COURT FILE NUMBER	2603-04944
COURT	COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE	EDMONTON
PLAINTIFF	COMPTERSHARE TRUST COMPANY OF CANADA
DEFENDANT	2597427 ALBERTA LTD., MUJTABA SYED and ALI HASSAN
DOCUMENT	**RECEIVER'S CLOSING CERTIFICATE**

Clerk's Stamp

JUDICIAL CENTRE OF EDMONTON
FILED DIGITALLY
2603 04944
Sep 8, 2026
12:25 PM
CLERK OF THE COURT

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

DLA Piper (Canada) LLP
1000, 250 2 Street SW
Calgary, Alberta T2P OC1

Lawyer: Anthony Mersich
Phone Number: (403) 776-8819
Fax Number: (403) 697 6600
Email Address: anthony.mersich@ca.dlapiper.com

RECITALS

A. Pursuant to an Order of the Honourable Justice C. Feasby of the Court of King's Bench of Alberta, Judicial District of Edmonton (the "**Court**") dated March 13, 2026, AlixPartners Restructuring, Inc. (previously known as KSV Restructuring Inc.) was appointed as the receiver and manager (the "**Receiver**") of the real property owned by 2597427 Alberta Ltd. (the "**Debtor**") and legally described as:

> CONDOMINUM PLAN 9022742L UNITS 1-34 INCLUSIVE;
> EXCEPTING THEREOUT ALL MINES AND MINERALS
>
> (the "**Lands**"); and
>
> all of the Debtor's present and after-acquired goods, chattel paper, money, securities, documents of title, instruments, and intangibles, which are now or at any time hereafter located at, related to, or used in connection with the Lands, and all parts, accessories, attachments, equipment, additions, accretions, and accessions thereto and proceeds thereof, (collectively with the Lands, the "**Property**").

B. Pursuant to an Order of the Court dated July 13, 2026, the Court approved the agreement of purchase and sale made as of July 2, 2026 (the "**Sale Agreement**") between the Receiver and ARH Homes Inc. (the "**Purchaser**") and provided for the vesting in the Purchaser of the Debtor's

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 Receiver 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 section 7.1 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

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

THE RECEIVER CERTIFIES the following:

1. The Purchaser (or its nominee) has paid and the Receiver 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 section 7.1 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser (or its nominee);

3. The Transaction has been completed to the satisfaction of the Receiver; and

4. This Certificate was delivered by the Receiver on the 31 day of July, 2026.

AlixPartners Restructuring, Inc., in its capacity as Receiver of the Property, and not in its personal capacity.

DocuSigned by:

Per; _____

87E48B2D2D52481...

Name: Jason Knight

Title: Managing Director