VANCOUVER
OCT 15 2026
REGISTRY

No. S-267204
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BANK OF MONTREAL

PETITIONER

AND

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner CANSTAR RESTORATIONS GP INC., CANSTAR RESTORATIONS GP INC., and L.U.N.A RESTORATIONS INC.

RESPONDENTS

RECEIVER'S CERTIFICATE

RECITALS:

A. Pursuant to a receivership order made on September 28, 2026, AlixPartners Restructuring, Inc. was appointed as the receiver and manager (in such capacity, the "**Receiver**") of all the assets, undertakings and property of the Respondents, Canstar Restorations Limited Partnership by its general partner Canstar Restorations GP Inc., Canstar Restorations GP Inc., and L.U.N.A Restorations Inc. (collectively, the "**Canstar Group**").

B. Pursuant to a transaction approval and reverse vesting order made on October 8, 2026 (the "**Approval and Reverse Vesting Order**"), the Supreme Court of British Columbia approved the proposed transaction (the "**Transaction**") contemplated by an agreement for purchase and sale dated September 15, 2026 (the "**Agreement**"), between the Canstar Group, as vendors, and Premium Restoration Ltd., as purchaser (the "**Purchaser**"), as amended by the First Amending Agreement between the Canstar Group and the Purchaser on September 24, 2026.

C. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Approval and Reverse Vesting Order or the Agreement, as the context may require.

THE RECEIVER HEREBY CERTIFIES AS FOLLOWS:

1. The Purchaser has paid, and the Receiver has received, the full amount of the Purchase Price in accordance with the terms of the Agreement.

2. All applicable conditions to Closing under the Agreement have been satisfied or waived by the Receiver and the Purchaser, as applicable.

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

THIS CERTIFICATE WAS DELIVERED BY THE RECEIVER this 13 day of October, 2026 at Toronto, Ontario.

ALIXPARTNERS RESTRUCTURING, INC.,
solely in its capacity as Court-appointed receiver of Canstar Restorations Limited Partnership by its general partner Canstar Restorations GP Inc., Canstar Restorations GP Inc., and L.U.N.A Restorations Inc., and not in its personal or corporate capacity

Per: _____
Name: Robert Kofman, LIT
Title: Senior Advisor