



No. S-261991
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

KINGSETT MORTGAGE CORPORATION

PETITIONER

AND

6511 SUSSEX HEIGHTS DEVELOPMENT LTD.

RESPONDENT

MONITOR'S CERTIFICATE

RECITALS

A. On April 9, 2026, the Honourable Justice Masuhara of the Supreme Court of British Columbia (the "**Court**") issued an Order (as amended and restated on April 17, 2026, and as may be further amended or amended and restated from time to time, the "**Initial Order**") pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the "**CCAA**" and the proceedings thereunder, the "**CCAA Proceedings**"), among other things, granting 6511 Sussex Heights Development Ltd. ("**6511 Sussex**") protection under the CCAA and appointing AlixPartners Restructuring, Inc. as the monitor (in such capacity, the "**Monitor**") of 6511 Sussex, with certain enhanced powers.

B. Pursuant to an Order dated July 27, 2026 (the "**Approval and Vesting Order**") and subject to its terms, the Court, among other things: (i) approved an agreement of purchase and sale dated April 13, 2026 (as may be amended, restated, supplemented, or otherwise modified from time to time in accordance with its terms and the terms of the Approval and Vesting Order, the "**Sale Agreement**"), between the Monitor, for and on behalf of 6511 Sussex, and KingSett Mortgage Corporation ("**KingSett**"), as assigned by KingSett to the Permitted Assignee, KS Highline LP (the "**Purchaser**"), and the Transaction contemplated thereby; (ii) added Residual Co. as a "Respondent" in the CCAA Proceedings; (iii) vested in the Purchaser all of 6511 Sussex's right, title and interest in and to the Purchased Interests; (iv) vested in and to Residual Co. absolutely and exclusively, all of the right, title and interest of 6511 Sussex in and to the Excluded Assets, Excluded Contracts and Excluded Liabilities; and (v) discharged all Claims and Encumbrances and the Excluded Liabilities against 6511 Sussex, the Purchased Interests and the Retained Assets other than the Permitted Encumbrances and the Retained Liabilities.

C. Unless otherwise defined herein, capitalized terms have the meanings set out in the Sale Agreement or the Approval and Vesting Order, as applicable.

THE MONITOR CERTIFIES the following:

1. The Conditions Precedent have been satisfied or waived by the Monitor and the Purchaser, as applicable, or arrangements for the satisfaction or waiver of the Conditions Precedent by the Monitor and the Purchaser, as applicable, satisfactory to the Monitor have been made.
2. This Certificate was delivered by the Monitor at 2:56 p.m. (PT) on October 13, 2026.

ALIXPARTNERS RESTRUCTURING, INC.,
solely in its capacity as the Court-appointed
monitor of 6511 Sussex Heights Development Ltd.,
and not in its personal, corporate or any other
capacity

Per:



Name: Jason Knight

Title: Managing Director