

**1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT
and 1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT**

**FOURTH REPORT OF ALBERT GELMAN INC.
IN ITS CAPACITY AS TRUSTEE UNDER THE
NOTICE OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT
AND 1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT**

SEPTEMBER 4, 2026

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ONTARIO
SUPERIOR COURT OF JUSTICE
(EAST REGION COMMERCIAL LIST)

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3, AS AMENDED

AND IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1382769 ONTARIO LIMITED AND 1622356 ONTARIO LIMITED OF THE CITY OF KINGSTON, IN THE PROVINCE OF ONTARIO

FOURTH REPORT OF ALBERT GELMAN INC.
IN ITS CAPACITY AS TRUSTEE UNDER THE
NOTICE OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT AND
1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT

SEPTEMBER 4, 2026

I. INTRODUCTION

1. On May 1, 2026 (the "**Filing Date**"), 1382769 Ontario Limited operating as Kelsey's Gardiners Restaurant ("**KelseyCo**") and 1622356 Ontario Limited operating as Montana's Restaurant ("**MontanaCo**") (collectively, the "**Companies**") each filed a Notice of Intention to Make a Proposal (an "**NOI**") pursuant to Section 50.4(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "**BIA**"), and Albert Gelman Inc. ("**AGI**") was appointed as trustee (in such capacity, the "**Trustee**") under each NOI. The NOI proceedings of the Companies are referred to herein as the "**NOI Proceedings**".
2. This Court was previously provided with information concerning the Companies and the NOI Proceedings in the first report of the Trustee dated May 17, 2026 (the "**First Report**"), the second report of the Trustee dated July 8, 2026 (the "**Second Report**"), and the third report of the Trustee dated August 20, 2026 (the "**Third Report**"), and together with the First Report and the Second Report, the "**Prior Reports**"). Unless otherwise defined in this fourth report of the Trustee (the "**Fourth Report**"), capitalized terms have the meanings given to them in the Prior Reports and, where applicable, in the SISP and the Stalking Horse APA (each as defined below). Copies of the Prior Reports, without their appendices, are attached as **Appendices "A", "B" and "C"**.
3. As described in the Prior Reports, the primary objective of the NOI Proceedings was to create a stabilized environment to allow the Companies to pursue a going-concern transaction pursuant to a court-supervised sale and investment solicitation process (the "**SISP**"). The following Orders have been made in the NOI Proceedings to date:
 - (i) pursuant to an Order dated May 19, 2026, the NOI Proceedings were administratively consolidated and the time for each of the Companies to file a proposal was extended to July 15, 2026;

- (ii) pursuant to two Orders, each dated July 13, 2026 (collectively, the “**July 13 Orders**”): (a) the SISP and the stalking horse asset purchase agreement dated June 16, 2026 between the Companies, as vendors, and 7055579 Canada Inc. (the “**Purchaser**”), as purchaser (the “**Stalking Horse APA**”), including the bid protections thereunder (the “**Bid Protections**”), were approved; (b) a charge over the Companies’ present and future property, assets and undertakings in the amount of \$200,000 (the “**Administration Charge**”) was granted to secure the fees and disbursements of the Trustee, its counsel and counsel to the Companies; and (c) the time for the Companies to make a proposal was extended to and including August 28, 2026; and
 - (iii) pursuant to an Order dated August 24, 2026 (the “**August 24 Order**”), the time for the Companies to make a proposal was further extended, pursuant to subsection 50.4(9) of the BIA, up to and including October 12, 2026, and the fees and disbursements of the Trustee and its counsel for the periods described therein, together with the activities of the Trustee described in the Prior Reports, were approved.
4. The Bid Deadline under the SISP was August 20, 2026 at 5:00 p.m. (Ottawa time). No bids were received by the Bid Deadline. Accordingly, no Qualified Bids other than the Stalking Horse APA (which is deemed to be a Qualified Bid under the SISP) were received, no Auction was required, and the Stalking Horse APA was deemed to be the Successful Bid in accordance with the terms of the SISP. The transaction of purchase and sale contemplated by the Stalking Horse APA is referred to herein as the “**Transaction**”.
 5. To the best of the Trustee’s knowledge and information, the Canada Revenue Agency (“**CRA**”) continues to be the only creditor holding or asserting a claim for amounts owing or any other default against the Companies and remains the only party to have filed proofs of claim with the Trustee. A component of CRA’s claims is in respect of amounts withheld by the Companies from employee remuneration and not remitted to the Receiver General for Canada (the “**Source Deductions**”), which amounts are subject to a deemed trust in favour of the Crown as further described below in this Fourth Report.
 6. The Trustee submits this Fourth Report to report to the Court on the results of the SISP and to seek approval of the Transaction, the fees and disbursements of the Trustee and its counsel, and the activities of the Trustee.

II. PURPOSES OF THE FOURTH REPORT

7. The purpose of this Fourth Report of the Trustee is to provide the Ontario Superior Court of Justice (East Region Commercial List) (the “**Court**”) with information pertaining to the following:
 - (i) an update on the status of the NOI Proceedings since the date of the Third Report;
 - (ii) the results of the SISP, including the marketing and solicitation efforts undertaken by the Trustee and the bids received;
 - (iii) the Transaction and the Trustee’s recommendation that the Transaction be approved and that the Purchased Assets vest in the Purchaser;
 - (iv) the fees and disbursements of the Trustee and its counsel;
 - (v) the activities of the Trustee since the date of the Third Report; and

- (vi) the Trustee's recommendation that this Court make Orders, as requested by the Companies:
- (a) approving the Transaction and vesting in the Purchaser the Companies' right, title and interest in and to the Purchased Assets free and clear of all Claims and Encumbrances, upon delivery of the Trustee's Certificate, substantially in the form of the approval and vesting order (the "**Approval and Vesting Order**") attached as Tab 3 to the Motion Record;
 - (b) approving the fees and disbursements of the Trustee and its counsel, as set out in the Fee Affidavits (defined below); and
 - (c) approving the actions, activities and conduct of the Trustee described in this Fourth Report.

III. TERMS OF REFERENCE

8. In preparing this Fourth Report, the Trustee has relied upon certain unaudited, draft, and/or internal financial information prepared by representatives of the Companies, the Companies' books and records, proofs of claim, statements of account and correspondence received from CRA, and discussions with representatives of the Companies and the Companies' legal counsel (and together with the information referred to in the Prior Reports, the "**Information**").
9. In accordance with industry practice, except as otherwise described in this Fourth Report, the Trustee has reviewed the Information for reasonableness, internal consistency, and use in the context in which it was provided. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would comply with Canadian Accounting Standards ("**CAS**") pursuant to the Chartered Professional Accountants of Canada Handbook and, as such, the Trustee expresses no opinion or other form of assurance contemplated under CAS in respect of the Information.
10. Future-oriented financial information referred to in this Fourth Report is based on the Companies' estimates and assumptions regarding future events. Actual results will vary from the information presented even if the hypothetical assumptions occur, and variations may be material. Accordingly, the Trustee expresses no assurance as to whether any such future-oriented financial information will occur as predicted by the Companies.
11. Parties using this Fourth Report, other than for the purposes outlined herein, are cautioned that it may not be appropriate for their purposes and consequently should not be used for any other purpose.
12. Unless otherwise noted, all monetary amounts contained in this Fourth Report are expressed in Canadian dollars.

IV. UPDATE ON THE NOI PROCEEDINGS

13. Detailed background information concerning the Companies, including the events that led the Companies to initiate the NOI Proceedings and the Companies' assets and creditors, is set out in the Prior Reports and the affidavits of Tim Lloyd sworn July 3, 2026 and July 8, 2026, and the affidavit of Tim Lloyd sworn September 2, 2026 (together, the "**Lloyd Affidavits**"). This Fourth Report should be read in conjunction with the Prior Reports and the Lloyd Affidavits, and certain information contained therein has not been repeated herein in order to avoid unnecessary duplication.
14. By way of brief summary, KelseyCo and MontanaCo operate franchised restaurants of the same respective name in adjacent leased premises both located at the RioCan Centre Mall at 650 Gardiners Rd, Kingston, Ontario. The franchisor of each of the restaurants is Recipe Unlimited Corporation (the "**Franchisor**"), which has registered a security interest under the *Personal Property Security Act* (Ontario) against each of the Companies. As of the Filing Date, the Companies together employed approximately 100 employees.
15. Since the date of the Third Report, the Companies have continued to operate their respective businesses in the ordinary course and the Trustee has continued to monitor the Companies' receipts and disbursements. The Companies have continued to achieve cash flow results with no material adverse variance from the Revised Cash Flow Forecasts, and the Trustee is satisfied that the Companies have sufficient liquidity to continue to operate in the ordinary course through to completion of the Transaction.
16. The Companies have not yet filed a proposal to their creditors and are continuing to consider the most efficient manner of delivering the Transaction net proceeds to their creditors, including through a proposal. The Companies are still considering the mechanics of achieving this goal.

V. RESULTS OF THE SISP

17. As described in the Second Report and the Third Report, the SISP was conducted by the Trustee, on behalf of and in consultation with the Companies, and was anchored by the Stalking Horse APA, which stood as a deemed Qualified Bid under the SISP.
18. In accordance with the SISP and the timeline approved by the July 13 Orders, the Trustee completed the following marketing and solicitation steps on or before July 20, 2026:
 - (i) issued a press release via Canada Newswire announcing the SISP and the opportunity to acquire the business and assets of the Companies;
 - (ii) published notice of the SISP in such publications, journals, newsletters and other forums (electronic and otherwise) as the Trustee considered appropriate, including the Insolvency Insider newsletter and BusinessesForSale.com;
 - (iii) prepared a list of parties potentially interested in the Opportunity (the "**Known Interested Parties**"), comprising strategic and financial parties identified by the Trustee, the Companies and their respective advisors, including existing and prospective franchisees of the Franchisor, restaurant operators, other hospitality industry participants and financial purchasers;
 - (iv) prepared and disseminated a marketing package describing the Opportunity, together with a form of non-disclosure agreement (an "**NDA**"), to each of the Known Interested Parties; and

- (v) established, populated and maintained a virtual data room (the “VDR”) containing financial, operational and other information sufficient to permit interested parties to conduct due diligence.
19. The Trustee approached 17 parties in connection with the SISP. Of those parties, 4 executed an NDA to the satisfaction of the Trustee, were granted access to the VDR and were provided with a template form of purchase agreement based on the terms of the Stalking Horse APA with the stalking horse mechanics removed. The Trustee responded to due diligence enquiries from those parties throughout the diligence period and, where requested, made additional information available in the VDR.
20. The Trustee also contacted the Franchisor to inquire into any information it may have regarding potentially interested purchasers of Kelsey’s or Montana’s restaurants in eastern Ontario. The Franchisor replied that it was unable to assist the Receiver.
21. The results of the SISP are summarized in the table below.

SISP metric	Result
Known Interested Parties contacted	17
Parties executing an NDA and granted VDR access	4
Bids received by the Bid Deadline	Nil
Qualified Bids (other than the Stalking Horse APA)	Nil
Auction required under the SISP	No
Successful Bid	Stalking Horse APA

22. The Bid Deadline was not extended by the Trustee. As at the Bid Deadline, no bids of any kind had been received by the Trustee, and accordingly no Qualified Bids other than the Stalking Horse APA were received.
23. In accordance with the terms of the SISP, where no Qualified Bids other than the Stalking Horse APA are received by the Bid Deadline, the Stalking Horse APA is deemed to be the Successful Bid. No Auction was therefore required or held. The Trustee has notified the Companies and the Purchaser that the Stalking Horse APA has been designated as the Successful Bid and has confirmed that the condition precedent in Subsection 8.3(a)(i) of the Stalking Horse APA has been satisfied.
24. As the Stalking Horse APA is the Successful Bid, and as no Superior Bid was received or will be completed, no amount is payable to the Purchaser on account of the Bid Protections. The Bid Protections have therefore been of no cost to the Companies’ estates.
25. The Trustee is of the view that the SISP was conducted in accordance with its terms and with the July 13 Orders, that the marketing of the Companies’ business and assets was thorough and appropriate having regard to the nature and value of the Opportunity, and that the market was afforded a fair, open and reasonable opportunity to submit a Superior Bid. In the Trustee’s view, the absence of any competing bid, notwithstanding the marketing efforts described above, is itself an indication that the consideration payable under the Stalking Horse APA reflects the market value of the Purchased Assets.

VI. THE TRANSACTION AND THE APPROVAL AND VESTING ORDER

26. A copy of the Stalking Horse APA is attached as **Appendix “D”** to this Fourth Report. The key terms of the Stalking Horse APA were summarized at paragraph 20 of the Second Report and are not repeated in full herein. The principal commercial terms are as follows:

- (i) **Purchased Assets:** substantially all of the assets used in the Companies' business, including the Inventory & Physical Assets, Accounts Receivable, Assumed Contracts and Books and Records, and excluding the Excluded Assets and Excluded Contracts;
- (ii) **Gross Cash Consideration:** \$2,300,000;
- (iii) **Deposit:** \$115,000 (being 5% of the Gross Cash Consideration), which has been paid to and is held by the Trustee and will be credited toward the Net Cash Consideration on Closing;
- (iv) **Purchase Price:** collectively, the Priority Payables Consideration, the Net Cash Consideration, the Cure Costs Consideration and the Assumed Obligations Consideration.
 - (a) **Priority Payables Consideration:** The Priority Payables comprise the amounts secured by the Administration Charge and the Completion Amount, and are payable to the Trustee at the Closing Time;
 - (b) **Net Cash Consideration:** The Net Cash Consideration is the Gross Cash Consideration less the Priority Payables;
 - (c) **Cure Costs Consideration:** Any amount to be to remedy any Cure Costs owing arising from Assumed Contracts subject to any assignment order. The Trustee understands that an assignment order is not being sought, such that the Cure Costs Consideration is nil; and
 - (d) **Assumed Obligations Consideration:** all Post-Closing Liabilities in respect of Assumed Contracts and Purchased Assets;
- (v) **Employees:** the Purchaser will offer employment, conditional on Closing, to those Employees it wishes to employ; the Companies will terminate all Employees effective at the Closing Time, and all liabilities arising from such terminations constitute Excluded Obligations; and
- (vi) **Closing:** the Closing Date is five (5) Business Days after the Business Day on which the Approval and Vesting Order is issued, with an Outside Date of ten (10) Business Days after such issuance. Closing is conclusively evidenced by, and the vesting of the Purchased Assets is effective upon, delivery of the Trustee's Certificate. The Trustee understands that representatives of the Companies, the Franchisor, and the Purchaser have discussed the closing timeline and have agreed to close the Transaction on September 14, 2026. The Proposal Trustee understands that the Franchisor and the Purchaser will execute certain franchise disclosure documents on or before September 1, 2026, meaning that the 14 day statutory rescission period provided for in the *Arthur Wishart Act* (Ontario) will be satisfied by September 14, 2026.

27. The conditions precedent to Closing set out in Subsection 8.3(a) of the Stalking Horse APA are that (i) the Stalking Horse APA be designated as a Successful Bid in accordance with the SISF, which condition has

been satisfied; and (ii) the Approval and Vesting Order be obtained and not stayed, varied or vacated, which is the relief sought on this motion.

28. The Trustee understands that the Purchaser has obtained, or is in the process of obtaining, the Franchisor Documents contemplated by the Stalking Horse APA, including the franchise agreements and related documentation required by the Franchisor in respect of the Purchaser's operation of the restaurants following Closing, and the Franchisor provided all notices and disclosure documents to the Purchaser by August 28, 2026.

Section 65.13 of the BIA

29. The Transaction constitutes a disposition of assets outside the ordinary course of business and accordingly requires the authorization of this Court pursuant to section 65.13 of the BIA. In deciding whether to grant authorization, subsection 65.13(4) requires the Court to consider, among other things, the factors set out below. The Trustee's views in respect of each factor are as follows:

- (i) **whether the process leading to the proposed sale or disposition was reasonable in the circumstances:** the Purchased Assets were marketed pursuant to the SISP, which was approved by this Court and administered by the Trustee in accordance with its terms. The SISP included a public announcement, a targeted solicitation of 17 Known Interested Parties, a VDR, and a diligence period of approximately one month. The Trustee is of the view that the process was reasonable and appropriate having regard to the nature and value of the Purchased Assets and the Companies' limited liquidity;
- (ii) **the extent to which the creditors were consulted:** CRA is the only creditor that has filed a proof of claim or asserted a claim against the Companies. The Trustee consulted with CRA in advance of the July 13 Orders, at which time CRA confirmed that it did not oppose the SISP and the Stalking Horse APA and considered them more beneficial to CRA than a liquidation;
- (iii) **the effects of the proposed sale or disposition on the creditors and other interested parties:** the Transaction preserves both restaurants as going concerns, preserves employment for those Employees who accept the Purchaser's offers of employment, preserves the leases and the franchise relationships, and generates cash proceeds. In the Trustee's view, no creditor is prejudiced by the Transaction relative to the alternative, being a piecemeal liquidation of the Purchased Assets;
- (iv) **whether the consideration to be received for the assets is reasonable and fair, taking into account their market value:** the Gross Cash Consideration of \$2,300,000 was negotiated at arm's length between the Companies and the Purchaser, was disclosed through the SISP, and was subject to a market test under which the minimum overbid threshold was \$2,358,000. No competing bid was received. The Trustee is of the view that the consideration is reasonable and fair, reflects the market value of the Purchased Assets, and exceeds the likely liquidation value of the Purchased Assets;
- (v) **whether the trustee approved the process leading to the proposed sale or disposition:** the Trustee designed the SISP in consultation with the Companies and their counsel, recommended

its approval to this Court in the Second Report, and administered it. The Trustee approves the process; and

- (vi) **whether the trustee filed with the court a report stating that, in the trustee's opinion, the sale or disposition would be more beneficial to the creditors than a sale or disposition under a bankruptcy:** for the reasons set out in the following paragraph, the Trustee is of the opinion that the Transaction is more beneficial to the Companies' creditors than a sale or disposition under a bankruptcy, and this Fourth Report constitutes the Trustee's report to that effect.

30. The Transaction is a going-concern sale of two operating restaurants, including the leasehold interests, the franchise relationships and the operating assets *in situ*. In a bankruptcy, the restaurants would cease to operate, the Franchisor and the landlord would each be entitled to exercise their respective remedies, and the Purchased Assets would be realized on a forced-liquidation basis as used restaurant equipment, fixtures and inventory, most likely by way of auction and net of removal, storage and auctioneer costs. The Trustee estimates that the net realizations available to creditors in such a scenario would be materially less than the Purchase Price payable under the Transaction. The Trustee notes that no liquidation proposals were received via the SISP, indicating that the market believes that the Purchase Price exceeds liquidation value. A bankruptcy would also result in the loss of employment for all of the Companies' Employees and would give rise to additional claims for unpaid wages, termination pay and severance pay. Accordingly, the Trustee is of the opinion that the Transaction is more beneficial to the Companies' creditors than a sale or disposition under a bankruptcy.

Recommendation — Approval and Vesting Order

31. For the reasons set out above, the Trustee is of the view that the Transaction is commercially reasonable, that it represents the best available outcome for the Companies' stakeholders, and that the requirements of section 65.13 of the BIA are satisfied. The Trustee is also of the view that the Transaction satisfies the principles set out in *Royal Bank of Canada v. Soundair Corp.*: the Trustee made a sufficient effort to obtain the best price and did not act improvidently; the interests of all parties have been considered; the process was fair and was not calculated to prejudice any party; and the efficacy and integrity of the process by which the offer was obtained has been maintained. Accordingly, the Trustee recommends that this Court grant the Approval and Vesting Order.

VII. ADMINISTRATION CHARGE

32. The Companies are continuing to consider how to best distribute the net sale proceeds to their creditors. This analysis necessarily includes considering the mechanics of a proposal or proposals to creditors. In the event that a proposal or proposals are filed, the Trustee, its counsel, and the Companies' counsel will continue to incur professional fees to (1) negotiate the proposal terms with creditors, both before and after a proposal is filed, (2) prepare the proposal documents, (3) conduct the proposal meeting, and (4) seek this Court's approval in the event that the creditors approve the proposal(s). Doing so will require additional professional efforts, which are best protected by a \$100,000 increase to the Administration Charge to \$300,000.
33. The increased Administration Charge would form part of the Priority Payables and would be paid from the Purchase Price.

34. The Trustee is of the view that the increased Administration Charge is required and reasonable in the circumstances and accordingly supports this relief.

VIII. FEES OF THE TRUSTEE AND ITS COUNSEL

35. The Trustee seeks approval of its fees and disbursements, and those of its counsel, for the periods since those previously approved.
36. The fees and disbursements of the Trustee for the period from August 1, 2026 to September 1, 2026, together with the fee affidavit of Tom McElroy sworn September 4, 2026 (the “**Trustee’s Fee Affidavit**”), are attached as **Appendix “E”** to this Fourth Report. For this period, the Trustee’s fees totalled \$14,882.50, plus applicable HST. There were no disbursements incurred during the relevant period.
37. The fees and disbursements of Miller Thomson LLP for the period from July 29, 2026 to August 31, 2026, together with the affidavit of Shahed Khalil sworn September 3, 2026 (the “**Counsel’s Fee Affidavit**”, and together with the Trustee’s Fee Affidavit, the “**Fee Affidavits**”), are attached as **Appendix “F”** to this Fourth Report. For this period, counsel’s fees totalled \$4,859 plus disbursements of \$275.00 plus applicable HST.
38. As described in the Fee Affidavits, the fees of the Trustee and its counsel were charged at their normal hourly rates for services of this nature, which rates were unchanged during the relevant periods. The Trustee is of the view that the fees and disbursements described in the Fee Affidavits are fair and reasonable in the circumstances, having regard to, among other things, the nature, complexity and volume of the work undertaken, the market rate of similar services provided in the Greater Toronto Area, the degree of risk and responsibility assumed and the results achieved for the benefit of the Companies’ stakeholders.
39. The amounts secured by the Administration Charge include the fees and disbursements of the Trustee and its counsel described above. Accordingly, the Trustee recommends that this Court approve the fees and disbursements of the Trustee and its counsel as set out in the Fee Affidavits.

IX. ACTIVITIES OF THE TRUSTEE

40. The Trustee’s activities since the date of the Third Report have included, *inter alia*, the following:
- (i) administering the SISP through to the Bid Deadline, including responding to enquiries from Known Interested Parties, settling and executing NDAs, granting and administering access to the VDR, and responding to due diligence requests;
 - (ii) determining that no Qualified Bid other than the Stalking Horse APA had been received and designating the Stalking Horse APA as the Successful Bid in accordance with the SISP;
 - (iii) notifying the Companies and the Purchaser of the results of the SISP, and corresponding with the Purchaser and its counsel in respect of Closing arrangements, Third-Party Consents and the Franchisor Documents;
 - (iv) continuing to implement and maintain procedures for the monitoring of the Companies’ cash flows and for ongoing reporting of variances;
 - (v) reviewing CRA’s proofs of claim;

- (vi) corresponding with the Franchisor in respect of the Transaction;
- (vii) meeting and corresponding with the Companies and their legal counsel regarding the Transaction, the Companies' operations and employee matters;
- (viii) instructing counsel in respect of the motion materials for the relief sought herein; and
- (ix) drafting this Fourth Report.

X. CONCLUSION AND RECOMMENDATION

41. For the reasons set out above, the Trustee respectfully recommends that this Honourable Court grant the relief sought by the Companies, as described in paragraph 7(vi) of this Fourth Report.

All of which is respectfully submitted this 4th day of September 2026

ALBERT GELMAN INC.

**solely in its capacity as Trustee in the Notices
of Intention to make a Proposal of both
1382769 Ontario Limited o/a Kelsey's Gardiners Restaurant and
1622356 Ontario Limited o/a Montana's Restaurant
and not in its personal or corporate capacity
Per:**



Tom McElroy, *CIRP, LIT*

APPENDIX A

District of Ontario
Division No. 11 - Kingston
Court File No. 33-3368242 and 33-3368241
Estate No. 33-3368242 and 33-3368241

**1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT
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MAY 17, 2026

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APPENDICIES

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APPENDIX “B” – Creditor Lists

APPENDIX “C” – PPSA Searches

APPENDIX “D” – Cash Flow Forecasts including Companies Reports on the Cash Flow Forecasts and the Trustee’s Reports on the Cash Flow Forecasts

District of Ontario
Division No. 11 - Kingston
Court File No. 33-3368242 and 33-3368241
Estate No. 33-3368242 and 33-3368241

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3, AS AMENDED

AND IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1382769 ONTARIO LIMITED AND
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MAY 17, 2026

I. INTRODUCTION

1. On May 1, 2026 (the **"Filing Date"**), 1382769 Ontario Limited operating as Kelsey's Gardiners Restaurant (**"Kelsey's"**) and 1622356 Ontario Limited operating as Montana's Restaurant (**"Montana's"**) (collectively, the **"Companies"**) each filed a Notice of Intention to Make a Proposal (an **"NOI"**) pursuant to Section 50.4(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B.-3, as amended (the **"BIA"**), and Albert Gelman Inc. (**"AGI"**) was appointed as trustee (in such capacity, the **"Trustee"**) under each NOI. Copies of the Certificates of Filing issued by the Superintendent of Bankruptcy in respect of the Companies' NOIs are attached hereto as **Appendix "A"**. The NOI proceedings of the Companies are referred to herein as the **"NOI Proceedings"**.
2. The primary objective of the Companies' NOI Proceedings is to create a stabilized environment to allow the Companies to pursue a going-concern transaction pursuant to a court-supervised sale and investment solicitation process (the **"SISP"**). The Companies intend to make a further motion to the Court for approval of a SISP at a later date.

II. PURPOSES OF THE FIRST REPORT

3. The purpose of this first report (the **"First Report"**) of the Trustee is to provide the Ontario Superior Court of Justice (East Region Commercial List) (the **"Court"**) with information pertaining to the following:
 - (i) certain background information about the Companies, including the events that led the Companies to initiate these NOI Proceedings;
 - (ii) the proposed administrative consolidation of the Companies' NOI proceedings, authorizing the Trustee to administer the Companies' NOI proceedings as if the proceedings were a single proceeding (but without any substantive consolidation between the estates);
 - (iii) a forecast of the Companies' receipts and disbursements (the **"Cash Flow Forecast"**) for the period from May 4, 2026 to August 16, 2026 (the **"Forecast Period"**), prepared in accordance with subsection 50.4(2) of the BIA;
 - (iv) the activities of the Trustee since the Filing Date; and
 - (v) the Trustee's recommendation that this Court make orders, as requested by the Companies:
 - (a) approving the administrative consolidation of the Companies' NOI Proceedings;
 - (b) extending the time period required for each of the Companies to file a proposal from May 31, 2026 to July 15, 2026; and
 - (c) validating service so that this motion is properly returnable on May 19, 2026.

III. TERMS OF REFERENCE

4. In preparing this First Report, the Trustee has relied upon certain unaudited, draft, and / or internal financial information prepared by representatives of the Companies, the Companies' books and records and discussions with representatives of the Companies and the Companies' legal counsel (collectively, the **"Information"**). In accordance with industry practice, except as otherwise described in this First Report, the Trustee has reviewed the Information for reasonableness, internal consistency, and use in the context in which it was provided. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would comply with Canadian Accounting Standards (**"CAS"**) pursuant to the Chartered Professional Accountants of Canada Handbook and, as such, the Trustee expresses no opinion or other form of assurance contemplated under CAS in respect of the Information.
5. Future-orientated financial information contained in the Cash Flow Forecasts (defined below) are based on the Companies' estimates and assumptions regarding future events. Actual results will vary from the information presented even if the hypothetical assumptions occur, and variations may be material. Accordingly, the Trustee expresses no assurance as to whether the Cash Flow Forecast will be achieved.
6. Parties using this First Report, other than for the purposes outlined herein, are cautioned that it may not be appropriate for their purposes, and consequently should not be used for any other purpose.
7. Unless otherwise noted, all monetary amounts contained in this First Report are expressed in Canadian dollars.

IV. GENERAL BACKGROUND INFORMATION ON THE COMPANIES AND EVENTS LEADING TO THE COMPANIES' NOI PROCEEDINGS

General Background

8. Kelsey's and Montana's operate franchised restaurants of the same respective name in adjacent leased premises both located at the RioCan Centre Mall at 650 Gardiners Rd, Kingston, Ontario (the **"Premises"**).
9. Mr. Timothy Lloyd (**"Mr. Lloyd"**) is a director of each of the Companies.
10. As of the Filing Date, the Companies employed approximately 50 employees each (total of 100 employees) (the **"Employees"**).

Secured Creditors

11. Copies the creditor lists included as part of the Companies' NOI filings are attached hereto as **Appendix "B"**.

Franchisor

12. The Trustee is aware of a registration in favour of Recipe Unlimited Corporation ("**RUC**") filed for each of the Companies made pursuant to the *Personal Property Security Act* (Ontario) (the "**PPSA**"). RUC has registered against all collateral descriptions, with the exception of consumer goods. Copies of the PPSA search results for the Companies are attached as **Appendix "C"**.
13. RUC is the franchisor of each of the restaurants.

Governmental Agencies

14. The Trustee understands that as of May 1, 2026, CRA claims that Kelsey's and Montana's are indebted to the CRA for: (a) harmonized sales tax collected but not remitted; and (b) unpaid corporate taxes. The Trustee is in the process of confirming this potential indebtedness with the Companies' management.

Unsecured Creditors

15. Kelsey's estimates it owes \$100,000 to the Bank of Nova Scotia in unsecured debt. The Trustee is in the process of confirming whether either of the Companies has any other unsecured debt.

V. ADMINISTRATIVE CONSOLIDATION

16. The Companies are seeking an order to administratively consolidate the NOI proceedings of Kelsey's and Montana's and authorize the Trustee to administer the Companies' NOI proceedings as if they were a single proceeding for the purpose of carrying out its administrative and reporting duties and obligations under the BIA.
17. The NOI Proceedings are closely intertwined and largely related to the same circumstances. The Companies share management and ownership and are effectively operated as a single business at the same location.
18. The Trustee believes that administrative consolidation is appropriate, as it would avoid duplication of efforts in reporting, be more efficient and cost effective, have no downside for stakeholders and creditors and would conserve judicial resources.
19. The administrative consolidation would not effect a substantive consolidation of the Companies' estates.
20. For the above reasons, the Trustee is supportive of the Companies' request for administrative consolidation of the NOI Proceedings.

VI. CASH FLOW FORECAST

21. The Companies, under the supervision of the Trustee, each prepared weekly cash flow forecasts for the fifteen-week period ended August 16, 2026 (collectively, the “**Cash Flow Forecasts**”), which, in accordance with subsection 50.4(2) of the BIA, were filed with the Official Receiver on May 8, 2026. A copy of the Cash Flow Forecasts are attached hereto as **Appendix “D”** and are summarized below:

1382769 ONTARIO LIMITED c.o.b. Kelsey's Gardiners Restaurant Cash Flow Forecast For the 15-week Period ending August 16, 2026 (In CAD\$; unaudited)	
Cash receipts	
Revenue	906,000
HST	117,780
Total cash receipts	1,023,780
Cash disbursements	
Cost of sales - Inventory purchases	289,920
Franchise fees	51,189
Advertising fees	27,180
Insurance	3,860
Interest and bank charges	19,688
Operating Supplies and Services	31,500
Smallwares	3,600
Repairs and maintenance	15,000
Cleaners	6,750
Garbage Removal	4,000
Salaries and wages	294,000
Utilities	18,000
Occupancy Cost	65,156
Provision for HST Remittance (refund)	52,370
Restructuring costs	52,500
Total cash disbursements	934,713
Cash balance - beginning of period	-12,413
Net cash flow	89,067
Cash balance - end of period	76,654

1622356 Ontario Limited c.o.b Montana's Restaurant Cash Flow Forecast For the 15-week Period ending August 16, 2026 (In CAD\$; unaudited)	
Cash receipts	
Revenue	1,224,000
HST	159,120
Total cash receipts	1,383,120
Cash disbursements	
Cost of sales - Inventory purchases	391,680
Franchise Fee 5%	61,200
Advertising Fee 3%	36,720
Insurance	5,764
Interest and bank charges	17,813
Operating Supplies and Services	42,600
Smallwares	3,600
Repairs and maintenance	15,000
Cleaners	6,750
Garbage Removal	4,000
Salaries and wages	385,000
Utilities	24,000
Occupancy Cost	89,035
Provision for HST remittance (refund)	68,131
Management Fees	70,000
Restructuring costs	52,500
Total cash disbursements	1,273,792
Cash balance - beginning of period	-23,296
Net cash flow	109,328
Cash balance - end of period	86,032

22. The Kelsey's Cash Flow Forecast projects that the Kelsey's will experience a net cash inflow of \$89,067 during the forecast period, comprised of:
- (i) cash receipts of approximately \$1 million including sales; and
 - (ii) cash disbursements of approximately \$0.9 million primarily consisting of operating expenses, payroll expenses and suppliers' payments.
23. The Montana's Cash Flow Forecast projects that Montana's will experience a net cash inflow of \$109,328 over the Forecast Period, comprised of:

- (i) cash receipts of approximately \$1.4 million including sales; and
 - (ii) cash disbursements of approximately \$1.3 million primarily consisting of operating expenses, payroll expenses and suppliers' payments.
24. The Cash Flow Forecasts include payment of restructuring costs, including reasonable professional fees in connection with the Companies' NOI Proceedings.
25. The Companies reports on the Cash Flow Forecasts, as required by subsection 50.4(2)(c) of the BIA, and the Trustee's report on the Cash Flow Forecasts, as required by subsection 50.4(2)(b) of the BIA, are attached hereto and included with Appendix "D" along with the Cash Flow Forecasts.

VII. REQUEST FOR EXTENSION

26. The Companies are seeking the Extension pursuant to subsection 50.4(9) of the BIA.
27. The Trustee supports the Extension as it is of the opinion that:
- (i) the Companies have acted, and are acting, in good faith and with due diligence;
 - (ii) the Companies would likely be able to make a viable proposal if the extension being applied for were granted; and
 - (iii) no creditor would be materially prejudiced if the extension being applied for were granted.

VIII. ACTIVITIES OF THE TRUSTEE

28. The Trustee's activities since the Filing Date have included, *inter alia*, the following:
- (i) sending a notice, within five days of the Filing Date, of the NOI Proceedings to all known creditors of the Companies' with claims of \$250 or more, in accordance with the BIA. Notice was also sent to certain other persons, including creditors with claims less than \$250, applicable tax authorities and any other party that requested a copy;
 - (ii) implementing procedures for the monitoring of the Companies' sales and cash flows and for ongoing reporting of variances to the Cash Flow Forecast;
 - (iii) assisting the Companies with preparing the Cash Flow Forecast and filing same with the Office of the Superintendent of Bankruptcy pursuant to the BIA;

- (iv) meeting and corresponding with the Companies and their legal counsel regarding the Cash Flow Forecasts, cash management, creditor matters and various other matters in connection with the Companies' operations and the NOI Proceedings;
- (v) responding to calls and enquiries from creditors and other stakeholders in connection with the NOI Proceedings;
- (vi) reviewing materials filed with the Court in respect of the NOI Proceedings; and
- (vii) drafting this First Report.

IX. CONCLUSION AND RECOMMENDATION

29. Based on all of the foregoing, the Trustee respectfully recommends that this Honourable Court grant the relief requested by the Companies as set out in paragraph 3(v) of this First Report.

All of which is respectfully submitted this 17th day of May 2026

ALBERT GELMAN INC.
in its capacity as Trustee in the Proposal of
1382769 Ontario Limited o/a Kelsey's Gardiners Restaurant and
1622356 Ontario Limited. o/a Montana's Restaurant
and not in its personal capacity
Per:



Tom McElroy, CIRP, LIT

APPENDIX B

District of Ontario
Division No. 11 - Kingston
Court File No. 33-3368242 and 33-3368241
Estate No. 33-3368242 and 33-3368241

**1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT
and 1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT**

**SECOND REPORT OF ALBERT GELMAN INC.
IN ITS CAPACITY AS TRUSTEE UNDER THE
NOTICE OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT
AND 1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT**

JULY 8, 2026

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APPENDICES

APPENDIX “A” - Revised Cash Flow Forecasts of 1382769 Ontario Limited along with Management's and the Trustee's report thereon

APPENDIX “B” - Revised Cash Flow Forecasts of 1622356 Ontario Limited along with Management's and the Trustee's report thereon

APPENDIX “C” – Stalking Horse Asset Purchase Agreement dated June 16, 2026, including the form of Approval and Vesting Order attached as Schedule “A” thereto

APPENDIX “D” – Bid Protection Comparison Chart

APPENDIX “E” – Sale and Investment Solicitation Process

District of Ontario
Division No. 11 - Kingston
Court File No. 33-3368242 and 33-3368241
Estate No. 33-3368242 and 33-3368241

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3, AS AMENDED

AND IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1382769 ONTARIO LIMITED AND 1622356 ONTARIO LIMITED OF THE CITY OF KINGSTON, IN THE PROVINCE OF ONTARIO

**SECOND REPORT OF ALBERT GELMAN INC.
IN ITS CAPACITY AS TRUSTEE UNDER THE
NOTICE OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT AND
1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT**

JULY 8, 2026

I. INTRODUCTION

1. On May 1, 2026 (the “**Filing Date**”), 1382769 Ontario Limited operating as Kelsey’s Gardiners Restaurant (“**KelseyCo**”) and 1622356 Ontario Limited operating as Montana’s Restaurant (“**MontanaCo**”) (collectively, the “**Companies**”) each filed a Notice of Intention to Make a Proposal (an “**NOI**”) pursuant to Section 50.4(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), and Albert Gelman Inc. (“**AGI**”) was appointed as trustee (in such capacity, the “**Trustee**”) under each NOI. The NOI proceedings of the Companies are referred to herein as the “**NOI Proceedings**”.
2. This Court was previously provided with information concerning the Companies and the NOI Proceedings in the first report of the Trustee dated May 17, 2026 (the “**First Report**”). Unless otherwise defined in this Second Report, capitalized terms have the meanings given to them in the First Report.
3. As described in the First Report, the primary objective of the NOI Proceedings is to create a stabilized environment to allow the Companies to pursue a going-concern transaction pursuant to a proposed court-supervised sale and investment solicitation process (the “**SISP**”). Pursuant to an Order of this Court dated May 19, 2026 (the “**May 29, 2026 Order**”), the NOI Proceedings were administratively consolidated and the time for each of the Companies to file a proposal was extended to July 15, 2026.
4. Since the date of the First Report, the Companies, in consultation with and with the support of the Trustee, have negotiated a “stalking horse” transaction with 7055579 Canada Inc. (the “**Purchaser**”) that is intended to anchor the SISP and to provide certainty that a going-concern transaction will be completed in the event that no superior offer is obtained through the SISP.

II. PURPOSES OF THE SECOND REPORT

5. The purpose of this second report (the “**Second Report**”) of the Trustee is to provide the Ontario Superior Court of Justice (East Region Commercial List) (the “**Court**”) with information pertaining to the following:
 - (i) an update on the status of the NOI Proceedings since the date of the First Report;
 - (ii) the terms of the proposed SISP to be conducted by the Trustee;
 - (iii) the terms of the stalking horse asset purchase agreement dated June 16, 2026 between the Companies, as vendors, and the Purchaser (defined below), as purchaser (the “**Stalking Horse APA**”), including the proposed Bid Protections (defined below);
 - (iv) the proposed administration charge (the “**Administration Charge**”) in the amount of \$200,000;
 - (v) the activities of the Trustee since the date of the First Report; and
 - (vi) the Trustee’s recommendation that this Court make an Order, as requested by the Companies:
 - (a) approving the SISP and approving the Stalking Horse APA in the SISP, including the Bid Protections;
 - (b) granting the Administration Charge over the Companies’ property, assets and undertakings in the amount of \$200,000;
 - (c) extending the time for the Companies to make a Proposal, pursuant to subsection 50.4(9) of the BIA up to and including August 28, 2026 (the “**Stay Extension**”); and
 - (d) approving the actions, activities and conduct of the Trustee described in this Second Report.

III. TERMS OF REFERENCE

6. In preparing this Second Report, the Trustee has relied upon certain unaudited, draft, and / or internal financial information prepared by representatives of the Companies, the Companies' books and records and discussions with representatives of the Companies and the Companies' legal counsel, and the affidavit of Timothy Lloyd sworn July 3, 2026 (the "**July 3 Affidavit**"), the affidavit of Timothy Lloyd sworn July 8, 2026 (the "**July 8 Affidavit**"), and together with the July 3 Affidavit, the "**Lloyd Affidavits**", and collectively, the "**Information**"). In accordance with industry practice, except as otherwise described in this Second Report, the Trustee has reviewed the Information for reasonableness, internal consistency, and use in the context in which it was provided. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would comply with Canadian Accounting Standards ("**CAS**") pursuant to the Chartered Professional Accountants of Canada Handbook and, as such, the Trustee expresses no opinion or other form of assurance contemplated under CAS in respect of the Information.
7. Future-oriented financial information referred to in this Second Report is based on the Companies' estimates and assumptions regarding future events. Actual results will vary from the information presented even if the hypothetical assumptions occur, and variations may be material. Accordingly, the Trustee expresses no assurance as to whether any such future-oriented financial information will occur as predicted by the Companies.
8. Parties using this Second Report, other than for the purposes outlined herein, are cautioned that it may not be appropriate for their purposes, and consequently should not be used for any other purpose.
9. Unless otherwise noted, all monetary amounts contained in this Second Report are expressed in Canadian dollars.

IV. UPDATE ON THE NOI PROCEEDINGS

10. Detailed background information concerning the Companies, including the events that led the Companies to initiate the NOI Proceedings and the Companies' assets and creditors, is set out in the First Report and the Lloyd Affidavits. This Second Report should be read in conjunction with the First Report and the Lloyd Affidavits, and certain information contained in the First Report has not been repeated herein in order to avoid unnecessary duplication.
11. By way of brief summary, KelseyCo and MontanaCo operate franchised restaurants of the same respective name in adjacent leased premises both located at the RioCan Centre Mall at 650 Gardiners Rd, Kingston, Ontario. The franchisor of each of the restaurants is Recipe Unlimited Corporation (the "**Franchisor**"), which has registered a security interest under the *Personal Property Security Act* (Ontario) against each of the Companies. As of the Filing Date, the Companies together employed approximately 100 employees.
12. Since the date of the First Report, the Companies have continued to operate their respective businesses in the ordinary course under the supervision of the Trustee. During this period, the Companies, with the assistance of their legal counsel and in consultation with the Trustee, have: (i) negotiated the Stalking Horse APA with the Purchaser; (ii) developed the proposed SISP; and (iii) engaged with the Franchisor and the Companies' other key stakeholders with respect to the proposed transaction and SISP.

V. CASH FLOW FORECASTS

13. The Companies have provided the Trustee with cash flow results for the period May 4, 2026 to June 14, 2026. According to those results, the Companies have achieved cash flow results with no material adverse variances from the Cash Flow Forecasts appended as Appendix “D” to the First Report.
14. On April 23, 2025 the Companies each filed with the Trustee revised statements of projected cash flows prepared on a weekly basis for the period of June 29, 2026 to October 11, 2026 (the “**Revised Cash Flow Forecasts**”), along with management’s report on the reasonableness of the Revised Cash Flow Forecasts, in accordance with subsection 50.4(2) of the BIA. Attached hereto as **Appendices “A” and “B”** are copies of the Revised Cash Flow Forecasts along with Management’s and the Trustee’s report thereon of KelseyCo and MontanaCo, respectively.
15. Management of the Companies has prepared the Revised Cash Flow Forecasts to demonstrate that the Companies have sufficient cash flow to operate for the duration of the proposed SISP. In the Trustee’s opinion, the Revised Cash Flow Forecasts demonstrate that the Companies can continue to operate in the ordinary course during the forecast period (which forecast period covers the entirety of the timeline to complete the proposed SISP) without external financing and without material prejudice to any of the Companies’ creditors.

VI. THE STALKING HORSE APA

16. Prior to the date of this Second Report, the Companies, in consultation with their counsel and the Trustee, engaged in discussions with the Purchaser, which culminated in the Stalking Horse APA. The Stalking Horse APA provides for the sale of substantially all the assets of the Companies on a going-concern basis and, subject to Court approval and the terms of the SISP, is intended to constitute the stalking horse bid for the Purchased Assets in the SISP.
17. A copy of the Stalking Horse APA is attached hereto as **Appendix “C”**. The form of approval and vesting order that the Companies would seek upon the Stalking Horse APA (or another Successful Bid) being completed (the “**Approval and Vesting Order**”) is attached as Schedule “A” to the Stalking Horse APA. Pursuant to the Approval and Vesting Order, the Purchased Assets would vest in the Purchaser free and clear of claims and encumbrances upon delivery of the Trustee’s certificate.
18. The key terms of the Stalking Horse APA are summarized below (capitalized terms used in this summary and not otherwise defined in this Second Report have the meanings given to them in the Stalking Horse APA). This summary is provided for convenience only. In the event of any inconsistency between this summary and the Stalking Horse APA, the Stalking Horse APA governs:
 - (a) **Vendors:** the Companies.
 - (b) **Purchaser / Stalking Horse Bidder:** 7055579 Canada Inc.
 - (c) **Purchased Assets:** substantially all of the assets used in the Companies’ business, including the Inventory & Physical Assets, Accounts Receivable, Assumed Contracts and Books and Records, together with the assets set out in Schedule “E” to the Stalking Horse APA, but excluding the Excluded Assets and Excluded Contracts.
 - (d) **Gross Cash Consideration:** \$2,300,000.

- (e) **Deposit:** \$115,000 (being 5% of the Gross Cash Consideration), payable to the Trustee upon execution of the Stalking Horse APA and credited toward the Net Cash Consideration on Closing.
- (f) **Assumed Contracts and Cure Costs:** the Purchaser is responsible for, and shall pay, all Cure Costs directly to the applicable counterparties, which shall be over and above the Gross Cash Consideration; where third-party consents to assignment cannot be obtained, the Companies may seek an assignment order under sections 84.1 and 66 of the BIA.
- (g) **Employees:** the Purchaser shall offer employment, conditional on Closing, to those employees it wishes to employ; the Companies shall terminate all employees effective at Closing, and all liabilities arising from such terminations constitute Excluded Obligations.
- (h) **Representations and Warranties:** consistent with the standard terms of an insolvency transaction – that is, on an “as is, where is” basis with limited representations and warranties, and without recourse to the Trustee.
- (i) **Conditions:** the conditions to Closing include, among other things, that the Stalking Horse APA be designated as the Successful Bid in accordance with the SISP and that the Approval and Vesting Order be granted and not stayed, varied or vacated.
- (j) **Closing Date:** five (5) Business Days after the Business Day on which the Approval and Vesting Order is issued, with an Outside Date of ten (10) Business Days after such issuance.

Bid Protections

19. In consideration of the Purchaser agreeing to act as the stalking horse bidder, the Stalking Horse APA provides for the following bid protections (collectively, the “**Bid Protections**”):
 - (i) a break fee of \$46,000 (being 2% of the Gross Cash Consideration) (the “**Break Fee**”); and
 - (ii) an expense reimbursement of a maximum of \$12,000, representing the Purchaser’s professional fees incurred in respect of the Stalking Horse APA and the Transaction (the “**Expense Reimbursement**”).
20. The Bid Protections, totaling a maximum of \$58,000 (being approximately 2.5% of the Gross Cash Consideration), are payable to the Purchaser only in the event that (i) the Stalking Horse APA is not the Successful Bid, (ii) the Court approves one or more Superior Bids, and (iii) the transaction(s) contemplated by the Superior Bid(s) close. The Bid Protections are payable solely from, and limited to, the Net Cash Proceeds actually received by the Trustee in respect of the Superior Bid(s), and the Trustee has no personal or corporate liability in respect thereof.

Recommendation – Stalking Horse APA and Bid Protections

21. The Trustee has reviewed the Stalking Horse APA and considered the reasonableness of the Bid Protections, including by reference to bid protections approved in comparable stalking horse transactions of a similar nature and quantum. The Trustee is of the view that the terms of the Stalking Horse APA are commercially reasonable and that the realization that would be achieved is in excess of the realizations that would likely be achieved in a liquidation scenario.
22. The Trustee and its counsel have reviewed recent comparable stalking horse agreements wherein bid protections have been approved in transactions of this nature and for similar purchase prices. Based on this comparison, the Trustee is of the view that, in the circumstances, that the Bid Protections were negotiated at

arm's length and determined in consultation with the Trustee, and that the Bid Protections are fair and reasonable in the circumstances and are not so significant as to deter or "chill" competing bids in the SISP. A summary of recent cases involving similar bid protections is set out at **Appendix "D"** to this Report.

23. Accordingly, the Trustee recommends that this Court approve the Stalking Horse APA as the stalking horse bid in the SISP, together with the Bid Protections.

VII. THE PROPOSED SISP

24. The purpose of the SISP is to solicit interest in, and offers for, the business and assets of the Companies, while providing the certainty of a going-concern transaction through the Stalking Horse APA in the event that no superior offer is obtained. A copy of the proposed SISP is attached hereto as **Appendix "E"**.
25. The SISP is to be administered by the Trustee, on behalf of and in consultation with the Companies. Capitalized terms used in this section and not otherwise defined in this Second Report have the meanings ascribed to them in the SISP.
26. A summary of the principal elements of the proposed SISP are as follows:

- (i) Subject to Court approval, the following table sets out the SISP timeline:

Milestone	Deadline
Set up of virtual data room; commencement of marketing and due diligence	By July 20, 2026
"Bid Deadline"	August 20, 2026 at 5:00 pm (Ottawa time)
Auction (as that term is defined below), if any	Within 5 Business Days of the Bid Deadline
Selection of Successful Bid(s)	Within 5 Business Days of the Bid Deadline or Auction, as applicable
Motion for AVO with respect to Successful Bid(s)	As soon as possible following selection of the Successful Bid(s)
Closing of Successful Bid(s)	As soon as possible following the issuance of the applicable AVO(s)

- (ii) the SISP is proposed to commence on the date that the Court issues the order approving the SISP (the **"SISP Order"** and the **"Commencement Date"**). The SISP provides for the solicitation of offers for the property and business of the Companies and/or the shareholding of either or both of the Companies, as further described in the SISP;
- (iii) by July 20, 2026, the Trustee will: (a) issue a press release via Canada Newswire announcing the SISP; (b) publish a notice of the SISP in such publications, journals, newsletters and other forums (electronic and otherwise) as the Trustee considers appropriate; (c) prepare a form of non-disclosure agreement (**"NDA"**); (d) prepare a list of parties potentially interested in the Opportunity (**"Known Interested Parties"**); (e) prepare and disseminate a package to Known Interested Parties including the NDA and information describing the Opportunity; and (f) set up, populate and maintain a virtual data room (**"VDR"**) containing documents and information to allow interested parties to conduct due diligence. Parties who provide the required information and execute an NDA to the satisfaction of the Trustee will be granted access to the

VDR and provided with a template form of purchase agreement based on the terms of the SHAPA but with the “stalking horse mechanics” removed;

- (iv) to constitute a **“Qualified Bid”**, a bid must be received by the Trustee on or before August 20, 2026 at 5:00 p.m. (Ottawa time) (the **“Bid Deadline”**) and must meet all criteria set out in the SISP, including, among other things: (a) being submitted by a party that has satisfied the Trustee’s participation requirements (a **“Potential Bidder”**) in the form of a complete, final, binding, and executed agreement that is ready to be countersigned with no conditions other than Court approval and conditions customary in insolvency transactions; (b) providing for cash consideration of at least \$2,358,000 (being the Stalking Horse APA cash consideration of \$2,300,000 plus the Break Fee of \$46,000 and the Expense Reimbursement of \$12,000); (c) providing for an outside closing date of no later than ten (10) Business Days after an AVO is granted; and (d) being accompanied by a non-refundable deposit of at least 5% of the total cash consideration. Pursuant to the SISP, the Stalking Horse APA is deemed to be a Qualified Bid;
- (v) promptly after the Bid Deadline, the Trustee, in consultation with the Companies, will review and assess all bids received to determine which constitute Qualified Bids. The Trustee may negotiate with Qualified Bidders and will select the highest or otherwise best Qualified Bid(s) as the **“Successful Bid(s)”**, having regard to the considerations set out in the SISP;
- (vi) if there are no Qualified Bids other than the Stalking Horse APA received by the Bid Deadline, the Stalking Horse APA will be deemed to be the Successful Bid; if one or more Qualified Bids (other than the Stalking Horse APA) targeting overlapping assets are received by the Bid Deadline, the Trustee may, within five (5) Business Days of the Bid Deadline, hold and preside an auction (an **“Auction”**) among the Qualified Bidders on such terms as the Trustee considers fair and commercially efficacious, including minimum bidding increments; the Trustee has discretion to dispense with the Auction requirement; and
- (vii) the Trustee may, without Court approval, extend the Bid Deadline or other SISP deadlines by up to two weeks per extension, provided that total extensions do not exceed four weeks in the aggregate; the Trustee may also, in consultation with the Companies, make other modifications to the SISP and will seek Court approval for any modification the Trustee considers material.

Recommendation – SISP and Stalking Horse Structure

27. The Trustee has considered whether the Purchaser’s offer warrants being structured as a stalking horse bid, as opposed to the Purchaser simply participating as a bidder in the SISP. The Trustee is of the view that the stalking horse structure, together with the SISP, is appropriate in the circumstances and recommends that this Court approve the SISP and the Stalking Horse APA for the following reasons:
- (i) As stated above at paragraph **Error! Reference source not found.**, the terms of the Stalking Horse APA appear to be commercially reasonable and would likely be supported by the Trustee in a motion for approval of the stalking horse transaction itself as meeting the requirements of Section 65.13 (4) of the BIA;
 - (ii) the Stalking Horse APA provides certainty to the Companies’ employees, customers, the Franchisor and other stakeholders that a going-concern transaction will be completed in the event that no superior offer is obtained;
 - (iii) the Purchaser has not been selected as the Successful Bid at this time; rather, the Stalking Horse APA remains subject to, and will be tested by, the SISP;

- (iv) the SISP provides for a wide marketing of the Companies' assets and business by the Trustee, which has extensive experience selling distressed assets and businesses;
 - (v) the SISP provides for a fair, transparent and efficient market test that affords interested parties the opportunity to submit superior offers, while establishing a minimum value that protects against downside risk;
 - (vi) the Stalking Horse APA establishes a minimum bid that will avoid the time and expense associated with considering and negotiating below-market offers; and
 - (vii) the proposed timelines of the SISP are sufficient to allow interested parties to conduct due diligence and submit offers.
28. The Trustee understands, from discussions with the Companies' management and from the Lloyd Affidavits, that the Canada Revenue Agency (the "**CRA**") is the Companies' sole pre-NOI creditor with potential arrears owing. The Trustee has therefore consulted with the CRA in respect of the SISP and is not aware of CRA opposition.

VIII.ADMINISTRATION CHARGE

29. The Companies are seeking an order granting a charge over the Companies' present and future property, assets and undertakings (the "**Property**") in the amount of \$200,000 (the "**Administration Charge**"), to secure the fees and disbursements incurred in connection with services rendered to the Companies or in furtherance of the NOI Proceedings, both before and after the Filing Date, by the Trustee, counsel to the Trustee and the Companies' counsel (together, the "**Professionals**"), pursuant to section 64.2 of the BIA.
30. The quantum of the Administration Charge was determined by the Companies in consultation with the Trustee, having regard to the anticipated scope and complexity of the NOI Proceedings, the SISP, the completion of the proposed SISP and the completion of the administration of the Companies' insolvency proceedings.
31. It is proposed that the Administration Charge rank in priority to all other security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any person.
32. The Companies have relied upon the Professionals, both before and after filing the NOIs, to prepare a viable restructuring plan, including the SISP and SHAPA. The Trustee understands that the Professionals are necessary to complete the SISP, close the stalking horse transaction or superior bid, and otherwise administer the Companies' insolvency processes.
33. The Trustee is of the view that the Administration Charge is necessary to ensure that the Companies benefit from the continued expertise, common knowledge, and participation of the Professionals during these proceedings period. The Trustee is of the view that each of the professionals has a discrete role with no overlap between them.
34. The amounts secured by the Administration Charge form part of the Priority Payables under the Stalking Horse APA and are to be satisfied from the Purchase Price on Closing. The creation of the Administration Charge, and the proposed priority thereof, is typical in NOI proceedings of this nature. The Trustee is of the view that the Administration Charge (both as to amount and priority) is required and reasonable in the circumstances and accordingly supports the granting and the proposed ranking of the Administration Charge.

IX. STAY EXTENSION

35. The Companies are seeking the Stay Extension pursuant to subsection 50.4(9) of the BIA.
36. The Trustee supports the Extension as it is of the opinion that:
- (a) the Companies have acted, and are acting, in good faith and with due diligence;
 - (b) the Companies would likely be able to make a viable proposal if the extension being applied for were granted; and
 - (c) no creditor would be materially prejudiced if the extension being applied for were granted.

X. ACTIVITIES OF THE TRUSTEE

37. The Trustee's activities since the date of the First Report have included, *inter alia*, the following:
- (i) implementing and maintaining procedures for the monitoring of the Companies' sales and cash flows and for ongoing reporting of variances;
 - (ii) meeting and corresponding with the Companies and their legal counsel regarding cash management, the Companies' operations, creditor matters and various other matters in connection with the NOI Proceedings;
 - (iii) corresponding with the CRA and other stakeholders in respect of the proposed SISP and the Stalking Horse APA;
 - (iv) working with the Companies and their legal counsel to design and develop the SISP;
 - (v) reviewing and providing comments on the Stalking Horse APA and the form of Approval and Vesting Order, and consulting with the Companies in respect of same;
 - (vi) responding to calls and enquiries from creditors and other stakeholders in connection with the NOI Proceedings;
 - (vii) assisting the Companies with the preparation of the Revised Cash Flow Forecasts;
 - (viii) reviewing materials filed with the Court in respect of the NOI Proceedings, including the Lloyd Affidavits; and
 - (ix) drafting this Second Report.

XI. CONCLUSION AND RECOMMENDATION

38. For the reasons set out above, the Trustee respectfully recommends that this Honourable Court grant the relief sought by the Companies, as described in paragraph 5(vi) of this Second Report.

All of which is respectfully submitted this 8th day of July 2026

ALBERT GELMAN INC.

**solely in its capacity as Trustee in the Notices
of Intention to make a Proposal of both
1382769 Ontario Limited o/a Kelsey's Gardiners Restaurant and
1622356 Ontario Limited o/a Montana's Restaurant
and not in its personal or corporate capacity
Per:**



Tom McElroy, *CIRP, LIT*

APPENDIX C

District of Ontario
Division No. 11 - Kingston
Court File No. 33-3368242 and 33-3368241
Estate No. 33-3368242 and 33-3368241

**1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT
and 1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT**

**THIRD REPORT OF ALBERT GELMAN INC.
IN ITS CAPACITY AS TRUSTEE UNDER THE
NOTICE OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT
AND 1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT**

AUGUST 20, 2026

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APPENDICES

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District of Ontario
Division No. 11 - Kingston
Court File No. 33-3368242 and 33-3368241
Estate No. 33-3368242 and 33-3368241

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3, AS AMENDED

AND IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1382769 ONTARIO LIMITED AND 1622356 ONTARIO LIMITED OF THE CITY OF KINGSTON, IN THE PROVINCE OF ONTARIO

**THIRD REPORT OF ALBERT GELMAN INC.
IN ITS CAPACITY AS TRUSTEE UNDER THE
NOTICE OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED o/a KELSEY'S GARDINERS RESTAURANT AND
1622356 ONTARIO LIMITED o/a MONTANA'S RESTAURANT**

AUGUST 20, 2026

I. INTRODUCTION

1. On May 1, 2026 (the “**Filing Date**”), 1382769 Ontario Limited operating as Kelsey’s Gardiners Restaurant (“**KelseyCo**”) and 1622356 Ontario Limited operating as Montana’s Restaurant (“**MontanaCo**”) (collectively, the “**Companies**”) each filed a Notice of Intention to Make a Proposal (an “**NOI**”) pursuant to Section 50.4(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), and Albert Gelman Inc. (“**AGI**”) was appointed as trustee (in such capacity, the “**Trustee**”) under each NOI. The NOI proceedings of the Companies are referred to herein as the “**NOI Proceedings**”.
2. This Court was previously provided with information concerning the Companies and the NOI Proceedings in the first report of the Trustee dated May 17, 2026 (the “**First Report**”) and the second report of the Trustee dated July 8, 2026 (the “**Second Report**”). Unless otherwise defined in this third report of the Trustee (the “**Third Report**”), capitalized terms have the meanings given to them in the First Report and the Second Report. Copies of the First Report and the Second Report, without their appendices, are attached as Appendices “A” and “B”.
3. As described in the First Report and the Second Report, the primary objective of the NOI Proceedings is to create a stabilized environment to allow the Companies to pursue a going-concern transaction pursuant to a court-supervised sale and investment solicitation process (the “**SISP**”). Pursuant to an Order of this Court dated May 19, 2026, the NOI Proceedings were administratively consolidated and the time for each of the Companies to file a proposal was extended to July 15, 2026. Pursuant to two further Orders of this Court, each dated July 13, 2026 (collectively, the “**July 13 Orders**”): (i) the SISP and the stalking horse asset purchase agreement dated June 16, 2026 between the Companies and 7055579 Canada Inc. (the “**Purchaser**”) (the “**Stalking Horse APA**”), including the bid protections thereunder (the “**Bid Protections**”), were approved; (ii) a charge over the Companies’ present and future property, assets and undertakings in the amount of \$200,000 (the “**Administration Charge**”) was granted to secure the fees and disbursements of the Trustee, its counsel and counsel to the Companies; and (iii) the time for the Companies to make a Proposal was further extended, pursuant to subsection 50.4(9) of the BIA, up to and including August 28, 2026.
4. Since the date of the Second Report, the Trustee has continued to administer the SISP in accordance with the timeline approved by the July 13 Orders. The Bid Deadline (as defined in the Second Report) under the SISP is August 20, 2026. The Trustee submits this Third Report to provide the Court with a further update on the NOI Proceedings, including the status of the sales process for the Companies’ restaurants, to refer to the Companies’ cash flow forecast, and to seek the Court’s approval of a further extension of the Stay Period, of the fees and disbursements of the Trustee and its counsel, and of the Trustee’s activities.
5. To the best of the Proposal Trustee’s knowledge and information, Canada Revenue Agency (“**CRA**”) continues to be the only creditor holding or asserting a claim for amounts owing or any other default against the Companies. CRA is also the only party so far to have filed proofs of claim with the Proposal Trustee, which proofs of claim will be reviewed and determined later in connection with any creditor distributions. As described in the Second Report and confirmed orally with the Court at the hearing on the July 13 Orders (as that term is defined below), the Proposal Trustee consulted with CRA prior to said hearing, at which time CRA confirmed it would not oppose the July 13 Orders and believed the SISP and Stalking Horse APA were more beneficial to CRA than a bankruptcy or liquidation. There is no indication that CRA has since changed its position and accordingly, it is expected that CRA will not oppose the herein stay extension motion.

II. PURPOSES OF THE THIRD REPORT

6. The purpose of this Third Report of the Trustee is to provide the Ontario Superior Court of Justice (East Region Commercial List) (the “**Court**”) with information pertaining to the following:
 - (i) an update on the status of the NOI Proceedings and the SISP since the date of the Second Report;
 - (ii) an update on the Companies’ cash flow forecast and the Trustee’s views on the Companies’ ability to fund their operations during the Stay Extension (defined below);
 - (iii) the fees and disbursements of the Trustee and its counsel;
 - (iv) the activities of the Trustee since the date of the Second Report; and
 - (v) the Trustee’s recommendation that this Court make an Order, as requested by the Companies:
 - (a) extending the time for the Companies to make a Proposal, pursuant to subsection 50.4(9) of the BIA, up to and including October 12, 2026 (the “**Stay Extension**”);
 - (b) approving the fees and disbursements of the Trustee and its counsel, as set out in the Fee Affidavits (defined below); and
 - (c) approving the actions, activities and conduct of the Trustee described in the First Report, the Second Report, and this Third Report.

III. TERMS OF REFERENCE

7. In preparing this Third Report, the Trustee has relied upon certain unaudited, draft, and/or internal financial information prepared by representatives of the Companies, the Companies’ books and records, and discussions with representatives of the Companies and the Companies’ legal counsel (and together with the information referred to in the First Report and the Second Report, the “**Information**”).
8. In accordance with industry practice, except as otherwise described in this Third Report, the Trustee has reviewed the Information for reasonableness, internal consistency, and use in the context in which it was provided. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would comply with Canadian Accounting Standards (“**CAS**”) pursuant to the Chartered Professional Accountants of Canada Handbook and, as such, the Trustee expresses no opinion or other form of assurance contemplated under CAS in respect of the Information.
9. Future-oriented financial information referred to in this Third Report is based on the Companies’ estimates and assumptions regarding future events. Actual results will vary from the information presented even if the hypothetical assumptions occur, and variations may be material. Accordingly, the Trustee expresses no assurance as to whether any such future-oriented financial information will occur as predicted by the Companies.
10. Parties using this Third Report, other than for the purposes outlined herein, are cautioned that it may not be appropriate for their purposes and consequently should not be used for any other purpose.
11. Unless otherwise noted, all monetary amounts contained in this Third Report are expressed in Canadian dollars.

IV. UPDATE ON THE NOI PROCEEDINGS

12. Detailed background information concerning the Companies, including the events that led the Companies to initiate the NOI Proceedings and the Companies' assets and creditors, is set out in the First Report, the Second Report and the affidavits of Tim Lloyd sworn July 3, 2026 and July 8, 2026 (together, the "**Lloyd Affidavits**"). This Third Report should be read in conjunction with the First Report, the Second Report and the Lloyd Affidavits, and certain information contained therein has not been repeated herein in order to avoid unnecessary duplication.
13. By way of brief summary, KelseyCo and MontanaCo operate franchised restaurants of the same respective name in adjacent leased premises both located at the RioCan Centre Mall at 650 Gardiners Rd, Kingston, Ontario. The franchisor of each of the restaurants is Recipe Unlimited Corporation (the "**Franchisor**"), which has registered a security interest under the *Personal Property Security Act* (Ontario) against each of the Companies. As of the Filing Date, the Companies together employed approximately 100 employees.
14. Since the date of the Second Report, the Companies have continued to operate their respective businesses in the ordinary course under the supervision of the Trustee, and the Trustee has continued to administer the SISP in consultation with the Companies and their legal counsel, in accordance with the timeline approved by the July 13 Orders.

V. UPDATE ON THE SALES PROCESS

15. As described in the Second Report, the SISP is being conducted by the Trustee, on behalf of and in consultation with the Companies, and is anchored by the Stalking Horse APA between the Companies and the Purchaser, which stands as a deemed Qualified Bid under the SISP.
16. Since the granting of the July 13 Orders, the Trustee has taken the steps contemplated by the SISP, including: (i) issuing a press release via Canada Newswire announcing the SISP; (ii) publishing notice of the SISP in publications, journals, newsletters and other forums considered appropriate by the Trustee; (iii) preparing and disseminating a marketing package, together with a form of non-disclosure agreement, to the Known Interested Parties; and (iv) setting up, populating and maintaining a virtual data room to allow interested parties to conduct due diligence, in each case in accordance with the timeline approved by the Court, which required these steps to be completed by July 20, 2026.
17. The Bid Deadline under the SISP is August 20, 2026 at 5:00 p.m. (Ottawa time). As of the date of this Third Report, the Trustee continues to engage with parties who have executed non-disclosure agreements and been granted access to the virtual data room to conduct due diligence in advance of the Bid Deadline. The Trustee will comment on the number and quality of bids that may be received in a future report.
18. Following the Bid Deadline, the Trustee, in consultation with the Companies, will assess all bids received to determine whether any constitute Qualified Bids and, if necessary, will conduct an Auction and select the Successful Bid(s), in each case in accordance with the SISP. The Trustee will report further to the Court on the outcome of the SISP and the Companies' future motion for an Approval and Vesting Order in respect of the Successful Bid(s) once the SISP has concluded.

VI. CASH FLOW FORECAST

19. As described in the Second Report, the Companies filed with the Trustee revised statements of projected cash flow prepared on a weekly basis for the period of June 29, 2026 to October 11, 2026 (the "**Revised Cash Flow Forecasts**"), together with management's report on the reasonableness thereof, in accordance with subsection

50.4(2) of the BIA. The Revised Cash Flow Forecasts, along with management's and the Trustee's reports thereon, were attached as Appendices "A" and "B" to the Second Report, and are re-attached for ease as Appendix "C" to this Third Report.

20. The Companies have continued to provide the Trustee with updated cash flow information since the date of the Second Report. Based on that information, the Companies have continued to achieve cash flow results with no material adverse variance from the Revised Cash Flow Forecasts.
21. The Revised Cash Flow Forecasts cover the period up to and including October 11, 2026, which is co-extensive with the Stay Extension being requested in this Third Report. In the Trustee's opinion, the Revised Cash Flow Forecasts demonstrate that the Companies have sufficient cash flow to continue to operate in the ordinary course for the duration of the Stay Extension, without the need for external financing and without material prejudice to any of the Companies' creditors.

VII. STAY EXTENSION

22. The Companies are seeking the Stay Extension pursuant to subsection 50.4(9) of the BIA, to further extend the time for the Companies to make a Proposal from August 28, 2026 (being the current expiry of the Stay Period under the July 13 Orders) to and including October 12, 2026, a further period of 45 days.
23. The Trustee supports the Stay Extension as it is of the opinion that:
 - (a) the Companies have acted, and are acting, in good faith and with due diligence;
 - (b) the Companies would likely be able to make a viable proposal if the Stay Extension were granted; and
 - (c) no creditor would be materially prejudiced if the Stay Extension were granted.

VIII. FEES OF THE TRUSTEE AND ITS COUNSEL

24. The Trustee is also seeking approval of its fees and disbursements, and those of its counsel, Miller Thomson LLP, incurred in connection with the NOI Proceedings.
25. The fees and disbursements of the Trustee for the period from April 29, 2026 to August 14, 2026, together with the fee affidavit of Tom McElroy sworn August 20, 2026 (the "**Trustee's Fee Affidavit**"), are attached as **Appendix "D"** to this Third Report. For this period, the Trustee's fees totaled \$94,471.00, plus disbursements of \$25.84, plus applicable HST.
26. The fees and disbursements of Miller Thomson LLP, counsel to the Trustee, for the period from May 13, 2026 to July 28, 2026, together with the affidavit of Shahed Khalil sworn August 18, 2026 (the "**Counsel's Fee Affidavit**", and together with the Trustee's Fee Affidavit, the "**Fee Affidavits**"), are attached as **Appendix "E"** to this Third Report. For this period, counsel's fees totaled \$12,349, plus disbursements of \$29.07, plus applicable HST.
27. As described in the Fee Affidavits, the fees of the Trustee and its counsel were charged at their normal hourly rates for services of this nature. The Trustee is of the view that the fees and disbursements described in the Fee Affidavits are fair and reasonable in the circumstances, having regard to, among other things, the nature, complexity and volume of the work undertaken, the degree of risk and responsibility assumed and the results achieved for the benefit of the Companies' stakeholders.

28. The amounts secured by the Administration Charge include the fees and disbursements of the Trustee and its counsel described above. Accordingly, the Trustee recommends that this Court approve the fees and disbursements of the Trustee and its counsel as set out in the Fee Affidavits.

IX. ACTIVITIES OF THE TRUSTEE

29. The Trustee's activities since the date of the Second Report have included, *inter alia*, the following:

- (i) implementing and maintaining procedures for the monitoring of the Companies' cash flows and for ongoing reporting of variances;
- (ii) taking the steps required of the Trustee under the SISP, including issuing the press release and notices required by the SISP, preparing and disseminating marketing materials and non-disclosure agreements to Known Interested Parties, and setting up, populating and maintaining the virtual data room;
- (iii) responding to inquiries from prospective bidders and other interested parties in connection with the SISP;
- (iv) meeting and corresponding with the Companies and their legal counsel regarding cash management, the Companies' operations, the SISP and various other matters in connection with the NOI Proceedings;
- (v) corresponding with the CRA, the Franchisor and other stakeholders in respect of the NOI Proceedings and the SISP;
- (vi) responding to calls and enquiries from creditors and other stakeholders in connection with the NOI Proceedings;
- (vii) reviewing materials filed with the Court in respect of the NOI Proceedings, including the Third Lloyd Affidavit; and
- (viii) drafting this Third Report.

X. CONCLUSION AND RECOMMENDATION

30. For the reasons set out above, the Trustee respectfully recommends that this Honourable Court grant the relief sought by the Companies, as described in paragraph 5(v) of this Third Report.

All of which is respectfully submitted this 20th day of August 2026

ALBERT GELMAN INC.
solely in its capacity as Trustee in the Notices
of Intention to make a Proposal of both
1382769 Ontario Limited o/a Kelsey's Gardiners Restaurant and
1622356 Ontario Limited o/a Montana's Restaurant
and not in its personal or corporate capacity
Per:

Tom McElroy, *CIRP, LIT*

IN THE MATTER OF THE NOTICES OF INTENTION TO MAKE A
PROPOSAL OF 1382769 ONTARIO LIMITED AND 1622356 ONTARIO
LIMITED

Court File No. 33-3368241

**ONTARIO
SUPERIOR COURT OF JUSTICE
(EAST REGION COMMERCIAL LIST)**

Proceeding commenced at Ottawa

THIRD REPORT OF THE PROPOSAL TRUSTEE

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Lawyers for the Proposal Trustee, Albert Gelman Inc.

APPENDIX D

STALKING HORSE ASSET PURCHASE AGREEMENT
Dated June 16, 2025

Between:

1382769 ONTARIO LIMITED and **1622356 ONTARIO LIMITED**

as Vendors

and

7055579 CANADA INC.

as Purchaser

STALKING HORSE ASSET PURCHASE AGREEMENT

This asset purchase agreement is made as of June 16, 2026 between 1382769 Ontario Limited and 1622356 Ontario Limited, as vendors (together, the “**Vendors**”), and 7055579 Canada Inc., as purchaser (the “**Purchaser**”).

WHEREAS:

- A. On May 1, 2026, each of the Vendors filed a notice of intention to make a proposal to its creditors (“**NOI**”) pursuant to the *Bankruptcy and Insolvency Act* (Canada) (the “**BIA**”), appointing Albert Gelman Inc. as proposal trustee (in such capacity, the “**Proposal Trustee**”);
- B. as part of the NOI proceedings, the Vendors intend to seek the approval of the Ontario Superior Court of Justice (the “**Court**”) to complete a sale and investment solicitation process (the “**SISP**”) to canvass the market for offers including, without limitation, offers for a sale, investment, recapitalization, restructuring, refinancing or reorganization, or any combination of the foregoing, of all or part of the property, business, assets and/or equity of either or both of the Vendors;
- C. subject to approval of the Court, the Purchaser wishes this Agreement to constitute the Stalking Horse Bid for the Purchased Assets (as each capitalized term is defined below) in the SISP, and the Proposal Trustee supports same; and
- D. provided that (i) the Court approves this Agreement as the Stalking Horse Bid for the Purchased Assets in the SISP, (ii) this Agreement constitutes a successful bid in accordance with the terms of the SISP (a “**Successful Bid**”), and (iii) the Court grants an Approval and Vesting Order (as that term is defined below) with respect to the Transaction (as that term is defined below), then the Purchaser shall purchase from the Vendors, and the Vendors shall sell to the Purchaser, the Purchased Assets, subject to, and in accordance with, the terms and conditions set forth in this Agreement.

WHEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto (collectively, the “**Parties**”, each, a “**Party**”) acknowledge and agree as follows.

ARTICLE 1 INTERPRETATION

Section 1.1 – Definitions

In this Agreement and the recitals above, the following terms have the following meanings:

“Accounts Receivable” means all accounts receivable, trade receivables, bills receivable, trade accounts, book debts, notes receivable, rebates, refunds, transferable tax refunds and other receivables of the Vendors whether current or overdue, together with interest accrued thereon, if any, and the benefit of all related security, collateral, advances, and deposits.

“Administration Charge” means the charge ordered by the Court pursuant to Section 64.2 of the BIA in respect of the fees and expenses of the Proposal Trustee and the Vendors’ counsel.

“Affiliate” has the meaning given to the term “affiliate” in the *Canada Business Corporations Act*.

“Agreement” means this stalking horse asset purchase agreement.

“Applicable Law” means, in respect of any Person, property, transaction, fact or event, any domestic or foreign statute, law (including the common law), ordinance, rule, regulation, treaty, restriction, regulatory policy, standard, code or guideline, by-law, judgment or order having the force of law and applying in whole or in part to such Person, property, transaction, fact or event.

“Approval and Vesting Order” means an order of the Court substantially in the form attached as Schedule “A” to this Agreement.

“Assignment Order” means an order of the Court pursuant to sections 84.1(1) and 66(1.1) of the BIA in form and substance satisfactory to the Purchaser and the Vendors, acting reasonably.

“Assumed Contracts” means, collectively, Included Contracts assigned to the Purchaser at Closing pursuant to Third-Party Consents or an Assignment Order.

“Assumed Obligations” means, collectively:

- (a) all Post-Closing Liabilities in respect of Assumed Contracts; and
- (b) all Post-Closing Liabilities in respect of the Purchased Assets.

“Assumed Obligations Consideration” means the assumption, performance, discharge and payment of all Assumed Obligations.

“BIA” has the meaning given in the recitals.

“Bid Protections” means the Expense Reimbursement and the Break Fee, collectively.

“Books and Records” means all the Vendors’ files, documents, instruments, papers, books and records (whether stored or maintained in hard copy, digital or electronic format or otherwise), including tax and accounting books and records, used or intended for use by, and in the possession of the Vendors, in connection with the ownership or operation of the Purchased Assets, including the Assumed Contracts, customer lists, customer information and account records, sales records, computer files, data processing records, employment and personnel records, sales literature, advertising and marketing data and records, credit records, records relating to suppliers and other data, in each case, relating to the Purchased Assets; but excluding any document or information subject to solicitor-client privilege and any document or information of which the sale or transfer would result in a breach of Applicable Law, such as, without limitation, applicable privacy legislation.

“Break Fee” means \$46,000, being 2% of the Gross Cash Consideration.

“Business Day” means a day on which banks are open for business in Ottawa, Ontario but does not include a Saturday, Sunday or statutory holiday in the Province of Ontario.

“Closing” means the successful completion of the Transaction as conclusively evidenced by the issuance of the Proposal Trustee’s Certificate.

“Closing Date” means five (5) Business Days after the Business Day on which the Approval and Vesting Order is issued (or the next Business Day if the Approval and Vesting Order is not issued on a Business Day), or such other earlier or later date as may be agreed by the Parties in consultation with the Proposal Trustee.

“Closing Time” means 2:00 p.m. (Ottawa time) on the Closing Date.

“Completion Amount” means, collectively, the amounts, determined and approved by the Proposal Trustee in its sole discretion prior to the Closing Date, respectively payable to the Vendors’ counsel and the Proposal Trustee for reasonable fees and disbursements in respect of the completion of the Vendors’ insolvency proceedings. Unless the Completion Amount is unreasonable on its face, as determined by the Court, the Vendors and the Purchaser shall accept the Proposal Trustee’s determination of the Completion Amount.

“Consent Required Contract” means any Assumed Contract that is not assignable in whole or in part without one or more Third-Party Consent(s).

“Court” has the meaning given in the recitals.

“Cure Costs” means, collectively, (i) with respect to Assumed Contracts subject to an Assignment Order, all amounts required to be paid to remedy all of the Vendors’ monetary defaults in relation to the Assumed Contracts, other than those arising by reason only of the Vendors’ bankruptcy, insolvency or failure to perform a non-monetary obligation; and (ii) with respect to all other Assumed Contracts, all amounts payable in consideration for Third-Party Consents.

“Cure Costs Consideration” means the payment of the Cure Costs directly to the creditors thereof in accordance with Third-Party Consents or the Assignment Order, as applicable.

“Deposit” means a deposit of \$115,000, being 5% of the Gross Cash Consideration.

“Employee” means an individual who is employed by either of the Vendors, whether on a full-time or a part-time basis, whether active or inactive as of the Closing Date, and includes an employee on short term or long-term disability leave.

“Excise Tax Act” means the *Excise Tax Act* (Canada).

“Excluded Assets” means all property of any kind or description that are not Purchased Assets, including without limitation those set forth in Schedule “B”.

“Excluded Contracts” means the contracts listed in Schedule “C” to this Agreement, collectively.

“Excluded Obligations” means all Liabilities other than Assumed Obligations, including, without limiting the generality of the foregoing:

- (a) all Liabilities in respect of Excluded Assets;
- (b) all Liabilities in respect of Excluded Contracts;
- (c) all Liabilities in respect of Included Contracts that do not become Assumed Contracts;
- (d) all Liabilities, other than Post-Closing Liabilities, in respect of Assumed Contracts and Purchased Assets; and
- (e) all Liabilities of the Vendors arising under this Agreement and the Transaction Documents.

“Expense Reimbursement” means \$12,000, representing an estimate of the professional fees incurred and to be incurred by the Purchaser in respect of this Agreement and the completion of this Transaction.

“Franchisor” means Recipe Unlimited Corporation.

“Franchisor Documents” means (i) the agreements, contracts and documents by and among the Vendors, the Franchisor and the Purchaser, as applicable, of which copies are appended as Schedule “G” hereto; and (ii) such other agreements, contracts and documents by and among the Vendors, the Franchisor and the Purchaser, as applicable, which the Proposal Trustee approves of in its sole discretion, in consultation with the Parties and the Franchisor. In case of any discrepancy between any Franchisor Documents and this Agreement, as determined by the Proposal Trustee in consultation with the Parties, this Agreement shall govern to the extent of such discrepancy.

“Governmental Authority” means any domestic or foreign government, whether federal, provincial, state, territorial or municipal; and any governmental agency, ministry, department, court (including the Court), tribunal, commission, stock exchange, bureau, board or other instrumentality exercising or purporting to exercise legislative, judicial, regulatory or administrative functions of, or pertaining to, government or securities market regulation.

“Gross Cash Consideration” means \$2,300,000 Canadian dollars.

“Included Contracts” means those contracts listed in Schedule “D” to this Agreement, collectively.

“Income Tax Act” means the *Income Tax Act* (Canada).

“Inventory & Physical Assets” means all inventory and physical assets that are the property of the Vendors and that are used or intended for use in the Ordinary Course of Business, wherever located, including, for example and without limitation, point-of-sale hardware, computers and electronic devices, safety and security equipment, bar equipment, food inventory and items, kitchen and refrigeration appliances, kitchen tools and consumables, dishwashing tools and consumables, cleaning tools and consumables, dining and bar furniture, tableware, glassware, and miscellaneous dining consumables.

“Last Payday” means the last Wage payment to occur in the Ordinary Course of Business prior to Closing.

“Liability” means any claim, liability or obligation of any kind, character or description, whether known or unknown, absolute or contingent, accrued or unaccrued, disputed or undisputed, liquidated or unliquidated, secured or unsecured, joint or several, due or to become due, vested or unvested, executory, determined, determinable or otherwise.

“Net Cash Consideration” means the amount of the Gross Cash Consideration minus the amount of the Priority Payables.

“Net Cash Proceeds” means the cash consideration payable under Superior Bid(s) net of the reasonable fees and expenses of the Proposal Trustee and counsel to the Vendors incurred in respect of the completion of the transaction(s) contemplated in the Superior Bid(s).

“NOI” has the meaning given in the recitals.

“Offerees” means the Employees whom the Purchaser wishes to employ after Closing, collectively.

“Ordinary Course of Business” means the ordinary course of business of the Vendors with respect to the Purchased Assets, consistent with the conduct of such business on the date hereof, subject to compliance with orders of the Court and Applicable Law, including without limitation the BIA.

“Outside Date” means ten (10) Business Days after the Business Day on which the Approval and Vesting Order is issued (or the next Business Day if the Approval and Vesting Order is not issued on a Business Day).

“Party” or **“Parties”** has the meaning given in the recitals.

“Person” means any individual, partnership, limited partnership, limited liability company, joint venture, syndicate, sole proprietorship, company or corporation with or without share capital, unincorporated association, trust, trustee, executor, administrator or other legal personal representative, Governmental Authority or other entity however designated or constituted.

“Post-Closing” refers to any time after the Closing Time, and, when applied to an occurrence that commenced before the Closing Time and continues through and after the Closing Time, refers to that occurrence only with respect to the portion thereof that is after the Closing Time.

“Priority Payables” means, collectively, (i) all amounts secured under the Administration Charge; and (ii) the Completion Amount.

“Priority Payables Consideration” means the payment of the amount of the Priority Payables to the Proposal Trustee.

“Proposal Trustee” has the meaning given in the recitals.

“Proposal Trustee’s Certificate” means the certificate of the Proposal Trustee certifying that the Proposal Trustee has received written confirmation from the

Parties, in form and substance satisfactory to the Proposal Trustee, that all conditions of Closing have been satisfied or waived by the applicable Parties.

“Purchase Price” means the following, collectively:

- (a) the Priority Payables Consideration;
- (b) the Net Cash Consideration;
- (c) the Cure Costs Consideration; and
- (d) the Assumed Obligations Consideration.

“Purchased Assets” means all the assets used in the Vendors’ business, including, without limitation, all Inventory & Physical Assets, Accounts Receivables, Assumed Contracts, and Books and Records so used, and all assets set forth in Schedule “E”, excluding any Excluded Assets, Excluded Contracts, and Excluded Obligations.

“Purchaser” has the meaning given in the recitals.

“SISP” as the meaning given in the recitals.

“Stalking Horse Bid” means the Purchaser’s offer, pursuant and subject to the terms of this Agreement, for the purchase of the Purchased Assets, as approved by the Court for purposes of constituting the “stalking horse” bid for the Purchased Assets in the SISP, as further set out in, and in accordance with the terms of, the SISP.

“Stalking Horse Bid Approval Order” means an order of the Court, in form and substance satisfactory to the Proposal Trustee in consultation with the Vendors and the Purchaser, that, among other things, approves this Agreement as the Stalking Horse Bid for the Purchased Assets in the SISP and approves the Bid Protections.

“Successful Bid” has the meaning given in the recitals.

“Superior Bid” means a Successful Bid, other than the Transaction, targeting some or all the Purchased Assets.

“Third-Party Consents” means, with respect to a Consent Required Contract, all consents, approvals and like steps necessary to the assignment of the Consent Required Contract from the Vendors to the Purchaser.

“Transaction” means the transaction of purchase and sale contemplated by this Agreement.

“Transaction Documents” excludes any contract, agreement or document to which the Franchisor is a party and means such necessary deeds, conveyances, assurances, transfers and assignments, and any other instruments and closing documents, that may be reasonably required by the Vendors or the Purchaser, with the approval of the Proposal Trustee, in form and substance reasonably satisfactory to the Proposal Trustee in consultation with the Parties, it being understood that no Transaction Document shall substantively or materially affect the provisions of this Agreement as determined by the Proposal Trustee in its sole discretion.

“Transfer Taxes” means all present and future transfer taxes, sales taxes, use taxes, production taxes, value-added taxes, goods and services taxes, registration and recording fees, and any other similar or like taxes and charges imposed by a Governmental Authority in connection with the sale, transfer or registration of the transfer of the Purchased Assets, including taxes imposed under Part IX of the *Excise Tax Act* but excluding any income taxes imposed or payable under the Income Tax Act and any other applicable income tax legislation.

“Transferring Employees” means Offerees who accepted the Purchaser’s employment offer, collectively.

“Vendors” has the meaning given in the recitals and shall mean and be read as “Vendors and either of them”.

“Wages” means Employee compensation, including wages, salary, vacation pay, and other forms of Employee compensation.

Section 1.2 Interpretation Not Affected by Headings, etc.

The division of this Agreement into sections and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement.

Section 1.3 General Construction.

The terms “this Agreement”, “hereof”, “herein” and “hereunder” and similar expressions refer to this Agreement and not to any particular section hereof. The expression “Section” or reference to another subdivision followed by a number mean and refer to the specified Section or other subdivision of this Agreement.

Section 1.4 Extended Meanings

Words importing the singular include the plural and vice versa and words importing gender include all genders. The term “including” means “including, without limitation,”

and such terms as “includes” have similar meanings. The words “in respect of” are used to convey a link or connection of the widest possible scope between two subjects.

Section 1.5 Currency

All references in this Agreement to dollars, monetary amounts or to \$ are expressed in Canadian currency.

Section 1.6 Statutes

Except as otherwise provided in this Agreement, any reference in this Agreement to a statute refers to such statute and all rules, regulations and interpretations made under it, as it or they may have been or may from time to time be modified, amended or re-enacted.

Section 1.7 Schedules

The following Schedules are incorporated in and form part of this Agreement:

Schedule “A” – Approval and Vesting Order

Schedule “B” – Excluded Assets

Schedule “C” – Excluded Contracts

Schedule “D” – Included Contracts

Schedule “E” – Purchased Assets (Non-Limitative)

Schedule “F” – Purchase Price Allocation

Schedule “G” – Franchisor Documents

Terms defined in this Agreement will have the same meanings in the Schedules and the interpretation provisions set out in this Agreement will apply to the Schedules. The following schedules may be amended by mutual agreement of the Parties in writing, and with the approval of the Proposal Trustee, up to Closing, and for avoidance of doubt, Section 4.2 shall apply notwithstanding any such amendment: (i) Schedule “B” – Excluded Assets; (ii) Schedule “E” – Purchased Assets (Non-Limitative); (iii) Schedule “F” – Purchase Price Allocation; and (iv) Schedule “G” – Franchisor Documents.

ARTICLE 2

COURT APPROVAL AND DEPOSIT

Section 2.1 Court Approval

This Agreement is subject to being approved by order of the Court as the Stalking Horse Bid for the Purchased Assets in the SISP pursuant to the Stalking Horse Bid Approval Order. If this Agreement is not so approved by June 30, 2026 at 5 p.m. (Ottawa time), this Agreement, and all obligations thereunder, shall be deemed automatically terminated and cancelled, without prejudice to Purchaser's ability to participate in and make an offer pursuant to the SISP.

Section 2.2 Deposit

The following applies to the Deposit:

- (a) The Purchaser shall pay the Deposit to the Proposal Trustee upon execution of this Agreement, by wire transfer of immediately available funds, as directed by the Proposal Trustee. If the Purchaser fails to pay the Deposit in accordance with the foregoing, then, at the Vendors' option, (i) this Agreement shall remain valid and binding in accordance with its terms and the Vendors shall be entitled to seek and obtain an order of the Court ordering the Purchaser to pay the Deposit to the Proposal Trustee forthwith, or (ii) with the Proposal Trustee's consent, this Agreement shall be deemed terminated and cancelled, without prejudice to Purchaser's ability to participate in and make an offer pursuant to the SISP.
- (b) The Proposal Trustee shall return the Deposit to the Purchaser in full as soon as reasonably practicable after any of the following events: (i) no Stalking Horse Bid Approval Order is obtained by June 30, 2026 at 5 p.m. (Ottawa time); (ii) this Agreement is terminated by the Vendors in accordance with Subsection 8.1(b) or 8.3(b); or (iii) Subsection 7.3(c) applies, as determined by the Proposal Trustee in accordance with said Subsection.
- (c) If this Agreement is terminated by the Vendors in accordance with Subsection 8.2(b), or if this Agreement is terminated pursuant to Subsection 8.3(b) and the failure to meet a condition set out in Subsection 8.3(a) is primarily attributable to the Purchaser as determined by the Proposal Trustee, then the Purchaser shall be deemed to have hereby released all rights, property and interest in respect of the Deposit which shall immediately become the property of the Vendors as the sole and exclusive compensation and remedy of the Vendors in respect of the termination, and the Parties irrevocably acknowledge and agree that the amount of the Deposit constitutes a genuine pre-estimate of liquidated damages as a result

of Closing not occurring – including, without limitation, prejudice to the Vendors' creditors and stakeholders as a result of the Transaction not being completed – and the Purchaser hereby waives any claim or defence that the amount of the Deposit is a penalty or otherwise not a genuine pre-estimate of liquidated damages.

- (d) The Deposit accrues no interest.

ARTICLE 3

SALE AND PURCHASE OF PURCHASED ASSETS

Section 3.1 Sale and Purchase of Assets

Subject to the terms and conditions of this Agreement, effective at the Closing Time, the Vendors shall sell to the Purchaser, and the Purchaser shall purchase from the Vendors, all the Vendors' right, title and interest in the Purchased Assets pursuant to the Approval and Vesting Order.

Section 3.2 Consent Required Contracts

- (a) The Vendors authorize the Purchaser to solicit and obtain Third-Party Consents, and the Vendors, at the Purchaser's request, shall provide reasonable assistance to the Purchaser in this regard.
- (b) The Purchaser shall make best efforts to obtain all necessary Third-Party Consents prior to materials in respect of the Approval and Vesting Order being served.
- (c) The Purchaser may, prior to Closing, request the Vendors to seek an Assignment Order for Consent Required Contract(s) in respect of which not all Third-Party Consents could be obtained before the materials in respect of the Approval and Vesting Order were served.
- (d) The Vendors shall make best efforts to obtain any Assignment Order requested by the Purchaser, at the same time as the Approval and Vesting Order shall be sought or, with the Proposal Trustee's consent, at a later date.
- (e) Consent-Required Contracts in respect of which Third-Party Consent(s) could not be obtained prior to Closing, and for which an Assignment Order is not obtained, shall be deemed Excluded Contracts.
- (f) Nothing in this Agreement constitutes an agreement to assign or an attempted assignment of any right or obligation for which any necessary Third-Party Consents is not obtained, for which an Assignment Order is not or cannot be obtained, or that is not assignable under Applicable Law.

- (g) Provided the Vendors make commercially reasonable efforts, the Vendors shall have no liability to the Purchaser with respect to any unobtained Third-Party Consent or Assignment Order. Notwithstanding anything else in this Agreement, the failure to obtain any Third-Party Consent or Assignment Order in respect of any Consent Required Contract that is not critical in the Ordinary Course of Business, as determined by the Proposal Trustee in its sole discretion and in consultation with the Vendors and the Purchaser, shall not prevent Closing and shall not require an adjustment to the Gross or Net Cash Consideration.

Section 3.3 Cure Costs

The Purchaser shall be responsible for payment and shall pay all Cure Costs directly to creditor(s) thereof and in accordance with the applicable Third-Party Consent or Assignment Order, as the case may be. The Vendors shall have no liability, to the Purchaser or otherwise, with respect to Cure Costs. For avoidance of doubt, all Cure Costs paid or payable by the Purchaser are in addition to the Gross or Net Cash Consideration and shall not require an adjustment thereto.

ARTICLE 4 PURCHASE PRICE

Section 4.1 Payment of Purchase Price

Provided that all conditions precedent to Closing have been satisfied or waived in accordance with this Agreement, the Purchaser shall pay the Purchase Price as follows:

- (a) the Purchaser shall pay the Net Cash Consideration as follows: (i) the Deposit shall be deemed and credited as partial payment of the Net Cash Consideration; and (ii) the Purchaser shall pay the balance of the Net Cash Consideration, net of the Deposit, to the Proposal Trustee at the Closing Time, by wire transfer of immediately available funds, as directed by the Proposal Trustee;
- (b) the Purchaser shall pay the Cure Costs Consideration by paying all Cure Costs directly to the creditors thereof in accordance with the applicable Third-Party Consent or Assignment Order, as the case may be, prior to Closing, unless agreed to otherwise by the applicable Cure Costs creditor, to the satisfaction of the Proposal Trustee;
- (c) the Purchaser shall satisfy the Priority Payables Consideration by paying the amount of all Priority Payables to the Proposal Trustee, on behalf of the Vendors, at the Closing Time, by wire transfer of immediately available funds, as directed by the Proposal Trustee; and

- (d) the Purchaser shall satisfy the Assumed Obligations Consideration by assuming, performing, discharging and paying all Assumed Obligations directly to the creditors thereof from and after Closing.

Section 4.2 Adjustments

There shall be no adjustments to the Purchase Price unless the Purchaser is entitled to terminate this Agreement in accordance with Subsection 8.1(b) of this Agreement, as determined by the Proposal Trustee, and the Parties mutually agree that there shall be an adjustment to the Purchase Price instead of this Agreement being terminated, provided that the Proposal Trustee approves the adjustment in its sole and absolute discretion and in writing.

Section 4.3 Allocation of Purchase Price

The Purchase Price shall be allocated, as of Closing, among the Purchased Assets in accordance with Schedule “F”, or in such other manner as the Parties may agree with the approval of the Proposal Trustee prior to Closing.

Section 4.4 Transfer Taxes

The Parties agree that:

- (a) the Purchase Price is exclusive of all Transfer Taxes;
- (b) the Purchaser shall be solely responsible and liable for and shall pay any and all applicable Transfer Taxes directly to the appropriate Governmental Authority or other entity within the required time and shall file all necessary documentation with respect to such Transfer Taxes when due;
- (c) the Vendors will do and cause such things to be done as are reasonably requested to enable the Purchaser to comply with such obligation in a timely manner;
- (d) notwithstanding the foregoing, if available, the Vendors and the Purchaser shall jointly elect that no sales taxes be payable pursuant to Part IX of the *Excise Tax Act* with respect to the purchase and sale of the Purchased Assets under this Agreement and the Purchaser shall file an election pursuant to Section 167 of the *Excise Tax Act*, prepared by the Purchaser and made jointly by the Purchaser and the Vendors, in compliance with the requirements of Part IX of the *Excise Tax Act*. The Purchaser shall indemnify the Vendors for any Sales Tax, interest and penalties applicable to the Vendors on the sale of the Purchased Assets caused by the Purchaser’s failure to file a valid election under section 167 of the *Excise Tax Act* in the prescribed time; and

- (e) if requested by the Purchaser, the Vendors shall make:
 - (i) a joint election(s) to have the rules in section 22 of the Income Tax Act, and any equivalent or corresponding provision under applicable provincial or territorial tax legislation, apply in respect of Purchased Assets that are Accounts Receivable; and
 - (ii) joint election(s) to have the rules in subsection 20(24) of the Income Tax Act, and any equivalent or corresponding provision under applicable provincial or territorial tax legislation, apply to the obligations of the Vendors in respect of undertakings which arise from the operation of the business to which the Purchased Assets relate and to which paragraph 12(1)(a) of the Income Tax Act applies.

ARTICLE 5 BIDDING PROCEDURES

Section 5.1 Stalking Horse Nature of Bid

The Purchaser acknowledges and agrees that the SISP shall be performed and is intended to determine whether the Transaction is the best offer that may be obtained for the Purchased Assets or whether the Vendors shall receive Superior Bid(s), as determined in accordance with the SISP. The Purchaser acknowledges and agrees that the Successful Bid(s) shall be selected in accordance with the terms of the SISP and the Transaction may not be a Successful Bid upon completion of the SISP, in which case Subsection 8.3(b) of this Agreement shall apply.

Section 5.2 Bid Protections

- (a) The amount of the Bid Protections shall be paid to the Purchaser if (i) the Stalking Horse Bid is not a Successful Bid for the Purchased Assets in the SISP, (ii) the Court approves the Superior Bid(s), and (iii) the transactions contemplated in the Superior Bid(s) is (are) completed as evidenced by a certificate of the Proposal Trustee.
- (b) The Bid Protections shall be paid by the Proposal Trustee, on behalf of the Vendors, as soon as reasonably practicable after completion of the last Superior Bid, directly from the Net Cash Proceeds of the Superior Bid(s) actually received by the Proposal Trustee. The Proposal Trustee's obligation to pay the Bid Protections shall be limited to the Net Cash Proceeds actually received by the Proposal Trustee, and the Proposal Trustee shall have no personal or corporate liability for the payment of the Bid Protections. Payment by the Proposal Trustee in good faith in accordance with this provision shall

constitute a full and complete discharge of the Proposal Trustee's obligations with respect thereto.

- (c) The Parties acknowledge and agree that the Bid Protections (i) were determined in consultation with the Proposal Trustee; (ii) are fair and reasonable in the circumstances; (iii) are extended (1) as consideration for this Agreement constituting the Stalking Horse Bid in the SISP, (2) in compensation for professional costs and time invested by the Purchaser in respect of the Transaction, (3) in recognition of, among other things, the value that the Stalking Horse Bid and the Transaction shall bring to the SISP, the Vendors and their stakeholders in the context of the NOI proceedings, and (4) in consideration and compensation for the costs, including without limitation the opportunity costs, that would be incurred by the Purchaser should the Transaction not be a Successful Bid in the SISP; and (iv) are not punitive in nature nor intended to discourage competitive bidding in the SISP.

ARTICLE 6

REPRESENTATIONS AND WARRANTIES

Section 6.1 Purchaser's Representations

The Purchaser represents and warrants the following to the Vendors as of the date hereof and as of the Closing Time, and acknowledges that the Vendors are relying on such representations and warranties in connection with entering into this Agreement and performing their obligations hereunder:

- (a) Incorporation and Status. The Purchaser is a corporation duly incorporated, organized and subsisting under the laws of its jurisdiction of incorporation, is in good standing under such laws and has the requisite power and authority to enter into and perform its obligations under this Agreement and the Transaction Documents to which it is a party to, and to complete the transactions contemplated hereunder and thereunder.
- (b) Corporate Authorization. The execution and delivery of this Agreement and the Transaction Documents to which it is a party to and the consummation of the Transaction have been duly authorized by all necessary corporate or other action on the part of the Purchaser.
- (c) No Conflict. The execution, delivery and performance by the Purchaser of this Agreement and the Transaction Documents do not (or would not with the giving of notice, the lapse of time, or both, or the happening of any other event or condition) result in a breach or a violation of, or conflict with, or allow any other Person to exercise any rights under, any terms or provisions of the organizational documents of the Purchaser, any agreement to which the

Purchaser is bound, any judgment or order of a court of competent jurisdiction or any Governmental Authority, or any Applicable Law.

- (d) Execution and Binding Obligation. This Agreement has been duly executed and delivered by the Purchaser, and each Transaction Document required to be executed and delivered by the Purchaser at Closing will be duly and validly executed and delivered by the Purchaser at Closing, and each of these constitutes a legal, valid and binding obligation of the Purchaser, enforceable against it in accordance with its terms subject only to the terms of the Approval and Vesting Order and any Assignment Order(s).
- (e) No Proceedings. There are no proceedings pending, or to the knowledge of the Purchaser, threatened, against the Purchaser, including but not limited to before any Governmental Authority, which prohibit or seek to enjoin delay, restrict or prohibit the Closing of the Transaction, as contemplated by this Agreement, or which would reasonably be expected to delay, restrict or prevent the Purchaser from fulfilling any of its obligations set forth in this Agreement. The Purchaser has not committed an act of bankruptcy, is not insolvent, has not proposed a compromise or arrangement to its creditors generally, has not had any application for a bankruptcy order filed against it, has not taken any proceeding and no proceeding has been taken to have a receiver appointed over any of its assets, has not had an encumbrancer take possession of any of its property and has not had any execution or distress become enforceable or levied against any of its property.
- (f) HST Registrant. The Purchaser is a registrant for the purposes of the tax imposed under Part IX of the Excise Tax Act and its registration number is 83801 3225 RT 0001.
- (g) Residency. The Purchaser is not a non-resident of Canada for purposes of the Income Tax Act or the Excise Tax Act.

Section 6.2 Vendors' Representations

The Vendors represent and warrant the following to the Purchaser as of the date hereof and as of the Closing Time, and acknowledge that the Purchaser is relying on such representations and warranties in connection with entering into this Agreement and performing its obligations hereunder:

- (a) Incorporation and Status. The Vendors are corporations duly incorporated, organized and subsisting under the laws of their jurisdiction of incorporation, are in good standing under such laws and, subject to and in accordance with Court approval and insolvency statutes, have the power and authority to enter into and perform their obligations under this Agreement and the Transaction

Documents to which the Vendors are a party to, and to complete the transactions contemplated hereunder and thereunder.

- (b) Corporate Authorization. The execution and delivery of this Agreement and the Transaction Documents to which the Vendors are a party to, and the consummation of the Transaction have been duly authorized by all necessary corporate action on the part of the Vendors (except such corporate actions that are unnecessary in accordance with Court orders and/or under insolvency statutes).
- (c) No Conflict. The execution, delivery and performance by the Vendors of this Agreement and the Transaction Documents do not (or would not with the giving of notice, the lapse of time, or both, or the happening of any other event or condition) result in a breach or a violation of, or conflict with, or allow any other Person to exercise any rights under, any terms or provisions of the organizational documents of the Vendors, any agreement to which the Vendors are bound, any judgment or order of a court of competent jurisdiction or any Governmental Authority, or any Applicable Law; except, in each case, to the extent that, in accordance with Court orders and/or under insolvency statutes, the foregoing (i) is stayed; or (ii) would not reasonably be expected to prohibit, delay, restrict or prevent the Vendors from completing the Transaction.
- (d) Execution and Binding Obligation. This Agreement has been duly executed and delivered by the Vendors, and each Transaction Document required to be executed and delivered by the Vendors at Closing will be duly and validly executed and delivered by the Vendors at Closing, and each of these constitutes a legal, valid and binding obligation of the Vendors, enforceable against them in accordance with its terms subject only to insolvency law and the terms of any Court order made thereunder.
- (e) No Proceedings. There are no proceedings pending, or to the knowledge of the Vendors, threatened, against the Vendors, including but not limited to before any Governmental Authority, that (i) is not stayed in accordance with Court orders and/or under insolvency statutes; or (ii) would reasonably be expected to prohibit, delay, restrict or prevent the Vendors from completing the Transaction.
- (f) HST Registrant. The Vendors are registrants for the purposes of the tax imposed under Part IX of the Excise Tax Act and their registration number are 89869 7123 RT 0001 (1622356 Ontario Limited) and 87042 1922 RT 0001 (1382769 Ontario Limited).
- (g) Residency. The Vendors are not non-residents of Canada for purposes of the Income Tax Act or the Excise Tax Act.

Section 6.3 No Other Representations or Warranties

The representations and warranties given by the Vendors in Section 6.2 Vendors' Representations are the only representations and warranties of the Vendors in connection with this Agreement and the transactions contemplated by it. Except for the representations and warranties given by the Vendors in Section 6.2 Vendors' Representations, the Purchaser is purchasing the Purchased Assets on an "as is, where is" basis and does not rely upon any statements, representations, promises, warranties, conditions or guarantees whatsoever by the Vendors or the Proposal Trustee, whether express or implied (by operation of law or otherwise), oral or written, legal, equitable, conventional, collateral or otherwise, regarding any of the assets to be acquired or any of the liabilities to be assumed or the completeness of any information provided in connection therewith. No representation, warranty or condition is expressed or can be implied as to title, encumbrances, description, fitness for purpose, existence, merchantability, condition, quantity or quality or in respect of any other matter or thing whatsoever concerning the Purchased Assets or the Assumed Obligations.

Section 6.4 As is, Where is

THE PURCHASER ACKNOWLEDGES AND AGREES THAT, EXCEPT AS EXPRESSLY SET FORTH HEREIN, THE PURCHASED ASSETS ARE PURCHASED AND THE ASSUMED OBLIGATIONS ARE ASSUMED BY THE PURCHASER "AS IS, WHERE IS" AS THEY MAY OR NOT EXIST AT THE CLOSING DATE WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, IN FACT OR BY LAW WITH RESPECT TO THE PURCHASED ASSETS, THE VENDORS' BUSINESS, AND THE OBLIGATIONS, AND WITHOUT ANY RECOURSE TO ANY OF THE VENDORS, THE PROPOSAL TRUSTEE OR ANY OF THEIR DIRECTORS, OFFICERS, SHAREHOLDERS, EMPLOYEES, AGENTS, OR OTHER REPRESENTATIVES OR ADVISORS, OTHER THAN FOR KNOWING AND INTENTIONAL FRAUD. THE PURCHASER AGREES TO ACCEPT THE PURCHASED ASSETS AND THE ASSUMED OBLIGATIONS IN THE CONDITION, STATE AND LOCATION THEY MAY BE IN ON THE CLOSING DATE BASED ON THE PURCHASER'S OWN INSPECTION, EXAMINATION AND DETERMINATION WITH RESPECT TO ALL MATTERS AND WITHOUT RELIANCE UPON ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE MADE BY OR ON BEHALF OF OR IMPUTED TO ANY OF THE VENDORS OR THE PROPOSAL TRUSTEE, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. The description of the Purchased Assets and Assumed Obligations contained herein is for the purpose of identification only and the inclusion of any item in such description does not confirm the existence of any such items or that any such item is owned by the Vendors. Any documents, materials and information provided by the Vendors or Proposal Trustee to the Purchaser with respect to the Purchased Assets or Assumed Obligations (including any confidential information memorandums, management presentations, or material made available in the electronic data room or in connection with the SISF) have been provided to the Purchaser solely to assist the

Purchaser in undertaking its own due diligence, and the Vendors and/or Proposal Trustee have not made and are not making any representations or warranties, implied or otherwise, to or for the benefit of the Purchaser as to the accuracy and completeness of any such documents, materials or information or the achievability of any valuations, estimates or projections. The Purchaser acknowledges that it has not and will not rely upon any such documents, materials or information in any manner, whether as a substitute for or supplementary to its own due diligence, searches, inspections and evaluations. The Vendors and/or Proposal Trustee and their respective Affiliates, directors, officers, employees, agents and advisors shall not be liable for any inaccuracy, incompleteness or subsequent changes to any such documents, materials or information. Unless specifically stated in this Agreement, the Purchaser acknowledges and agrees that no representation, warranty, term or condition, understanding or collateral agreement, whether statutory, express or implied, oral or written, arising by custom or usage of trade, legal, equitable, conventional, collateral or otherwise, is being given by the Vendors or Proposal Trustee in this Agreement or in any instrument provided in connection with this Agreement, as to description, fitness for purpose, sufficiency to carry on any business, operation, merchantability, quantity, condition, ownership, quality, value, suitability, durability, environmental condition, assignability or marketability thereof, or in respect of any other matter or thing whatsoever, and all of the same are hereby expressly excluded.

ARTICLE 7 COVENANTS

Section 7.1 Closing Date

The Parties shall cooperate with each other and shall use commercially reasonable efforts to effect the Closing on or before the Closing Date, and in any event, on or before the Outside Date.

Section 7.2 Motion for Approval and Vesting Order

Subject to Court availability and compliance with rules of civil procedure, as soon as practicable after the selection of this Agreement as a Successful Bid in the SISP as the case may be, the Vendors shall bring a motion for the issuance of the Approval and Vesting Order. The Vendors shall use best efforts in seeking the issuance and entry of the Approval and Vesting Order and the Purchaser shall cooperate with the Vendors in this regard.

Section 7.3 Interim Period

- (a) During the period between the execution of this Agreement and Closing, except as otherwise expressly contemplated or permitted by this Agreement, the Vendors shall use commercially reasonable efforts to conduct their business in the Ordinary Course of Business except to the extent required to allow the

Vendors to comply with their obligations under this Agreement, Court orders or insolvency statutes.

- (b) Without limiting the generality of (a), the Vendor shall use commercially reasonable efforts to:
 - (i) remain in possession of the Purchased Assets until Closing;
 - (ii) use the Purchased Assets only in the Ordinary Course of Business;
 - (iii) maintain, preserve and protect the Purchased Assets in the condition in which they exist on the date hereof, other than ordinary wear and tear and other than replacements, dispositions, modifications or maintenance in the Ordinary Course of Business;
 - (iv) insure the Purchased Assets substantially in the same manner as they are insured as of the date hereof;
 - (v) not disclaim any Included Contract;
 - (vi) continue employing the Employees that are employed by the Vendors as of the date hereof; and
 - (vii) not enter into any material contract or agreement in respect of the Purchased Assets other than in the Ordinary Course of Business;

except, in each case, with the prior written consent of the Purchaser, such consent not to be unreasonably withheld, or an order of the Court, and provided that such consent of the Purchaser shall be deemed to have been given with respect to any request for such a consent to which the Purchaser fails to respond within two (2) Business Days after such request is made.

- (c) The Vendors shall have no liability to the Purchaser for any breach of this provision, and there shall be no credit against the Purchase Price or any other compensation owed to the Purchaser for any breach of this Section 7.3 Interim Period, save and except to the extent that a significant loss of value was predominantly caused by the Vendors not acting in the Ordinary Course of Business, as determined by the Proposal Trustee in its sole and absolute discretion, in which case Section 2.2(b) shall apply.

Section 7.4 Employees

- (a) The Purchaser shall, at least four (4) Business Days prior to the Closing Date, offer employment conditional on Closing and effective as of one (1) hour after the Closing Time to all Offerees, on terms and conditions substantially the

same as the terms and conditions of employment provided by the Vendors to the Offerees immediately prior to the Closing, or such other terms and conditions of employment as Offerees may accept.

- (b) At least one (1) Business Day prior to the Closing Date, the Purchaser shall provide the Vendors and the Proposal Trustee a list of all Transferring Employees.
- (c) The Vendors shall be responsible for the payment of all Transferring Employee Wages up to the Last Payday. The Purchaser shall be responsible for payment of all Transferring Employee Wages from and after the Last Payday. Wages payable to Transferring Employees for the period between the Last Payday and Closing shall constitute Assumed Obligations.
- (d) The Vendors shall terminate all Employees, including without limitation Offerees and Transferring Employees, effective upon the Closing Time. For avoidance of doubt, all Liabilities with respect to the Vendors' termination of any Employee shall constitute Excluded Obligations.

ARTICLE 8

CONDITIONS PRECEDENT

Section 8.1 Conditions Precedent in favour of the Purchaser

- (a) The obligation of the Purchaser to complete the Transaction is subject to the following conditions being fulfilled or performed on or prior to the Closing Date (or the Outside Date, as applicable):
 - (i) except as such representations and warranties may be affected by the occurrence of events or transactions specifically contemplated by this Agreement and each of the other Transaction Documents, all representations and warranties of the Vendors contained in this Agreement and the Transaction Documents shall be true in all material respects as of the Closing Time with the same effect as though made on and as of that date; and
 - (ii) the Vendors shall have performed in all material respects each of their obligations under this Agreement and each of the other Transaction Documents to the extent required to be performed at or before the Closing Time.
- (b) The foregoing conditions are for the exclusive benefit of the Purchaser. Any condition in this Section 8.1 Conditions Precedent in favour of the Purchaser may be waived by the Purchaser at any time in whole or in part. If the conditions set out

in this Section 8.1 Conditions Precedent in favour of the Purchaser are not satisfied, performed or waived on or before the Outside Date, the Purchaser shall have the option to terminate this Agreement upon written notice to the Vendors and the Proposal Trustee, and with the prior approval of the Proposal Trustee.

Section 8.2 Conditions Precedent in favour of the Vendors

- (a) The obligation of the Vendors to complete the Transaction is subject to the following conditions being fulfilled or performed on or prior to the Closing Date (or the Outside Date, as applicable):
 - (i) all representations and warranties of the Purchaser contained in this Agreement and each of the other Transaction Documents shall be true in all material respects as of the Closing Time with the same effect as though made on and as of that date; and
 - (ii) the Purchaser shall have performed in all material respects each of its obligations under this Agreement and each of the other Transaction Documents to the extent required to be performed at or before the Closing Time.
- (b) The foregoing conditions are for the exclusive benefit of the Vendors. Any condition in this Section 8.2 Conditions Precedent in favour of the Vendors may be waived by the Vendors in writing at any time in whole or in part. If the conditions set out in this Section 8.2 Conditions Precedent in favour of the Vendors are not satisfied, performed or waived on or before the Outside Date, the Vendors shall have the option to terminate this Agreement upon written notice to the Purchaser and the Proposal Trustee, and with the prior approval of the Proposal Trustee.

Section 8.3 Conditions Precedent in favour of both the Purchaser and the Vendor

- (a) The obligations of the Vendors and the Purchaser to complete the Transaction are subject to the following conditions being fulfilled or performed on or prior to the Closing Date:
 - (i) the Stalking Horse Bid shall have been designated as a Successful Bid in accordance with the SISP; and
 - (ii) the Approval and Vesting Order shall have been obtained and shall not have been stayed, varied, or vacated (or any such appeal shall have been dismissed with no further appeal therefrom).

- (b) The Parties acknowledge that the foregoing conditions are for the mutual benefit of the Vendors and the Purchaser. If the conditions set out in this Section 8.3 Conditions Precedent in favour of both the Purchaser and the Vendor are not satisfied or performed on or before the Outside Date, any Party shall have the option to terminate this Agreement upon written notice to the other Party and the Proposal Trustee.

ARTICLE 9 CLOSING ARRANGEMENTS

Section 9.1 Closing

Subject to the conditions set out in this Agreement, Closing shall take place by electronic exchange of documents at the Closing Time, or as otherwise determined by mutual agreement of the Parties in writing, and the Parties shall exercise commercially reasonable efforts to cause Closing to occur at the Closing Time and, in any event, prior to the Outside Date.

Section 9.2 Purchaser's Deliveries on Closing

At or before the Closing Time, the Purchaser shall execute and deliver, or arrange for the delivery to the Vendors the following, each of which shall be in form and substance satisfactory to the Vendors, acting reasonably:

- (a) a receipt, approved by the Proposal Trustee, for the payment of the Net Cash Consideration, including the Deposit, and for the payment of the Priority Payables;
- (b) evidence, satisfactory to the Proposal Trustee in its sole discretion, that the Cure Costs Consideration has been paid directly to the creditors thereof in accordance with the applicable Third-Party Consent or Assignment Order, or as otherwise agreed by the applicable Cure Costs creditor;
- (c) completed forms for the elections referenced in Section 4.4 Transfer Taxes, or written confirmation of payment of all Transfer Taxes under Applicable Law, as applicable;
- (d) a certificate dated as of the Closing Date confirming that all of the representations and warranties of the Purchaser contained in this Agreement are true in all material respects as of the Closing Time, with the same effect as though made at and as of the Closing Time, and that the Purchaser has performed in all respects the covenants to be performed by it prior to the Closing Time; and

- (e) any Transaction Documents.

Section 9.3 Vendors' Deliveries on Closing

At or before the Closing Time, the Vendors shall execute and deliver, or arrange for the delivery to the Purchaser the following, each of which shall be in form and substance satisfactory to the Purchaser, acting reasonably:

- (a) an issued and entered copy of the Approval and Vesting Order and any Assignment Order(s);
- (b) a certificate dated as of the Closing Date confirming that all of the representations and warranties of the Vendors contained in this Agreement are true in all material respects as of the Closing Time, with the same effect as though made at and as of the Closing Time, and that the Vendors have performed in all material respects the covenants to be performed by it prior to the Closing Time;
- (c) completed forms for the elections referenced in Section 4.4 Transfer Taxes; and
- (d) any Transaction Documents.

Section 9.4 Possession of Assets

On Closing, the Purchaser shall take possession of the Purchased Assets *in situ*. The Purchaser acknowledges that the Vendors have no obligation to deliver physical possession of the Purchased Assets to the Purchaser.

Section 9.5 Dispute Resolution

If any dispute arises with respect to any matter related to the Transaction or the interpretation or enforcement of this Agreement, such dispute will be determined exclusively by the Court.

Section 9.6 Termination

In addition to other events of termination provided in this Agreement, this Agreement may be terminated by mutual written agreement of the Parties at any time, including without limitation if Closing has not occurred as of the Outside Date, but in each case, only with the prior approval of the Proposal Trustee.

ARTICLE 10 GENERAL

Section 10.1 Notice

- (a) Any notice or other communication under this Agreement shall be in writing and may be delivered by read-receipted email, addressed:

- (i) in the case of the Purchaser, as follows:

Berloni Law

245 Larch Street
Sudbury, Ontario P3B 1M1

Attention: Amanda Berloni

Email: amanda@berlonilaw.ca

- (ii) in the case of the Vendors, as follows:

Perley-Robertson, Hill McDougall LLP/s.r.l.

1400-340 Albert Street
Ottawa, ON K1R 0A5

Attention: Joël Turgeon

Email: jturgeon@perlaw.ca

- (iii) in case of the Proposal Trustee, as follows:

Albert Gelman Inc.

250 Ferrand Dr., Suite 403
Toronto, ON M3C 3G8

Attention: Tom McElroy

Email: tmcelroy@albertgelman.com

with a copy to:

Miller Thomson LLP

Scotia Plaza
40 King Street West, Suite 6600
Toronto, ON M5H 3S1

Attention: Matthew Cressatti

Email: mcressatti@millerthomson.com

- (b) Any such notice or other communication, if transmitted by email before 5:00 p.m. (Ottawa time) on a Business Day, will be deemed to have been given on such Business Day, and if transmitted by email after 5:00 p.m.

(Ottawa time) on a Business Day, will be deemed to have been given on the next Business Day.

- (c) Sending a copy of a notice or other communication to a Party's legal counsel as contemplated above shall not constitute delivery of the notice or other communication to that Party if the legal counsel replies that they do not represent the Party anymore.

Section 10.2 Time

Time is of the essence of this Agreement, provided that the time for doing or completing any matter provided for herein may be extended or abridged by an agreement in writing signed by the Vendors and the Purchaser, with the consent of the Proposal Trustee.

Section 10.3 Survival

The representations and warranties of the Parties contained in this Agreement shall merge on Closing and the covenants of the Parties contained herein to be performed after the Closing shall survive Closing and remain in full force and effect.

Section 10.4 Benefit of Agreement

This Agreement shall enure to the benefit of and be binding upon the Parties and their respective successors and permitted assigns.

Section 10.5 Entire Agreement

This Agreement, the Transaction Documents, and the attached Schedules hereto constitute the entire agreement between the Parties with respect to the subject matter hereof and supersede all prior negotiations, understandings and agreements. Except in cases specifically provided for under this Agreement, this Agreement may not be amended or modified in any respect except by written instrument executed by all of the Parties, with the approval of the Proposal Trustee, prior to the issuance of the Approval and Vesting Order, or thereafter in any non-material respects, as determined by the Proposal Trustee in its sole and unfettered discretion.

Section 10.6 Paramountcy

In the event of any conflict or inconsistency between the provisions of this Agreement, and any other agreement, document or instrument executed or delivered in connection with this Transaction or this Agreement (including for greater certainty the other Transaction Documents), the provisions of this Agreement shall prevail to the extent of such conflict or inconsistency, except if such other agreement, document or instrument expressly provides to the contrary.

Section 10.7 Governing Law

This Agreement and the Transaction Documents shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein and each of the Parties irrevocably attorns to the exclusive jurisdiction of the Court and any appellate courts of the Province of Ontario therefrom.

Section 10.8 Assignment

This Agreement may not be assigned by any Party without the prior written consent of the Proposal Trustee and the other Party.

Section 10.9 Further Assurances

Each of the Parties shall take or cause to be taken such action and execute and deliver or cause to be executed and delivered to the other such conveyances, transfers, documents and further assurances as may be reasonably necessary or desirable to give effect to this Agreement and the other Transaction Documents, which, for documents and assurances not contemplated in this Agreement or the Transaction Documents, shall be at the request and expense of the requesting Party.

Section 10.11 Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same agreement. Transmission by e-mail of an executed counterpart of this Agreement shall be deemed to constitute due and sufficient delivery of such counterpart.

Section 10.12 Severability

Notwithstanding any provision herein, if a condition to complete the Transaction, or a covenant or an agreement herein is prohibited or unenforceable pursuant to Applicable Law, then such condition, covenant or agreement shall be ineffective to the extent of such prohibition or unenforceability without invalidating the other provisions hereof.

Section 10.13 Proposal Trustee's Certificate

The Parties acknowledge and agree that the Proposal Trustee shall be entitled to deliver to the Purchaser, and file with the Court, the executed Proposal Trustee's Certificate without independent investigation, upon receiving written confirmation from both Parties (or the applicable Party's counsel) that all conditions of Closing in favour of such Party have been satisfied or waived, and the Proposal Trustee shall have no liability whatsoever to any of the Vendors or Purchaser or any other Person as a result of delivering or filing the Proposal Trustee's Certificate.

The Proposal Trustee Certificate shall not be provided in escrow except with the express written consent of the Proposal Trustee which may be withheld for any reason.

Section 10.14 Proposal Trustee's Capacity

In addition to all of the protections granted to the Proposal Trustee under the BIA or any order of the Court, the Vendors and the Purchaser acknowledge and agree that:

- (a) the Proposal Trustee's obligations under this Agreement are and shall remain limited to those specifically set out in Section 2.2, Section 5.2(b), Section 10.13, and this Section 10.14;
- (b) the Proposal Trustee is acting solely in its capacity as the Court-appointed Proposal Trustee of the Vendors pursuant to the NOI and not in its personal or corporate capacity or otherwise, and the Proposal Trustee has no liability in connection with this Agreement or the Transaction whatsoever as Proposal Trustee, in its personal or corporate capacity or otherwise, save and except for and only to the extent of the Proposal Trustee's gross negligence or intentional fault as determined by a final, non-appealable order of the Court;
- (c) any determination, consent, approval, or exercise of discretion by the Proposal Trustee under this Agreement shall be final and binding upon the Parties absent manifest error as determined by the Court or a finding by the Court of gross negligence or intentional fault on the part of the Proposal Trustee, and the Proposal Trustee shall not be required to give reasons for any such determination;
- (d) the Proposal Trustee shall be entitled to rely, without independent investigation, on the accuracy of any information, certificates, reports, statements, or documents furnished by the Parties or their respective counsel in connection with this Agreement; and
- (e) the provisions of sections 10.13 and 10.14 shall survive Closing and any termination or non-completion of the transactions contemplated by this Agreement.

Section 10.15 Third-Party Beneficiary

Although not a Party to this Agreement, the Proposal Trustee and its respective Affiliates, directors, officers, employees, agents and advisors shall have the benefits expressed to be conferred upon them in this Agreement, including in Section 2.2, Section 5.2(b), Section 6.3, Section 6.4, Section 10.13 and Section 10.14 (in respect of the Proposal Trustee) hereof. Subject to the preceding sentence, nothing in this Agreement

shall create or be deemed to create any third Person beneficiary rights in any Person not a Party to this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

[Signature page follows.]

1622356 ONTARIO LIMITED

7055579 CANADA INC.

By: _____
I have authority to bind the corporation.

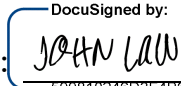
1382769 ONTARIO LIMITED

By: _____
I have authority to bind the corporation.

1622356 ONTARIO LIMITED

By: _____
I have authority to bind the corporation.

7055579 CANADA INC.

By:  _____
I have authority to bind the corporation.

SCHEDULE “A” – APPROVAL AND VESTING ORDER

[*See next page.*]

Court File No. 33-3368241
33-3368242

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE) WEEKDAY, THE #
)
JUSTICE) DAY OF MONTH, 20YR
)

**IN THE MATTER OF THE NOTICES TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED AND 1622356 ONTARIO LIMITED**

APPROVAL AND VESTING ORDER

THIS MOTION, made by 1382769 Ontario Limited and 1622356 Ontario Limited (together, the "Debtors") for an order approving the sale transaction (the "Transaction") contemplated by an agreement of purchase and sale (the "Sale Agreement") between the Debtors and 7055579 Canada Inc. (the "Purchaser") dated June 16, 2026 and appended to the Report of Albert Gelman Inc. in its capacity as trustee to the notices of intention to make a proposal proceedings of the Debtors (in such capacity, the "Proposal Trustee") dated [DATE] (the "Report"), and vesting in the Purchaser the Debtors' right, title and interest in and to the assets described in the Sale Agreement (the "Purchased Assets"), was heard this day at 161 Elgin Street, Ottawa, Ontario.

ON READING the Report and on hearing the submissions of counsel for the Debtors and counsel for the Proposal Trustee, no one appearing for any other person on the service list, although properly served as appears from the affidavit of [NAME] sworn [DATE] filed:

1. THIS COURT ORDERS AND DECLARES that the Transaction is hereby approved, and the execution of the Sale Agreement by the Debtors is hereby authorized and approved, with such minor amendments as the Debtors and the Purchaser may, with the approval of the Proposal Trustee, deem necessary or appropriate. The Debtors are hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.

2. THIS COURT ORDERS AND DECLARES that upon the delivery of a Proposal Trustee's certificate to the Purchaser substantially in the form attached as Schedule A hereto (the "Proposal Trustee's Certificate"), all of the Debtors' right, title and interest in and to the Purchased Assets described in the Sale Agreement shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "Claims") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice [NAME] dated [DATE]; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on Schedule B hereto (all of which are collectively referred to as the "Encumbrances", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Schedule C) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

3. THIS COURT ORDERS that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Proposal Trustee's Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

4. THIS COURT ORDERS AND DIRECTS the Proposal Trustee to file with the Court a copy of the Proposal Trustee's Certificate, forthwith after delivery thereof.

5. THIS COURT ORDERS that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Proposal Trustee is authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in the Debtors' records pertaining to the Debtors' past and current employees, including any personal information of those employees listed in any Schedule to the Sale Agreement. The Purchaser shall maintain and protect the privacy of such information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use of such information by the Debtors.

6. THIS COURT ORDERS that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtors and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtors;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtors and shall not be void or voidable by creditors of the Debtors, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

7. 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 Debtors and the Proposal Trustee and their agents in carrying

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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 Debtors and the Proposal Trustee, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist them and their agents in carrying out the terms of this Order.

Schedule A – Form of Proposal Trustee's Certificate

Court File No. _____

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

**IN THE MATTER OF THE NOTICES TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED AND 1622354 ONTARIO LIMITED**

PROPOSAL TRUSTEE'S CERTIFICATE

RECITALS

A. Albert Gelman Inc. acts as trustee (in such capacity, the "Proposal Trustee") to the notice of intention to make a proposal proceedings of 1382769 Ontario Limited and 1622356 Ontario Limited (together, the "Debtors").

B. Pursuant to an Order of the Honourable [NAME OF JUDGE] of the Ontario Superior Court of Justice (the "Court") dated [DATE OF ORDER], the Court approved the agreement of purchase and sale made as of June 16, 2026 (the "Sale Agreement") between the Debtors and 7055579 Canada Inc. (the "Purchaser") and provided for the vesting in the Purchaser of the Debtors' right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Proposal Trustee to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Debtors and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Proposal Trustee.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

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THE PROPOSAL TRUSTEE CERTIFIES the following:

1. The Purchaser has paid and the Proposal Trustee has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Debtors and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Proposal Trustee.
4. This Certificate was delivered by the Proposal Trustee at _____ [TIME] on _____ [DATE].

ALBERT GELMAN INC., in its capacity as trustee to the notice of intention to make a proposal proceedings of 1382769 Ontario Limited and 1622356 Ontario Limited, and in no corporate, personal or other capacity

Per: _____

Name: Tom McElroy

Title: Licensed Insolvency Trustee

Schedule B – Particular claims to be deleted and expunged

Schedule C – Permitted Encumbrances (unaffected by the Vesting Order)

SCHEDULE “B” – EXCLUDED ASSETS

N/A.

[Rest of page intentionally left blank.]

SCHEDULE “C” – EXCLUDED CONTRACTS

All contracts pursuant to which the Vendors borrowed monies, and all related contracts pursuant to which the Vendors granted security interests.

All employment, benefit, union, labour, or other like contract relating to Employees, and including, without limitation, contracts between the Vendors and Offerees, except to the extent agreed to between the Purchaser and any Transferring Employees, as the case may be.

[Rest of page intentionally left blank.]

SCHEDULE “D” – INCLUDED CONTRACTS

All contracts in respect of and relevant to Purchased Assets, including, but not limited to, the Vendors’ interest in the lease(s) for the restaurant premises, and, subject to anything to the contrary in Franchisor Documents, all contracts and agreements between the Vendors and the Franchisor.

[Rest of page intentionally left blank.]

SCHEDULE “E” – PURCHASED ASSETS (NON-LIMITATIVE)

N/A (no addition to definition of “Purchased Assets”).

[Rest of page intentionally left blank.]

SCHEDULE “F” – PURCHASE PRICE ALLOCATION

[See *next page*.]

SCHEDULE “G” – FRANCHISOR DOCUMENTS

[*See next page.*]

APPENDIX E

District of Ontario
Division No. 11 - Kingston
Court File No. 33-3368242 and 33-3368241
Estate No. 33-3368242 and 33-3368241

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3, AS
AMENDED**

**AND IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED AND 1622356 ONTARIO LIMITED
OF THE CITY OF KINGSTON, IN THE PROVINCE OF ONTARIO**

AFFIDAVIT OF TOM MCELROY
(sworn September 4, 2026)

I, Tom McElroy, of the City of Toronto, in the Province of Ontario, MAKE OATH AND SAY:

1. I am a Managing Director at Albert Gelman Inc. ("**AGI**"). On May 1, 2026 (the "**Filing Date**"), 1382769 Ontario Limited operating as Kelsey's Gardiners Restaurant ("**KelseyCo**") and 1622356 Ontario Limited operating as Montana's Restaurant ("**MontanaCo**", and together with KelseyCo, the "**Companies**") each filed a Notice of Intention to Make a Proposal (an "**NOI**") pursuant to section 50.4(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "**BIA**"), and AGI was appointed as trustee (in such capacity, the "**Trustee**") under each NOI. The NOI proceedings of the Companies are referred to herein as the "**NOI Proceedings**". As such, I have knowledge of the matters hereinafter deposed to.
2. This Affidavit is sworn in support of the Trustee's fourth report to the Ontario Superior Court of Justice (East Region Commercial List) (the "**Court**") dated September 4, 2026 (the "**Fourth Report**"), and in support of a motion seeking, among other things, approval of the fees of the Trustee for the period from August 1, 2026 to September 1, 2026 (the "**Period**"), being the period since the Trustee's fees were last approved by the Court, as described in the third report of the Trustee dated August 20, 2026 (the "**Third Report**").
3. Pursuant to the NOIs, the Trustee has rendered invoices for services provided in the amount of \$14,882.50 (excluding HST) during the Period; no disbursements were incurred

by the Trustee during the Period. Attached hereto and marked as **Exhibit "A"** to this my Affidavit is a summary of the invoices rendered by the Trustee during the Period (the **"Accounts"**).

4. True copies of the Accounts, which include a fair and accurate description of the services provided along with the hours and applicable rates charged by the Trustee, are attached as **Exhibit "B"** to this my Affidavit.
5. In the course of performing its duties in the NOI Proceedings, the Trustee's staff expended a total of 28.1 hours during the Period. Attached as **Exhibit "C"** to this my Affidavit is a schedule setting out a summary of the individual staff involved in the administration of the NOI Proceedings and the hours and applicable rates charged by the Trustee for the Period. The average hourly rate charged by the Trustee during the Period was \$529.63.
6. I consider the Accounts to be fair and reasonable considering the circumstances connected with this matter.

Sworn remotely by Tom McElroy at
Toronto, Ontario before me at
Toronto, Ontario in accordance with
O. Reg. 431/20, Administering Oath
or Declaration Remotely, the 4th day
of September, 2026



Bryan Gelman

STKGFK9A2UEZQ1GL

Bryan Adam Gelman, a Commissioner, etc.,
Province of Ontario, for Albert Gelman Inc.
Expires November 22, 2028



Tom McElroy

SUNVEAEP47WALM4L

Tom McElroy

This is Exhibit "A" referred to in the Affidavit of
Tom McElroy, sworn before me on
September 4, 2026



Bryan Gelman

S162DV2S25HTQSQ9

Bryan Adam Gelman, a Commissioner, etc.,
Province of Ontario, for Albert Gelman Inc.
Expires November 22, 2028

Albert Gelman Inc.

In its capacity as Trustee under the Notices of Intention to Make a Proposal of 1382769 Ontario Limited and 1622356 Ontario Limited

And not in its personal or corporate capacity

Statement of Accounts

Debtor / Invoice #	Period	Fees	Disbursements	Sub total	HST	Total
1382769 Ontario Limited – Invoice 9398	August 2, 2026 to September 1, 2026	\$ 7,427.50	\$ -	\$ 7,427.50	\$ 965.58	\$ 8,393.08
1622356 Ontario Limited – Invoice 9399	August 2, 2026 to September 1, 2026	\$ 7,455.00	\$ -	\$ 7,455.00	\$ 969.15	\$ 8,424.15
Total		\$ 14,882.50	\$ -	\$ 14,882.50	\$ 1,934.73	\$ 16,817.23

This is Exhibit "B" referred to in the Affidavit of
Tom McElroy, sworn before me on
September 4, 2026



Bryan Gelman

SMGLWMCU788MCGT2

Bryan Adam Gelman, a Commissioner, etc.,
Province of Ontario, for Albert Gelman Inc.
Expires November 22, 2028

1622356 Ontario Limited
2024 Meredith Lane
Hartington, ON K0H 1W0

INVOICE

Invoice Date: Sep 2, 2026
Invoice Num: 9399
Billing Through: Sep 1, 2026
File ID: 1622356-ON-P

Re: Proposal of 1622356 Ontario Limited

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
8/2/2026	TMCELROY	Review and sign June 2026 Bank reconciliation;	0.10	\$595.00	\$59.50
8/17/2026	ASABBA	Received call from interested buyer; Drafted email correspondence with teaser and NDA; Added contact to interest buyer list.	0.20	\$400.00	\$80.00
8/17/2026	CROWE	Review draft fee affidavit; Discuss report with T McElroy;	0.20	\$475.00	\$95.00
8/19/2026	CROWE	Call director and leave message regarding affidavit;	0.10	\$475.00	\$47.50
8/19/2026	TMCELROY	Emails to/from counsel re various matters; Review of counsel comments to report; Swear proposal trustee's affidavit; Final review of and Sign report;	0.50	\$595.00	\$297.50
8/20/2026	ASABBA	Sent teaser and NDA to interested party, updated tracker of interested parties; SISP update meeting with T. McElroy and C. Rowe.	0.50	\$400.00	\$200.00
8/20/2026	CROWE	Read correspondence from counsel regarding report; Discuss bid deadline and sale process with A Sabba and T McElroy;	0.40	\$475.00	\$190.00
8/20/2026	TMCELROY	Meeting with C. Rowe and A. Sabba to discuss outcome of sales process and next steps; Review of Debtor's notice of motion and factum;	0.80	\$595.00	\$476.00
8/21/2026	JDOWDELL	Save and efile trustee's report and factum, post to website.	0.20	\$400.00	\$80.00
8/24/2026	ASABBA	Drafted email correspondence to T. Lloyd requesting cash flow actuals.	0.10	\$400.00	\$40.00
8/24/2026	CROWE	Attend stay extension hearing;	0.30	\$475.00	\$142.50
8/24/2026	TMCELROY	Review of Court Order and Endorsement; Emails to/from counsel re various matters; Discuss report to Court with C. Rowe;	0.50	\$595.00	\$297.50
8/25/2026	CROWE	Discuss cash flow reporting with A Sabba; Discuss court report with T McElroy;	0.20	\$475.00	\$95.00
8/25/2026	JDOWDELL	Efile documents and post to website.	0.10	\$400.00	\$40.00
8/26/2026	ASABBA	Reviewed email correspondence; Reviewed interested party outreach activity and drafted email correspondence; Reviewed the Fourth Report to Court.	0.80	\$400.00	\$320.00
8/26/2026	CROWE	Review file; Draft fourth report to court; Discuss report with T McElroy; Update report;	1.50	\$475.00	\$712.50
8/26/2026	TMCELROY	Emails to/from counsel re various matters; Emails from Debtor counsel, Franchisor and others; Discuss next steps with counsel;	0.40	\$595.00	\$238.00
8/27/2026	ASABBA	Reviewed email correspondence;	0.10	\$400.00	\$40.00
8/27/2026	CROWE	Read emails from T McElroy and counsel regarding admin charge;	0.10	\$475.00	\$47.50
8/27/2026	TMCELROY	Review and amend Fourth Report to Court; Comments to counsel re same;	3.20	\$595.00	\$1,904.00
8/28/2026	ASABBA	Phone call with bookkeeper;	0.20	\$400.00	\$80.00

1622356 Ontario Limited
2024 Meredith Lane
Hartington, ON K0H 1W0

INVOICE

Invoice Date: Sep 2, 2026
Invoice Num: 9399
Billing Through: Sep 1, 2026
File ID: 1622356-ON-P

Re: Proposal of 1622356 Ontario Limited

8/28/2026	CROWE	Review T McElroy amendments to report;	0.20	\$475.00	\$95.00
8/28/2026	TMCELROY	Review of closing agenda; Emails from Debtor counsel;	0.30	\$595.00	\$178.50
8/29/2026	CROWE	Review redline of report and query sales process notes to draft with A Sabba;	0.20	\$475.00	\$95.00
8/29/2026	CROWE	Review redline of report and query sales process notes to draft with A Sabba;	0.20	\$475.00	\$95.00
8/29/2026	TMCELROY	Review and sign July 2026 bank reconciliation;	0.10	\$595.00	\$59.50
8/30/2026	ASABBA	Review email correspondence and changes to fourth report;	0.20	\$400.00	\$80.00
8/31/2026	ASABBA	Review fourth report and reviewed email correspondences from interested parties to draft email containing relevant information from the SISF to include in the report;	0.30	\$400.00	\$120.00
9/1/2026	TMCELROY	Review of Tim Lloyd draft affidavit; Review of counsel proposed changes to draft affidavit; Emails to/from counsel re same; Prepare Proposal Trustee's affidavit;	2.10	\$595.00	\$1,249.50

Total Fees: **\$7,455.00**
HST/GST: \$969.15

Summary by Staff:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Adam Sabba, Associate, MBA, CPA	2.40	\$400.00	\$960.00
Chris Rowe, Senior Manager, CA (ANZ)	3.40	\$475.00	\$1,615.00
Jacqueline Dowdell, Associate	0.30	\$400.00	\$120.00
Tom McElroy, Managing Director, CPA, CBV, CIRP, LIT	8.00	\$595.00	\$4,760.00

Amount Due This Invoice: **\$8,424.15**

GST/HST Registration # 83741 9514 RT0001

1622356 Ontario Limited
2024 Meredith Lane
Hartington, ON K0H 1W0

INVOICE

Invoice Date: Sep 2, 2026
Invoice Num: 9399
Billing Through: Sep 1, 2026
File ID: 1622356-ON-P

Re: Proposal of 1622356 Ontario Limited

Payment Methods:

Interac e-Transfer:

Payment by e-transfer must include the FILE ID located on the upper corner of the invoice.
Send payment to payments@albertgelman.com.

Electronic Funds Transfer (EFT) / Wire (CDN\$):

Beneficiary Bank: The Toronto-Dominion Bank
Branch Address: 161 Bay St., Toronto, Ontario M5J 2T2
Bank Institution Number: 004
Transit: 05002
Account Number: 5252455
Beneficiary Name: Albert Gelman Inc.
Swift Code: TDOMCATTOR

Cheques:

Payments by cheque can be mailed to:
Albert Gelman Inc.
150 Ferrand Drive, Suite 1503, Toronto, Ontario M3C 3E5

1382769 Ontario Limited
2024 Meredith Lane
Hartington, on K0H 1W0

INVOICE

Invoice Date: Sep 2, 2026
Invoice Num: 9398
Billing Through: Sep 1, 2026
File ID: 1382769-ON-P

Re: Proposal of 1382769 Ontario Limited

Professional Fees:

<u>Date</u>	<u>Employee</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
8/2/2026	TMCELROY	Review and sign June 2026 Bank reconciliation;	0.10	\$595.00	\$59.50
8/17/2026	ASABBA	Received call from interested buyer; Drafted email correspondence with teaser and NDA; Added contact to interest buyer list.	0.20	\$400.00	\$80.00
8/17/2026	CROWE	Review and provide comments on fee affidavit;	0.20	\$475.00	\$95.00
8/19/2026	CROWE	Correspond with counsel regarding communication with director;	0.10	\$475.00	\$47.50
8/19/2026	TMCELROY	Emails to/from counsel re various matters; Review of counsel comments to report; Swear proposal trustee's affidavit; Final review of and Sign report;	0.50	\$595.00	\$297.50
8/20/2026	ASABBA	Sent teaser and NDA to interested party, updated tracker of interested parties; SISP update meeting with T. McElroy and C. Rowe.	0.50	\$400.00	\$200.00
8/20/2026	BGELMAN	Review and commission fee affidavit;	0.10	\$675.00	\$67.50
8/20/2026	CROWE	Discuss bid deadline and sale process with A Sabba and T McElroy;	0.30	\$475.00	\$142.50
8/20/2026	TMCELROY	Meeting with C. Rowe and A. Sabba to discuss outcome of sales process and next steps; Review of Debtor's notice of motion and factum;	0.80	\$595.00	\$476.00
8/21/2026	JDOWDELL	Save and efile trustee's report and factum, post to website.	0.20	\$400.00	\$80.00
8/24/2026	ASABBA	Drafted email correspondence to T. Lloyd requesting cash flow actuals.	0.10	\$400.00	\$40.00
8/24/2026	CROWE	Attend stay extension hearing;	0.30	\$475.00	\$142.50
8/24/2026	TMCELROY	Review of Court Order and Endorsement; Emails to/from counsel re various matters; Discuss report to Court with C. Rowe;	0.50	\$595.00	\$297.50
8/25/2026	CROWE	Discuss cash flow reporting with A Sabba; Read emails from counsel for debtor to purchaser;	0.20	\$475.00	\$95.00
8/25/2026	JDOWDELL	Efile documents and post to website.	0.10	\$400.00	\$40.00
8/26/2026	ASABBA	Reviewed email correspondence; Reviewed interested party outreach activity and drafted email correspondence; Reviewed the Fourth Report to Court.	0.80	\$400.00	\$320.00
8/26/2026	CROWE	Discuss report and closing with T McElroy; Draft fourth report to court; Read email from counsel to franchisor regarding closing issues; Discuss report with T McElroy; Update report;	1.60	\$475.00	\$760.00
8/26/2026	TMCELROY	Emails to/from counsel re various matters; Emails from Debtor counsel, Franchisor and others; Discuss next steps with counsel;	0.40	\$595.00	\$238.00
8/27/2026	ASABBA	Reviewed email correspondence;	0.10	\$400.00	\$40.00
8/27/2026	TMCELROY	Review and amend Fourth Report to Court; Comments to counsel re same;	3.20	\$595.00	\$1,904.00
8/28/2026	ASABBA	Phone call with bookkeeper;	0.20	\$400.00	\$80.00

1382769 Ontario Limited
2024 Meredith Lane
Hartington, on K0H 1W0

INVOICE

Invoice Date: Sep 2, 2026
Invoice Num: 9398
Billing Through: Sep 1, 2026
File ID: 1382769-ON-P

Re: Proposal of 1382769 Ontario Limited

8/28/2026	CROWE	Review T McElroy amendments to report;	0.20	\$475.00	\$95.00
8/28/2026	TMCELROY	Review of closing agenda; Emails from Debtor counsel;	0.30	\$595.00	\$178.50
8/29/2026	CROWE	Review redline of report and query sales process notes to draft with A Sabba;	0.20	\$475.00	\$95.00
8/29/2026	TMCELROY	Review and sign July 2026 bank reconciliation;	0.10	\$595.00	\$59.50
8/30/2026	ASABBA	Review email correspondence and changes to fourth report;	0.20	\$400.00	\$80.00
8/31/2026	ASABBA	Review fourth report and reviewed email correspondences from interested parties to draft email containing relevant information from the SISF to include in the report;	0.30	\$400.00	\$120.00
8/31/2026	CROWE	Read email from counsel for debtor to counsel for purchaser regarding assignment of contracts;	0.10	\$475.00	\$47.50
9/1/2026	TMCELROY	Review of Tim Lloyd draft affidavit; Review of counsel proposed changes to draft affidavit; Emails to/from counsel re same; Prepare Proposal Trustee's affidavit;	2.10	\$595.00	\$1,249.50

Total Fees: **\$7,427.50**
HST/GST: \$965.58

Summary by Staff:

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Adam Sabba, Associate, MBA, CPA	2.40	\$400.00	\$960.00
Bryan A Gelman, President, CIRP, LIT	0.10	\$675.00	\$67.50
Chris Rowe, Senior Manager, CA (ANZ)	3.20	\$475.00	\$1,520.00
Jacqueline Dowdell, Associate	0.30	\$400.00	\$120.00
Tom McElroy, Managing Director, CPA, CBV, CIRP, LIT	8.00	\$595.00	\$4,760.00

Amount Due This Invoice: **\$8,393.08**

GST/HST Registration # 83741 9514 RT0001

1382769 Ontario Limited
2024 Meredith Lane
Hartington, on K0H 1W0

INVOICE

Invoice Date: Sep 2, 2026
Invoice Num: 9398
Billing Through: Sep 1, 2026
File ID: 1382769-ON-P

Re: Proposal of 1382769 Ontario Limited

Payment Methods:

Interac e-Transfer:

Payment by e-transfer must include the FILE ID located on the upper corner of the invoice.
Send payment to payments@albertgelman.com.

Electronic Funds Transfer (EFT) / Wire (CDN\$):

Beneficiary Bank: The Toronto-Dominion Bank
Branch Address: 161 Bay St., Toronto, Ontario M5J 2T2
Bank Institution Number: 004
Transit: 05002
Account Number: 5252455
Beneficiary Name: Albert Gelman Inc.
Swift Code: TDOMCATTOR

Cheques:

Payments by cheque can be mailed to:
Albert Gelman Inc.
150 Ferrand Drive, Suite 1503, Toronto, Ontario M3C 3E5

This is Exhibit "C" referred to in the Affidavit of
Tom McElroy, sworn before me on
September 4, 2026



Bryan Gelman

SY6936ELLR7ETRP7

Bryan Adam Gelman, a Commissioner, etc.,
Province of Ontario, for Albert Gelman Inc.
Expires November 22, 2028

Exhibit "C"**Albert Gelman Inc.****In its capacity as Trustee under the Notices of Intention to Make a Proposal of 1382769 Ontario Limited and 1622356 Ontario Limited****And not in its personal or corporate capacity****Statement of Accounts**

Staff member	Position	Hours worked	Avg.	Total
			Hourly rate	
			(\$)	(\$)
Bryan A. Gelman, CIRP, LIT	President	0.1	675.00	67.50
Tom McElroy, CPA, CA, CBV, CIRP, LIT	Managing Director	16.0	595.00	9,520.00
Chris Rowe, CA (ANZ)	Senior Manager	6.6	475.00	3,135.00
Adam Sabba, MBA, CPA	Associate	4.8	400.00	1,920.00
Jacqueline Dowdell	Associate	0.6	400.00	240.00
		<u>28.1</u>	<u>529.63</u>	<u>14,882.50</u>

APPENDIX F

Court File No. 33-3368241

**ONTARIO
SUPERIOR COURT OF JUSTICE
(EAST REGION COMMERCIAL LIST)**

**IN THE MATTER OF THE NOTICES OF INTENTION
TO MAKE A PROPOSAL OF 1382769 ONTARIO
LIMITED AND 1622356 ONTARIO LIMITED**

FEE AFFIDAVIT OF SHAHED KHALIL

I, **SHAHED KHALIL**, of the City of Toronto, in the Province of Ontario, MAKE OATH AND SAY:

1. I am a lawyer with the law firm Miller Thomson LLP (“**Miller Thomson**”), the lawyers for Albert Gelman Inc. (“**AGI**”), in its capacity as proposal trustee (the “**Proposal Trustee**”) of 1382769 Ontario Limited and 1622356 Ontario Limited (together, the “**Companies**”), and as such have knowledge of the matters to which I hereinafter depose.
2. On or about May 1, 2026, each of the Companies filed a Notice of Intention to Make a Proposal (each, an “**NOI**”) pursuant to subsection 50.4(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”). AGI was named as the Proposal Trustee in the NOIs and has been acting in that capacity since the date of filing.
3. Attached hereto and marked as **Exhibit “A”** to this Affidavit is a chart listing our account as rendered by Miller Thomson to the Proposal Trustee in respect of these proceedings, totaling \$5,801.42 (inclusive of taxes) in respect of the period from August 7, 2026 to August 31, 2026.

4. Attached hereto and marked as **Exhibit “B”** to this Affidavit is a copy of the invoice for services rendered to the Proposal Trustee from August 7, 2026 to August 31, 2026.
5. Attached hereto and marked as **Exhibit “C”** to this Affidavit is a chart detailing the lawyers and staff who have worked on this matter, their year of call, time charged and hourly rates.
6. I confirm that the account described in Paragraph 3 above accurately reflects the services provided by Miller Thomson in this matter and the fees and disbursements claimed from August 7, 2026, to August 31, 2026. On this basis, Miller Thomson requests that this Honourable Court approve its fees and disbursements as counsel to the Proposal Trustee for the period referenced above, in the total amount of \$5,801.42 (inclusive of taxes).
7. To the best of my knowledge, the rates charged by Miller Thomson are comparable to the rates charged for the provision of similar services by other legal firms in the Toronto market.
8. This Affidavit is sworn in connection with a motion by the Proposal Trustee to have, among other things, the fees, taxes and disbursements of its counsel, Miller Thomson, in relation to these proceedings approved by this Honourable Court, and for no improper purpose.

SWORN before me at the City of Toronto, in the Province of Ontario, on September 3, 2026, in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

DocuSigned by:

Matthew Cressatti

DA79353421D842D...

Commissioner for Taking Affidavits
Matthew Cressatti

Signed by:

Shahed Khalil

17DFEE2EE4B240D...

Shahed Khalil

This is Exhibit “A” referred to in the Affidavit of Shahed Khalil sworn by Shahed Khalil at the City of Toronto, in the Province of Ontario, before me on September 3, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

DocuSigned by:
Matthew Cressatti
DA79353421D842D...

Commissioner for Taking Affidavits (or as may be)

MATTHEW CRESSATTI

**IN THE MATTER OF THE NOTICES OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED AND 1622356 ONTARIO LIMITED**

Account Summary

Client: Albert Gelman Inc.

Period Rendered: August 7 – August 31, 2026

Invoice Date	Invoice #	Fees	Disbursements	Tax	Total
09/02/2026	4289498	\$4,859.00	\$275.00	\$667.42	\$5,801.42
Total Billed		\$4,859.00	\$275.00	\$667.42	\$5,801.42

This is Exhibit “B” referred to in the Affidavit of Shahed Khalil sworn by Shahed Khalil at the City of Toronto, in the Province of Ontario, before me on September 3, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

DocuSigned by:
Matthew Cressatti
DA79353421D842D...

Commissioner for Taking Affidavits (or as may be)

MATTHEW CRESSATTI



MILLER THOMSON LLP
SCOTIA PLAZA
40 KING STREET WEST, SUITE 6600
P.O. BOX 1011
TORONTO, ON M5H 3S1
CANADA

T 416.595.8500
F 416.595.8695

MILLERTHOMSON.COM

Account Summary and Remittance Form

September 2, 2026

Invoice Number 4289498

Albert Gelman Inc.
150 Ferrand Dr
Suite 1503
Toronto, ON M3C 3E5

Attention: Tom McElroy, Managing Director

Re: Insolvency of 1382769 Ontario Limited
Our File No. 0299166.0001

Fees:	\$4,859.00
Disbursements:	\$275.00
Ontario HST 13% (R119440766)	\$667.42
Total Amount Due	\$5,801.42



MILLER THOMSON
AVOCATS | LAWYERS

Page 2

Invoice 4289498

September 2, 2026

Invoice Number 4289498

Albert Gelman Inc.
150 Ferrand Dr
Suite 1503
Toronto, ON M3C 3E5

Attention: Tom McElroy, Managing Director

For the professional services rendered through August 31, 2026

Re: Insolvency of 1382769 Ontario Limited
Our File No. 0299166.0001

Date	Initials	Description	Hours
08/07/2026	MC	Correspondence to borrower counsel regarding next steps in process;	0.20
08/10/2026	MC	Correspondence with client regarding status of SISP; correspondence with debtor counsel regarding same;	0.40
08/11/2026	MC	Correspondence with client regarding sale process and upcoming hearing; correspondence with client and borrower counsel regarding same;	0.40
08/12/2026	MC	Correspondence with client and debtor counsel regarding sale process and stay extension;	0.30
08/13/2026	MC	Correspondence with client and debtor counsel regarding stay extension; review and revision to affidavit in support of stay extension and ancillary relief; review and revision to third trustee report; drafting fee affidavit;	1.00
08/14/2026	SH	Review correspondence from M. Cressatti re: fee affidavit;	0.10
08/14/2026	MC	Correspondence with client regarding stay extension motion; revision to draft report and draft stay extension order and to affidavit in support;	0.50
08/17/2026	SH	Review fee affidavit;	0.10
08/18/2026	SH	Swear fee affidavit;	0.10
08/19/2026	MC	Correspondence with client regarding draft report and revisions thereto; correspondence with borrower counsel regarding motion materials;	0.30



MILLER THOMSON
AVOCATS | LAWYERS

Page 3

Invoice 4289498

Date	Initials	Description	Hours
08/20/2026	MC	Final review of third trustee report; coordinating service of same; correspondence with client and borrower counsel regarding sale process;	0.30
08/24/2026	MC	Preparation for and attendance at hearing regarding stay extension; correspondence with borrower counsel and client regarding same;	1.00
08/26/2026	MC	Correspondence and teleconference with borrower counsel regarding sale mechanics and sale approval motion; correspondence with client regarding same;	0.40
08/28/2026	MC	Correspondence with borrower counsel regarding sale mechanics; review of closing agenda and revisions to same;	0.30
08/29/2026	MC	Review and revision to draft proposal trustee report; correspondence with client regarding same; correspondence with borrower counsel regarding same;	2.00
08/31/2026	MC	Correspondence with Borrower counsel regarding sale approval motion materials; review of correspondence between Borrower counsel and Purchaser regarding closing matters;	0.20
Total Hours			7.60

Our Fee: **4,859.00**

TK ID	Initials	Name	Title	Rate	Hours	Amount
01224	MC	M. Cressatti	Partner	\$650.00	7.30	\$4,745.00
09548	SH	S. Khalil	Associate	\$380.00	0.30	\$114.00

Taxable Disbursements

Agent's Disbursements	275.00	
Total Taxable Disbursements	275.00	\$275.00

Total Fees and Disbursements **\$5,134.00**

Ontario HST 13% (R119440766)



Invoice 4289498

On Fees	\$631.67
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On Disbursements	\$35.75
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Total Amount Due	\$5,801.42
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E.&O.E.

This is Exhibit “C” referred to in the Affidavit of Shahed Khalil sworn by Shahed Khalil at the City of Toronto, in the Province of Ontario, before me on September 3, 2026 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

DocuSigned by:
Matthew Cressatti
DA79353421D842D...

Commissioner for Taking Affidavits (or as may be)

MATTHEW CRESSATTI

**IN THE MATTER OF THE NOTICES OF INTENTION TO MAKE A PROPOSAL OF
1382769 ONTARIO LIMITED AND 1622356 ONTARIO LIMITED**

Period: August 7, 2026 – August 31, 2026,

Billable Hours

Name	Hourly Rate	Year of Call	Hours Worked	Amount
M. Cressatti	\$650.00	2019	7.30	\$4,745.00
S. Khalil	\$380.00	2026	0.30	\$114.00
Total			7.60	\$4,859.00

**IN THE MATTER OF THE NOTICES OF INTENTION TO MAKE A
PROPOSAL OF 1382769 ONTARIO LIMITED AND 1622356 ONTARIO
LIMITED**

Court File No. 33-3368241

**ONTARIO
SUPERIOR COURT OF JUSTICE
(EAST REGION COMMERCIAL LIST)**

Proceeding commenced at Ottawa

**FEE AFFIDAVIT
(SWORN SEPTEMBER 3, 2026)**

MILLER THOMSON LLP
Scotia Plaza
40 King Street West, Suite 6600
P.O. Box 1011
Toronto ON M5H 3S1

Matthew Cressatti LSO#: 77944T
mcressatti@millerthomson.com
Tel: 416.597.4311

Lawyers for Albert Gelman Inc.

IN THE MATTER OF THE NOTICES OF INTENTION TO MAKE A
PROPOSAL OF 1382769 ONTARIO LIMITED AND 1622356 ONTARIO
LIMITED

Court File No. 33-3368241

**ONTARIO
SUPERIOR COURT OF JUSTICE
(EAST REGION COMMERCIAL LIST)**

Proceeding commenced at Ottawa

FOURTH REPORT OF THE PROPOSAL TRUSTEE

MILLER THOMSON LLP
Scotia Plaza
40 King Street West, Suite 6600
Toronto, ON Canada M5H 3S1

Matthew Cressatti LSO# 77944T
Email: mcressatti@millerthomson.com
Tel: 416-597-4311

Lawyers for the Proposal Trustee, Albert Gelman Inc.