

**IN THE MATTER OF THE RECEIVERSHIP OF LUXOR LAND LTD.
AND MESA WEST CAPITAL CORP.
OF THE CITY OF EDMONTON, IN THE PROVINCE OF ALBERTA**

**Notice and Statement of the Receiver
(Subsection 245(1) and 246(1) of the *Bankruptcy and Insolvency Act*)**

1. Pursuant to an order of the Court of King's Bench of Alberta (the "**Court**") pronounced on August 14, 2026 (the "**Receivership Order**"), AlixPartners Restructuring, Inc. ("**AlixPartners**") was appointed receiver (in such capacity, the "**Receiver**"), without security, of the following property of Luxor Land Ltd. ("**Luxor**") and Mesa West Capital Corp. ("**Mesa**", and together with Luxor, the "**Debtors**"):
 - a. the lands, including all current or future improvements and fixtures, legally described as (the "**Lands**"):

PLAN (B)
BLOCK NINE (9)
LOT FORTY FOUR (44) AND THE NORTHERLY ONE HUNDRED AND TEN (110)
FEET IN WIDTH THROUGHOUT OF LOTS FORTY FIVE (45) AND FORTY SIX (46)

PLAN (B)
BLOCK NINE (9)
LOTS FORTY FIVE (45) AND FORTY SIX (46);
 - b. a twelve story-office tower located on the Lands having the municipal address 10909 Jasper Ave, Edmonton, AB T5K 0K9 known as "**WSP Place**";
 - c. all present and future rents reserved or payable under leases relating to the Lands and WSP Place; and
 - d. all personal property, assets, rights and undertakings located on, arising out of or used in conjunction with the Lands or WSP Place (collectively, the "**Property**").
2. The Receivership Order and other information relevant to the receivership proceedings are available at: <https://cdncases.alixpartners.com/experience/case/luxorland>.
3. The following information relates to the receivership of the Debtors:

Registered office:	209-2920 Calgary Trail NW, Edmonton, Alberta T6J 2G8
Principal line of business:	Real Estate Holding Company

4. Based on the most current financial information available to the Receiver, the approximate book value of the Debtors' assets in connection with the Property is as follows:

Assets	Net Book Value (\$CAD) ¹
Cash	14,086
Accounts Receivable	789,756
Land and Building	TBD
WSP Place Improvements	2,356,576
Total Assets	3,160,419

5. Based on the unaudited books and records of the Debtors, a listing of potential secured and unsecured creditors has been compiled and is attached as "**Appendix A**". As the Receiver becomes aware of any additional creditors, it will provide a copy of this notice to those parties.
6. The principal purpose of the receivership proceedings is to sell the Property to maximize value for all stakeholders.
7. The Receiver's contact information is as follows:

AlixPartners Restructuring, Inc.
Suite 1165, 324 – 8th Avenue SW, Box 129
Calgary, AB T2P 2Z2

Attention: Paul Lim
Telephone No: (587) 437-8741
Facsimile No: (416) 932-6266
Email address: paul.lim@alixpartners.com

Dated at Calgary, Alberta this 24th day of August 2026.

AlixPartners Restructuring, Inc.

solely in its capacity as court-appointed
receiver of certain property of Luxor Land
Ltd. and Mesa West Capital Corp.



Per: Andrew Basi
Managing Director

¹ Net book value is based on unaudited books and records of the Debtors, provided by the Property Manager, as at August 24, 2026, and discussions held with the Property Manager. These values may not represent a fair market value of the Property or assets. Certain asset values are unknown and have been indicated as To Be Determined ("TBD").

Appendix “A”

**IN THE MATTER OF THE RECEIVERSHIP OF
LUXOR LAND LTD. AND MESA WEST CAPITAL CORP. (THE "DEBTORS")
List of Creditors as at August 24, 2026
(Unaudited \$)**

Please note the following:

1. This list of creditors has been prepared from the unaudited books and records of the Debtors as at August 24, 2026, prepared and provided by McCor Management (AB) Inc., and the review of the personal property registry and land title search results.
2. The amounts included in this list of creditors may not be accurate as of the date of this schedule. The amounts are subject to change, which may be material.
3. Creditors are not required to file a proof of claim at this point in time.
4. An amount owing of \$1 represents an unknown amount.

Secured Creditors	Address	City	Province / State	Postal / ZIP Code	Country	Amount Due (CAD \$)
MCAP Financial Corporation in its capacity as master servicer and special servicer of a mortgage loan held by Computershare Trust Company of Canada as custodian on behalf of Real Estate Asset Liquidity Trust	Suite 400, 200 King Street West	Toronto	ON	M5H 3T4	Canada	44,643,306
Chandos Construction Ltd.	2700, 10155 102 Street	Edmonton	AB	T5J 4G8	Canada	364,226
ATB Financial	2500, 10020 100 Street NW	Edmonton	AB	T5G 0X3	Canada	1
Servus Credit Union Ltd.	11311 Kingsway Avenue	Edmonton	AB	T5G 0X3	Canada	1
National Bank of Canada	201, 12230 Jasper Avenue	Edmonton	AB	T5N 3K3	Canada	1
Canadian Western Bank	Suite 201, 12230 Jasper Avenue	Edmonton	AB	T5N 3K3	Canada	1
Canada ICI Capital Corporation	#106 - 205 Carnegie Drive	St. Albert	AB	T8N 5B2	Canada	1
Total Secured						45,007,537
Unsecured Creditors						
Canada Revenue Agency	9755 King George Boulevard	Surrey	BC	V3T 5E1	Canada	1
GDI Services Canada LP	14588 - 116 Avenue	Edmonton	AB	T5M 3E9	Canada	4,476
Building Engines	PO Box 95919	Chicago	IL	60694-5919	US	4,857
Alberta Sweeprite	PO Box 1560	Gibbon	AB	T0A 1N0	Canada	3,035
Orkin Canada Corporation	6205A Airport Rd	Mississauga	ON	L4V 1E1	Canada	336
TKE	10230 – 176 Street NW	Edmonton	AB	T5S 1L2	Canada	2,138
McCor Management (AB) Inc.	#1200, 10109 – 106 Street NW	Edmonton	AB	T5J 3L7	Canada	11,000
365 Patrol	315 Lakeside Greens Court	Chestermere	AB	T1X 1C8	Canada	4,331
Four Seasons Property Care	PO Box 3996	Spruce Grove	AB	T7X 3B2	Canada	350
Verity LLP	PO Box 5001	Drayton Valley	AB	T7A 1R3	Canada	23,000
City of Edmonton	PO Box 1935, Station Main	Edmonton	AB	T5J 2P3	Canada	1
DirectEnergy	PO Box 1587 Station M	Calgary	AB	T2P 3B9	Canada	1
EPCOR	PO Box 500	Edmonton	AB	T5J 3Y3	Canada	1
Rogers Communications	PO Box 2468 Stn Main	Calgary	AB	T2P 4Y2	Canada	1
Telus	PO Box 7575	Vancouver	BC	V6B 8N9	Canada	1
Total Unsecured						53,529
Total						45,061,066