Court File No. CL-26-00000424-0000

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

THE HONOURABLE	)	MONDAY, THE
	)	
JUSTICE J. DIETRICH	)	9TH DAY OF NOVEMBER, 2026

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

and

488 DUPONT STREET LTD. and 1140 DUPONT STREET LTD.

Respondents

ANCILLARY RELIEF ORDER

THIS MOTION made by the Applicant, Cameron Stephens Mortgage Capital Ltd. ("**Cameron Stephens**") for an order, *inter alia*, (i) lifting the stay of proceedings against 488 Dupont Street Ltd. ("**488 Ltd**.") as granted pursuant to the Order of Justice J. Dietrich dated the 9th day of November, 2026 (the "**Receivership Order**"), and (ii) authorizing and directing AlixPartners Restructuring, Inc. ("**AlixPartners**"), in its capacity as receiver and manager (in such capacity, the "**Receiver**"), without security, of all present and future assets, undertakings and properties of 488 Ltd., to file an assignment in bankruptcy on behalf of 488 Ltd. pursuant to section 49 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. b-3, as amended, was heard this day by videoconference via Zoom.

ON READING the Motion Record of the Applicant, the Affidavit of Mark O'Duffy sworn October 28, 2026 and the Exhibits thereto, and on hearing the submissions of counsel for Cameron Stephens and such other counsel as were present, no one else appearing although duly served as appears from the affidavit of service of Timothea Huynh sworn October 1, 2026,

1. **THIS COURT ORDERS** that upon completion of the transaction contemplated in the agreement of purchase and sale dated August 11, 2026, between AlixPartners, in its capacity as the proposed court-appointed receiver and manager, without security, of 488 Ltd. (in such capacity, the "**Proposed Receiver**") and SFM Holdings Inc. ("**SFM**"), which was subsequently assigned by SFM in favour of 488 Dupont Street GP Inc. as evidenced by a notice of assignment of purchase agreement and direction re title delivered to the Proposed Receiver on October 28, 2026, the stay of proceedings against 488 Ltd., as imposed pursuant to paragraph 8 of the Receivership Order, be and is hereby lifted to permit the filing of an assignment in bankruptcy by the Receiver on behalf of 488 Ltd.

2. **THIS COURT ORDERS** that the Receiver is hereby authorized and directed to file an assignment in bankruptcy on behalf 488 Ltd. and to act as trustee in bankruptcy in respect of 488 Ltd.

3. **THIS COURT ORDERS** that, upon the assignment of 488 Ltd. into bankruptcy in accordance with paragraph 2 of this Order, the Receiver is hereby authorized and directed to transfer the sum of $50,000.00 plus HST to AlixPartners in its capacity as trustee in bankruptcy, to fund the administration of the bankruptcy.

CAMERON STEPHENS MORTGAGE CAPITAL LTD.
Applicant

and

488 DUPONT STREET LTD. et al.
Respondents

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ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS AMENDED

Proceeding commenced at Toronto

ANCILLARY RELIEF ORDER

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