

COURT FILE NUMBER 2603-15449

Clerk's Stamp

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

APPLICANT MCAP FINANCIAL CORPORATION as agent for
and on behalf of COMPUTERSHARE TRUST
COMPANY OF CANADA

RESPONDENTS LUXOR LAND LTD., MESA WEST CAPITAL
CORP., PACIFIC PLAZA LIMITED PARTNERSHIP
and GEORGE SCHLUESSEL

DOCUMENT **SEALING ORDER**

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION
OF PARTY
FILING THIS
DOCUMENT

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File No. 29633-416

DATE ON WHICH ORDER WAS PRONOUNCED: August 14, 2026

LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton, AB

NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Justice Burns

UPON THE APPLICATION of MCAP Financial Corporation as agent for and on behalf of Computershare Trust Company of Canada (the "**Applicant**") for an order, among other things, sealing Confidential Exhibits 1 and 2 to the Affidavit of Ifti Rashid sworn July 13, 2026 (the "**Confidential Exhibits**"); **AND UPON** having read the Affidavit of Ifti Rashid sworn July 13, 2026 (the "**Rashid Affidavit**"); and the Affidavit of Service of Angeline Gagnon, sworn August 14, 2026; **AND UPON HEARING** the submissions of counsel to the Applicant and any other interested parties in attendance;

IT IS HEREBY ORDERED AND DECLARED:

1. Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Rashid Affidavit.

SERVICE

2. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and time for service of this application is abridged to that actually given.

SEALING ORDER

3. The Confidential Exhibits shall be sealed on the Court file, notwithstanding Division 4 of Part 6 of the *Alberta Rules of Court*, Alta Reg 124/2010, until the earlier of:
 - (a) the discharge of AlixPartners Restructuring, Inc. ("**AlixPartners**"), as receiver and manager (in such capacity, the "**Receiver**") over certain assets, undertakings and properties of Luxor Land Ltd. and Mesa West Capital Corp., if so appointed;
 - (b) one year from the date of this Sealing Order; or
 - (c) further order of this Honourable Court.
4. The Clerk of the Court shall file the Confidential Exhibits in a sealed envelope attached to a notice that sets out the style of cause of these proceedings and states:

THE ENVELOPE CONTAINS CONFIDENTIAL MATERIALS FILED IN COURT FILE NO. 2603-15449. THE CONFIDENTIAL EXHIBITS ARE SEALED PURSUANT TO THE SEALING ORDER ISSUED BY THE HONOURABLE JUSTICE J.S. LITTLE ON JULY 22, 2026, UNTIL THE EARLIER OF THE DISCHARGE OF THE RECEIVER, ONE YEAR FROM THE DATE OF THIS SEALING ORDER OR FURTHER ORDER OF THE COURT AND ARE NOT TO BE PLACED ON THE PUBLIC RECORD OR MADE PUBLICLY ACCESSIBLE.

5. Any party may apply to set aside paragraph 3 of this order upon providing the parties to this proceeding and all other interested parties within five (5) days notice of such application.

SERVICE OF ORDER

6. Service of this Order shall be deemed good and sufficient by:
 - (a) serving the same on:
 - i. the persons listed on the service list created in these proceedings;
 - ii. any other person served with notice of the application for this Order; and
 - iii. any other parties attending or represented at the application for this Order; and
 - (b) posting a copy of this Order on the Receiver's website established in connection with

these proceedings, for no less than six months from the date of this Order; and

(c) service on any other person is hereby dispensed with.

7. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier.


Justice of the Court of King's Bench of Alberta