Court File No. CL-26-00000319-0000

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

THE HONOURABLE	)	TUESDAY, THE 10TH
	)	
JUSTICE KOEHNEN	)	DAY OF NOVEMBER, 2026

B E T W E E N:

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT,

R.S.C. 1985, C. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF

1001740770 ONTARIO INC.

DISCHARGE ORDER

THIS MOTION, made by Albert Gelman Inc. ("**AGI**"), in its capacity as Monitor in the within proceeding (the "***CCAA* Proceedings**") under the *Companies' Creditors Arrangement Act* ("***CCAA***") for an order terminating these *CCAA* Proceedings and discharging AGI as Monitor, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Third Report of the Monitor dated November 2, 2026 (the "**Third Report**") and on hearing the submissions of counsel for the Applicant, the Monitor and

those other parties listed on the counsel slip, no one appearing for any other person on the service list, although properly served as appears from the Lawyer's Certificate of Service filed:

A. Service

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and Motion Record is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.

B. Definitions

2. **THIS COURT ORDERS** that capitalized terms used in this Order and not otherwise defined herein shall have the meaning given to them in the Third Report.

C. Approval of the Third Report

3. **THIS COURT ORDERS** that the Third Report and the activities of the Monitor as described therein be and are hereby approved provided that only the Monitor, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

D. Approval of fees and disbursements

4. THIS COURT ORDERS that the fees and disbursements of the Monitor and its counsel, as set out in the Third Report and the Fee Affidavits be and are hereby approved. The Monitor is hereby authorized and directed to pay such fees and disbursements from the Proceeds.

5. THIS COURT ORDERS that the further fees and disbursements of the Monitor, estimated not to exceed $30,000 (inclusive of HST), for the completion of the remaining

activities in connection with these *CCAA* Proceedings are hereby approved and the Monitor is hereby authorized and directed to pay such further fees and disbursements from the Proceeds without the need for a further passing of accounts.

6. **THIS COURT ORDERS** that the further fees and disbursements of Paliare, estimated not to exceed $15,000 (inclusive of HST), for the completion of the remaining activities in connection with the *CCAA* Proceedings are hereby approved and the Monitor is hereby authorized and directed to pay such further fees and disbursements from the Proceeds without the need for a further passing of accounts.

E. Termination of the CCAA Proceedings

7. **THIS COURT ORDERS** that, effective upon the filing by the Monitor of a certificate (the "**Discharge Certificate**") in the form attached as **Schedule "A**,**"** confirming that the Monitor has completed its mandate in these *CCAA* Proceedings, AGI shall be and is hereby discharged and relieved from any further obligations, liabilities, responsibilities or duties in its capacity as Monitor pursuant to the ARIO or any other Orders of this Court in these *CCAA* Proceedings.

8. **THIS COURT ORDERS** that, notwithstanding any provision of this Order and the termination of these *CCAA* Proceedings, nothing herein shall affect, vary, derogate from, limit or amend, any of the rights, approvals and protections in favour of the Monitor at law or pursuant to the *CCAA*, the ARIO or any other Order of this Court in these *CCAA* Proceedings, all of which are expressly continued and confirmed.

9. **THIS COURT ORDERS** that notwithstanding the discharge of AGI as Monitor and the termination of these *CCAA* Proceedings, AGI shall have the authority from and after

such discharge and termination to complete any of the Monitor Incidental Duties. In completing any of the Monitor Incidental Duties, AGI shall continue to have the benefit of the provisions of the ARIO and all other Orders made in these *CCAA* Proceedings, including all approvals, protections and stays of proceedings in favour of AGI in its capacity as Monitor.

10. **THIS COURT ORDERS** that upon the filing of the Discharge Certificate with the Court, the Monitor its affiliates, officers, directors, partners, employees and agents (collectively, the "**Released Parties**") shall be and are hereby forever irrevocably released and discharged from any and all present and future claims, liabilities, indebtedness, demands, actions, causes of action, suits, damages, judgements and obligations of whatever nature that any person may have or be entitled to assert against the Released Parties, whether direct or indirect, known or unknown, absolute or contingent, accrued or unaccrued, liquidated or unliquidated, matured or unmatured, foreseen or unforeseen, existing or hereafter arising, based in whole or in part on any act or omission, transaction, dealing or other occurrence in any way relating to, arising out of or in respect of the *CCAA* Proceedings with respect to the Debtor and/or Residual Co. (as defined in the Third Report) or with respect to their respective conduct in the *CCAA* Proceedings with respect to the Debtor and/or Residual Co. (collectively, the "**Released Claims**"), and any such Released Claims are hereby released, stayed, extinguished and forever barred and the Released Parties shall have no liability in respect thereof, provided that the Released Claims shall not include any claim or liability arising out of any gross negligence or willful misconduct on the part of the Released Parties.

F. Stay of Proceedings

11. **THIS COURT ORDERS** that paragraph 10 of the ARIO of Justice Myers dated July 24, 2026 is deleted in its entirety and replaced with the following:

> **THIS COURT ORDERS** that until and including the date on which the Monitor files the Discharge Certificate attached as Schedule "A" to the Discharge Order of the Court dated November 10, 2026, or such later date as the Court may order (the "**Stay Period**"), no proceeding or enforcement process is any court or tribunal (each, a "**Proceeding**") shall be commenced or continued against or in respect of Residual Co. or the Monitor, or affecting the Business or the Property, except with the written consent of Residual Co. and the Monitor, or with leave of this Court, and any and all Proceedings currently under way against or in respect of Residual Co. or affecting the Business or the Property are hereby stayed and suspended pending further Order of this Court (such stay of proceedings being the "**Stay of Proceedings**").

G. Bankruptcy of Residual Co.

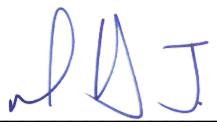
12. **THIS COURT ORDERS** Residual Co. to make an assignment in bankruptcy on or before November 30, 2026.

H. General

13. **THIS COURT ORDERS** that the Monitor shall not, as a result of this Order or any matter contemplated hereby: (i) be deemed to have taken part in the management or supervision of the management of Victoria Park or Residual Co., or to have taken or maintained possession or control of the business or property of any of Victoria Park or

Residual Co., or any part thereof; or (ii) be deemed to be in Possession (as defined in the ARIO) of any property of Victoria Park or Residual Co. within the meaning of any applicable Environmental Legislation (as defined in the ARIO) or otherwise.

14. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Monitor and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Monitor and its agents in carrying out the terms of this Order.



Schedule A – Form of Monitor's Certificate

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MONITOR'S DISCHARGE CERTIFICATE

RECITALS

(a) On July 17, 2026, the Ontario Superior Court of Justice (Commercial List) (the "**Court**") made an order (the "**Initial Order**") in favour of 1682 Victoria Park Avenue Inc. (the "**Victoria Park**") under the *Companies' Creditors Arrangement Act* (the "***CCAA***"), which Initial Order has been amended and restated from time to time.

(b) On September 15, 2026, the Court made an approving a sale transaction (the "**Transaction**") between the Applicant and Victoria Park by which the Applicant purchased all outstanding shares in Victoria Park and Victoria Park was released from all liabilities and encumbrances (except the

Assumed Liabilities and the Permitted Encumbrances). Following completion of the Transaction, (1) all liabilities and encumbrances of Victoria Park (except the Assumed Liabilities and the Permitted Encumbrances) would vest in 1001740770 Ontario Inc. ("**Residual Co.**") and (2) Residual Co. would replace Victoria Park as the debtor company that is the subject of these *CCAA* Proceedings.

(c) On October 9, 2026, the Applicant and Victoria Park (by and through the Monitor) closed the Transaction.

(d) On November 10, 2026, the Court made an Order (the "**Discharge Order**") authorizing the termination of the *CCAA* Proceedings and the discharge of the Monitor upon the filing of the within certificate with the Court.

(e) Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Discharge Order and the Third Report.

THE MONITOR CERTIFIES the following:

1. The Monitor's has completed its mandate in these *CCAA* Proceedings.

2. Residual Co. has made an assignment in bankruptcy.

3. These *CCAA* Proceedings should be terminated in accordance with the Discharge Order.

4. This Certificate was delivered by the Monitor at _____ [TIME] on _____ [DATE].

Albert Gelman Inc. in its capacity as Monitor of 1001740770 Ontario Inc., and not in its personal capacity

Per: _____

Name:

Title:

IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF 1001740770 ONTARIO INC.

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PROCEEDING COMMENCED AT
TORONTO

DISCHARGE ORDER

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Lawyers for Albert Gelman Inc. in its capacity as Court-appointed Monitor