Court File No. CL-26-00000276-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE	)	THURSDAY, THE 1ST
	)	
JUSTICE CONWAY	)	DAY OF OCTOBER, 2026

UNITED OVERSEAS BANK LIMITED

Applicant

- and -

NOVA RIDGE (MANDERLEY) LIMITED PARTNERSHIP and NOVA RIDGE (MANDERLEY) GP CORP.

Respondents

ORDER
(Repayment of Commission Advances)

THIS MOTION, made by AlixPartners Restructuring, Inc. in its capacity as Court-appointed receiver and manager (in such capacity, the "**Receiver**") without security, of all of the assets, undertakings and properties of Nova Ridge (Manderley) Limited Partnership (the "**Borrower**") and Nova Ridge (Manderley) GP Corp. (the "**Borrower GP**" and collectively with the Borrower, the "**Debtors**") acquired for, or used in relation to a business carried on by the Debtors, pursuant to an order of the Honourable Justice Myers dated June 23, 2026 (the "**Receivership Order**"), for an order requiring certain brokers to pay to the Receiver certain commission advances paid by the Debtors on transactions that failed to close, was heard this day by way of judicial videoconference.

ON READING the Second Report of the Receiver dated September 22, 2026 and the appendices thereto (the "**Second Report**"), and on hearing the submissions of counsel for the Receiver and the Applicant and those parties present as listed on the Participant

Information Form, no other party appearing although duly served as appears from the Lawyer's Certificate of Service of Meena Alnajar dated September 22, 2026, filed.

DEFINITIONS

1. **THIS COURT ORDERS** that capitalized terms used in this Order and not otherwise defined herein shall have the meaning ascribed to them in the Second Report.

SERVICE

2. **THIS COURT ORDERS** that the time for service and filing the Notice of Motion and the supporting materials is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service and filing thereof.

REPAYMENT OF COMMISSION ADVANCES

3. **THIS COURT ORDERS** that each Broker listed on Schedule "A" hereto shall pay the applicable Net Receivable Amount listed on Schedule "A" hereto to the Receiver by no later than October 16, 2026, unless otherwise agreed by the Receiver.

GENERAL

4. **THIS COURT ORDERS** that this order shall have full force and effect in all provinces and territories in Canada and outside Canada.

5. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States, or abroad, to give effect to this order and to assist the Receiver and its agents in carrying out the terms of this order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this order or to assist the Receiver and its agents in carrying out the terms of this order, and to grant representative status to the Receiver in any foreign proceeding.

6. **THIS COURT ORDERS** that this order is effective from today's date and is enforceable without the need for entry and filing.

Justice Barbara Conway

Schedule “A”

Broker	Net Receivable Amount
Bay Street Group Inc.	$25,169.10
Royal Lepage Supreme Realty	$37,165.60
Homelife Landmark Realty Inc. (Victor Li)	$12,979.80
Homelife Landmark Realty Inc. (Helen He)	$36,359.60
Total	**$111,674.10**

UNITED OVERSEAS BANK LIMITED, VANCOUVER BRANCH v. NOVA RIDGE (MANDERLEY) LIMITED PARTNERSHIP and NOVA RIDGE (MANDERLEY) GP CORP.	Court File No.: CL-26-00000276-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceeding Commenced at Toronto

ORDER
(Repayment of Commission Advances)

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