 Realty Ltd.
Michelle Zhang Green Team Realty Inc.
Mike Warren Nelson Sutton Group - West Coast Realty
Mohammad Taherkhani Sutton Group - West Coast Realty
Mohit Bhatia Sutton Group - West Coast Realty
Monique Dai Pacific Evergreen Realty Ltd
Naru Menon Team 3000 Realty Ltd.
Nida Balatbat Sutton Group - West Coast Realty
Owen Liu Metro Edge Realty
Pablo Paez Team 3000 Realty Ltd.
Paris Shirazi Sutton Group - West Coast Realty
Paul Chu Sutton Group - 1st West Realty
Pavin Grewal Team 3000 Realty Ltd.
Peggy Davies Sutton Group - 1st West Realty
Peter Sterczyk Sutton Group - West Coast Realty
Peter Shao Metro Edge Realty
Phyllis Chong Multiple Realty Ltd.
Promin Shi Sutton Group - West Coast Realty
Qi Yang Sutton Group - West Coast Realty
Raj S Grewal Sutton Group - 1st West Realty
Rajesh Chicher Sutton Group - West Coast Realty
Rajinder Dhutti Sutton Group - West Coast Realty
Ralph Brian Stiebel Team 3000 Realty Ltd.
Rebecca Zhang Sutton Group - 1st West Realty
Rena Liang Sutton Group - West Coast Realty

Richard Jubao Yu Sutton Group - West Coast Realty
Rick Simpson Sutton Group - West Coast Realty
Rita Nagy Sutton Group - West Coast Realty
Robert Louis Phillips Sutton Group - West Coast Realty
Roland Tecson Sutton Group - West Coast Realty
Romany Tang Sutton Group - 1st West Realty
Salvador Villamin Team 3000 Realty Ltd.
Sam Mehrbod Team 3000 Realty Ltd.
Samuel Lam Sutton Group - West Coast Realty
Sean Xu Wen Sutton Group - West Coast Realty
Serena Hao Multiple Realty Ltd.
Serge Sangha Sutton Group - West Coast Realty
Sharon Lee deLisser Sutton Group - West Coast Realty
Shawn Shakibaei Sutton Group - 1st West Realty
Sheetal Sunderji Sutton Group - West Coast Realty
Sherry Zhu Sutton Group - West Coast Realty
Shirley Dang-Kramer Sutton Group - West Coast Realty
Sophia Li LeHomes Realty Premier
Sophie Wu Multiple Realty Ltd.
Stella Zhou Sutton Group - 1st West Realty
Sunny Gill Multiple Realty Ltd.
Susana Suet-Kai Chan Pacific Evergreen Realty Ltd
Tammy Kay Sharp Team 3000 Realty Ltd.
Tejen Adajania Sutton Group - West Coast Realty
Tim Lee Sutton Group - West Coast Realty
Todd Johnson Sutton Group - West Coast Realty
Tom Wolansky Sutton Group - West Coast Realty
Tony F. Zhao Pacific Evergreen Realty Ltd
Tony Hy Lin Sutton Group - West Coast Realty
Trishna Shienh Sutton Group - West Coast Realty
Veer Malhi Sutton Group - West Coast Realty
Vicky Wang Laboutique Realty
Vincent Cen Multiple Realty Ltd.
Vishi Singh Brar Sutton Group - West Coast Realty
William Chi-Wai Nip Sutton Group - West Coast Realty
Yvonne Zhang Pacific Evergreen Realty Ltd



April & Brian Realty Group

Sutton Group - 1st West Realty



Elaine Wu Team

LeHomes Realty Premier



Henry Wu Real Estate Group

LeHomes Realty Premier



Morning Yu and Fan Yang Team

Laboutique Realty



Peter and Vivian Team

Sutton Group - West Coast Realty



PowerHaus Vanture Group

Sutton Group - 1st West Realty

*Award recipients are displayed by team name alphabetical order, in their respective achievement categories.
This publication may not be exhaustive in featuring all achievements.

REGAL AWARD Recipient Teams



Rimpay Hothi Group

Sutton Group - West Coast Realty



Team Eugene Oh

Sutton Group - 1st West Realty



Ted Cho Real Estate Group

Sutton Group - West Coast Realty



Tracy Hu Real Estate Team

LeHomes Realty Premier

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.

* Not all team members have been included in the team photos.



IMPERIAL AWARD Recipient Teams

Aaron Cheng Real Estate Group
Curated Real Estate Group
Dream Homes Real Estate Group
JM Real Estate Group
Karen Love Network
Mansour Real Estate Group
Six Zero Four Real Estate Group
Team Cameron Valk
Team Howus
Vanvuvu Vancouver Real Estate Group

Sutton Group - 1st West Realty
Sutton Group - West Coast Realty
Sutton Group - 1st West Realty
Multiple Realty Ltd.
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - 1st West Realty
Sutton Group - 1st West Realty



FRONTIER AWARD Recipient Teams

Angela Guo Team
Della & Carolyn
Johnstone Real Estate Group
Karin & Dani The Hardworking Real Estate Team
Kleine Real Estate Team
Live in Victoria Realty Team
McKillican and Guan Group
Skip the VIP Real Estate Group
Team Michelle Hur

Metro Edge Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Multiple Realty Ltd.
Sutton Group - 1st West Realty



OVATION AWARD Recipient Teams

Cultus Lake Real Estate Team
He Real Estate Group
Jinder Jhaggi Real Estate Team
Joni and Gail
Oakridge Real Estate Group

Multiple Realty Ltd.
Sutton Group - 1st West Realty
Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Sutton Group - 1st West Realty

The Landert Group
The Pezzente Group
Tiffany Chen Team
Wesley Yu Real Estate Group

Sutton Group - West Coast Realty
Sutton Group - West Coast Realty
Pacific Evergreen Realty Ltd
Sutton Group - West Coast Realty

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Jonathan Yu

Sutton Group - West Coast Realty



MOST VALUABLE PRODUCER
Award Recipient



TOP RESIDENTIAL
Award Recipient



Morning Yu and Fan Yang Team

Laboutique Realty

- | | | | |
|-------------|--------------------|-----------------|---------------|
| Alex Yao | Jennie Yuan | Mick Zhou | Vivian Wei Li |
| Alice Chou | Jerry Wang | Morning Yu | Welton Wu |
| Angie Li | Jessica Wu | Nicole Chen | Wendy Zhang |
| Anthony Li | Jessica Zhao | Nigel Wei | Yang Liu |
| Beck Wu | John J Zhou | Novelle Guo | Yuening Ying |
| Chen Sun | John Zhang | Oliver Kang | Yuli Song |
| Crystal Lu | Keri Xiao | Paul Wu | Zhe Xu |
| Daemie Guo | Lan Ge | Peter Jin | Zhendong Xu |
| Damon Wang | Laura Wanying Zhao | Raymond Xu | Zimo Zhao |
| Derek Dai | Lily Yang | Richard Li | |
| Derek Zhu | Ling Zhao | Sarah Yan | |
| Deric Lin | Lisa R R. Zhou | Shell Wang | |
| Eric Wu | Lydia Jia | Shirley Chen | |
| Fan Yang | Maggie Bi | Steven Liu | |
| Gary Gai | Melody Lei | Teddy Yang Yang | |
| Jack Nie | Michael Dai | V Hu | |
| Janette Yao | Michelle Yin | Victor Li | |



MOST VALUABLE PRODUCER Award Recipient Team



* Morning Yu and Fan Yang Team consists of 61 individuals as of December 31st, 2025. * The team photo may not include all members.

*Award recipients are displayed by first name alphabetical order, in their respective achievement categories; This publication may not be exhaustive in featuring all team members.



TOP PRESALE Award Recipient



Eric Xiao

Sutton Group - West Coast Realty

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.



TOP PRESALE Award Recipient Team

The Winning Team

Sutton Group - Vancouver First Realty



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*Not all team members have been included in the team photos.



TOP COMMERCIAL Award Recipient



Don Munro

Sutton Group - West Coast Realty

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.



TOP COMMERCIAL Award Recipient



**Ted Cho
Real Estate Group**

Sutton Group - West Coast Realty

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.



MOST LISTINGS SOLD Award Recipient



Eric Xiao

Sutton Group - West Coast Realty

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MOST PROPERTIES PURCHASED Award Recipient



Cass Lao

Sutton Group-West Coast Realty

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.



TOP RENTAL MANAGEMENT Award Recipient



Johnny Yue

Sutton Group - 1st West Realty

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.



ROOKIE OF THE YEAR Award Recipient



Naveen Bhopal

Sutton Group - West Coast Realty

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TOP MORTGAGE REFERRAL Award Recipient



Winnie Wu

Sutton Group - 1st West Realty

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.



TOP MORTGAGE REFERRAL Award Recipient Team



April & Brian Realty Group

Sutton Group - 1st West Realty

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.



TOP MORTGAGE REFERRAL OFFICE Award Recipient



Sutton Group - 1st West Realty

Coquitlam Office

*Information presented here is based on data obtained from January 1st, 2025 to December 31st, 2025.



2025 Medallion Club & MLS® Award Recipients



207* Achievements recognized by the Greater Vancouver REALTORS®,
Fraser Valley and Victoria Real Estate Boards

Greater Vancouver

President's Club (Top 1%) ♦

Cass Lao Personal Real Estate Corporation	SWC	Dominic Shu Personal Real Estate Corporation	SWC	Eric Xiao Personal Real Estate Corporation	SWC	Geoff Jarman Personal Real Estate Corporation	SWC
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President's Club Team (Top 1%) ♦

April & Brian Realty Group	S1W	PowerHaus Vanture Group	S1W	Ted Cho Real Estate Group	SWC
Elaine Wu Team	LHR	Rimpy Hothi Group	SWC	The Winning Team	SVF
Henry Wu Real Estate Group	LHR	Six Zero Four Real Estate Group	SWC	Tracy Hu Real Estate Team	LHR
Morning Yu and Fan Yang Team	LR	Team Eugene Oh	S1W		

Medallion Club (Top 10%)

Aaron Cheng Personal Real Estate Corporation	S1W	Claudio Tonella Personal Real Estate Corporation	SWC	Jason Avon Personal Real Estate Corporation	SWC	Kris Kereluk Personal Real Estate Corporation	SWC	Samuel Lam Personal Real Estate Corporation	SWC
Adil Khimani Personal Real Estate Corporation	T3R	Corey Zach Personal Real Estate Corporation	SWC	Jeanie Ho Personal Real Estate Corporation	S1W	Mario Felicella Personal Real Estate Corporation	SWC	Sandra Solomon Personal Real Estate Corporation	S1W
Alan Yu	RA	Crystal Wang Personal Real Estate Corporation	S1W	Jennifer Sale Personal Real Estate Corporation	SWC	Max Astrero	MR	Sara Kim Personal Real Estate Corporation	S1W
Alka Patel Personal Real Estate Corporation	T3R	Da Won Jung Personal Real Estate Corporation	S1W	Jennifer Li Personal Real Estate Corporation	RA	Meggy Ho Personal Real Estate Corporation	MR	Scott Clarke Personal Real Estate Corporation	S1W
Andy Kim Personal Real Estate Corporation	S1W	Daniel Pang Personal Real Estate Corporation	SVF	Jenny Xu Personal Real Estate Corporation	PER	Michael Du	LHR	Shawn Shakibaei Personal Real Estate Corporation	S1W
Angela Guo Personal Real Estate Corporation	MER	Darcy McClary	SWC	Jersey Li Personal Real Estate Corporation	S1W	Michael Liu Personal Real Estate Corporation	SWC	Simon Abraham Personal Real Estate Corporation	SWC
Anna Chan	S1W	David Hutchinson Personal Real Estate Corporation	SWC	Jess Kuang Personal Real Estate Corporation	S1W	Michael Xu Personal Real Estate Corporation	SWC	Stephen Jin Personal Real Estate Corporation	MER
April Lee Personal Real Estate Corporation	S1W	David R. Lamb Personal Real Estate Corporation	SWC	Jessica Tam Personal Real Estate Corporation	SVF	Morning Yu Personal Real Estate Corporation	LR	Steven Van Geel Personal Real Estate Corporation	MR
Bennet Wong Personal Real Estate Corporation	S1W	Dean Wegman	SWC	Jessie Fan Personal Real Estate Corporation	S1W	Nancy Ho Personal Real Estate Corporation	SWC	Tanya Urban	T3R
Brian Kim	S1W	Eddie Yan Personal Real Estate Corporation	S1W	Joan Wong Personal Real Estate Corporation	S1W	Neil Chahal Personal Real Estate Corporation	SWC	Ted Cho Personal Real Estate Corporation	SWC
Brian Suico	SWC	Edgar Sung	SVF	Joe Bae Personal Real Estate Corporation	S1W	Patricia Kost	SWC	Tiffany Chen Personal Real Estate Corporation	PER
C.K. Paik	S1W	Elaine Wu Personal Real Estate Corporation	LHR	Joe Chan	S1W	Paul Chu	S1W	Tony Nguyen Personal Real Estate Corporation	S1W
Calvin Cheng Personal Real Estate Corporation	RA	Emmie Tong Personal Real Estate Corporation	S1W	Joel Korn Personal Real Estate Corporation	SWC	Peter Saito Personal Real Estate Corporation	SWC	Tracy Hu Personal Real Estate Corporation	LHR
Calvin Lai Personal Real Estate Corporation	LHR	Eric Ho Personal Real Estate Corporation	S1W	Joey Chiu Personal Real Estate Corporation	MR	Pietro Nardone Personal Real Estate Corporation	SWC	Vivian Li Personal Real Estate Corporation	SWC
Carmel Frandsen Personal Real Estate Corporation	SWC	Eugene K.H. Oh Personal Real Estate Corporation	S1W	Johnny Sihota	T3R	Rachel Chen Personal Real Estate Corporation	S1W	Walter William Rawlinson	T3R
Carol Chen	S1W	Fan Yang Personal Real Estate Corporation	LR	Jonathan Yu Personal Real Estate Corporation	SWC	Rick Virk Personal Real Estate Corporation	SWC	Wendy Yang Personal Real Estate Corporation	MER
Carolynne Sinclair	SWC	Garry Valk Personal Real Estate Corporation	SWC	Joseph Sul Personal Real Estate Corporation	S1W	Rick Woo Personal Real Estate Corporation	S1W	Wesley Yu Personal Real Estate Corporation	SWC
Cathy Xu	S1W	Gordon Ge Personal Real Estate Corporation	MR	Joyee Ng Personal Real Estate Corporation	PER	Rimpy Hothi Personal Real Estate Corporation	SWC	William Huang Personal Real Estate Corporation	S1W
Charles Nam Personal Real Estate Corporation	SWC	Gurbishan Khara Personal Real Estate Corporation	T3R	Justin Kang Personal Real Estate Corporation	S1W	Rob Johnson Personal Real Estate Corporation	S1W	Willie S Chan Personal Real Estate Corporation	PER
Charlie Cameron Personal Real Estate Corporation	SWC	Helen Choi Personal Real Estate Corporation	S1W	Kamran Tafakori	SWC	Rod Bahari Personal Real Estate Corporation	SWC	Winnie Lam	SVF
Chris Townsend Personal Real Estate Corporation	SWC	Henry Wu Personal Real Estate Corporation	LHR	Kevan Jangze	MR	Ruby Banga	T3R	Winnie Wu Personal Real Estate Corporation	S1W
Christian Chiappetta	SWC	Herb Johnstone Personal Real Estate Corporation	SWC	Kevin Y. Li Personal Real Estate Corporation	LHR	Salvador Villamin Personal Real Estate Corporation	T3R	Zanyar Farhadi Personal Real Estate Corporation	T3R
Cindy Hsiao Personal Real Estate Corporation	SWC	Jas Nguyen Personal Real Estate Corporation	SWC	Kit Sorongon Personal Real Estate Corporation	SWC	Sam Piltan Personal Real Estate Corporation	T3R		

*This list may not be exhaustive in featuring all 207 achievements.

S1W - Sutton Group-1st West Realty | SWC - Sutton Group-West Coast Realty | SVF - Sutton Group-Vancouver First Realty | LR - Laboutique Realty | LHR - LeHomes Realty Premier | MER - Metro Edge Realty | MR - Multiple Realty Ltd. | T3R - Team 3000 Realty | RA - RA Realty Alliant | PER - Pacific Evergreen Realty Ltd.

Medallion Club Team (Top 10%)

Aaron Cheng Real Estate Group	S1W	Dream Homes Real Estate Group	S1W	Team Cameron Valk	SWC
Angela Guo Team	MER	JM Real Estate Group	MR	Team Howus	S1W
Cultus Lake Real Estate Team	MR	Johnstone Real Estate Group	SWC	The Pezzente Group	SWC
Curated Real Estate Group	SWC	Oakridge Real Estate Group	S1W	Vanvuvu Vancouver Real Estate	S1W
Della & Carolyn	SWC	Peter and Vivian Team	SWC	Your Home Team	SWC

Fraser Valley

Fraser Valley Medallion Club (Top 1% Achiever - Individual) ♦

Angela Glazema <small>Personal Real Estate Corporation</small>	SWC
Jeff Greenhalgh	SWC
Mike Gibson <small>Personal Real Estate Corporation</small>	SWC
Travis Bowman <small>Personal Real Estate Corporation</small>	SWC

Fraser Valley Medallion Club (Top 1% Achiever - Team) ♦

Jinder Jhaggi Real Estate Team	SWC
Karin & Dani The Hardworking Real Estate Team	SWC
Kleine Real Estate Team	SWC
Mansour Real Estate Group	SWC

Fraser Valley Medallion Club (Top 10% Qualifiers - Individual)

Alison Stebbings <small>Personal Real Estate Corporation</small>	SWC	Dave Kropp	SWC	Kristina Eng <small>Personal Real Estate Corporation</small>	SWC	Raman Sandhu <small>Personal Real Estate Corporation</small>	SWC
Amar Dhaliwal <small>Personal Real Estate Corporation</small>	SWC	Diven Kísun <small>Personal Real Estate Corporation</small>	SWC	Lee Hansen	SWC	Rob Koslowsky	SWC
Anna Dyck	SWC	Gerald Lucas	SWC	Luvi Sandhu <small>Personal Real Estate Corporation</small>	SWC	Rod Poole	SWC
Anne Chow	SWC	Gloria Farrell	SWC	Maddy Bosshart	SWC	Sam Veltri	SWC
Ben Ochitwa <small>Personal Real Estate Corporation</small>	SWC	Jennifer Snow	SWC	Mohit Bhatia	SWC	Sandeep Grewal <small>Personal Real Estate Corporation</small>	SWC
Cliff Armstrong	SWC	Joanne Taylor <small>Personal Real Estate Corporation</small>	SWC	Monica Dabrowski <small>Personal Real Estate Corporation</small>	SWC	Travis Heal <small>Personal Real Estate Corporation</small>	SWC
Courtney Sitoski	SWC	Karen Kerr	SWC	Priscilla Pizarro	T3R	Travis Oddy <small>Personal Real Estate Corporation</small>	SWC
Darryl Balkau <small>Personal Real Estate Corporation</small>	SWC	Katerina Saragjinoski	T3R	Qi Yang <small>Personal Real Estate Corporation</small>	SWC		
David Akers	SWC	Kevin Fan <small>Personal Real Estate Corporation</small>	SWC	Rajinder Dhutti <small>Personal Real Estate Corporation</small>	SWC		

Fraser Valley Medallion Club (Top 10% Qualifiers - Team)

Bryan Boyce (PREC) & Jessica Ni (PREC)	SWC	PM Real Estate Group	SWC
Dawn Carbol and Associates Real Estate Group	SWC	Sasso Home Marketing Group	SWC
Easy Realtors Team	SWC	The Landert Group	SWC
Lea Real Estate Team	SWC		

Victoria Real Estate Board

MLS® Gold Award

Troy Petersen SWC
Personal Real Estate Corporation

MLS® Silver Award

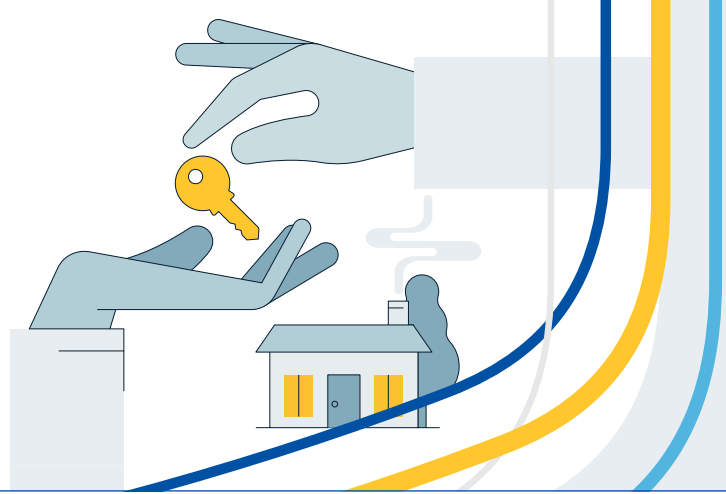
Jordan Thome	SWC	Karnveer Dodd	SWC
Karen Love <small>Personal Real Estate Corporation</small>	SWC	Matt Loken <small>Personal Real Estate Corporation</small>	T3R

MLS® Bronze Award

Brian Mills	SWC	Glen Glowinski	T3R
Bruce McCulloch <small>Personal Real Estate Corporation</small>	SWC	Laurie Appleton <small>Personal Real Estate Corporation</small>	T3R
Chris Langdon	SWC	Lorenda Simms <small>Personal Real Estate Corporation</small>	SWC
Derek Braaten	SWC	Mikko Ikonen <small>Personal Real Estate Corporation</small>	SWC

*All agents and teams recognized in the President's Club and Top 1% Achiever categories also qualify for and are included in the Medallion Club (Top 10%). Award recipients are displayed by first name alphabetical order, in their respective achievement categories; this list may not be exhaustive in featuring all 207 achievements. Source: Greater Vancouver REALTORS®, the Fraser Valley Real Estate Board, and the Victoria Real Estate Board.

RBC Referral Awards® Program



Every day you help clients realize their goals and become homeowners. By working together, we can help even more Canadians get into the home of their dreams.

When you refer a client to RBC®, you gain more than a loyal and satisfied client. You also gain a partner who can help you grow and build your business. Our RBC Referral Awards® program¹ is just one of the ways we recognize your partnership. It's an exciting rewards and recognition program designed to reward high-performing RBC referral sources with Avion Rewards® points.

With the RBC Referral Awards program¹, you'll have access to Canada's largest bank-owned loyalty program – Avion Rewards. **You can earn Avion Rewards points for every qualified mortgage referral.**

Join today

1. **Register** by visiting referralawards.rbc.com. You'll be able to enrol using your email address or through RBC Online Banking if you have an RBC Client Card. Once registered, you will be sent a participant ID number that you can use for every qualified referral. It's that easy!
2. **Refer.** Send your customers to your trusted RBC mortgage specialist, who will ensure they provide your clients with firm, fast approvals to help you grow and build your business.
3. **Rewards.** You'll not only get rewarded with Avion Rewards points on your eligible RBC credit card or your RBC bank account, your mortgage specialist will also build a partnership with you, giving you access to leading-edge solutions and high-quality referrals.

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Start enjoying the benefits of teaming up with RBC today!

Redeem your points for:



Travel experiences



Brand name merchandise



Apple⁺ or Best Buy⁺ products through our online catalogue



Gift cards from your favourite retailers

You can even:



Use your points to pay down a credit card balance



Use your points to contribute to investments



Make a difference by donating your points to a charity



How RBC can help build your business

We're here to help. Whether you're looking for reliable financing solutions, referrals or new marketing opportunities, your RBC mortgage specialist can help you build your business.



Innovative tools and programs – From engaging digital initiatives to forward-thinking financing solutions, we're always looking for ways we can add value to your business and strengthen relationships.

Grow your referrals – We don't just ask for referrals, we make them! With access to our industry-leading digital solutions and an informed client base, we can help you get high-quality referrals.

Financing solutions to meet every need – Sometimes standard financing is not available because your client has a less than perfect credit or doesn't meet other lending criteria. Your RBC mortgage specialist will work with an RBC Alternate Mortgage Solution specialist to try to find a financing option that works for your client's unique situation.

Get the deal done – In a competitive market, you don't want any surprises when it comes to finalizing a deal. From firm, fast approvals to finding financing solutions that meet your clients' needs, we do what it takes to get the deal done.

Boost your marketing – Stand out from the competition with timely social media content, co-branded marketing materials and in-branch opportunities, plus special networking events.

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Speak to an **RBC mortgage specialist** to learn more.

The RBC Referral Awards program is all about you. Earn, save and be rewarded, with exclusive access to member experiences only available through the program.



¹ To be eligible to enroll in the RBC Referral Awards Program ("Program") you must be a Canadian resident and is either (i) working as a duly licensed real estate agent anywhere in Canada (ii) builder, builder's agent, representative or employee who has enrolled in the Program and meets all the Program's eligibility requirements in accordance with applicable laws, or (iii) an insurance broker, independent financial planner/advisor, lawyer or accountant, except in Quebec, where you must be a Canadian resident and who is working as a duly licensed real estate agent in Quebec in accordance with the provincial legislation in place, and who meets all the Program's eligibility requirements, as well as any other Eligible Participant as determined solely by Royal Bank from time to time, who has enrolled in the Program and meets all the Program's eligibility requirements in accordance with applicable laws and/or the Eligible Participant's respective industry, professional and regulatory requirements and obligations.

Eligible Participants can elect to enroll as either a "Points Member" or a "Non-Points Member" (except in Alberta where Participants may only enroll in the Program as Non-Points Members). To enroll as a Points Member, an Eligible Participant must either: (i) be a Primary Applicant or a Co-Applicant on a Personal Credit Card Account, (ii) be a Primary Account Owner or a Joint Account Owner of a Personal Deposit Account, or (iii) have a Card on a Business Credit Card Account and have redemption rights over the Points in the Rewards Account tied to their Card, as per the "Points Ownership" section of the Avion Rewards Terms and Conditions. Authorized Users are not eligible to be a Points Member in the Program. As a Points Member, the Avion Rewards Terms and Conditions also apply and can be found at avionrewards.com/terms-and-conditions. Other conditions apply. Program may be amended at any time or terminated upon notice. Complete terms and conditions, including defined terms, are available upon enrollment in the Program. Employees of Royal Bank, its subsidiaries or its affiliates are not eligible to enroll in the Program.

² If you are a Points Member, the Avion Rewards Terms and Conditions also apply, which include terms and conditions relating to points redemption and expiry. The Avion Rewards Terms and Conditions can be found at www.avionrewards.com/terms-and-conditions.

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For every mortgage application referred and funded through a partnered Canadian bank or RIFO Mortgage Services Inc., RIFO Points will be rewarded. Ensure the RIFO BC Financial Support Team is notified before closing.

Connect your clients with **6** Major Banks & **30+** Lending Institutions

Responses
Within 48 Hours

Guaranteed
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Lowest
Eligible Rates

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Support Team



+1-604-655-9362

FinancialSupportBC@RIFO.com



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Easily track and manage your RIFO Points with the RIFO App for Agents. Earn points and more—then redeem anytime, anywhere for items like Deal & Desk Fees with few clicks away.

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View Your
Current Balance

02

Monitor
Transactions

03

Make
Redemptions

04

Discover New
Ways To Earn



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to support the
**RIFO Annual
Awards Gala 2026 |
British Columbia.**

We are honored to collaborate with you
and wish you a prosperous **Year of The Horse!**

BMO



We look forward to continuing to serve your clients and are
committed to providing home financing solutions to meet
every client need.

Congratulations to the award winners.

wesgroup

What began as a family business more than 60 years ago has grown into one of Western Canada's largest and most trusted real estate organizations. While we've built over 7,000 homes in 100 communities and manage more than 3 million square feet of commercial space, our true pride lies in creating lasting value for people and communities with integrity, expertise, and care.



ACE On The Drive

Ace is a fresh and colourful expression of modern living perfectly suited to the unique vibe of Commercial Drive.

Now Selling

61 Homes

1, 2 & 3 Bedrooms

Expected Completion

Early 2026



W16 By Olson Kundig

W16 by Olson Kundig sets a new standard for architectural sophistication in Cambie Village, designed by the globally recognized firm known for its creative and purposeful designs.

Now Selling

53 Homes

1, 2 & 3 Bedrooms

Expected Completion

Spring 2027



1 MARKET SQUARE | INLET DISTRICT

In the heart of Inlet District, a thoughtfully designed master-planned community, 1 Market Square brings together residences, shops, and public spaces for a seamless, well-rounded living experience.

Now Selling

299 Homes
Studio, 2 & 3 Bedrooms

Expected Completion

Mid 2029



REIGN AT METROTOWN

Situated across from Central Park and minutes walk from Metropolis at Metrotown and the Skytrain station, Reign is where timeless elegance meets modern designs.

Now Selling

617 Homes
Studio, 1, 2 & 3 Bedrooms

Expected Completion

South Tower Fall 2028
North Tower Spring 2029



Harlin | RIVER DISTRICT VANCOUVER

Harlin is the newest addition to River District, offering the best of city energy and natural calm in a walkable, connected master-planned community.

Under Construction

334 Homes
Studio, 1, 2 & 3 Bedrooms

Expected Completion

Early 2028

The developer reserves the right to modify in its discretion to make changes or substitutes to the building design, specifications, features and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. E.&O.E.

wesgroup.ca/homes



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<https://dropevent.com/RifoGala2026>

