



No. S-250121
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36

BETWEEN:

KINGSETT MORTGAGE CORPORATION

PETITIONER

AND

LUMINA ECLIPSE LIMITED PARTNERSHIP,

BETA VIEW HOMES LTD.,

LUMINA ECLIPSE GP LTD.,

and

D-THIND DEVELOPMENT BETA LTD.

RESPONDENTS

ORDER MADE AFTER APPLICATION

ORDER VARYING DISTRIBUTION ORDER

BEFORE THE HONOURABLE JUSTICE)
MASUHARA) September 3, 2026
)

THE APPLICATION of the Petitioner coming on for hearing at Vancouver, British Columbia, on August 31, 2026; AND ON HEARING Emma Newbery, counsel for the Petitioner and those other counsel listed on Schedule "A" hereto; AND UPON READING the material filed, including the Notice of Application of the Petitioner and the affidavit(s) filed in support, and the distribution order of this Court dated April 8, 2026 (the "**Distribution Order**"); AND pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36 as amended, the British Columbia Supreme Court Civil Rules, and the inherent jurisdiction of this Honourable Court; *with reasons reserved to September 3, 2026;*

De J.

THIS COURT ORDERS AND DECLARES THAT:

1. Capitalized terms used but not otherwise defined in this Order have the meanings given to them in the Distribution Order.

2. Paragraph 3(d) of the Distribution Order is hereby deleted in its entirety and replaced with the following:

“(d) to either Former Sales Agent, if and as applicable, and/or any cooperating brokerage in respect of the commission payable in connection with each Purchased Unit and any GST thereon, provided that (i) in each case, the Monitor has received such information, documentation or declaration as the Monitor considers necessary or appropriate to confirm the commission payable in connection with such Purchased Unit, and (ii) in respect of each Purchased Unit sold pursuant to a Pre-Sale Contract, the Monitor shall pay only that portion of the commission that is payable on or following the completion of the sale of that Purchased Unit, and shall not pay any portion of the commission or any other fee, bonus, charge or other amount that accrued or was earned and was owing or payable prior to the commencement of these proceedings; and”.

3. Except as varied by this Order, the Distribution Order remains in full force and effect, unamended.

4. This Order does not affect any Distribution made under the Distribution Order prior to the date of this Order.

5. Endorsement of this Order by counsel appearing on this application, other than counsel for the Petitioner, is hereby dispensed with.

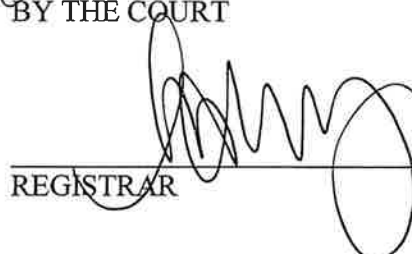
THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Signature of Emma Newbery

☐ Party ☒ Lawyer for the Petitioner


BY THE COURT


REGISTRAR



Schedule "A"

Appearance List

NAME	APPEARING FOR
Emma Newbery Lucas Hodgson	Counsel for the Petitioner, KingSett Mortgage Corporation
Andrew Froh Sean Zweig (by MS Teams)	Counsel for the Monitor, AlixPartners Restructuring, Inc.
Nikhil Pandey	Counsel for His Majesty the King
Trevor Hande	Counsel for Grand Central Realty (Angela Le, Ashwani Kalia, Bayan Knight, Evan Yuen, Sean Fox, Austin Yu, Clarence Chan, Ifti Asin, Martin Ng and Willa Wang)
Howard Qu	Counsel for Hong Win International Group
Dakota Koch	Counsel for Rennie Marketing Systems
Candace Formosa	Counsel for Westmount West Services Inc.
Dean Dymont	Managing Broker for Nu Stream Realty and Parallel 49 Realty (representing Tom Zhang from Nu Stream Realty)
Michelle Adams	Managing Broker for Oakwyn Realty (representing various agents from Oakwyn Realty)
Bayan Knight	Self
Angela Le	Self