

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3, AS AMENDED**

**IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL
OF SIREG 1075 SUTTON INC.**

**MOTION RECORD OF 1000018790 ONTARIO LTD.
(Returnable October 20, 2026)**

October 19, 2026

AIRD & BERLIS LLP
Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Steven L. Graff (LSO # 31871V)
Tel: 416.865.7726
Email: sgraff@airdberlis.com

Matilda Lici (LSO # 79621D)
Tel: 416.865.3428
Email: mlici@airdberlis.com

Shaun Parsons (LSO # 81240A)
Tel: 416.637.7982
Email: sparsons@airdberlis.com

Lawyers for 1000018790 Ontario Ltd.

TO: SERVICE LIST

**ONTARIO
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**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*,
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OF SIREG 1075 SUTTON INC.**

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TAB 1

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

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R.S.C. 1985, c. B-3, AS AMENDED**

**IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL
OF SIREG 1075 SUTTON INC.**

NOTICE OF MOTION

1000018790 Ontario Ltd. (“**790 Ontario**”), the first-ranking mortgagee over certain real property owned by Sireg 1075 Sutton Inc. (“**Sireg 1075**”) municipally known as 1075 Sutton Drive, Burlington, Ontario (the “**Burlington Property**”), will make a motion to a Judge presiding over the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) on October 20, 2026 at 11:00 a.m., at the courthouse located at 330 University Avenue, Toronto.

PROPOSED METHOD OF HEARING: The motion is to be heard via judicial videoconference accessible at a link to be provided by the Court.

THIS MOTION IS FOR:

1. An order, substantially in the form included at Tab 2 of 790 Ontario’s Motion Record, among other things:
 - (a) declaring that, pursuant to section 69(2)(b) of the *Bankruptcy and Insolvency Act* (Canada) (the “**BIA**”), the stay of proceedings under section 69(1) of the BIA arising from the notice of intention filed by Sireg 1075 does not apply to 790

Ontario, in order to permit 790 Ontario to exercise its rights and remedies as mortgagee and secured creditor against the Burlington Property and the personal property of Sireg 1075 subject to its security;

- (b) in the alternative, and to the extent the stay applies, declaring, pursuant to section 69.4 of the *Bankruptcy and Insolvency Act* (Canada) (the “**BIA**”), that the automatic stay of proceedings under section 69(1) of the BIA in favour of Sireg 1075 no longer operates in respect of 790 Ontario, in order to permit 790 Ontario to exercise its rights and remedies as mortgagee and secured creditor against the Burlington Property and the personal property of Sireg 1075 subject to its security;
- (c) declaring that, pursuant to section 69.4 of the BIA, the stay of proceedings in favour of Simple Investor Real Estate Group Inc. (“**Simple**”) and SIREG Management Inc. (“**SMI**”) no longer operates in respect of 790 Ontario, solely to the extent necessary to permit 790 Ontario to exercise its rights and remedies against the Burlington Property, including obtaining vacant possession from Simple and/or SMI, and against the personal property of Sireg 1075 subject to its security; and
- (d) such further and other relief as this Honourable Court may deem just.

THE GROUNDS FOR THE MOTION ARE:

The Parties

1. Sireg 1075 is an Ontario corporation, incorporated on November 10, 2021, with its registered office stated as the Burlington Property.

2. Sireg 1075 is a single-purpose real estate holding entity. It does not carry on an independent operating business but rather forms part of a larger group of similar entities called the Simple Investor Real Estate Group (collectively, the “**SIREG Entities**”).
3. The SIREG Entities are managed on a consolidated basis by SMI and/or Simple. SMI and/or Simple oversees the management and day-to-day operations of the SIREG Entities’ real estate portfolio, including the leasing and management of residential properties and condominium units.
4. Sireg 1075 is the registered owner of the Burlington Property, which premises serve as the head office of the SIREG Entities.

Procedural Background

5. Beginning on September 25, 2026, certain of the SIREG Entities, including SMI and Simple, filed notices of intention to make a proposal pursuant to section 50.4(1) of the BIA.
6. On October 6, 2026 at 8:04 a.m., the Official Receiver issued a Certificate of Filing in respect of Sireg 1075 (together with the SIREG Entities, the “**NOI Applicants**”). The Certificate states that the notice of intention is dated October 5, 2026.
7. Creditors’ enforcement efforts were thereby stayed as a result of these filings (collectively, the “**NOI Proceedings**”). AlixPartners Restructuring, Inc. was appointed as proposal trustee in each of the proceedings (in such capacity, the “**Proposal Trustee**”).

8. The Proposal Trustee consented to the lift-stay orders sought by creditors of certain of the NOI Applicants, including Firm Capital Mortgage Fund Inc. and Monarch Realty Fund LLC.
9. The stay of proceedings has now been lifted, with the consent of the Proposal Trustee, in respect of every other property of the NOI Applicants for which a secured creditor has sought that relief.

790 Ontario's Lending Arrangement and Security

10. 790 Ontario advanced a mortgage loan to Sireg 1075 in the principal amount of \$2,500,000 (the "**790 Mortgage**") pursuant to and under a term sheet dated July 8, 2025, as amended by renewal agreements dated January 16, 2026 and August 12, 2026 (collectively, and as may have been further amended, the "**Credit Agreement**").
11. As security for the 790 Mortgage, Sireg 1075 granted to 790 Ontario, among other security, a second-ranking charge over the Burlington Property, a general assignment of rents, and a general security agreement.
12. Until October 15, 2026, 790 Ontario's mortgage was second-ranking to the mortgage advanced to Sireg 1075 by C & K Mortgage Services Inc. ("**C&K**") in the amount of \$6,000,000 (the "**C&K Mortgage**"), which was made available pursuant to and under the terms of a letter of commitment dated November 22, 2021, as may have been amended.
13. On October 15, 2026, to protect its security, 790 Ontario paid out the C&K Mortgage in full, in the amount of \$6,141,642.61.

14. 790 Ontario is now the only mortgagee of the Burlington Property, with secured outstanding debt in excess of \$8,500,000.

Defaults and Demand

15. The 790 Mortgage matured on September 15, 2026, without repayment to 790 Ontario.
16. By letter dated September 24, 2026, 790 Ontario issued formal written demand for repayment to Sireg 1075, which included a notice of intention to enforce security pursuant to section 244(1) of the BIA (the “**Demand Letter**”).
17. As set out in the Demand Letter, a total of \$2,527,711.55 was owing by Sireg 1075 to 790 Ontario as at September 24, 2026 (the “**Indebtedness**”).

Current Circumstances and Proposed Next Steps

18. 790 Ontario has not consented to the stay of proceedings applying to it, and has not taken any step in the NOI Proceedings that could be treated as consent.
19. Sireg 1075 is a single-purpose real estate holding entity and does not carry on an independent operating business requiring a court-supervised sale process. Any realization on the Burlington Property can instead proceed through a conventional power of sale or other creditor-led process.
20. The Proposal Trustee has advised that the Burlington Property is the company’s head office and that no rent is paid for it, not having been able to provide any lease or proof that there is no rent payable.

21. It is not clear to 790 Ontario which entity occupies or manages the Burlington Property. Since Simple and SMI are each NOI Applicants, and it is unclear which of them occupies or manages the Burlington Property, 790 Ontario seeks relief from the stay of proceedings in favour of both Simple and SMI.
22. In these circumstances, maintaining the stay would result in continued restructuring costs that provide no corresponding economic benefit to the stakeholders with an economic interest in the Burlington Property and may instead ultimately be borne, directly or indirectly, by 790 Ontario.

Other Grounds

23. Rules 1.04, 1.05, 2.01, 2.03, 3.02, and 37 of the Ontario *Rules of Civil Procedure*;
24. Section 69.4 of the BIA;
25. The inherent and equitable jurisdiction of this Honourable Court; and
26. Such further and other grounds as counsel may advise and this Honourable Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

- (a) the Affidavit of Daniel Drimmer sworn October 19, 2026; and
- (b) such further and other evidence as counsel may advise and this Honourable Court may permit.

October 20, 2026

AIRD & BERLIS LLP
Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Steven L. Graff (LSO # 31871V)
Tel: 416.865.7726
Email: sgraff@airdberlis.com

Matilda Lici (LSO # 79621D)
Tel: 416.865.3428
Email: mlici@airdberlis.com

Shaun Parsons (LSO # 81240A)
Tel: 416.637.7982
Email: sparsons@airdberlis.com

Lawyers for 1000018790 Ontario Ltd.

TO: SERVICE LIST

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C.
1985, c. B-3, AS AMENDED
IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A
PROPOSAL OF SIREG 1075 SUTTON INC.**

Estate No.: 32-3433064

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceeding commenced at Toronto

NOTICE OF MOTION

AIRD & BERLIS LLP

Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Steven L. Graff (LSO # 31871V)

Tel: 416.865.7726

Email: sgraff@airdberlis.com

Matilda Lici (LSO # 79621D)

Tel: 416.865.3428

Email: mlici@airdberlis.com

Shaun Parsons (LSO # 81240A)

Tel: 416.637.7982

Email: sparsons@airdberlis.com

Lawyers for 1000018790 Ontario Ltd.

TAB 2

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

THE HONOURABLE) TUESDAY, THE 20TH DAY
)
JUSTICE STEELE) OF OCTOBER 2026

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*,
RSC 1985, c B-3, AS AMENDED**

**IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF
SIREG 1075 SUTTON INC.**

ORDER
(Lifting Stay of Proceedings)

THIS MOTION, made by 1000018790 Ontario Ltd. (“**790 Ontario**”) for an order, among other things, lifting the stay of proceedings as against Sireg 1075 Sutton Inc. (“**Sireg 1075**”) as further detailed below, was heard this day.

ON READING the Motion Record of 790 Ontario, including the affidavit of Daniel Drimmer sworn October 19, 2026, and on hearing the submissions of counsel for 790 Ontario, counsel for Sireg 1075, counsel for AlixPartners Restructuring, Inc., in its capacity as proposal trustee (in such capacity, the “**Proposal Trustee**”) of, *inter alios*, Sireg 1075, and such other counsel as were present, no one else appearing although duly served as evidenced by the Affidavit of Service of Daniel Kim sworn October 19, 2026, filed,

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion and the Motion Record in support of this motion is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service and filing thereof.
2. **THIS COURT ORDERS** that capitalized terms used and not otherwise defined in this Order have the meanings given to them in the affidavit of Daniel Drimmer sworn October 19, 2026.
3. **THIS COURT ORDERS** that, pursuant to section 69(2)(b) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), the stay of proceedings under section 69(1) of the BIA arising from the notice of intention to make a proposal filed by Sireg 1075 does not apply to 790 Ontario, and 790 Ontario may exercise all of its rights and remedies as mortgagee and secured creditor against Sireg 1075, the real property known municipally as 1075 Sutton Drive, Burlington, Ontario (the “**Burlington Property**”) and all other property, assets and undertaking of Sireg 1075 subject to its security (collectively, the “**Collateral**”).
4. **THIS COURT ORDERS** that, in the alternative and to the extent the stay of proceedings under section 69(1) of the BIA applies to 790 Ontario, pursuant to section 69.4 of the BIA, such stay no longer operates in respect of 790 Ontario, to permit 790 Ontario to exercise all of its rights and remedies as mortgagee and secured creditor against the Collateral, including pursuant to the *Personal Property Security Act* (Ontario).
5. **THIS COURT ORDERS** that, pursuant to section 69.4 of the BIA, the stay of proceedings in favour of Simple Investor Real Estate Group Inc. (“**Simple**”) and SIREG Management

Inc. (“SMI”) no longer operates in respect of 790 Ontario, solely to the extent necessary to permit 790 Ontario to exercise its rights and remedies against the Burlington Property and the Collateral, including to obtain vacant possession of the Burlington Property from Simple and/or SMI and any person claiming through them.

6. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. Eastern Time on the date of this Order and are enforceable without any need for entry and filing.

**IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF
SIREG 1075 SUTTON INC.**

Court No.
Estate File No. 32-3433064

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

ORDER
(Lifting Stay of Proceedings)

AIRD & BERLIS LLP
Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Steven L. Graff (LSO # 31871V)
Tel: 416.865.7726
Email: sgraff@airdberlis.com

Matilda Lici (LSO # 79621D)
Tel: 416.865.3428
Email: mlici@airdberlis.com

Shaun Parsons (LSO # 81240A)
Tel: 416.637.7982
Email: sparsons@airdberlis.com

Lawyers for 1000018790 Ontario Ltd.

TAB 3

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3, AS AMENDED**

**IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL
OF SIREG 1075 SUTTON INC.**

**AFFIDAVIT OF DANIEL DRIMMER
(sworn on October 19, 2026)**

I, **DANIEL DRIMMER**, of the City of Toronto, in the Province of Ontario, **MAKE
OATH AND SAY AS FOLLOWS:**

INTRODUCTION

1. I am the President of 1000018790 Ontario Ltd. ("**790 Ontario**"), a mortgagee over certain real property owned by the debtor company, Sireg 1075 Sutton Inc. ("**Sireg 1075**"), known municipally as 1075 Sutton Drive, Burlington, Ontario (the "**Burlington Property**"). Accordingly, I have personal knowledge of the matters set out below unless otherwise stated to be based on information and belief. Where I have relied on information from others, I state the source of such information and verily believe it to be true.

2. This Affidavit is sworn in support of the motion of 790 Ontario for an Order, among other things:

- (a) declaring that, pursuant to section 69(2)(b) of the *Bankruptcy and Insolvency Act* (the “**BIA**”), the stay of proceedings under section 69(1) of the BIA arising from the notice of intention filed by Sireg 1075 does not apply to 790 Ontario; or
- (b) in the alternative, declaring that, pursuant to section 69.4 of the BIA, the stay of proceedings no longer operates in respect of 790 Ontario,

in each case to permit 790 Ontario to exercise its rights and remedies as mortgagee and secured creditor against the Burlington Property.

3. Additionally, 790 Ontario seeks an Order declaring that the automatic stay of proceedings under the BIA in favour of Simple Investor Real Estate Group Inc. (“**Simple**”) and SIREG Management Inc. (“**SMI**”) no longer operates in respect of 790 Ontario, solely to the extent necessary to permit 790 Ontario to exercise its rights and remedies as mortgagee against the Burlington Property, including to obtain vacant possession of the Burlington Property from Simple and/or SMI, and as it relates to any personal property of Sireg 1075 pursuant to the GSA and the *Personal Property Security Act*, R.S.O. 1990, c. P.10 (the “**PPSA**”).

BACKGROUND

4. Sireg 1075 is an Ontario corporation, incorporated on November 10, 2021, with its registered office stated as the Burlington Property.

5. Sireg 1075 is a single-purpose real estate holding entity. It does not carry on an independent operating business but rather forms part of a larger group of similar entities called the Simple Investor Real Estate Group (collectively, the “**SIREG Entities**”) A corporate profile report for Sireg 1075 is attached as **Exhibit “A”** to this Affidavit.

6. As a whole, the business of the SIREG Entities involved acquiring and converting multi-residential properties into condominiums for sale to individual investors, and leasing and managing units following their sale. Some of the SIREG entities own units in projects already converted to condominium use, and other entities own rental units in projects yet to be converted into condominiums.

7. I understand that the SIREG Entities are managed on a consolidated basis by SMI and/or Simple. SMI and/or Simple oversees the management and day-to-day operations of the SIREG Entities' real estate portfolio, including the leasing and management of residential properties and condominium units. Corporate profile reports for SMI and Simple are collectively attached as **Exhibit "B"** to this Affidavit.

8. Sireg 1075 is the registered owner of the Burlington Property, which premises serve as the sole office of the SIREG Entities. The Burlington Property is a two-storey office building of roughly 27,000 square feet in Burlington's east-end employment district and sits on two parcels, legally described in PINs 07183-0019 and 07183-0020. The PINs of the two parcels of the Burlington Property are attached as **Exhibit "C"** to this Affidavit.

9. Beginning on September 25, 2026, certain of the SIREG Entities, including SMI and Simple, filed notices of intention to make a proposal pursuant to section 50.4(1) of the BIA.

10. On October 6, 2026 at 8:04 a.m., the Official Receiver issued a Certificate of Filing in respect of Sireg 1075 (together with the SIREG Entities, the "**NOI Applicants**"). The Certificate states that the notice of intention is dated October 5, 2026. A copy of the Certificate of Filing is attached as **Exhibit "D"** to this Affidavit.

11. Creditors' enforcement efforts were thereby stayed as a result of these filings (collectively, the "**NOI Proceedings**"). AlixPartners Restructuring, Inc. was appointed as proposal trustee in each of the proceedings (in such capacity, the "**Proposal Trustee**").

12. In response to the NOI Proceedings, several creditors commenced motions seeking, among other things, a lifting of the stay of proceedings in favour of particular SIREG Entities in order to continue enforcement efforts, including:

- (a) Firm Capital Mortgage Fund Inc., with the support of 790 Ontario¹, in respect of SIREG 700 Parkhill Inc. (the "**Firm Capital Motion**"); and
- (b) Monarch Realty Fund LLC in respect of SIREG 1-4 Balmoral Inc. and 1000001856 Ontario Inc. (the "**Monarch Motion**").

13. The Proposal Trustee consented to the lift-stay sought in the Firm Capital Motion and the Monarch Motion. The stay of proceedings has since been lifted in respect of both the Firm Capital Motion and the Monarch Motion. I am advised by Aird & Berlis LLP, and believe, that the stay of proceedings has now been lifted, with the consent of the Proposal Trustee, in respect of every other property of the NOI Applicants for which a secured creditor has sought that relief.

LENDING ARRANGEMENTS

14. 790 Ontario advanced a mortgage loan to Sireg 1075 in the principal amount of \$2,500,000 (the "**790 Mortgage**") pursuant to and under a term sheet dated July 8, 2025, as amended by renewal agreements dated January 16, 2026 and August 12, 2026 (collectively, and as may have

¹ 790 Ontario is also a second-ranking mortgagee over the real property registered on title to SIREG 700 Parkhill Inc.

been further amended, the “**Credit Agreement**”). A copy of the Credit Agreement is attached to this Affidavit as **Exhibit “E”**.

15. Until October 15, 2026, the 790 Mortgage was second-ranking to the mortgage advanced to Sireg 1075 by C & K Mortgage Services Inc. (“**C&K**”) in the amount of \$6,000,000 (the “**C&K Mortgage**”), which was made available pursuant to and under the terms of a letter of commitment dated November 22, 2021, as may have been amended.

16. As security for the 790 Mortgage, Sireg 1075 granted to 790 Ontario, among other security:

- (a) a second-ranking charge over the Burlington Property registered in the face amount of \$2,750,000.00 to secure additional unpaid charges and interest. A copy of the 790 Mortgage is attached to this Affidavit as **Exhibit “F”**;
- (b) a general assignment of rents (the “**GAR**”), a copy of which is attached to this Affidavit as **Exhibit “G”**;
- (c) a guarantee granted by Todd C. Slater, Sireg Acquisition Corp., and Sireg Holdings Inc. (the “**Guarantors**”), a copy of which is attached to this Affidavit as **Exhibit “H”**; and
- (d) a general security agreement (the “**GSA**”) from Sireg 1075 the Guarantors, a copy of the GSA is attached to this Affidavit as **Exhibit “I”**.

17. Both the 790 Mortgage and the assignment of rents are registered against title to the Burlington Property.

18. On October 15, 2026, to protect its security, 790 Ontario paid out the C&K Mortgage in full, in the amount of \$6,141,642.61. The charge securing the C&K Mortgage (Instrument No. HR1848402) and the related notice of assignment of rents (Instrument No. HR1848403) have been discharged from title to the Burlington Property, and C&K's registrations under the PPSA have been discharged. 790 Ontario is now the only mortgagee of the Burlington Property, with secured outstanding debt in excess of \$8,500,000.

DEFAULT AND DEMAND

19. The 790 Mortgage matured on September 15, 2026, without repayment to 790 Ontario.

20. On September 22, 2026, 790 Ontario, by its counsel, issued a default letter to Sireg 1075's counsel (the "**Default Notice**"), formally notifying Sireg 1075 that it was in default of its obligations under the 790 Mortgage and Credit Agreement. The Default Notice further stated that should Sireg 1075 fail to pay the outstanding principal amount of the 790 Mortgage together with all accrued interest by September 24, 2026 at 4:00 p.m., 790 Ontario would have recourse to all rights and remedies available to it at law or equity. A copy of the Default Notice is attached to this Affidavit as **Exhibit "J"**.

21. 790 Ontario did not receive payment as instructed, and by a letter dated September 24, 2026, 790 Ontario proceeded to issue formal written demand for repayment to Sireg 1075, which included a notice of intention to enforce security ("**NITES**") pursuant to section 244(1) of the BIA (the "**Demand Letter**"). A copy of the Demand Letter, along with a registered mail receipt evidencing delivery by registered mail, is attached to this Affidavit as **Exhibit "K"**. The Demand Letter was also delivered to Sireg 1075 by email on September 24, 2026.

22. As set out in the Demand Letter, a total of \$2,527,711.55 was owing by Sireg 1075 to 790 Ontario as at September 24, 2026 (the “**Indebtedness**”).

CURRENT CIRCUMSTANCES AND PROPOSED NEXT STEPS

23. Sireg 1075 filed its notice of intention separately from, and after, the other NOI Applicants, most of which filed on September 25 and 28, 2026.

24. 790 Ontario has not consented to the stay of proceedings applying to it, and has not taken any step in the NOI Proceedings that could be treated as consent.

25. On October 14, 2026, a representative of 790 Ontario went to the Burlington Property to determine its status and whether it was occupied, after enquiring with the Proposal Trustee and counsel to the Proposal Trustee several times.

26. The representative saw six cars at the property. The representative was also greeted at the door by a gentleman who would not allow him access. The gentleman provided his business card to the representative. The business card indicated that the gentleman’s name was Ryan Ligeza who holds the position of Investor Communications & Relationship Manager at Simple. A photo of the business card is attached to this Affidavit as **Exhibit “L”**.

27. It is not clear to 790 Ontario which entity occupies or manages the Burlington Property. I am advised by Aird & Berlis LLP, and believe, that in its discussions with the Proposal Trustee and with counsel to the NOI Applicants, it has not been made clear whether Simple or SMI is the management company for the SIREG Entities, or which of them occupies the Burlington Property.

28. The Proposal Trustee has advised that the Burlington Property is the company's head office and that no rent is paid for it, not having been able to provide any lease or proof that there is no rent payable.

29. Under the GAR, Sireg 1075 assigned to 790 Ontario all existing and future leases of the Burlington Property, together with every existing and future "agreement as to use or occupation, and licence" relating to it, "whether or not in writing", and all rents and other monies derived from them. The GAR provides that the Burlington Property "is or will be leased" by Sireg 1075 or its property manager "to one or more tenants".

30. Sireg 1075 warranted that, except as otherwise disclosed to 790 Ontario in writing, the tenants of the Burlington Property were occupying the premises and paying the full rent stipulated. Sireg 1075 also agreed not to amend any lease so as to reduce a tenant's financial obligations without 790 Ontario's consent.

31. Sireg 1075 never disclosed to 790 Ontario that the Burlington Property was, or would be, occupied by an affiliate without paying rent, and 790 Ontario did not consent to any such arrangement.

32. Since Simple and SMI are each NOI Applicants, and it is unclear which of them occupies or manages the Burlington Property, 790 Ontario seeks relief from the stay of proceedings in favour of both Simple and SMI. That relief is limited to what is necessary for 790 Ontario to exercise its rights and remedies as mortgagee against the Burlington Property, including obtaining vacant possession, and mitigating its damages with respect to the timing and costs needed to ready the property for sale or lease.

33. I am advised by 790 Ontario's counsel, Aird & Berlis LLP, and believe, that on October 15, 2026, the Proposal Trustee and its counsel advised Aird & Berlis LLP of the following:

- (a) the Proposal Trustee and the NOI Applicants intend to seek an order on October 20, 2026 terminating the period within which the NOI Applicants may file a proposal under the BIA, with the result that Sireg 1075 and other NOI Applicants would be deemed to have made an assignment in bankruptcy; and
- (b) the Proposal Trustee intends to seek this relief before the 30-day period expires because the estates of the NOI Applicants do not have the funds to continue the NOI Proceedings, and the Proposal Trustee is holding back funds only to administer the resulting bankruptcies.

34. On October 16, 2026 at 11:04 a.m., 790 Ontario, by its counsel, wrote to the Proposal Trustee, its counsel and counsel to Sireg 1075, advising of 790 Ontario's position that it is not stayed from enforcing its security against Sireg 1075 because it delivered the NITES to Sireg 1075 on September 24, 2026. At 11:14 a.m. that day, counsel to the Proposal Trustee responded that it did not agree, but that, in its view, the issue "should not matter" to 790 Ontario as of Tuesday, October 20, 2026, assuming that "the order leading to the bankruptcy of the entity is granted". Counsel to the Proposal Trustee also stated that, in light of that relief, 790 Ontario would not need to seek a lift of the stay on that date. A copy of that correspondence is attached to this Affidavit as **Exhibit "M"**.

35. As of the date of this Affidavit, no motion record or other material seeking that relief has been served on 790 Ontario. 790 Ontario therefore does not know (a) whether the relief will be

sought in respect of Sireg 1075, Simple and/or SMI; (b) the terms of any order to be sought; or (c) whether any such order will be granted.

36. 790 Ontario brings this motion so that its rights are protected whatever the outcome of the relief the Proposal Trustee has described.

37. On October 16, 2026, 790 Ontario, by its counsel, wrote to the Proposal Trustee and its counsel, requesting the date and time when Sireg 1075's notice of intention was submitted to the Official Receiver. Counsel for Sireg 1075 advised that the notice of intention "was filed and is effective" on October 5, 2026, but did not advise of the time of submission for filing to the Official Receiver. A copy of that correspondence is attached to this Affidavit as **Exhibit "N"**.

38. Given the circumstances, 790 Ontario seeks to lift the stay of proceedings in respect of the Burlington Property. It is my view that continuation of the stay of proceedings in respect of the Burlington Property is prejudicing stakeholders with a genuine economic interest in the property.

39. The Proposal Trustee has indicated that there are very limited funds available in the estates of the NOI Applicants, rendering repayment of the Indebtedness to 790 Ontario unlikely.

40. As stated, Sireg 1075 is a single-purpose real estate holding entity and does not carry on an independent operating business requiring a court-supervised sale process. Any realization on the Burlington Property can instead proceed through a conventional power of sale or other creditor-led process. In these circumstances, maintaining the stay would result in continued restructuring costs that provide no corresponding economic benefit to the stakeholders with an economic interest in the Burlington Property and may instead ultimately be borne, directly or indirectly, by 790 Ontario.

41. At this stage, as the anticipated fulcrum creditor of Sireg 1075 and now its only mortgagee and in light of the Firm Capital Motion and the Monarch Motion, 790 Ontario believes that there is a serious risk to the value of the Burlington Property if the stay of proceedings is not lifted.

42. The presence of individuals from Simple and/or SMI on the premises of the Burlington Property also requires the stay in favour of Simple and SMI to be lifted for the purposes of enabling 790 Ontario to remove the occupants of the Burlington Property.

43. Neither Sireg 1075, nor the Proposal Trustee, has put forward an economic proposal to sufficiently compensate 790 Ontario for the continued occupation of the Burlington Property.

44. I believe that the relief sought is appropriate and necessary to permit an orderly realization on the Burlington Property and to protect the interests of stakeholders with an economic interest in it.

SWORN before me by video conference)
by Daniel Drimmer at the City of Toronto,)
in the Province of Ontario, before me on)
this 19th day of October, 2026, in accordance)
with O. Reg. 431/20, Administering Oath)
or Declaration Remotely)

DocuSigned by:
Matilda Lici
7CE576E4AA3D4CA...
A commissioner, etc.

DocuSigned by:
Daniel Drimmer
2745DBBF057D5450...
DANIEL DRIMMER

This is Exhibit "A" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.



Ministry of Public and
Business Service Delivery

Profile Report

SIREG 1075 SUTTON INC. as of October 07, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG 1075 SUTTON INC.
Ontario Corporation Number (OCN)	1000022867
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	November 10, 2021
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors	1
Maximum Number of Directors	10

Active Director(s)

Name	TODD C. SLATER
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian	Yes
Date Began	November 10, 2021

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Officer(s)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 10, 2021

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 10, 2021

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	November 10, 2021

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

Effective Date

SIREG 1075 SUTTON INC.

November 10, 2021

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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V. Quintanilla W.

Director/Registrar

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Document List

Filing Name	Effective Date
Annual Return - 2024 PAF: TODD C. SLATER	July 10, 2025
Annual Return - 2023 PAF: TODD C. SLATER	July 10, 2025
Annual Return - 2022 PAF: TODD C. SLATER	July 10, 2025
CIA - Initial Return PAF: Todd C. SLATER	September 28, 2022
BCA - Articles of Incorporation	November 10, 2021

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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This is Exhibit "B" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.



Ministry of Public and
Business Service Delivery

Profile Report

THE SIMPLE INVESTOR REAL ESTATE GROUP INC. as of October 19, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	THE SIMPLE INVESTOR REAL ESTATE GROUP INC.
Ontario Corporation Number (OCN)	2214346
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	August 10, 2009
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Minimum Number of Directors 1
Maximum Number of Directors 5

Active Director(s)

Name BERNIE DIVONA
Address for Service 107 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian No
Date Began February 07, 2024

Name TODD C SLATER
Address for Service 1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Resident Canadian Yes
Date Began August 10, 2009

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Officer(s)

Name	TODD C. SLATER
Position	President
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	August 10, 2009

Name	TODD C. SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	August 10, 2009

Name	TODD C. SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	August 10, 2009

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V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

Effective Date

THE SIMPLE INVESTOR REAL ESTATE GROUP INC.
August 10, 2009

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Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: TODD C. SLATER	February 15, 2024
BCA - Articles of Amendment	February 15, 2024
CIA - Notice of Change PAF: TODD C. SLATER	February 08, 2024
Archive Document Package	December 01, 2023
CIA - Notice of Change PAF: Todd C. SLATER	September 20, 2022
CIA - Notice of Change PAF: Todd C. SLATER	September 15, 2022
Annual Return - 2019 PAF: TODD SLATER - OFFICER	October 20, 2019
Annual Return - 2018 PAF: BERNARD DIVONA - OFFICER	October 20, 2019
Annual Return - 2017 PAF: TODD SLATER - DIRECTOR	April 23, 2017
Annual Return - 2016 PAF: TODD SLATER - OTHER	April 23, 2017
Annual Return - 2015 PAF: TODD SLATER - OTHER	April 23, 2016
Annual Return - 2014 PAF: BERNARD DIVONA - OTHER	June 27, 2015
Annual Return - 2014 PAF: BERNARD DIVONA - OTHER	April 04, 2015
Annual Return - 2014	March 14, 2015

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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PAF: BERNARD DIVONA - OTHER

Annual Return - 2014	February 28, 2015
PAF: TODD SLATER - DIRECTOR	

Annual Return - 2013	February 28, 2015
PAF: TODD SLATER - DIRECTOR	

Annual Return - 2012	January 03, 2015
PAF: TODD SLATER - DIRECTOR	

Annual Return - 2011	January 03, 2015
PAF: TODD SLATER - DIRECTOR	

CIA - Initial Return	January 02, 2015
PAF: LAWRENCE ZIMMERMAN - OTHER	

BCA - Articles of Incorporation	August 10, 2009
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Ministry of Public and
Business Service Delivery

Profile Report

SIREG MANAGEMENT INC. as of October 19, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SIREG MANAGEMENT INC.
Ontario Corporation Number (OCN)	2242437
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	May 03, 2010
Registered or Head Office Address	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Minimum Number of Directors 1
Maximum Number of Directors 5

Active Director(s)

Name TODD SLATER
Address for Service 287 Queen Street South, Mississauga, Ontario, L5M 1L9,
Canada
Resident Canadian Yes
Date Began May 03, 2010

Name TODD C SLATER
Address for Service 287 Queen Street South, Streetsville, Ontario, L5M 1L9,
Canada
Resident Canadian Yes
Date Began May 10, 2010

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Officer(s)

Name	TODD C SLATER
Position	President
Address for Service	287 Queen Street South, Streetsville, Ontario, L5M 1L9, Canada
Date Began	May 03, 2010
Name	TODD SLATER
Position	Secretary
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	May 03, 2010
Name	TODD SLATER
Position	Treasurer
Address for Service	1075 Sutton Drive, Burlington, Ontario, L7L 5Z8, Canada
Date Began	May 03, 2010

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

Effective Date

SIREG MANAGEMENT INC.

May 03, 2010

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V. Quintanilla W.

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

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V. Quintanilla W.

Director/Registrar

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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V. Quintanilla W.

Director/Registrar

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Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: TODD SLATER	September 14, 2026
Annual Return - 2026 PAF: TODD SLATER	August 28, 2026
Annual Return - 2025 PAF: TODD SLATER	August 28, 2026
Annual Return - 2024 PAF: TODD SLATER	August 28, 2026
Annual Return - 2023 PAF: TODD SLATER	August 28, 2026
Annual Return - 2022 PAF: TODD SLATER	August 28, 2026
Annual Return - 2021 PAF: TODD SLATER	August 28, 2026
Annual Return - 2020 PAF: TODD SLATER	August 28, 2026
Archive Document Package	July 13, 2026
CIA - Notice of Change PAF: TODD C SLATER	May 29, 2024
CIA - Notice of Change PAF: TODD C SLATER	February 08, 2024
Annual Return - 2019 PAF: TODD SLATER - OFFICER	April 05, 2020
Annual Return - 2018 PAF: TODD SLATER - OFFICER	December 22, 2019

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Annual Return - 2017 PAF: TODD SLATER - OFFICER	December 22, 2019
Annual Return - 2016 PAF: TODD SLATER - OFFICER	May 21, 2017
Annual Return - 2015 PAF: TODD SLATER - OFFICER	May 22, 2016
Annual Return - 2014 PAF: TODD SLATER - OFFICER	March 21, 2015
Annual Return - 2013 PAF: TODD SLATER - DIRECTOR	November 29, 2014
Annual Return - 2012 PAF: TODD SLATER - DIRECTOR	October 05, 2013
Annual Return - 2011 PAF: TODD SLATER - DIRECTOR	October 05, 2013
BCA - Articles of Incorporation	May 03, 2010

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V. Quintanilla W.

Director/Registrar

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This is Exhibit "C" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

PROPERTY DESCRIPTION: PCL BLK 6-1 , SEC 20M480 ; BLK 6 , PL 20M480 ; S/T H390938 BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1996/05/27

OWNERS' NAMES

SIREG 1075 SUTTON INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1996/05/27 ON THIS PIN			
WAS REPLACED WITH THE		"PIN CREATION DATE" OF 1996/05/27				
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1996/05/24 **			
H387952	1988/12/21	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H387953	1988/12/21	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
20R9079	1989/01/11	PLAN REFERENCE				C
H390938	1989/01/26	TRANSFER EASEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
H392411	1989/02/03	NOTICE		*** DELETED AGAINST THIS PROPERTY ***		
					THE REGIONAL MUNICIPALITY OF HALTON	
H392414Z	1989/02/03	APL ANNEX REST COV		*** DELETED AGAINST THIS PROPERTY ***		
		REMARKS: DOCUMENT DELETED ON 2021/11/30 BY V.NORMAN				
H465605	1990/12/20	TRANSFER		*** COMPLETELY DELETED ***		
					BRANNINGWOOD ENTERPRISES INC.	
H538256	1993/02/04	APL (GENERAL)				C
		REMARKS: H387952				
HR108282	2002/03/26	APL CH NAME OWNER		*** COMPLETELY DELETED *** BRANNINGWOOD ENTERPRISES INC.	ZUCCHETTO HOLDINGS INC.	
HR109611	2002/04/02	TRANSFER		*** COMPLETELY DELETED *** ZUCCHETTO HOLDINGS INC.		
HR126902	2002/06/26	APL (GENERAL)		*** COMPLETELY DELETED *** THE REGIONAL MUNICIPALITY OF HALTON	ENDRESS & HAUSER CANADA LTD.	
		REMARKS: H392411				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR254562	2004/01/05	APL CH NAME OWNER		*** COMPLETELY DELETED *** ENDRESS & HAUSER CANADA LTD.	ENDRESS + HAUSER CANADA LTD.	
HR254568	2004/01/05	CHARGE		*** COMPLETELY DELETED *** ENDRESS + HAUSER CANADA LTD.	ROYAL BANK OF CANADA	
HR305069	2004/07/22	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** PROFESSIONAL SIGN REPAIR COMPANY		
HR310654	2004/08/11	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED ***	PROFESSIONAL SIGN REPAIR COMPANY	
	REMARKS: RE: HR305069					
HR321780	2004/09/21	CHARGE		*** COMPLETELY DELETED *** ENDRESS + HAUSER CANADA LTD.	COMPUTERSHARE TRUST COMPANY OF CANADA	
HR321781	2004/09/21	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** ENDRESS + HAUSER CANADA LTD.	COMPUTERSHARE TRUST COMPANY OF CANADA	
	REMARKS: HR321780					
HR325678	2004/10/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
	REMARKS: RE: HR254568					
HR342442	2004/12/09	APL (GENERAL)		*** COMPLETELY DELETED *** THE REGIONAL MUNICIPALITY OF HALTON		
	REMARKS: DELETE H392411					
HR567664	2007/05/17	NOTICE	\$1	THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1194025	2014/07/03	NOTICE		THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1219679	2014/10/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
	REMARKS: HR321780.					
HR1848401	2021/11/30	TRANSFER	\$8,000,000	ENDRESS + HAUSER CANADA LTD.	SIREG 1075 SUTTON INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1848402	2021/11/30	CHARGE	\$6,000,000	SIREG 1075 SUTTON INC.	C & K MORTGAGE SERVICES INC.	C
HR1848403	2021/11/30	NO ASSGN RENT GEN		SIREG 1075 SUTTON INC.	C & K MORTGAGE SERVICES INC.	C
	REMARKS: RENTS HR1848402					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #20

07183-0019 (LT)

PAGE 3 OF 3
PREPARED FOR rmanea01
ON 2026/10/07 AT 16:38:02

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR1993420	2023/10/03	CHARGE	\$2,750,000	*** COMPLETELY DELETED *** SIREG 1075 SUTTON INC.	RCMF MORTGAGE INVESTMENTS INC.	
HR1993421	2023/10/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 1075 SUTTON INC.	RCMF MORTGAGE INVESTMENTS INC.	
REMARKS: HR1993420.						
HR2116404	2025/07/11	CHARGE		SIREG 1075 SUTTON INC.	1000018790 ONTARIO LTD.	
HR2116405	2025/07/11	NO ASSGN RENT GEN		SIREG 1075 SUTTON INC.	1000018790 ONTARIO LTD.	
REMARKS: HR2116404						
HR2116550	2025/07/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** RCMF MORTGAGE INVESTMENTS INC.		
REMARKS: HR1993420.						

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PROPERTY DESCRIPTION: PCL BLK 7-1 , SEC 20M480 ; BLK 7 , PL 20M480 ; S/T H390938 BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/05/27

OWNERS' NAMES
SIREG 1075 SUTTON INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/05/27 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/05/27						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/05/24 **						
H387952	1988/12/21	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H387953	1988/12/21	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
20R9079	1989/01/11	PLAN REFERENCE				C
H390938	1989/01/26	TRANSFER EASEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
H392411	1989/02/03	NOTICE		*** DELETED AGAINST THIS PROPERTY ***	THE REGIONAL MUNICIPALITY OF HALTON	
H392414Z	1989/02/03	APL ANNEX REST COV		*** DELETED AGAINST THIS PROPERTY ***		
REMARKS: DOCUMENT DELETED ON 2021/11/30 BY V.NORMAN						
H538256	1993/02/04	APL (GENERAL)				C
REMARKS: H387952						
H589977	1994/10/17	TRANSFER		*** COMPLETELY DELETED ***	BRANNINGWOOD ENTERPRISES INC.	
HR108282	2002/03/26	APL CH NAME OWNER		*** COMPLETELY DELETED *** BRANNINGWOOD ENTERPRISES INC.	ZUCCHETTO HOLDINGS INC.	
HR109611	2002/04/02	TRANSFER		*** COMPLETELY DELETED *** ZUCCHETTO HOLDINGS INC.	ENDRESS & HAUSER CANADA LTD.	
HR126902	2002/06/26	APL (GENERAL)		*** COMPLETELY DELETED *** THE REGIONAL MUNICIPALITY OF HALTON		
REMARKS: H392411						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR254562	2004/01/05	APL CH NAME OWNER		*** COMPLETELY DELETED *** ENDRESS & HAUSER CANADA LTD.	ENDRESS + HAUSER CANADA LTD.	
HR254568	2004/01/05	CHARGE		*** COMPLETELY DELETED *** ENDRESS + HAUSER CANADA LTD.	ROYAL BANK OF CANADA	
REMARKS: DELETED 2021/11/25 BY G.MCKAY						
HR321780	2004/09/21	CHARGE		*** COMPLETELY DELETED *** ENDRESS + HAUSER CANADA LTD.	COMPUTERSHARE TRUST COMPANY OF CANADA	
HR321781	2004/09/21	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** ENDRESS + HAUSER CANADA LTD.	COMPUTERSHARE TRUST COMPANY OF CANADA	
REMARKS: HR321780						
HR325678	2004/10/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
REMARKS: RE: HR254568 DELETED 2021/11/25 BY G.MCKAY						
HR342442	2004/12/09	APL (GENERAL)		*** COMPLETELY DELETED *** THE REGIONAL MUNICIPALITY OF HALTON		
REMARKS: DELETED H392411						
HR567664	2007/05/17	NOTICE	\$1	THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1194025	2014/07/03	NOTICE		THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1219679	2014/10/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
REMARKS: HR321780.						
HR1848401	2021/11/30	TRANSFER	\$8,000,000	ENDRESS + HAUSER CANADA LTD.	SIREG 1075 SUTTON INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
HR1848402	2021/11/30	CHARGE	\$6,000,000	SIREG 1075 SUTTON INC.	C & K MORTGAGE SERVICES INC.	C
HR1848403	2021/11/30	NO ASSGN RENT GEN		SIREG 1075 SUTTON INC.	C & K MORTGAGE SERVICES INC.	C
REMARKS: RENTS HR1848402						
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HR1993421	2023/10/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SIREG 1075 SUTTON INC.	RCMF MORTGAGE INVESTMENTS INC.	
REMARKS: HR1993420.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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HR2116405	2025/07/11	NO ASSGN RENT GEN		SIREG 1075 SUTTON INC.	1000018790 ONTARIO LTD.	C
HR2116550	2025/07/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** RCMF MORTGAGE INVESTMENTS INC.		

This is Exhibit "D" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.



Industry Canada
Office of the Superintendent
of Bankruptcy Canada

Industrie Canada
Bureau du surintendant
des faillites Canada

District of: Ontario
Division No.: 09 - Mississauga
Court No.: 32-3433064
Estate No.: 32-3433064

In the Matter of the Notice of Intention to make a proposal of:

SIREG 1075 SUTTON INC.

Insolvent Person

ALIXPARTNERS RESTRUCTURING, INC.

Licensed Insolvency Trustee

Date of the Notice of Intention:

October 05, 2026

CERTIFICATE OF FILING OF A NOTICE OF INTENTION TO MAKE A PROPOSAL
Subsection 50.4 (1)

I, the undersigned, Official Receiver in and for this bankruptcy district, do hereby certify that the aforementioned insolvent person filed a Notice of Intention to Make a Proposal under subsection 50.4 (1) of the Bankruptcy and Insolvency Act;

Pursuant to subsection 69. (1) of the Act, all proceedings against the aforementioned insolvent person are stayed as of the date of filing of the Notice of Intention.

Date: October 06, 2026, 08:04

E-File/Dépôt Electronique

Official Receiver

Canada

Federal Building - Hamilton, 55 Bay Street N, 9th Floor, Hamilton, Ontario, Canada, L8R3P7, (877)376-9902

FORM 33

Notice of Intention to Make a Proposal

[Subsection 50.4(1)]

IN THE MATTER OF THE PROPOSAL OF SIREG 1075 SUTTON INC.

TAKE NOTICE THAT:

1. **SIREG 1075 SUTTON INC.**, an insolvent company, pursuant to subsection 50.4(1) of the *Bankruptcy and Insolvency Act*, intends to make a proposal to its creditors.
2. **AlixPartners Restructuring, Inc.** of 220 Bay Street, Suite 1300, PO Box 20, Toronto, Ontario, M5J 2W4, a licensed insolvency trustee, has consented to act as trustee under the proposal and a copy of the consent is attached hereto.
3. A list of the names of the known creditors with claims amounting to \$250 or more and the amounts of their claims is attached.
4. Pursuant to Section 69 of the *Bankruptcy and Insolvency Act*, all proceedings against **SIREG 1075 SUTTON INC.** are stayed as of the date of filing this notice with the Official Receiver in its locality.

DATED at Toronto, Ontario this 5th day of October, 2026.

SIREG 1075 SUTTON INC.

DocuSigned by:



Per:

Name: Adam Zalev

Title: Chief Restructuring Officer

This is Exhibit "E" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.



TERM SHEET

Date: July 8, 2025

TO: Sireg Acquisition Corp.
7275 Rapistan Court
Mississauga, Ontario
L5N 5Z4

Attention: Todd C. Slater

RE: Second Mortgage loan over 1075 Sutton Drive, Burlington, Ontario (the "Property")

This letter agreement sets out the basic terms of financing being contemplated by our company regarding the subject financing. If these terms are acceptable to you, please execute and return this agreement to us by July 8th, 2025.

BORROWER: Sireg 1075 Sutton Inc. and all beneficial owners of the Property

GUARANTORS: Todd C. Slater, Sireg Acquisition Corp. and Sireg Holdings Inc. jointly and severally.

LENDER: 1000018790 Ontario Ltd.

PRINCIPAL: \$2,500,000.00

TERM: 7 months

INTEREST RATE: 18.00% per annum

AMORTIZATION: Interest only

FUNDING DATE: July 11, 2025

MONTHLY PAYMENT:

Monthly, calculated and compounded monthly on each payment date on the total Principal balance, plus any accrued interest, not in advance. Payments under this mortgage will be made payable to the Lender.

MATURITY DATE: February 11, 2026

PREPAYMENT:

Open for prepayment in full and not in part upon five (5) days written notice of the specific date of prepayment provided by the Borrower / Guarantor (in the absence of five (5) days written notice, five (5) days interest will be charged). There shall be no extension to the Maturity Date.

SECURITY:

1. A second mortgage over the Property registered in the face amount of \$2,750,000.00.
2. A second General Assignment of Rents registered over the Property.
3. A General Security Agreement from the Borrower, the Guarantor and the beneficial owner specific to the Property, to be registered under the *Personal Property Security Act*.
4. A Beneficial Owner acknowledgment and Agreement.
5. An Acknowledgment and Postponement of all shareholder loans.
6. Guarantee from the Guarantor for the full amount of the loan, including but not limited to the principal, interest and fees.
7. An Assignment of Insurance.
8. An Environmental Indemnity.
9. A re-direction of funds directing \$300,000 from the advance to be used towards the deposits for the purchase of 2602-2696 Sycamore Drive, 7710-7842 Hawthorne Drive, 2670-2729 Meadowbrooke Lane, 2700-2772 Meadowbrook Lane, 2776-2798 Meadowbrook Lane, Windsor, Ontario and 435,441, 447, 451, 459, 432, 434, 438, 442, 450, 454, 456, 460, 462 Leinster Street Woodstock, Ontario.
10. Any other reasonable security documentation requested by the Lender and the Lender's solicitor, Bloom Lanys Professional Corporation (the "**Lender's Solicitors**").

LENDER FEE: 2.00% of the principal amount of \$2,500,000 or \$50,000.00 to be deducted from the advance of funds.

ADDITIONAL TERM: The C & K mortgage (as hereinafter defined may not be renewed without the Lender's prior written consent and on at least sixty (60) days' notice.

CONDITION PRECEDENT TO FUNDING:

This mortgage loan is subject to receipt of all closing documentation by the Lender and/or the Lender's Solicitors, including but not limited to the following, all of which are to be to the complete satisfaction of the Lender and/or the Lender's Solicitors:

1. At the Lenders option, this Term Sheet is subject to satisfactory property inspection by the Lender to be conducted at a mutually convenient time.
2. Copies of all environmental report(s) for the Property.
3. Copies of the building condition report(s) for the Property.
4. Transmittal letters for all environmental reports and building conditions reports for the Property addressed to the Lender or to whomever the Lender may direct.
5. Title to the Property to be free and clear of all liens and encumbrances, except for the mortgage in favour of C & K Mortgage Services Inc. ("**C & K**") provided C & K mortgage does not exceed \$6,000,000 with an interest rate not to exceed 10.75% and provided further that C & K provides its consent to the second mortgage set out herein.
6. Title insurance to be in place with Stewart Title Guaranty Company.
7. Property insurance on the Property with the Lender listed as second loss payee, mortgagee and additionally insured.

8. Clear work order certificate and zoning clearance from the relevant municipality, confirming that the present use of the Property complies with all relevant zoning by-laws or alternatively a title insurance policy with Stewart Title Guaranty Company.
9. Current property tax bill for the Property.
10. Proof that all realty taxes are paid to the date of advance.
11. Consent in writing from C & K to this second mortgage loan over the Property.
12. Discharge of the mortgage in favour of RCMF Mortgage Investments Inc.
13. Evidence in a form a certificate from the Borrower / Guarantor certifying that the Borrower's and Guarantor's CRA, HST/PST/GST/Payroll accounts are paid and current.
14. Proof that the Borrower / Beneficial Owner/ Guarantor have sufficient income to service the mortgage debt.
15. Current financial statements of the Borrower / Beneficial Owner/ Guarantor.
16. Any other reasonable documentation requested by the Lender and/or the Lender's Solicitors.

LEGAL FEES & EXPENSES:

The Borrower / Guarantor shall pay all legal fees, title insurance, professional fees and disbursements by the Lender in respect of the subject loan, the investigation, preparation, and issue of this Term Sheet and future commitment (if any), and any other loan documents, the administration of the subject loan, the enforcement and preservation of the Lender's right and remedies, all appraisal, insurance consultation (\$400.00), and similar fees and all other fees and disbursements of the Lender's Solicitors (collectively, the "**Lender Expenses**"); whether or not any funds are advanced under the subject loan. The Lender Expenses are to be deducted by the Lender on the date of advance.

DISCHARGE FEES:

Discharge fee shall be \$1,000.00 plus disbursements and HST and shall be payable by the Borrower.

UNDERLYING CONDITIONS & DUE DILIGENCE:

This loan is subject to receipt of all closing documentation by the Lender's Solicitors, including but not limited to the documentation listed in "Security" and "Conditions Precedent to Funding" paragraphs, and all documentation is to be to the complete satisfaction of the Lender and the Lender's Solicitors.

CONSUMER & CORPORATE INFORMATION:

The Borrower / Guarantor, consent(s) to the obtaining of consumer and corporate information by the Lender from any credit reporting agency or other source as the Lender may require at any time in connection with the loan applied for or any subsequent renewal and to the disclosure of any information concerning the above signed to any credit reporting agency or to any person with whom the above signed has or proposes to have financial relations.

If you withdraw the application, misrepresented any information, or you cannot furnish the required information or the information you provided does not confirm to be true or is erroneous or you cannot meet the underlying condition, the Lender Fee will be due and payable immediately and will serve to cover the costs of investigating and analyzing your application and possibly any damages, whether or not funds are advanced. The Lender reserves the right to secure the unpaid balance of the Lender Fee and Lender Expenses, as such, the Borrower(s)/Guarantor(s) grant a security interest of all personal property in favour of the Lender and this Term Sheet shall constitute a security agreement for purposes of the *Personal Property Security Act*, and the Borrower(s) /Guarantor(s) consents to the Lender registering such interest on the Personal Property Registry as security. The general terms, conditions and security outlined herein are meant to provide you with a guideline as to the proposed structure of a loan.

We look forward to working with you.

1000018790 ONTARIO LTD.

Per: _____

Daniel Drimmer, President

I have authority to bind the above.

ACKNOWLEDGMENT & ACCPETANCE

08 July 2025

This acknowledgment forms an integral part of the Term Sheet dated July __, 2025.

We have read and fully understand the terms and conditions of the Term Sheet as presented and acknowledge upon executing you will owe the Lender \$50,000 whether or not the Loan is advanced.

I/We hereby instruct the Lender to proceed to have this mortgage loan approved for funding.

WE ACCEPT THIS TERM SHEET and certify that all information provided to the Lender is true.

[Remainder of Page Blank, Signature Page Follows]

Acknowledged and Agreed at this 8th day of July 2025.

Borrower:

SIREG 1075 SUTTON INC.

Signed by:
Per: Todd C. Slater
508EA2204B2B479...

Todd C. Slater, President

I have authority to bind the Corporation.

Guarantor:

Witnessed in the presence of:

Signed by:
Lawrence Zimmerman
E9091328FC084DB...

Sign and print name: Lawrence Zimmerman

Signed by:

Todd C. Slater
508EA2204B2B479...

Todd C. Slater

SIREG ACQUISITION CORP.

Signed by:
Per: Todd C. Slater
508EA2204B2B479...

Todd C. Slater, President

I have authority to bind the Corporation.

SIREG HOLDINGS INC.

Signed by:
Per: Todd C. Slater
508EA2204B2B479...

Todd C. Slater, President

I have authority to bind the Corporation.

E & O.E.



RENEWAL AGREEMENT

Date: January 16th, 2026

TO: Sireg Acquisition Corp.
7275 Rapistan Court
Mississauga, Ontario
L5N 5Z4

Att: Todd C. Slater

RE: Renewal of second mortgage loan (the "**Charge**") registered on
1075 Sutton Drive, Burlington, Ontario (the "**Property**")

This renewal of Charge is in conjunction with the Charge registered on July 11, 2025 as Instrument No. HR2116440. Below are the renewal terms upon which the Lender is prepared to renew the Charge. If these renewal terms are acceptable to you, please execute and return this agreement to us by January 20th, 2026 (the "**Renewal Agreement**").

BORROWER: Sireg 1075 Sutton Inc. and all beneficial owners of the Property

GUARANTORS: Todd C. Slater, Sireg Acquisition Corp. and Sireg Holdings Inc. jointly and severally.

LENDER: 1000018790 Ontario Ltd.

PRINCIPAL: \$2,500,000.00

RENEWAL TERM: 5 months

INTEREST RATE: 18.00% per annum, calculated and compounded monthly, not in advance

AMORTIZATION: Interest only

EFFECTIVE DATE: February 11, 2026

MONTHLY PAYMENT: \$37,500.00 (interest only) payable on the 11th day of each and every month. Payments under this mortgage will be made payable to Bloom Lanys Professional Corporation, in trust.

MATURITY DATE: July 11, 2026





LENDER FEE:

 2.00% of the outstanding principal amount of \$2,500,000, being \$50,000.00 to be paid to the Lender upon acceptance of this Renewal Agreement by the Borrower.

CONDITIONS PRECEDENT TO RENEWAL:

This renewal is subject to receipt of the following, all of which are to be to the complete satisfaction of the Lender and/or the Lender's Solicitors:

1. Current rent roll for the Property.
2. Property insurance on the Property with the Lender listed as second loss payee, mortgagee and additionally insured.
3. Final 2025 property tax bill for the Property, with proof of payment thereof.
4. Proof that the Borrower / Beneficial Owner/ Guarantor have sufficient income to service the mortgage debt.
5. Current financial statements of the Borrower / Beneficial Owner/ Guarantor.
6. Any other information as reasonably required by the Lender.
7. Any other reasonable security documentation requested by the Lender and the Lender's solicitor, Bloom Lanys Professional Corporation (the "**Lender's Solicitors**").

All other terms, provisions and conditions of the Term Sheet shall remain the same and in full force and affect.

LEGAL FEES & EXPENSES:

The Borrower / Guarantor shall pay the Lender's Solicitors legal fee and disbursements of \$1,800.00, plus HST, any professional fees and disbursements by the Lender in respect of the subject loan's renewal, the investigation, preparation, and issuance of this Renewal Agreement and any other loan documents, including a registered agreement to amend the Charge, the administration of the subject loan, the enforcement and preservation of the Lender's right and remedies, all appraisals, insurance consultation (\$400.00), and similar fees (collectively, the "**Lender Expenses**"). The Lender Expenses are to be paid to the Lender on acceptance of this Renewal Agreement by the Borrower.

UNDERLYING CONDITIONS & DUE DILIGENCE:

This loan is subject to receipt of all documents set out in the "Conditions Precedent to Renewal" paragraph, which are to be satisfactory in the Lender's sole discretion, the Lender Fee, the Lender Expenses and all documentation is to be to the complete satisfaction of the Lender and the Lender's Solicitors.



CONSUMER & CORPORATE INFORMATION:

The Borrower / Guarantor, consent(s) to the obtaining of consumer and corporate information by the Lender from any credit reporting agency or other source as the Lender may require at any time in connection with the herein renewal or any subsequent renewal and to the disclosure of any information concerning the above signed to any credit reporting agency or to any person with whom the above signed has or proposes to have financial relations.

If you withdraw the application, misrepresented any information, or you cannot furnish the required information or the information you provided does not confirm to be true or is erroneous or you cannot meet the underlying condition, the Lender Fee will be due and payable immediately and will serve to cover the costs of investigating and analyzing your application and possibly any damages, whether or not funds are advanced. The Lender reserves the right to secure the unpaid balance of the Lender Fee and Lender Expenses by adding such unpaid amounts to the outstanding Principal Amount of the second mortgage. The general terms, conditions and security outlined herein are meant to provide you with a guideline as to the proposed structure of loan's renewal.

We look forward to working with you.

1000018790 ONTARIO LTD.

Per: _____

Daniel Drimmer, President

I have authority to bind the above.

ACKNOWLEDGMENT & ACCPETANCE

23 January 2026

This acknowledgment forms an integral part of the Renewal Agreement dated January __, 2026.

We have read and fully understand the terms and conditions of the Renewal Agreement as presented and acknowledge upon executing you will owe the Lender \$50,000.00 plus the Lender Expenses.

I/We hereby instruct the Lender to proceed with the renewal of the second mortgage loan as set out above.

(remainder of page intentionally left blank, signatures follow)





WE ACCEPT THIS RENEWAL AGREEMENT and certify that all information provided to the Lender is true.

23 January 2026

Acknowledged and agreed at this _____ day of January, 2026.

Borrower:

SIREG 1075 SUTTON INC.

Signed by:
Per: Todd C. Slater
508EA220482B479
Todd C. Slater, President

I have authority to bind the Corporation.

Guarantors:

Witnessed in the presence of:

Lawrence Zimmerman
E9091328FC004DB
Sign and print name: Lawrence Zimmerman

Signed by:
Todd C. Slater
508EA220482B479
Todd C. Slater

SIREG ACQUISITION CORP.

Signed by:
Per: Todd C. Slater
508EA220482B479
Todd C. Slater, President

I have authority to bind the Corporation.

SIREG HOLDINGS INC.

Signed by:
Per: Todd C. Slater
508EA220482B479
Todd C. Slater, President

I have authority to bind the Corporation.

E & O.E.



Starlight

SECOND RENEWAL AGREEMENT

Date: August 12th, 2026

TO: Sireg Acquisition Corp.
7275 Rapistan Court
Mississauga, Ontario
L5N 5Z4

Att: Todd C. Slater

RE: Renewal of the second mortgage loan registered on the property municipally known as 1075 Sutton Drive, Burlington, Ontario (the “**Property**”)

This renewal agreement is in conjunction with the Charge/Mortgage registered against the Property on July 11th, 2025 as Instrument No. HR2116440 (the “**Charge**”), which matured on February 11th, 2026 and was subsequently extended to July 11th, 2026 pursuant to a renewal agreement dated January 16th, 2026 (the “**First Renewal Agreement**”). Below are further renewal terms upon which the Lender is prepared to renew the Charge. If these renewal terms are acceptable to you, please execute and return this agreement to us by August 14th, 2026 (the “**Second Renewal Agreement**”).

BORROWER:	Sireg 1075 Sutton Inc. and all beneficial owners of the Property
GUARANTORS:	Todd C. Slater, Sireg Acquisition Corp. and Sireg Holdings Inc. jointly and severally.
LENDER:	1000018790 Ontario Ltd.
PRINCIPAL:	\$2,500,000.00
MATURITY DATE:	September 15 th , 2026
INTEREST RATE:	18.00% per annum, calculated and compounded monthly, not in advance
AMORTIZATION:	Interest only
MONTHLY PAYMENT:	\$37,500.00 (interest only) payable on the 11 th day of each and every month.

Starlight

Payments under this mortgage will be made payable to Bloom Lanys Professional Corporation, in trust.

Within five (5) business days of acceptance of this Second Renewal Agreement, the Borrower agrees to deliver a post-dated cheque for the monthly payment due to the Lender on September 11th, 2026.

FEES:

In addition to the outstanding principal and interest payable on the Maturity Date, the Borrower shall pay the following:

Initial
TCS
Q

- (a) a renewal fee of \$7,500.00 payable to the Lender (the “**Renewal Fee**”); and

The renewal fee shall be paid on the Maturity Date.

- (b) a legal fee of [**\$1,000.00**] plus disbursements and HST to the Lender’s solicitor, Bloom Lanys Professional Corporation in respect of title and corporate searches, and, the preparation and issuance of this Second Renewal Agreement and any other loan documents (the “**Legal Fee**”).

If you withdraw the renewal, misrepresented any information requested by the Lender or the information you provided does not confirm to be true or is erroneous the Renewal Fee and Legal fee will be due and payable immediately and will serve to cover the costs of investigating and analyzing your renewal and possibly any damages. The Lender reserves the right to secure the unpaid Renewal Fee and Legal Fee by adding such unpaid amounts to the outstanding Principal Amount of the second mortgage. The general terms, conditions and security outlined herein are meant to provide you with a guideline as to the proposed structure of loan’s renewal.

All other terms, provisions and conditions of the Term Sheet dated July 8th, 2025 and the Charge, as amended by the First Renewal Agreement, shall remain the same and in full force and affect.

CONSUMER & CORPORATE INFORMATION:

The Borrower and each Guarantor, consent to the obtaining of consumer and corporate information by the Lender from any credit reporting agency or other source as the Lender may require at any time in connection with the herein renewal and to the disclosure of any information concerning the above signed to any credit reporting agency or to any person with whom the above signed has or proposes to have financial relations.

Starlight

We look forward to working with you.

1000018790 ONTARIO LTD.

Per: 

Daniel Drimmer, President

I have authority to bind the above.

ACKNOWLEDGMENT & ACCEPTANCE

This acknowledgment forms an integral part of the Second Renewal Agreement dated August 12th, 2026.

We have read and fully understand the terms and conditions of the Second Renewal Agreement as presented, and acknowledge upon executing this Acknowledgment and Acceptance we will owe the Renewal Fee and the Legal Fee which is payable on the Maturity Date.

We hereby instruct the Lender to proceed with the renewal of the second mortgage loan as set out above.

WE ACCEPT THIS RENEWAL AGREEMENT and certify that any and all information provided to the Lender is true.

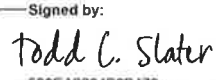
12 August 2026

Acknowledged and agreed this _____ day of August, 2026.

Borrower:

SIREG 1075 SUTTON INC.

Signed by:

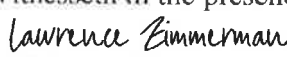
Per: 

Todd C. Slater, President

I have authority to bind the Corporation.

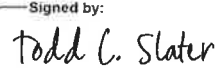
Guarantors:

Witnessed in the presence of:



Sign and print name:

Signed by:



Todd C. Slater

Starlight

SIREG ACQUISITION CORP.

Signed by:
Per: Todd C. Slater
508EA2204B2B479
Todd C. Slater, President

I have authority to bind the Corporation.

SIREG HOLDINGS INC.

Signed by:
Per: Todd C. Slater
508EA2204B2B479...

Todd C. Slater, President

I have authority to bind the Corporation.

E & O.E.

This is Exhibit "F" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

Properties				
PIN	07183 - 0019	LT	Interest/Estate	Fee Simple
Description	PCL BLK 6-1 , SEC 20M480 ; BLK 6 , PL 20M480 ; S/T H390938 BURLINGTON			
Address	1075 SUTTON DRIVE BURLINGTON			
PIN	07183 - 0020	LT	Interest/Estate	Fee Simple
Description	PCL BLK 7-1 , SEC 20M480 ; BLK 7 , PL 20M480 ; S/T H390938 BURLINGTON			
Address	1075 SUTTON DRIVE BURLINGTON			

Chargor(s)	
The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.	
Name	SIREG 1075 SUTTON INC.
Address for Service	1075 Sutton Drive Burlington, Ontario
A person or persons with authority to bind the corporation has/have consented to the registration of this document.	
This document is not authorized under Power of Attorney by this party.	

Chargee(s)	Capacity	Share
Name	1000018790 ONTARIO LTD.	
Address for Service	c/o 3280 Bloor Street West Suite 1400, Centre Tower Toronto, Ontario M8X 2X3	

Statements
The text added or imported if any, is legible and relates to the parties in this document.

Provisions			
Principal	\$2,750,000.00	Currency	CDN
Calculation Period	monthly, not in advance (INTEREST ONLY)		
Balance Due Date	2026/02/11		
Interest Rate	18% per annum		
Payments			
Interest Adjustment Date	2025 07 11		
Payment Date	11th day of each and every month		
First Payment Date	2025 08 11		
Last Payment Date	2026 02 11		
Standard Charge Terms	200033		
Insurance Amount	Full insurable value		
Guarantor			

Additional Provisions
See Schedules

Signed By				
Maria Martins		2171 Avenue Road, Suite 200 Toronto M5M 4B4	acting for Chargor(s)	Signed 2025 07 11
Tel	416-486-9913			
Email	maria@bloom-lanys.com			
I have the authority to sign and register the document on behalf of the Chargor(s).				

Submitted By

BLOOM LANYS PROFESSIONAL CORPORATION

2171 Avenue Road, Suite 200
Toronto
M5M 4B4

2025 07 11

Tel

416-486-9913

Email

maria@bloom-lanys.com

Fees/Taxes/Payment

Statutory Registration Fee	\$70.90
Total Paid	\$70.90

SCHEDULE "A"

ADDITIONAL PROVISIONS

MONTHLY PAYMENT

Monthly, calculated and payable interest only monthly on each payment date on the total Principal balance, not in advance. Payments under this mortgage will be made payable to the Lender.

PREPAYMENT

The Chargor shall have the right to prepayment in full and not in part upon five (5) days written notice of the specific date of prepayment provided by the Chargor / Guarantor (in the absence of five (5) days written notice, five (5) days interest will be charged). There shall be no extension to the Balance Due Date.

DISCHARGE FEES

Discharge fee shall be \$1,000.00 plus disbursements and HST and shall be payable by the Borrower.

NON-TRANSFERRABLE

Provided further that in the event the Chargor sells, conveys, transfers or otherwise disposes of the charged property or any portion thereof or any interest therein, the Principal sum hereby secured shall immediately become due and payable.

STANDARD CHARGE TERMS NO. 200033

Both the Chargor and Chargee agree that paragraph 14 of Standard Charge Terms No. 200033 shall be deleted in its entirety.

PROPERTY TAX

The realty / land taxes are the sole responsibility of the Chargor and will be paid directly by the Chargor as they become due and the Chargor shall provide proof to Chargee annually.

UTILITIES

The Chargor shall provide proof of payment of all utilities to the Chargee every three (3) months during the Term.

FIRE INSURANCE

The Chargor acknowledges and agrees to provide written evidence of continuous fire and/or liability insurance coverage over the Property at closing and at the anniversary of the policy's renewal thereafter.

ACKNOWLEDGEMENT

Re: Standard Charge Terms

TO: 1000018790 Ontario Ltd.

RE: 1000018790 Ontario Ltd. (the “**Chargee**”) second mortgage to Sireg 1075 Sutton Inc. (the “**Chargor**”) on the security of the property listed in Schedule “A” attached hereto (the “**Property**”), as guaranteed by Todd C. Slater, Sireg Acquisition Corp., and Sireg Holdings Inc. (collectively, the “**Guarantors**”)

THE UNDERSIGNED hereby acknowledges receipt of a copy of Standard Charge Terms No. 200033 prior to the execution of the Charge on the above-noted Property.

This Acknowledgment may be executed in counterparts and by PDF or other form of electronic transmission reproducing an original, each of which will be deemed to be an original and which together will constitute one and the same instrument.

[Signature Page Follows]

DATED at Toronto, this 10th day of July, 2025.

Borrower:

SIREG 1075 SUTTON INC.

Signed by:
Per: Todd C. Slater
Name: Todd C. Slater
Title: President

I have authority to bind the Corporation.

Guarantors:

SIREG HOLDINGS INC.

Signed by:
Per: Todd C. Slater
Name: Todd Slater
Title: President

I have authority to bind the Corporation.

SIREG ACQUISITION CORP.

Signed by:
Per: Todd C. Slater
Name: Todd C. Slater
Title: President

I have authority to bind the Corporation.

Witnesseth in the presence of:

DocuSigned by:
Lawrence Zimmerman
E0001326FC084DB...

Sign & Print Name: Lawrence Zimmerman

Signed by:
Todd C. Slater
508EA2204B2B479...

Sign & Print Name: Todd C. Slater

SCHEDULE "A"

PROPERTY

Property Address:

1075 Sutton Drive, Burlington, Ontario

PIN: 07183-0019 (LT)

Legal Description: PCL BLK 6-1, SEC 20M480; BLK 6, PL 20M480; S/T H390938
BURLINGTON

PIN: 07183-0020 (LT)

Legal Description: PCL BLK 7-1, SEC 20M480; BLK 7, PL 20M480; S/T H390938
BURLINGTON

Land Registration Reform Act
SET OF STANDARD CHARGE TERMS
(Electronic Filing)

Filed by
Dye & Durham Co. Inc.

Filing Date: November 3, 2000
Filing number: 200033

The following Set of Standard Charge Terms shall be applicable to documents registered in electronic format under Part III of the Land Registration Reform Act, R.S.O. 1990, c. L4 as amended (the "Land Registration Reform Act") and shall be deemed to be included in every electronically registered charge in which this Set of Standard Charge Terms is referred to by its filing number, as provided in Section 9 of the Land Registration Reform Act, except to the extent that the provisions of this Set of Standard Charge Terms are modified by additions, amendments or deletions in the schedule. Any charge in an electronic format of which this Set of Standard Charge Terms forms a part by reference to the above-noted filing number in such charge shall hereinafter be referred to as the "Charge".

Exclusion of
Statutory
Covenants

1. The implied covenants deemed to be included in a charge under subsection 7(1) of the Land Registration Reform Act as amended or re-enacted are excluded from the Charge.

Right to
Charge the
Land

2. The Chargor now has good right, full power and lawful and absolute authority to charge the land and to give the Charge to the Chargee upon the covenants contained in the Charge.

No Act to
Encumber

3. The Chargor has not done, committed, executed or wilfully or knowingly suffered any act, deed, matter or thing whatsoever whereby or by means whereof the land, or any part or parcel thereof, is or shall or may be in any way impeached, charged, affected or encumbered in title, estate or otherwise, except as the records of the land registry office disclose.

Good Title in
Fee Simple

4. The Chargor, at the time of the delivery for registration of the Charge, is, and stands solely, rightfully and lawfully seized of a good, sure, perfect, absolute and indefeasible estate of inheritance, in fee simple, of and in the land and the premises described in the Charge and in every part and parcel thereof without any manner of trusts, reservations, limitations, provisos, conditions or any other matter or thing to alter, charge, change, encumber or defeat the same, except those contained in the original grant thereof from the Crown.

Promise to
Pay and
Perform

5. The Chargor will pay or cause to be paid to the Chargee the full principal amount and interest secured by the Charge in the manner of payment provided by the Charge, without any deduction or abatement, and shall do, observe, perform, fulfill and keep all the provisions, covenants, agreements and stipulations contained in the Charge and shall pay as they fall due all taxes, rates, levies, charges, assessments, utility and heating charges, municipal, local, parliamentary and otherwise which now are or may hereafter be imposed, charged or levied upon the land and when required shall produce for the Chargee receipts evidencing payment of the same.

Interest After
Default

6. In case default shall be made in payment of any sum to become due for interest at the time provided for payment in the Charge, compound interest shall be payable and the sum in arrears for interest from time to time, as well after as before maturity, and both before and after default and judgement, shall bear interest at the rate provided for in the Charge. In case the interest and compound interest are not paid within the interest calculation period provided in the Charge from the time of default a rest shall be made, and compound interest at the rate provided for in the Charge shall be payable on the aggregate amount then due, as well after as before maturity, and so on from time to time, and all such interest and compound interest shall be a charge upon the land.

No Obligation
to Advance

7. Neither the preparation, execution or registration of the Charge shall bind the Chargee to advance the principal amount secured, nor shall the advance of a part of the principal amount secured bind the Chargee to advance any unadvanced portion thereof, but nevertheless the security in the land shall take effect forthwith upon delivery for registration of the Charge by the Chargor. The expenses of the examination of the title and of the Charge and valuation are to be secured by the Charge in the event of the whole or any balance of the principal amount not being advanced, the same to be charged hereby upon the land, and shall be, without demand therefor, payable forthwith with interest at the rate provided for in the Charge, and in default the Chargee's power of sale hereby given, and all other remedies hereunder, shall be exercisable.

Costs Added
to Principal

8. The Chargee may pay all premiums of insurance and all taxes, rates, levies, charges, assessments, utility and heating charges which shall from time to time fall due and be unpaid in respect of the land, and that such payments, together with all costs, charges, legal fees (as between solicitor and client) and expenses which may be incurred in taking, recovering and keeping possession of the land and of negotiating the Charge, investigating title, and registering the Charge and other necessary deeds, and generally in any other proceedings taken in connection with or to realize upon the security given in the Charge (including legal fees and real estate commissions and other costs incurred in leasing or selling the land or in exercising the power of entering, lease and sale contained in the Charge) shall be, with interest at the rate provided for in the Charge, a charge upon the land in favour of the Chargee pursuant to the terms of the Charge and the Chargee may pay or satisfy any lien, charge or encumbrance now existing or hereafter created or claimed upon the land, which payments with interest at the rate provided for in the Charge shall likewise be a charge upon the land in favour of the Chargee. Provided, and it is hereby further agreed, that all amounts paid by the Chargee as aforesaid shall be added to the principal amount secured by the Charge and shall be payable forthwith with interest at the rate provided for in the Charge, and on default all sums secured by the Charge shall immediately become due and payable at the option of the Chargee, and all powers in the Charge conferred shall become exercisable.

Power of
Sale

9. The Chargee on default of payment for at least fifteen (15) days may, on at least thirty-five (35) days' notice in writing given to the Chargor, enter on and lease the land or sell the land. Such notice shall be given to such persons and in such manner and form and within such time as provided in the Mortgages Act. In the event that the giving of such notice shall not be required by law or to the extent that such requirements shall not be applicable, it is agreed that notice may be effectually given by leaving it with a grown-up person on the land, if occupied, or by placing it on the land if unoccupied, or at the option of the Chargee, by mailing it in a registered letter addressed to the Chargor at his last known address, or by publishing it once in a newspaper published in the county or district in which the land is situate; and such notice shall be sufficient although not addressed to any person or persons by name or designation; and notwithstanding that any person to be affected thereby may be unknown, unascertained or under disability. Provided further, that in case default be made in the payment of the principal amount or interest or any part thereof and such default continues for two months after any payment of either falls due then the Chargee may exercise the foregoing powers of entering, leasing or selling or any of them without any notice, it being understood and agreed, however, that if the giving of notice by the Chargee shall be required by law then notice shall be given to such persons and in such manner and form and within such time as so required by law. It is hereby further agreed that the whole or any part or parts of the land may be sold by public auction or private contract, or partly

one or partly the other; and that the proceeds of any sale hereunder may be applied first in payment of any costs, charges and expenses incurred in taking, recovering or keeping possession of the land or by reason of non-payment or procuring payment of monies, secured by the Charge or otherwise, and secondly in payment of all amounts of principal and interest owing under the Charge; and if any surplus shall remain after fully satisfying the claims of the Chargee as aforesaid same shall be paid as required by law. The Chargee may sell any of the land on such terms as to credit and otherwise as shall appear to him most advantageous and for such prices as can reasonably be obtained therefor and may make any stipulations as to title or evidence or commencement of title or otherwise which he shall deem proper, and may buy in or rescind or vary any contract for the sale of the whole or any part of the land and resell without being answerable for loss occasioned thereby, and in the case of a sale on credit the Chargee shall be bound to pay the Chargor only such monies as have been actually received from purchasers after the satisfaction of the claims of the Chargee and for any of said purposes may make and execute all agreements and assurances as he shall think fit. Any purchaser or lessee shall not be bound to see to the propriety or regularity of any sale or lease or be affected by express notice that any sale or lease is improper and no want of notice or publication when required hereby shall invalidate any sale or lease hereunder.

Quiet Possession

10. Upon default in payment of principal and interest under the Charge or in performance of any of the terms or conditions hereof, the Chargee may enter into and take possession of the land hereby charged and where the Chargee so enters on and takes possession or enters on and takes possession of the land on default as described in paragraph 9 herein the Chargee shall enter into, have, hold, use, occupy, possess and enjoy the land without the let, suit, hindrance, interruption or denial of the Chargor or any other person or persons whomsoever.

Right to Distrain

11. If the Chargor shall make default in payment of any part of the interest payable under the Charge at any of the dates or times fixed for the payment thereof, it shall be lawful for the Chargee to distrain therefor upon the land or any part thereof, and by distress warrant, to recover by way of rent reserved, as in the case of a demise of the land, so much of such interest as shall, from time to time, be or remain in arrears and unpaid, together with all costs, charges and expenses attending such levy or distress, as in like cases of distress for rent. Provided that the Chargee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

Further Assurances

12. From and after default in the payment of the principal amount secured by the Charge or the interest thereon or any part of such principal or interest or in the doing, observing, performing, fulfilling or keeping of some one or more of the covenants set forth in the Charge then and in every such case the Chargor and all and every other person whosoever having, or lawfully claiming, or who shall have or lawfully claim any estate, right, title, interest or trust of, in, to or out of the land shall, from time to time, and at all times thereafter, at the proper costs and charges of the Chargor make, do, suffer, execute, deliver, authorize and register, or cause or procure to be made, done, suffered, executed, delivered, authorized and registered, all and every such further and other reasonable act or acts, deed or deeds, devises, conveyances and assurances in the law for the further, better and more perfectly and absolutely conveying and assuring the land unto the Chargee as by the Chargee or his solicitor shall or may be lawfully and reasonably devised, advised or required.

Acceleration of Principal and Interest

13. In default of the payment of the interest secured by the Charge the principal amount secured by the Charge shall, at the option of the Chargee, immediately become payable, and upon default of payment of instalments of principal promptly as the same mature, the balance of the principal and interest secured by the Charge shall, at the option of the Chargee, immediately become due and payable. The Chargee may in writing at any time or times after default waive such default and any such waiver shall apply only to the particular default waived and shall not operate as a waiver of any other or future default.

Unapproved Sale

14. If the Chargor sells, transfers, disposes of, leases or otherwise deals with the land, the principal amount secured by the Charge shall, at the option of the Chargee, immediately become due and payable.

Partial Releases

15. The Chargee may at his discretion at all times release any part or parts of the land or any other security or any surety for the money secured under the Charge either with or without any sufficient consideration therefor, without responsibility therefor, and without thereby releasing any other part of the land or any person from the Charge or from any of the covenants contained in the Charge and without being accountable to the Chargor for the value thereof, or for any monies except those actually received by the Chargee. It is agreed that every part or lot into which the land is or may hereafter be divided does and shall stand charged with the whole money secured under the Charge and no person shall have the right to require the mortgage monies to be apportioned.

Obligation to Insure

16. The Chargor will immediately insure, unless already insured, and during the continuance of the Charge keep insured against loss or damage by fire, in such proportions upon each building as may be required by the Chargee, the buildings on the land to the amount of not less than their full insurable value on a replacement cost basis in dollars of lawful money of Canada. Such insurance shall be placed with a company approved by the Chargee. Buildings shall include all buildings whether now or hereafter erected on the land, and such insurance shall include not only insurance against loss or damage by fire but also insurance against loss or damage by explosion, tempest, tornado, cyclone, lightning and all other extended perils customarily provided in insurance policies including "all risks" insurance. The covenant to insure shall also include where appropriate or if required by the Chargee, boiler, plate glass, rental and public liability insurance in amounts and on terms satisfactory to the Chargee. Evidence of continuation of all such insurance having been effected shall be produced to the Chargee at least fifteen (15) days before the expiration thereof; otherwise the Chargee may provide therefor and charge the premium paid and interest thereon at the rate provided for in the Charge to the Chargor and the same shall be payable forthwith and shall also be a charge upon the land. It is further agreed that the Chargee may at any time require any insurance of the buildings to be cancelled and new insurance effected in a company to be named by the Chargee and also of his own accord may effect or maintain any insurance herein provided for, and any amount paid by the Chargee therefor shall be payable forthwith by the Chargor with interest at the rate provided for in the Charge and shall also be a charge upon the land. Policies of insurance herein required shall provide that loss, if any, shall be payable to the Chargee as his interest may appear, subject to the standard form of mortgage clause approved by the Insurance Bureau of Canada which shall be attached to the policy of insurance.

Obligation to Repair

17. The Chargor will keep the land and the buildings, erections and improvements thereon, in good condition and repair according to the nature and description thereof respectively, and the Chargee may, whenever he deems necessary, by his agent enter upon and inspect the land and make such repairs as he deems necessary, and the reasonable cost of such inspection and repairs with interest at the rate provided for in the Charge shall be added to the principal amount and be payable forthwith and be a charge upon the land prior to all claims thereon subsequent to the Charge. If the Chargor shall neglect to keep the buildings, erections and improvements in good condition and repair, or commits or permits any act of waste on the land (as to which the Chargee shall be sole judge) or makes default as to any of the covenants, provisos, agreements or conditions contained in the Charge or in any charge to which this Charge is subject, all monies secured by the Charge shall, at the option of the Chargee, forthwith become due and payable, and in default of payment of same with interest as in the case of payment

before maturity the powers of entering upon and leasing or selling hereby given and all other remedies herein contained may be exercised forthwith.

Building Charge

18. If any of the principal amount to be advanced under the Charge is to be used to finance an improvement on the land, the Chargor must so inform the Chargee in writing immediately and before any advances are made under the Charge. The Chargor must also provide the Chargee immediately with copies of all contracts and subcontracts relating to the improvement and any amendments to them. The Chargor agrees that any improvement shall be made only according to contracts, plans and specifications approved in writing by the Chargee. The Chargor shall complete all such improvements as quickly as possible and provide the Chargee with proof of payment of all contracts from time to time as the Chargee requires. The Chargee shall make advances (part payments of the principal amount) to the Chargor based on the progress of the improvement, until either completion and occupation or sale of the land. The Chargee shall determine whether or not any advances will be made and when they will be made. Whatever the purpose of the Charge may be, the Chargee may at its option hold back funds from advances until the Chargee is satisfied that the Chargor has complied with the holdback provisions of the *Construction Lien Act* as amended or re-enacted. The Chargor authorizes the Chargee to provide information about the Charge to any person claiming a construction lien on the land.

Extensions not to Prejudice

19. No extension of time given by the Chargee to the Chargor or anyone claiming under him, or any other dealing by the Chargee with the owner of the land or of any part thereof, shall in any way affect or prejudice the rights of the Chargee against the Chargor or any other person liable for the payment of the money secured by the Charge, and the Charge may be renewed by an agreement in writing at maturity for any term with or without an increased rate of interest notwithstanding that there may be subsequent encumbrances. It shall not be necessary to deliver for registration any such agreement in order to retain priority for the Charge so altered over any instrument delivered for registration subsequent to the Charge. Provided that nothing contained in this paragraph shall confer any right of renewal upon the Chargor.

No Merger of Covenants

20. The taking of a judgment or judgments on any of the covenants herein shall not operate as a merger of the covenants or affect the Chargee's right to interest at the rate and times provided for in the Charge; and further that any judgment shall provide that interest thereon shall be computed at the same rate and in the same manner as provided in the Charge until the judgment shall have been fully paid and satisfied.

Change in Status

21. Immediately after any change or happening affecting any of the following, namely: (a) the spousal status of the Chargor, (b) the qualification of the land as a family residence within the meaning of Part II of the *Family Law Act*, and (c) the legal title or beneficial ownership of the land, the Chargor will advise the Chargee accordingly and furnish the Chargee with full particulars thereof, the intention being that the Chargee shall be kept fully informed of the names and addresses of the owner or owners for the time being of the land and of any spouse who is not an owner but who has a right of possession in the land by virtue of Section 19 of the *Family Law Act*. In furtherance of such intention, the Chargor covenants and agrees to furnish the Chargee with such evidence in connection with any of (a), (b) and (c) above as the Chargee may from time to time request.

Condominium Provisions

22. If the Charge is of land within a condominium registered pursuant to the *Condominium Act* (the "Act") the following provisions shall apply. The Chargor will comply with the Act, and with the declaration, by-laws and rules of the condominium corporation (the "corporation") relating to the Chargor's unit (the "unit") and provide the Chargee with proof of compliance from time to time as the Chargee may request. The Chargor will pay the common expenses for the unit to the corporation on the due dates. If the Chargee decides to collect the Chargor's contribution towards the common expenses from the Chargor, the Chargor will pay the same to the Chargee upon being so notified. The Chargee is authorized to accept a statement which appears to be issued by the corporation as conclusive evidence for the purpose of establishing the amounts of the common expenses and the dates those amounts are due. The Chargor, upon notice from the Chargee, will forward to the Chargee any notices, assessments, by-laws, rules and financial statements of the corporation that the Chargor receives or is entitled to receive from the corporation. The Chargor will maintain all improvements made to the unit and repair them after damage. In addition to the insurance which the corporation must obtain, the Chargor shall insure the unit against destruction or damage by fire and other perils usually covered in fire insurance policies and against such other perils as the Chargee requires for its full replacement cost (the maximum amount for which it can be insured). The insurance company and the terms of the policy shall be reasonably satisfactory to the Chargee. This provision supersedes the provisions of paragraph 16 herein. The Chargor irrevocably authorizes the Chargee to exercise the Chargor's rights under the Act to vote, consent and dissent.

Discharge

23. The Chargee shall have a reasonable time after payment in full of the amounts secured by the Charge to deliver for registration a discharge or if so requested and if required by law to do so, an assignment of the Charge and all legal and other expenses for preparation, execution and registration, as applicable to such discharge or assignment shall be paid by the Chargor.

Guarantee

24. Each party named in the Charge as a Guarantor hereby agrees with the Chargee as follows:
- (a) In consideration of the Chargee advancing all or part of the Principal Amount to the Chargor, and in consideration of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the Chargee to the Guarantor (the receipt and sufficiency whereof are hereby acknowledged), the Guarantor does hereby absolutely and unconditionally guarantee to the Chargee, and its successors, the due and punctual payment of all principal moneys, interest and other moneys owing on the security of the Charge and observance and performance of the covenants, agreements, terms and conditions herein contained by the Chargor, and the Guarantor, for himself and his successors, covenants with the Chargee that, if the Chargor shall at any time make default in the due and punctual payment of any moneys payable hereunder, the Guarantor will pay all such moneys to the Chargee without any demand being required to be made.
 - (b) Although as between the Guarantor and the Chargor, the Guarantor is only surety for the payment by the Chargor of the moneys hereby guaranteed, as between the Guarantor and the Chargee, the Guarantor shall be considered as primarily liable therefor and it is hereby further expressly declared that no release or releases of any portion or portions of the land; no indulgence shown by the Chargee in respect of any default by the Chargor or any successor thereof which may arise under the Charge; no extension or extensions granted by the Chargee to the Chargor or any successor thereof for payment of the moneys hereby secured or for the doing, observing or performing of any covenant, agreement, term or condition herein contained to be done, observed or performed by the Chargor or any successor thereof; no variation in or departure from the provisions of the Charge; no release of the Chargor or any other thing whatsoever whereby the Guarantor as surety only would or might have been released shall in any way modify, alter, vary or in any way prejudice the Chargee or affect the liability of the Guarantor in any way under this covenant, which shall continue and be binding on the Guarantor, and as well after as before maturity of the Charge and both before and after default and judgment, until the said moneys are fully paid and satisfied.
 - (c) Any payment by the Guarantor of any moneys under this guarantee shall not in any event be taken to affect

the liability of the Chargor for payment thereof but such liability shall remain unimpaired and enforceable by the Guarantor against the Chargor and the Guarantor shall, to the extent of any such payments made by him, in addition to all other remedies, be subrogated as against the Chargor to all the rights, privileges and powers to which the Chargee was entitled prior to payment by the Guarantor; provided, nevertheless, that the Guarantor shall not be entitled in any event to rank for payment against the lands in competition with the Chargee and shall not, unless and until the whole of the principal, interest and other moneys owing on the security of the Charge shall have been paid, be entitled to any rights or remedies whatsoever in subrogation to the Chargee.

- (d) All covenants, liabilities and obligations entered into or imposed hereunder upon the Guarantor shall be equally binding upon his successors. Where more than one party is named as a Guarantor all such covenants, liabilities and obligations shall be joint and several.
- (e) The Chargee may vary any agreement or arrangement with or release the Guarantor, or any one or more of the Guarantors if more than one party is named as Guarantor, and grant extensions of time or otherwise deal with the Guarantor and his successors without any consent on the part of the Chargor or any other Guarantor or any successor thereof.

Severability

25. It is agreed that in the event that at any time any provision of the Charge is illegal or invalid under or inconsistent with provisions of any applicable statute, regulation thereunder or other applicable law or would by reason of the provisions of any such statute, regulation or other applicable law render the Chargee unable to collect the amount of any loss sustained by it as a result of making the loan secured by the Charge which it would otherwise be able to collect under such statute, regulation or other applicable law then, such provision shall not apply and shall be construed so as not to apply to the extent that it is so illegal, invalid or inconsistent or would so render the Chargee unable to collect the amount of any such loss.

Interpretation

26. In construing these covenants the words "Charge", "Chargee", "Chargor", "land" and "successor" shall have the meanings assigned to them in Section 1 of the *Land Registration Reform Act* and the words "Chargor" and "Chargee" and the personal pronouns "he" and "his" relating thereto and used therewith, shall be read and construed as "Chargor" or "Chargors", "Chargee" or "Chargees", and "he", "she", "they" or "it", "his", "her", "their" or "its", respectively, as the number and gender of the parties referred to in each case require, and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted. And that all rights, advantages, privileges, immunities, powers and things hereby secured to the Chargor or Chargors, Chargee or Chargees, shall be equally secured to and exercisable by his, her, their or its heirs, executors, administrators and assigns, or successors and assigns, as the case may be. The word "successor" shall also include successors and assigns of corporations including amalgamated and continuing corporations. And that all covenants, liabilities and obligations entered into or imposed hereunder upon the Chargor or Chargors, Chargee or Chargees, shall be equally binding upon his, her, their or its heirs, executors, administrators and assigns, or successors and assigns, as the case may be, and that all such covenants and liabilities and obligations shall be joint and several.

Paragraph headings

27. The paragraph headings in these standard charge terms are inserted for convenience of reference only and are deemed not to form part of the Charge and are not to be considered in the construction or interpretation of the Charge or any part thereof.

Date of Charge

28. The Charge, unless otherwise specifically provided, shall be deemed to be dated as of the date of delivery for registration of the Charge.

Effect of Delivery of Charge

29. The delivery of the Charge for registration by direct electronic transfer shall have the same effect for all purposes as if such Charge were in written form, signed by the parties thereto and delivered to the Chargee. Each of the Chargor and, if applicable, the spouse of the Chargor and other party to the Charge agrees not to raise in any proceeding by the Chargee to enforce the Charge any want or lack of authority on the part of the person delivering the Charge for registration to do so.

DATED this

day of

(year)

Initial
TCS

This is Exhibit "G" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

Properties		
PIN	07183 - 0019	LT
Description	PCL BLK 6-1 , SEC 20M480 ; BLK 6 , PL 20M480 ; S/T H390938 BURLINGTON	
Address	1075 SUTTON DRIVE BURLINGTON	
PIN	07183 - 0020	LT
Description	PCL BLK 7-1 , SEC 20M480 ; BLK 7 , PL 20M480 ; S/T H390938 BURLINGTON	
Address	1075 SUTTON DRIVE BURLINGTON	

<i>Applicant(s)</i>	
The assignor(s) hereby assigns their interest in the rents of the above described land. The notice is based on or affects a valid and existing estate, right, interest or equity in land.	
<i>Name</i>	SIREG 1075 SUTTON INC.
<i>Address for Service</i>	1075 Sutton Drive Burlington, Ontario
A person or persons with authority to bind the corporation has/have consented to the registration of this document.	
This document is not authorized under Power of Attorney by this party.	

Party To(s)	Capacity	Share
Name	1000018790 ONTARIO LTD.	
Address for Service	c/o 3280 Bloor Street West Suite 1400, Centre Tower Toronto, Ontario M8X 2X3	

Statements		
The applicant applies for the entry of a notice of general assignment of rents.		
This notice may be deleted by the Land Registrar when the registered instrument, HR2116404 registered on 2025/07/11 to which this notice relates is deleted		
Schedule: See Schedules		

Signed By				
Maria Martins		2171 Avenue Road, Suite 200 Toronto M5M 4B4	acting for Applicant(s)	Signed 2025 07 11
Tel	416-486-9913			
Email	maria@bloom-lanys.com			
I have the authority to sign and register the document on behalf of all parties to the document.				
Maria Martins		2171 Avenue Road, Suite 200 Toronto M5M 4B4	acting for Party To(s)	Signed 2025 07 11
Tel	416-486-9913			
Email	maria@bloom-lanys.com			
I have the authority to sign and register the document on behalf of all parties to the document.				

Submitted By		
BLOOM LANYS PROFESSIONAL CORPORATION	2171 Avenue Road, Suite 200 Toronto M5M 4B4	2025 07 11
Tel 416-486-9913		
Email maria@bloom-lanys.com		

Fees/Taxes/Payment	
Statutory Registration Fee	\$70.90
Total Paid	\$70.90

GENERAL ASSIGNMENT OF RENTS

THIS ASSIGNMENT made as of the 10th day of July, 2025.

B E T W E E N:

SIREG 1075 SUTTON INC.

(hereinafter called the "**Assignor**")

OF THE FIRST PART

- and -

1000018790 ONTARIO LTD.

(hereinafter called the "**Assignee**")

OF THE SECOND PART

WHEREAS:

- i) The Assignor is the registered owner of the lands and premises situate, lying and being in the City of Burlington, Province of Ontario, which are more particularly described in Schedule "A" annexed hereto (the "**Property**");
- ii) The Assignor has charged and mortgaged, *inter alia*, the Property to the Assignee to secure the repayment of the principal sum of TWO MILLION SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS (\$2,750,000.00) and interest thereon at the interest rate therein expressed pursuant to a Charge in that principal amount issued by the Assignor to the Assignee dated the same date as this Assignment, registered on the same date as this instrument, being the immediately preceding instrument number in the Land Registry Office for the Land Titles Division of Halton (No. 20) (the "**Charge**");
- iii) The Property is or will be leased by the Assignor, or its property manager, from time to time to one or more tenants.
- iv) The Assignor has agreed as a condition precedent to the Assignee advancing the principal sum secured by the Charge to execute and deliver this Assignment for the purpose of collaterally securing the performance and observance of the Assignor's promise to pay and other obligations under the Charge.

1. NOW THEREFORE this Assignment witnesses that in consideration of the premises and other good and valuable consideration paid by the Assignee to the Assignor (the receipt and sufficiency whereof is hereby acknowledged) the Assignor hereby assigns, grants, transfers and sets over to the Assignee:

- (a) any existing and future leases of, and agreements to lease of, the whole or any portion of the Property;
- (b) every existing and future tenancy, agreement as to use or occupation, and licence in respect of the whole or any part of the Property, whether or not in writing;
- (c) every existing and future guarantee of all or any of the obligations of any existing or future tenant, subtenant, occupier or licensee of the whole or any portion of the Property;
- (d) a security interest in each lease or agreement to lease of the whole or any part of the Property; and

- (e) all rents and other monies and benefits and advantages to be derived by the Assignor (collectively the "**Rents**") from every existing and future lease of, agreement to lease of, agreement as to use or occupation and licence in respect of the whole or any part of the Property.

Every existing and future lease of, agreement to lease of, agreement as to use or occupation and licence in respect of the whole or any part of the Property shall hereinafter be referred to as the "**Leases**". The within assignment of Leases and Rents in favour of the Assignee is given as security for the payment of the principal sum, interest and other monies payable by the Assignor to the Assignee pursuant to the Charge and for the performance of all of the covenants of the chargors pursuant to the Charge. The within assignment and grant includes all the Assignor's right to demand, sue for, collect and receive all Rents, and otherwise to enforce (either in the name of the Assignor or the Assignee) the Assignor's rights under any Lease consequent on any default by the tenant thereunder whether such rights arise under such Lease or by statute or at law or in equity, including without limitation the Assignor's rights to distrain.

2. THE ASSIGNEE acknowledges that this Assignment is being executed and delivered as a continuing and additional security for the performance and observance of the Assignor's promise to pay and other obligations pursuant to the Charge and neither the execution and delivery of the Assignment nor anything done pursuant thereto shall in any way impair and diminish the obligation of the Assignor as landlord of the Leases.

3. NO PROVISION contained in this Assignment shall be deemed to have the effect of making the Assignee responsible for the collection of any Rents, or any part thereof or for the performance or observance of any of the covenants, terms, conditions or other obligations imposed upon either party to any of the Leases.

4. THE ASSIGNEE shall not by virtue of this Assignment be deemed to be a mortgagee in possession of the Property and upon the payment of the principal sum, interest and other monies secured by the Charge, this Assignment shall terminate and the Assignee shall execute and deliver at the expense of the Assignor a reassignment of the Leases to the Assignor. It is further agreed that a full and complete discharge (but not a partial discharge) of the Charge from title to the Property shall operate as a full and complete release of the Assignee's interest and rights hereunder.

5. IT IS UNDERSTOOD and agreed that the Assignee shall be liable to account for only such monies as may actually come into its hands by virtue of this Assignment less proper collection and management charges and that such monies when so received by the Assignee shall be applied pro rata on account of the principal sum, interest and other monies secured by the Charge.

6. ALTHOUGH IT IS the intention of the parties that this Assignment shall be a present assignment, effective immediately upon execution, it is expressly understood and agreed that the Assignee shall not exercise any of the rights or powers herein conferred upon it until an event of default (as defined in the Charge) shall occur under the terms and provisions of the Charge. Upon such event of default occurring: (i) the Assignee shall be entitled, upon written notice to the tenants of the Property, to collect and receive all Rents under the Leases and (ii) this Assignment shall constitute an irrevocable direction and authorization of the Assignor to such tenants to pay such amounts to the Assignee or as the Assignee shall direct otherwise in writing without proof of any event of default by the Assignor. Without limiting the generality of the foregoing, such tenants are hereby irrevocably authorized and directed to rely upon and comply with, and to be fully protected in so doing, any notice or demand by the Assignee for the payment to the Assignee of any rent, or for the performance of any other obligation of the tenants under the Leases and the tenants shall not be required to or be under any duty to inquire as to whether any event of default under the Charge has actually occurred or is then existing. Until an Event of Default occurs, the Assignor can continue to collect rents and deal with the Leases in the ordinary course of business.

7. THE ASSIGNOR covenants and agrees that:

- (a) there is no outstanding encumbrance or assignment of the Leases in priority to this Assignment or the rents payable or receivable thereunder;
- (b) it shall at all times perform and observe all of the Landlord's obligations contained in the Leases;
- (c) it now has full power and absolute authority to assign its interest in the Leases and Rents and all benefits and advantages to be derived therefrom to the Assignee according to the intention of this Assignment; and
- (d) it shall forthwith on demand enter into, execute and deliver to the Assignee, at the Assignor's expense, such further assignments and assurances of the Leases and Rents as the Assignee shall reasonably require subject to reasonable review.

8. THE ASSIGNOR further covenants and agrees that it will not without the prior written consent of the Assignee:

- (a) (i) cancel or take any action to cancel any Lease; (ii) accept the surrender of any Lease; (iii) alter or amend or consent to or permit the altering, or amending of any term or provision of any Lease so as to decrease the Tenant's financial obligations or increase the responsibility of the Landlord thereunder; (iv) consent to or permit the assigning or subleasing of any Lease except in circumstances where the Landlord's consent cannot be unreasonably withheld or where no consent is required; and
- (b) collect or attempt to collect or permit either the payment or the prepayment of rent for a period greater than one (1) month or in any manner and at any time other than that stipulated in the Leases.

9. THE ASSIGNOR warrants and represents that, except as otherwise disclosed to the Assignee in writing:

- (a) each Lease is a valid and subsisting lease constituting the entire and only agreement between the Assignor and its tenant thereunder pertaining to the premises demised;
- (b) the said tenants are occupying the premises described in each Lease and paying the full rent stipulated therein;
- (c) no notice has been received from any Tenant indicating an intention to assign or sublet or indicating an intention to surrender the term or otherwise part with possession of the premises demised to it other than as specifically provided for herein; and
- (d) no notice has been received by the Assignor from any tenant alleging default by the Assignor in the performance of its obligations as landlord pursuant to any Lease which notice has not been complied with by the Assignor to such tenant's reasonable satisfaction.

10. THE ASSIGNOR agrees that any and all rights of the Assignee pursuant to this Assignment may be exercised by any trustee or receiver appointed at the instance of or for the benefit of the Assignee. The Assignor further agrees that the Assignee is authorized (but is not obligated) in the name of the Assignor to take at any time any proceeding which in the opinion of the Assignee or its solicitors may be expedient or necessary for the purpose of enforcing any of the rights of the Assignor under the Leases and further to compromise or submit to arbitration any dispute which has arisen or may arise in respect of any Lease and any settlement arrived at shall be binding upon the Assignor. The Assignee is further authorized (but is not obligated) in the name and for the account of the Assignor to perform and observe any of the Assignor's obligations, as landlord, under the Leases, or any of them, and without limiting the

generality of the foregoing, any amount paid by the Assignee in respect thereof as well as any other expense incurred by the Assignee shall be added pro rata to the monies secured by the Charge and shall bear interest at the interest rate stipulated therein.

11. THE TERM "**Leases**" shall extend to and include (i) the Leases as they may be extended or renewed or replaced; (ii) any amending agreement whether written or oral; and (iii) any guarantee whether included in the Leases or otherwise.

12. THE TERM "**tenants**" means and includes (i) the person, firm or corporation named as tenant or lessee in a Lease; and (ii) any person, firm or corporation who has guaranteed (whether as a primary debtor, surety or otherwise) the performance and observance of a tenant's covenants and other obligations pursuant to a Lease.

13. THE TERM "**Landlord**" means the Assignor, its successors and assigns and includes the person, firm or corporation named as landlord or lessor in a Lease.

14. THE TERM "**Rent**" or "**Rents**" shall extend to and include all monies that the Assignor is entitled to receive under the terms of the Leases including without limitation insurance proceeds, arbitration awards and the proceeds arising from any guarantee or other security held by the Assignor.

15. THE RIGHTS, remedies and security given to the Assignee hereunder are cumulative and are not in substitution for any rights, remedies or security to which the Assignee may be entitled, either under the Charge or under any other security or at law.

16. THE ASSIGNOR acknowledges receiving a true copy of this Assignment.

17. THIS ASSIGNMENT shall be binding upon and enure to the benefit of and shall be enforceable by the respective successors and assigns of the parties hereto and all words and phrases shall be taken to include the singular or plural or masculine, feminine or neuter gender as the circumstances shall require.

18. THE ASSIGNOR covenants that upon the registration of a complete discharge of the Charge this Assignment shall be deemed to be null and void and of no further effect.

[Signing Page Follows]

IN WITNESS WHEREOF the Assignor has executed this Assignment by the hands of its duly authorized officer in that behalf on the day and year first written above.

SIREG 1075 SUTTON INC.

Signed by:

Per:

Todd C. Slater

508FA2284B2B479

Name: Todd C. Slater

Title: President

I have authority to bind the Corporation.

SCHEDULE “A”
PROPERTY

Property Address:

1075 Sutton Drive, Burlington, Ontario

PIN: 07183-0019 (LT)

Legal Description: PCL BLK 6-1, SEC 20M480; BLK 6, PL 20M480; S/T H390938
BURLINGTON

PIN: 07183-0020 (LT)

Legal Description: PCL BLK 7-1, SEC 20M480; BLK 7, PL 20M480; S/T H390938
BURLINGTON

This is Exhibit "H" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

COVENANT AND POSTPONEMENT OF CLAIM

TO: 1000018790 Ontario Ltd.

RE: 1000018790 Ontario Ltd. (the "**Chargee**") second mortgage to Sireg 1075 Sutton Inc. (the "**Chargor**") on the security of the property listed in Schedule "A" attached hereto (the "**Property**"), as guaranteed by Todd C. Slater, Sireg Acquisition Corp., and Sireg Holdings Inc. (collectively, the "**Covenantors**")

WHEREAS the Chargee has agreed to extend a loan to the Chargor pursuant to a term sheet issued by Starlight Investments on behalf of the Chargee dated July 8th, 2025 (the "**Term Sheet**"), setting out the terms of the loan secured by a second charge (the "**Second Charge**"), *inter alia*, over the Property,

AND WHEREAS the loan contemplated by the Term Sheet is secured by the Second Charge, *inter alia*, of the Property securing the principal amount of \$2,750,000.00 entered into between the Chargee and the Chargor and the collateral security contemplated by the Term Sheet and Second Charge (collectively the "**Security**").

AND WHEREAS as a condition of making the loan to the Chargor, the Chargee requires the delivery of this Covenant by the Covenantors.

IN CONSIDERATION OF the Chargee making the loan to the Chargor and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by the Covenantors) the Covenantors hereby covenant in favour of the Chargee:

- (a) to be jointly and severally liable with the Chargor and any other covenantor as principal debtor, and not as surety, for the due payment of all amounts owing under the Security (the "**Indebtedness**") at the times and in the manner herein provided; and it is the express intention of the parties hereto that the Covenantors are and shall be liable to the Chargee in the same manner and to the same extent as if the Covenantors had executed the Security as Chargor;
- (b) that if the Indebtedness is not recoverable under paragraph (a) for any reason whatsoever, the Covenantors unconditionally guarantee the full performance and discharge of all of the obligations to be fulfilled by the Chargor pursuant to the provisions of the Security at the times and in the manner provided in the Security;
- (c) that if the Indebtedness is not recoverable under paragraphs (a) and (b) for any reason whatsoever, the Covenantors agree to indemnify and save harmless the

Chargee against and from all losses, damages, costs, charges and expenses which the Chargee may sustain, incur, or be or become liable for by reason of:

- (i) the failure, for any reason whatsoever, of the Chargor to pay the Indebtedness, or
 - (ii) the Chargor's failure, for any reason whatsoever, to do and perform any other act, matter or thing, required to be done or performed pursuant to the Security, or
 - (iii) the Chargor's failure to refrain from any act, matter or thing required not to be done or performed by it pursuant to the Security, or
 - (iv) any act, action or proceeding of or by the Chargee for or in connection with the recovery of the Indebtedness or the obtaining of performance by the Chargor or the Covenantors of any other act, matter or thing pursuant to the Security or restraining the Chargor from any act, matter or thing required not to be done or performed pursuant to the Security;
- (d) that the Chargee may at any time and from time to time and without notice to the Covenantors, or obtaining any consent of the Covenantors, make any compromise, settlement, extension, renewal or variation in the terms of the Security, including any variation or increase of the interest rate or any renewal or extension of the Security between the Chargor or any successor and the Chargee, or take surrender of the Security or any collateral security or a part thereof, and that no such thing done by the Chargee, nor any carelessness or neglect by the Chargee in asserting its rights, nor the Chargee's loss of any right by operation of law, nor the loss or destruction of any security, nor the lack of validity or enforceability of the Security or any collateral security or any portion thereof shall in any way release or diminish the liability of the Covenantors under the Security as long as any Indebtedness remains unpaid or the Chargee has not been reimbursed for all such losses, damages, costs, charges and expenses as aforesaid;
- (e) that the Chargee shall not be obliged to proceed against the Chargor or to enforce or exhaust any security before proceeding to enforce the obligations of the Covenantors and that enforcement of such obligations may take place before, after or contemporaneously with the enforcement of any debt or obligation of the Chargor or the enforcement of any security for any such debt or obligation;
- (f) that nothing but payment and satisfaction in full of the Indebtedness and the due performance and observation of all covenants, agreements and provisos in the Security and any other security to be given to the Chargee shall release the Covenantors of this Covenant;

- (g) this covenant shall be assignable by the Chargee and that assignment of the Security shall constitute assignment of this covenant and that this covenant shall not be deemed to have been waived, released, discharged, impaired or affected by reason of the assignment and/or reassignment of the Security at any time;
- (h) to hereby waive all notices of default, non-performance, non-payment and non-observance on the part of the Chargor of the terms, covenants and provisos contained in the Security;
- (i) that the Security would not have been entered into by the Chargee without this covenant;
- (j) that the liability of the Covenantors under this covenant shall not be impaired or discharged by reason of the Chargee taking further or other security for payment of the Indebtedness or by any transfer of the Property or any approval thereof by the Chargee or any assumption of the Security by any transferee of the Property, or by the Chargee at any time releasing any security or partial security hereunder, or by any extension or renewal of the term of the Security, or the release or partial release of any Covenantors or guarantor of the Security whether by the Chargee or by operation of law, or by any other act or thing whereby, as guarantor, the Covenantors will or might be released in whole or in part;
- (k) that any payment by the Covenantors of any monies under this covenant shall not in any event be taken to affect the liability of the Chargor for payment thereof, but such liability shall remain unimpaired and enforceable by the Covenantors against the Chargor and the Covenantors shall, to the extent of any such payments made by it, in addition to all other remedies, be subrogated as against the Chargor to all the rights, privileges and powers to which the Chargee was entitled prior to payment by the Covenantors, provided, nevertheless, that the Covenantors shall not be entitled in any event to rank for payment against the Property or any collateral security in competition with the Chargee and shall not, unless and until the whole of the Indebtedness has been paid, be entitled to any rights or remedies whatsoever in subrogation to the Chargee;
- (l) to hereby waive any right of set-off the Covenantors may have in respect of any payment to be made under this covenant;
- (m) that each of the Covenantors have received a fully executed copy of the Security;
- (n) that this Covenant shall be binding upon each of the Covenantors and their respective heirs, successors and assigns;
- (o) that upon the discharge of the Security this covenant will be deemed to be automatically discharged and released; and

- (p) that, if the Chargor is in default, the undersigned postpones in favour of the Chargee all debts and liabilities that the Chargor now owes or later may from time to time owe to the undersigned until the Indebtedness has been paid in full and in the event that the undersigned receives any monies in payment of any such debts and liabilities, the undersigned will hold them in trust for, and will immediately pay them to, the Chargee without reducing any liability under this Covenant.
- (q) This Agreement may be executed in counterparts and by PDF or other form of electronic transmission reproducing an original, each of which will be deemed to be an original and which together will constitute one and the same instrument.

[Signing Page Follows]

DATED at Toronto, this 10th day of July, 2025.

SIREG HOLDINGS INC.

Signed by:
Per: Todd C. Slater
Name: Todd Slater
Title: President

I have authority to bind the Corporation.

SIREG ACQUISITION CORP.

Signed by:
Per: Todd C. Slater
Name: Todd C. Slater
Title: President

I have authority to bind the Corporation.

Witnesseth in the presence of:

DocuSigned by:
Lawrence Zimmerman
E9091326FC064DB...
Signed by:
Todd C. Slater
508EA2204B2B479...
Sign & Print Name: Lawrence Zimmerman Todd C. Slater

Address for Service: 1075 Sutton Drive, Burlington, Ontario, L7L 5Z8.

SCHEDULE "A"

PROPERTY

Property Address:

1075 Sutton Drive, Burlington, Ontario

PIN: 07183-0019 (LT)

Legal Description: PCL BLK 6-1, SEC 20M480; BLK 6, PL 20M480; S/T H390938
BURLINGTON

PIN: 07183-0020 (LT)

Legal Description: PCL BLK 7-1, SEC 20M480; BLK 7, PL 20M480; S/T H390938
BURLINGTON

This is Exhibit "I" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

GENERAL SECURITY AGREEMENT

1. SECURITY INTEREST

- (a) For value received, Sireg 1075 Sutton Inc. (the "**Debtor**"), hereby grants to 1000018790 Ontario Ltd. (the "**Lender**"), by way of assignment and transfer, a security interest (the "**Security Interest**") in the undertaking of the Debtor and in all Goods (including all parts, accessories, special tools, additions and accessions thereto), Chattel Paper, Documents of Title (whether negotiable or not), Instruments, Accounts, Intangibles, Money and Securities now owned or hereafter owned or acquired by or on behalf of the Debtor relating to the Property described in Schedule "A" annexed hereto (including such as may be returned to or repossessed by the Debtor) and in all Proceeds and renewals thereof, accretions thereto and substitutions therefor (hereinafter collectively called "**Collateral**"), including without limitation, all of the following now owned or hereafter owned or acquired by or on behalf of the Debtor and related to the Property:
- (i) all present and future equipment of the Debtor, including all machinery, appliances, fixtures, plant, tools, furniture, vehicles of any kind or description, all spare parts, accessories installed in or affixed or attached to any of the foregoing, and all drawings, specifications, plans and manuals relating thereto ("**Equipment**");
 - (ii) all present and future inventory of the Debtor, including all raw materials, materials used or consumed in the business or profession of the Debtor, work-in-progress, finished goods, goods used for packing, materials used in the business of the Debtor not intended for sale, and goods acquired or held for sale or furnished or to be furnished under contracts of rental or service ("**Inventory**");
 - (iii) all book accounts and book debts and generally all accounts, debts, dues, claims, choses in action and demands of every nature and kind howsoever arising or secured including letters of credit and advices of credit, which are now due, owing or accruing or growing due to or owned by or which may hereafter become due, owing or accruing or growing due to or owned by the Debtor ("**Accounts**");
 - (iv) all deeds, documents, writings, papers, books of account and other books relating to or being records of Debts, Chattel Paper or Documents of Title or by which such are or may hereafter be secured, evidenced, acknowledged or made payable;
 - (v) all present and future intangible personal property of the Debtor, including all contract rights, licences, goodwill, patents, trade marks, copyrights and other industrial property, and all other choses in action of the Debtor of every kind, whether due at the present time or hereafter to become due or owing ("**Intangibles**");
 - (vi) all monies other than trust monies lawfully belonging to others;
 - (vii) all present and future securities held by the Debtor, including shares, options, rights, warrants, joint venture interests,

interests in limited partnerships, bonds, debentures and all other documents which constitute evidence of a share, participation or other interest of the Debtor in property or in an enterprise or which constitute evidence of an obligation of the issuer; and including an uncertificated security within the meaning of Part VI (Investment Securities) of the Business Corporations Act, 1982, (Ontario) and all substitutions therefor and dividends and income derived therefrom ("Securities");

- (viii) all Personal Property now in or in the future located at the premises of the Debtor described in Schedule "A" annexed or described in any schedule hereafter annexed or in any subsequent security agreement related to the Indebtedness of the Debtor and belonging to the Debtor.
- (b) The Security Interest granted hereby shall not extend or apply to and Collateral shall not include the last day of the term of any lease or agreement therefor but upon the enforcement of the Security Interest the Debtor shall stand possessed of such term.
- (c) The terms "Goods", "Chattel Paper", "Documents of Title", "Equipment", "Consumer Goods", "Accounts", "Money", "Instruments", "Intangibles", "Securities", "Proceeds", "Inventory", "Personal Property", and "Accession" whenever used herein shall be interpreted pursuant to their respective meanings when used in the Personal Property Security Act (Ontario), as amended from time to time (herein referred to as the "**P.P.S.A.**"). Provided always that the term "Goods" when used herein shall not include "consumer goods" of the Debtor as that term is defined in the P.P.S.A. Any reference herein to "Collateral" shall, unless the context otherwise requires, be deemed a reference to "Collateral or any part thereof". The term "Proceeds", whenever used herein and interpreted as above shall, by way of example, include trade-ins, equipment, cash, bank accounts, notes, chattel paper, goods, contract rights, accounts and any other personal property or obligation received when such collateral or proceeds are sold, exchanged, collected or otherwise disposed of.

2. **INDEBTEDNESS SECURED**

The Security Interest granted hereby secures payment and satisfaction of any and all obligations, indebtedness and liability of the Debtor to the Lender arising out of a certain mortgage delivered by the Debtor to the Lender for the principal sum of TWO MILLION SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS (\$2,750,000.00) and given in accordance with a mortgage term sheet dated July 8, 2025 (the "**Term Sheet**"), which indebtedness shall be fully satisfied upon payment in full of the said mortgage (hereinafter collectively called the "**Indebtedness**").

3. **REPRESENTATIONS AND WARRANTIES OF DEBTOR**

The Debtor represents and warrants and so long as this Security Agreement remains in effect shall be deemed to continuously represent and warrant that:

- (a) The Collateral is genuine and owned legally by the Debtor free of all interests, mortgages, liens, claims, charges or other encumbrances (hereinafter collectively called "**Encumbrances**"), save for the Security Interest and those Encumbrances shown on Schedule "B" or hereafter approved in writing by the Lender, prior to their creation or assumption;

- (b) Each Account, Chattel Paper and Instrument constituting Collateral is enforceable in accordance with its terms against the party obligated to pay the same (the "**Account Debtor**"), and the amount represented by the Debtor to the Lender from time to time as owing by each Account Debtor or by all Account Debtors is owing except for normal cash discounts where applicable, and the Debtor will use its best efforts to insure that no Account Debtor will have any defence, set off, claim or counterclaim against the Debtor which can be asserted against the Lender, whether in any proceeding to enforce Collateral or otherwise; and
- (c) The location specified in Schedule "A" as to business operations, the location of Collateral and records is accurate and complete.

4. **COVENANTS OF THE DEBTOR**

So long as this Security Agreement remains in effect the Debtor covenants and agrees:

- (a) To defend the Collateral against the claims and demands of all other parties claiming the same or an interest therein; to keep the Collateral free from all Encumbrances, except for the Security Interest and those shown on Schedule "B" or hereafter approved in writing by the Lender, prior to their creation or assumption and not to sell, exchange, transfer, assign, lease, otherwise dispose of Collateral or any interest therein without the prior written consent of the Lender; provided always that, until default the Debtor may, in the ordinary course of the Debtor's business, sell or lease Inventory and, subject to Clause 6 hereof, use monies available to the Debtor;
- (b) To notify the Lender promptly of:
 - (i) any change in the information contained herein or in the Schedules hereto relating to the Debtor, the Debtor's business or Collateral;
 - (ii) the details of any significant acquisition of Collateral;
 - (iii) the details of any claims or litigation affecting Collateral;
 - (iv) any material loss or damage to Collateral;
 - (v) any material default by any Account Debtor in payment or other performance of his obligations with respect to Collateral; and
 - (vi) the return to or repossession by the Debtor of Collateral;
- (c) To keep the Collateral in good order, condition and repair and not to use Collateral in violation of the provisions of this Security Agreement or any other agreement relating to Collateral or any policy insuring Collateral or any applicable statute, law, by-law, rule, regulation or ordinance;
- (d) To do, execute, acknowledge and deliver such further assignments, transfers, documents, acts, matters and things (including further schedules hereto) as may be reasonably requested by the Lender of or with respect to Collateral in order to give effect to these

presents and to pay all reasonable costs for searches and filings in connection therewith;

- (e) To pay all taxes, rates, levies, assessments and other charges of every nature which may be lawfully levied, assessed or imposed against or in respect of the Collateral as and when the same become due and payable;
- (f) To insure the Collateral for such periods, in such amounts, on such terms and against loss or damage by fire and such other risks as the Lender shall reasonably direct with loss payable to the Lender and the Debtor, as insureds, as their respective interest may appear, and to pay all premiums therefor;
- (g) To prevent Collateral, save Inventory sold or leased as permitted hereby, from being or becoming an Accession to other property not covered by this Security Agreement;
- (h) To carry on and conduct the business of the Debtor in a proper and efficient manner and so as to protect and preserve the Collateral and to keep, in accordance with generally accepted accounting principles, consistently applied, proper books of account for the Debtor's business as well as accurate and complete records concerning Collateral, and mark any and all such records and Collateral at the Lender's request so as to indicate the Security Interest;
- (i) To deliver to the Lender from time to time promptly upon request:
 - (i) any Documents of Title, Instruments, Securities and Chattel Paper constituting, representing or relating to Collateral;
 - (ii) all books of account and all records, ledgers, reports, correspondence, schedules, documents, statements, lists and other writings relating to Collateral for the purpose of inspecting, auditing or copying the same;
 - (iii) all policies and certificates of insurance relating to Collateral; and
 - (iv) such information concerning Collateral, the Debtor and business and affairs as the Lender may reasonably request;
- (j) To have the premises at which the Debtor carries on business or where Collateral is located professionally managed at all times.

5. **USE AND VERIFICATION OF COLLATERAL**

Subject to compliance with the Debtor's covenants herein and Clause 6 hereof, the Debtor may, until default, possess, operate, use, enjoy and deal with Collateral in the ordinary course of the Debtor's business in any manner not inconsistent with the provisions hereof; provided always that the Lender shall have the right at any time and from time to time to verify the existence and state of the Collateral in any manner the Lender may consider appropriate and the Debtor agrees to furnish all assistance and information and to perform all such acts as the Lender may reasonably request in connection therewith and for such purpose to grant to the Lender or its agents access, upon forty-eight (48) hours' notice, and subject to the rights of the tenants of the Property to all places where Collateral may be located and to the premises described in Schedule "A".

6. **COLLECTION OF DEBTS**

Before or after default under this Security Agreement, if the Lender believes that its security is impaired, the Lender may notify all or any Account Debtors of the Security Interest and may also direct such Account Debtors to make all payments on Collateral to the Lender. The Debtor acknowledges that following default, any payments on or other proceeds of Collateral received by the Debtor from Account Debtors, shall be received and held by the Debtor in trust for the Lender and shall be turned over to the Lender upon request if the Lender believes that its security is impaired.

7. **DISPOSITION OF MONIES**

Subject to any applicable requirements of the P.P.S.A., all monies collected or received by the Lender pursuant to or in exercise of any right it possesses with respect to Collateral shall be applied on account of Indebtedness in such manner as the Lender deems best or, at the option of the Lender, may be held unappropriated in a collateral account or released to the Debtor, all without prejudice to the liability of the Debtor or the rights of the Lender hereunder, and any surplus shall be accounted for as required by law.

8. **EVENTS OF DEFAULT**

The happening of any of the following events or conditions shall constitute default hereunder (hereinafter referred to as "default"):

- (a) The nonpayment when due, whether by acceleration or otherwise, of any principal or interest forming part of Indebtedness or the failure of the Debtor to observe or perform any obligation, covenant, term, provision, or condition contained in this Security Agreement or any other document or agreement between the Debtor and the Lender relating to the Indebtedness;
- (b) The bankruptcy or insolvency of the Debtor; the filing against the Debtor of a petition in bankruptcy unless the making of an authorized assignment for the benefit of creditors by the Debtor; the appointment of a receiver or trustee for the Debtor or for any assets of the Debtor or the institution by or against the Debtor of any other type of insolvency proceeding under the Bankruptcy Act or otherwise;
- (c) Abandonment of any premises at which the Debtor carries on business or where Collateral is located by the Debtor for a period in excess of eight (8) consecutive days and which the Debtor has not rectified within ten (10) days.

9. **REMEDIES**

- (a) Upon default, the Lender may appoint or reappoint by instrument in writing, any person or persons, whether an officer or officers or an employee or employees of the Lender or not, to be a receiver or receivers (hereinafter called a "**Receiver**", which term when used herein shall include a receiver and manager) of Collateral (including any interest, income or profits therefrom) and may remove any Receiver so appointed and appoint another in his stead. Any such Receiver shall, so far as concerns responsibility for his acts, be deemed the agent of the Debtor and not the Lender and the Lender shall not be in any way responsible for any misconduct, negligence, or non-feasance on the part of any such Receiver, his servants, agents or employees. Subject to the provisions of the instruments appointing him, any such Receiver shall have the power to take possession of Collateral, to preserve Collateral or its value, to carry

on or concur in carrying on all or any part of the business of the Debtor and to sell, lease or otherwise dispose of or concur in selling, leasing or otherwise disposing of Collateral. To facilitate the foregoing powers, any such Receiver may, to the exclusion of all others, including the Debtor, enter upon, use and occupy all premises owned or occupied by the Debtor, maintain Collateral upon such premises, borrow money on a secured or unsecured basis and use Collateral directly in carrying on the Debtor's business or otherwise, as such Receiver shall, in his discretion, determine. Except as may be otherwise directed by the Lender, all monies received from time to time by such Receiver in carrying out his appointment shall be received in trust for and paid over to the Lender. Every such Receiver may, in the discretion of the Lender, be vested with all or any of the rights and powers of the Lender.

- (b) Upon default, the Lender may, either directly or indirectly or through its agents or nominees, exercise any or all of the powers and rights given to a Receiver by virtue of the foregoing subclause (a).
- (c) Upon default, the Lender may take possession of, collect, demand, sue on, enforce, recover and receive Collateral and give valid and binding receipts and discharges therefor and in respect thereof and, upon default, the Lender may sell, lease or otherwise dispose of Collateral in such manner, at such time or times and place or places, for such consideration and upon such terms and conditions as to the Lender may deem reasonable.
- (d) In addition to those rights granted herein and in any other agreement now or hereafter in effect between the Debtor and the Lender and in addition to any other rights the Lender may have at law or in equity, the Lender shall have, both before and after default, all rights and remedies of a secured party under the P.P.S.A. provided always, that the Lender shall not be liable or accountable for any failure to exercise its remedies, take possession of, collect, enforce, realize, sell, lease or otherwise dispose of Collateral or to institute any proceedings for such purposes. Furthermore, the Lender shall have no obligation to take any steps to preserve rights against prior parties to any Instrument or Chattel Paper whether Collateral or proceeds and whether or not in the Lender's possession and shall not be liable or accountable for failure to do so.
- (e) The Debtor acknowledges that the Lender or any Receiver appointed by it may take possession of Collateral wherever it may be located and by any method permitted by law and the Debtor agrees upon request from the Lender or any such Receiver to assemble and deliver possession of Collateral at such place or places as directed if practicable.
- (f) The Debtor agrees to pay all costs, charges and expenses reasonably incurred by the Lender or any Receiver appointed by it, whether directly or indirectly for services rendered (including reasonable solicitors and auditors costs and other legal expenses and Receiver remuneration), in operating the Debtor's accounts, in preparing or enforcing this Security Agreement, taking custody of, preserving, repairing, processing, preparing for disposition and disposing of Collateral and in enforcing or collecting Indebtedness and all such costs, charges and expenses, together with any monies owing as a result of any borrowing by the Lender or any Receiver appointed by it, as permitted hereby, shall be a first charge on the proceeds of realization, collection or disposition of Collateral and shall be secured hereby.

- (g) The Lender will give the Debtor such notice, if any, of the date, time and place of any public sale or of the date after which any private disposition of Collateral is to be made, as may be required by the P.P.S.A.
- (h) Upon failure of the Debtor to have its premises professionally managed in accordance with Clause 4(j) hereof, the Lender may, but shall not be obligated to appoint such professional manager or managers, as it may deem necessary in its sole discretion, to manage such premises at the sole expense of the Debtor.

10.

MISCELLANEOUS

- (a) The Debtor hereby authorizes the Lender to file such financing statements and other documents and do such acts, matters and things (including completing and adding schedules hereto identifying Collateral or any permitted encumbrances affecting Collateral) as the Lender may acting reasonably deem appropriate to perfect and continue the Security Interest, to protect and preserve Collateral and to realize upon the Security Interest, and the Debtor hereby irrevocably constitutes and appoints the Lender the true and lawful attorney of the Debtor, with full power of substitution, to do any of the foregoing in the name of the Debtor whenever and wherever it may be deemed necessary or expedient.
- (b) Upon the Debtor's failure to perform any of its duties hereunder, the Lender may, but shall not be obligated to, perform any or all such duties, and the Debtor shall pay to the Lender, forthwith upon written demand therefor, an amount equal to the expense incurred by the Lender in so doing plus interest thereon from the date such expense is incurred until it is paid at the rate per annum set forth in the said mortgage.
- (c) The Lender may grant extensions of time and other indulgences, take and give up security, accept compositions, compound, compromise, settle, grant releases and discharges and otherwise deal with the Debtor, sureties and others and with Collateral and other security as the Lender may see fit without prejudice to the liability of the Debtor or the Lender's right to hold and realize the Security Interest. Furthermore, the Lender may demand, collect and sue on Collateral in either the Debtor's or the Lender's name on any and all cheques, commercial paper, and any other Instrument pertaining to or constituting Collateral.
- (d) No delay or omission by the Lender in exercising any right or remedy hereunder or with respect to any Indebtedness shall operate as a waiver thereof or of any other right or remedy, and no single or partial exercise thereof shall preclude any other or further exercise thereof or the exercise of any other right or remedy. Furthermore, the Lender may remedy any default by the Debtor hereunder or with respect to any Indebtedness in any reasonable manner without waiving the default remedied and without waiving any other prior or subsequent default by the Debtor. All rights and remedies of the Lender granted or recognized herein are cumulative and may be exercised at any time and from time to time independently or in combination.
- (e) The Debtor waives protest of any Instrument constituting Collateral at any time held by the Lender on which the Debtor is in any way liable and, subject to Clause 9(g) hereof, notice of any other action taken by the Lender.

- (f) This Security Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
- (g) Save for any schedules which may be added hereto pursuant to the provisions hereof, no modification, variation or amendment of any provision of this Security Agreement shall be made except by a Written Agreement, executed by the parties hereto and no waiver of any provision hereof shall be effective unless in writing.
- (h) Subject to the requirements of Clauses 9(g) and 10(e) hereof, whenever either party hereto is required or entitled to notify or direct the other or to make a demand or request upon that other, such notice, direction, demand or request shall be in writing and shall be sufficiently given only if delivered to the party for whom it is intended at the principal address of such party herein set forth or as changed pursuant hereto or if sent by prepaid registered mail addressed to the party for whom it is intended at the principal address of such party herein set forth or as changed pursuant hereto. Either party may notify the other pursuant hereto of any change in such party's principal address to be used for the purpose hereof.
- (i) This Security Agreement and the security afforded hereby shall remain in full force and effect until all Indebtedness contracted for or created, shall be paid in full, following which this agreement shall be deemed to be null and void and of no further effect.
- (j) The headings used in this Security Agreement are for convenience only and are not to be considered a part of this Security Agreement and do not in any way limit or amplify the terms and provisions of this Security Agreement.
- (k) When the context so requires, the singular number shall be read as if the plural were expressed and the provisions hereof shall be read with all grammatical changes necessary dependent upon the person referred to being a male, female, firm or corporation.
- (l) In the event any provisions of this Security Agreement, as amended from time to time, shall be deemed invalid or void, in whole or in part, by any Court of competent jurisdiction, the remaining terms and provisions of this Security Agreement shall remain in full force and effect.
- (m) Nothing herein contained shall in any way obligate the Lender to grant, continue, renew, extend time for payment of or accept anything which constitutes or would constitute Indebtedness.
- (n) The Security Interest created hereby is intended to attach when this Security Agreement is signed by the Debtor and delivered to the Lender.
- (o) This Agreement may be executed in counterparts and by PDF or other form of electronic transmission reproducing an original, each of which will be deemed to be an original and which together will constitute one and the same instrument.

11. **COPY OF AGREEMENT AND ATTACHMENT**

The Debtor hereby acknowledges receipt of a copy of this Security Agreement and that the parties do not intend any postponement of the attachment of the Security Interest to the Collateral.

[Signing Page Follows]

IN WITNESS WHEREOF the Debtor has executed this Security Agreement under the hand of its authorized signing officers this 10th day of July, 2025.

SIREG 1075 SUTTON INC.

Signed by:

Per:

Todd C. Slater

508EA2204B2B479...

Name:

Todd C. Slater

Title:

President

I have authority to bind the Corporation.

SCHEDULE "A"

Description of Land

Property Address:

1075 Sutton Drive, Burlington, Ontario

PIN: 07183-0019 (LT)

Legal Description: PCL BLK 6-1, SEC 20M480; BLK 6, PL 20M480; S/T H390938
BURLINGTON

PIN: 07183-0020 (LT)

Legal Description: PCL BLK 7-1, SEC 20M480; BLK 7, PL 20M480; S/T H390938
BURLINGTON

SCHEDULE "B"

Permitted Encumbrances

- 1. Charge in favour of C & K Mortgage Services Inc. registered on November 30, 2021 as Instrument No. HR1848402
- 2. General Assignment of Rents in favour of C & K Mortgage Services Inc. registered on November 30, 2021 as Instrument No. HR1848403

This is Exhibit "J" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

VIA EMAIL

September 22, 2026

Zimmerman Associates
Barrister & Solicitor
3338 Dufferin Street
Toronto, Ontario
M6A 3A4

Attention: Lawrence Zimmerman

Dear Lawrence:

Re: 1000018790 Ontario Ltd. (the "**Lender**") second mortgage to Sireg 1075 Sutton Inc. (the "**Borrower**") securing the principal amount of \$2,750,000.00 (the "**Second Mortgage**") registered on title to the property municipally known 1075 Sutton Drive, Burlington, Ontario (the "**Property**")

As you are aware, we are the solicitors for the Lender.

On the instructions of the Lender, we hereby formally notify the Borrower is in default of its obligations under the Second Mortgage, as the Lender has not received repayment in full of the Second Mortgage on its maturity date of September 15, 2026. If the Borrower does not deliver the outstanding principal amount of the Second Mortgage, together with all accrued interest to the date of payout, including per diem interest, by wire transfer as set in the mortgage enforcement statement attached hereto as Schedule "A" on or before 4:00 p.m. Toronto time on September 24, 2026, the Lender shall have recourse to all rights and remedies available to it at law and in equity, including but not limited to all enforcement and legal costs incurred to collect full repayment under the Second Mortgage. The Lender will be also notifying the first lender, C & K Mortgage Services Inc., of the Borrower's default at this time.

Govern yourself accordingly.

Yours very truly,

BLOOM  **LANYS**
PROFESSIONAL CORPORATION


Per: Barbara Lanys
BL:sl
Encls.

c.c. C & K Mortgage Services Inc. (via email)



Schedule "A"

Mortgage Enforcement Statement

Mortgage Enforcement Statement

1000018790 Ontario Ltd.
c/o Bloom Lanys Professional Corporation
2171 Avenue Road Suite 200
Toronto, Ontario M5M 4B4
Phone: 416- 486-9913
Fax: 416-485-6054

Mortgagor: Sireg 1075 Sutton Inc.
Property to be Discharged: 1075 Sutton Drive, Burlington, Ontario
Date: September 15th, 2026

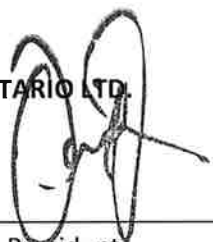
Principal Owing		\$2,500,000.00
Interest Accrued @ 18% per annum from September 11 th , 2026 to September 15 th , 2026 (4 days)	\$	4,931.52
Renewal Fee as per Renewal Agreement dated Aug. 12, 2026	\$	7,500.00
Legal Fees to Bloom Lanys Professional Corporation, as follows:		
As per Renewal Agreement dated Aug. 12, 2026	\$1,130.00	
Discharge Fee, disbs. & HST	\$1,364.85	\$ 2,494.85
Total		<u>\$2,514,926.37</u>

Per Diem \$1,253.01

Please make wire transfer payable to: **Bloom Lanys Professional Corporation in trust.**

Please ensure payments are received by Bloom Lanys Professional Corporation, in trust, by wire transfer to the attached account by September 15th, 2026, at 1 p.m. Any payments received after this date must include the appropriate per diem.

Dated this 22nd day of September, 2026.

1000018790 ONTARIO LTD.

Per: _____
Daniel Drimmer, President

I have authority to bind the Corporation.

E. & O.E.



WIRE INSTRUCTIONS OR DIRECT DEPOSIT INSTRUCTIONS

OF

BLOOM LANYS PROFESSIONAL CORPORATION – TRUST ACCOUNT

Bank Name and Address:

Royal Bank of Canada
Yonge & Orchardview Branch
2346 Yonge Street
Toronto, Ontario
M4P 2W7

Contact: Ms. Rosa Pezzo (Ph: 647-628-8586)

Trust Account Name:

Bloom Lanys Professional Corporation

Branch Transit No:

06722

Bank No:

003

Trust Account No:

1036839

Swiftcode

ROYCCAT2

AFTER WIRE OR DEPOSIT HAS BEEN MADE TO THE AFOREMENTIONED TRUST ACCOUNT, WE WILL REQUIRE THE IMMEDIATE DELIVERY OF THE FOLLOWING ITEMS:

- 1. Financial Institution's Wire Confirmation; or**
- 2. Copy of certified cheque; and**
- 3. Copy of receipt for deposit from Royal Bank of Canada**

**PLEASE FAX ALL DOCUMENTS TO THE ATTENTION OF THE CLERK WORKING ON YOUR FILE (FAX NO. 416-485-6054).
WE THANK YOU IN ADVANCE FOR YOUR COOPERATION HEREIN.**

2171 Avenue Road, Suite 200 Toronto, Ontario M5M 4B4 T: (416) 486-9913 F: (416) 485-6054

This is Exhibit "K" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

September 24, 2026

DELIVERED BY REGISTERED LETTER MAIL
AND BY EMAIL TO TODD@THESIMPLEINVESTOR.COM

Sireg 1075 Sutton Inc.
1075 Sutton Drive
Burlington, ON
L7L 5Z8

Todd C. Slater
1075 Sutton Drive
Burlington, ON
L7L 5Z8

Sireg 1075 Sutton Inc.
7275 Rapistan Court
Mississauga, ON
L5N 5Z4

Todd C. Slater
4369 Lakeshore Road
Burlington, ON
L7L 1A9

Sireg Holdings Inc.
1075 Sutton Drive
Burlington, ON
L7L 5Z8

Sireg Acquisition Corp.
1075 Sutton Drive
Burlington, ON
L7L 5Z8

Sireg Holdings Inc.
7275 Rapistan Court
Mississauga, ON
L5N 5Z4

Sireg Acquisition Corp.
7275 Rapistan Court
Mississauga, ON
L5N 5Z4

Dear Sir/Madam:

Re: 1000018790 Ontario Ltd. second mortgage loan to Sireg 1075 Sutton Inc. (the "Borrower") on 1075 Sutton Drive, Burlington, Ontario (the "Property") registered as Instrument No. HR 2116404 (the "Mortgage") which Mortgage loan was guaranteed by Sireg Holdings Inc., Sireg Acquisition Corp. and Todd C. Slater (collectively the "Guarantor") pursuant to a Term Sheet dated July 8, 2025, as amended (the "Commitment")

We have been retained by 1000018790 Ontario Ltd. (the "**Lender**") with respect to current defaults and in connection with the indebtedness owing to it by the Borrower under the above loan and security therefor.

As you are aware, the Borrower covenanted to pay and the Guarantor, guaranteed to pay all of the indebtedness and liabilities, present or future, direct or indirect, absolute or contingent, matured or not at any time owing by the Borrower and Guarantor to the Lender pursuant to the Mortgage and the Guarantee and Postponement of Claim dated July 10, 2025 with respect to the above-noted loan.

LAW AT THE SPEED OF BUSINESS!

2171 Avenue Road, Suite 200 Toronto, Ontario M5M 4B4 T: (416) 486-9913 F: (416) 485-6054

The following are the particulars of the default under the said loan and security therefor:

1. The Lender’s Mortgage matured on September 15th, 2026, and despite the Lender’s request for payment in full Mortgage’s indebtedness remains unpaid as of the date hereof.
2. The following are the particulars of the amounts now due and payable under the subject loan is attached in our client statement.

AMOUNT OWING TO 1000018790 Ontario Ltd. (as per statement attached)	\$2,524,657.44 as of September 24, 2026 (per diem \$1,232.88)
AMOUNT OWING BLOOM LANY PROFESSIONAL CORPORATION (“BLPC”)	\$3,054.11
TOTAL	\$2,527,711.55

Legal fees for issuing demand letter and Notice of Intention to Enforce Security	\$2,500.00
HST on legal fees	325.00
Disbursements and HST	<u>229.11</u>
TOTAL PAYABLE TO BLPC	\$3,054.11

By virtue of such defaults the Lender is demanding repayment in full of the above Indebtedness and costs.

On behalf of the Lender, we hereby make demand upon you for payment by the 5th day of October, 2026 of all of the amounts expressed above, all interest accruing thereon from the date hereof up until the date of payment in full under the Mortgage and under the Guarantee and Postponement of Claim, as applicable. In accordance with the security delivered by the Borrower and Guarantor to the Lender, including, without limitation, legal fees on a full indemnity basis.

In the event payment is not made as requested, the Lender shall commence such legal proceedings as it is entitled to commence against the Borrower and/or the Guarantor in connection with their liabilities and obligations under the Mortgage, Guarantee, and Postponement of Claim, and any of the other Security received by the Lender including those set out in the attached Notice of Intention to Enforce Security.

We enclose herewith Notice of Intention to Enforce Security being served upon you on behalf of the Lender.

If you wish to discuss this matter with us, please contact us immediately either directly or through your solicitor.

Yours very truly,

BLOOM • LANYS
PROFESSIONAL CORPORATION


Pat: Barbara Lanys
BL:mm

Encls.

E.O. & E.

cc: client

Mortgage Enforcement Statement

1000018790 Ontario Ltd.
c/o Bloom Lanys Professional Corporation
2171 Avenue Road Suite 200
Toronto, Ontario M5M 4B4
Phone: 416- 486-9913
Fax: 416-485-6054

Mortgagor: Sireg 1075 Sutton Inc.

Guarantors: Todd C. Slater, Sireg Acquisition Corp. and Sireg Holdings Inc.
(jointly & severally)

Property Address: 1075 Sutton Drive, Burlington, Ontario

Date: September 24th, 2026

Principal Owing	\$2,500,000.00
Interest Accrued @ 18% per annum from September 11 th , 2026 to September 24 th , 2026 (13 days x \$1,232.88)	\$ 16,027.44
Renewal Fee as per Renewal Agreement dated Aug. 12, 2026	\$ 7,500.00
Legal Fees to Bloom Lanys Professional Corporation, as follows:	
As per Renewal Agreement dated Aug. 12, 2026	\$ 1,130.00
Total	\$2,524,657.44

Per Diem \$1,232.88 E. & O.E.

Please make certified cheques or wire transfer payable to: **Bloom Lanys Professional Corporation in trust.**

Please ensure payments are received by Bloom Lanys Professional Corporation, in trust, by September 24th, 2026 at 1 p.m. Any payments received after this date must include the appropriate per diem.

Dated this 24th day of September, 2026.

**1000018790 ONTARIO LTD., by its solicitors Bloom
Lanys Professional Corporation**

Per: 
Barbara Lanys

NOTICE OF INTENTION TO ENFORCE SECURITY
(Subsection 244(1) Bankruptcy and Insolvency Act)

TO: Sireg 1075 Sutton Inc., an insolvent corporation
1075 Sutton Drive
Burlington, Ontario L7L 5Z8

AND TO: Sireg 1075 Sutton Inc., an insolvent corporation
7275 Rapistan Court
Mississauga, Ontario L5N 5Z4

TAKE NOTICE THAT:

1. 1000018790 Ontario Ltd., a secured creditor, intends to enforce its security on the property of the insolvent corporation described below:

PIN No. 07183-0019 (LT)

PCL BLK 6-1, SEC 20M480; BLK 6, PL 20M480; S/T H390938, BURLINGTON
Regional Municipality of Halton
Halton Land Registry Office (No. 20)

PIN No. 07183-0020 (LT)

PCL BLK 7-1, SEC 20M480; BLK 7, PL 20M480; S/T H390938, BURLINGTON
Regional Municipality of Halton
Halton Land Registry Office (No. 20)

Municipally known as 1075 Sutton Drive, Burlington, Ontario

2. The security that is to be enforced is in the form of:
- (a) a Charge/Mortgage of Land signed July 10, 2025 and registered in the Halton Land Registry Office (No. 20) on July 11, 2025 as Instrument No. HR2116404;
 - (b) a General Assignment of Rents registered in the said Land Registry Office on July 11, 2025 as Instrument No. HR2116405;
 - (c) a General Security Agreement made as of July 10, 2025; and
 - (d) an Assignment of Insurance Proceeds made between Sireg 1075 Sutton Inc., as borrower, Sireg Holdings Inc., Sireg Acquisition Corp. and Todd C. Slater, as guarantors dated July 10, 2025.
3. The total amount of the indebtedness secured by the security is \$2,527,711.55 as at the 24th day of September 2026, inclusive of \$2,500.00 costs, disbursements, plus HST, thereon for issuing this Notice, with a per diem payment thereafter of \$1,232.88 on the mortgage loan.
4. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at the City of Toronto, this 24th day of September 2026.

1000018790 ONTARIO LTD.
by its solicitors
Bloom Lanys Professional Corporation

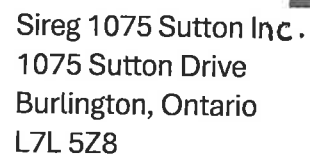
Per: 
Barbara Lanys
2171 Avenue Rd., #200, Toronto, ON. M5M 4B4
T: 416-486-9913 and F: 416-485-6054

PLEASE DIRECT ALL ENQUIRIES TO BARBARA LANYS (noted below)

Please direct any enquiries to:

Barbara Lanys at 416-486-9913 (barb @bloom-lanys.com)

This Notice is a required document under the Bankruptcy & Insolvency Act ("Act"). The use of the word "insolvent" is prescribed by the Act but nothing herein shall be deemed to imply that any person to whom this Notice is delivered is, in fact insolvent.



R		Registered Domestic	Recommandé Régime intérieur	CANADA POST POSTES CANADA
To Destinataire		FOR DELIVERY CONFIRMATION POUR CONFIRMER LA LIVRAISON		
Name Nom	Sireg 1075 Sutton Inc.			
Address Adresse	7275 RAPISTAN COURT			
City Ville	Province	Postal Code Code postal	Mississauga ON L5N 5Z4	
De: 1075 Sutton Drive,		Declared Value Valeur déclarée	\$	
CUSTOMER RECEIPT		Item No. N° de l'article	79 425 836 930	
REÇU DU CLIENT				

33-086-584 (98-10)



BLOOM + LANY'S
PROFESSIONAL CORPORATION

2171 Avenue Road, Suite 200
Toronto, Ontario
M5M 4B4

Sireg 1075 Sutton Inc.
7275 Rapistan Court
Mississauga, Ontario
L5N 5Z4

R	Registered Recommandé	CANADA POST POSTES CANADA
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R	RW 425 836 930 CA	RW 425 836 930 CA
R	RW 425 836 930 CA	RW 425 836 930 CA
R	RW 425 836 930 CA	RW 425 836 930 CA
R	RW 425 836 930 CA	RW 425 836 930 CA
V	Signature Required Signature requise	Sender warrants that this shipment does not contain dangerous goods. L'expéditeur garantit que cet envoi ne contient pas de matières dangereuses.



**Registered
Domestic**

**Recommandé
Régime intérieur**



To **Destinataire**

FOR DELIVERY
CONFIRMATION

POUR CONFIRMER
LA LIVRAISON

Name **Sireg Holdings Inc.**

1 888 550-6333

www.canadapost.ca

www.postescanada.ca

Address **1075 Sutton Dr.**

City **Burlington ON L7L 5Z8**

Declared Value **\$**

Re: **1075 Sutton Dr.**

Item No. **79 425 837 100**

CUSTOMER RECEIPT

REÇU DU CLIENT

33-086-534 (98-10)

BLOOM LANYS
PROFESSIONAL CORPORATION

2171 Avenue Road, Suite 200
Toronto, Ontario
M5M 4B4



Sireg Holdings Inc.
1075 Sutton Drive
Burlington, Ontario
L7L 5Z8



Registered Recommandé



RW 425 837 100 CA

RW 425 837 100 CA



Signature Required
Signature requise

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**Registered
Domestic**

**Recommandé
Régime intérieur**



To **Destinataire**

Name **Nom**
Sireg Holdings Inc.
Address **Adresse**
7275 Rapistan crt.
City **Ville** Province **Province** Postal Code **Code postal**
Mississauga, ON L5N 5Z4

FOR DELIVERY
CONFIRMATION

POUR CONFIRMER
LA LIVRAISON

1 888 550-6333
www.canadapost.ca
www.postescanada.ca

Declared **Valeur**
Value **déclarée** \$

Item No. **N° de l'article**
79 425 837 113

CUSTOMER RECEIPT

REÇU DU CLIENT

33-086-584 (98-10)



BLOOM LANYS
PROFESSIONAL CORPORATION

2171 Avenue Road, Suite 200
Toronto, Ontario
M5M 4B4

Sireg Holdings Inc.
7275 Rapistan Court
Mississauga, Ontario
L5N 5Z4



Registered Recommandé



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RW 425 837 113 CA

RW 425 837 113 CA



Signature Required
Signature requise

Sender warrants that this shipment does not contain dangerous goods.
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**Registered
Domestic**

**Recommandé
Régime intérieur**



To **Destinataire**

Name **Nom**

Todd C. Slater

Address **Adresse**

1075 Sutton Dr.

City **Ville**

Burlington, ON

Re: 1075 Sutton Dr.

Province **Province**

Postal Code **Code postal**

L7L 5Z8

Declared Value **Valeur déclarée**

\$

Item No. **N° de l'article**

79 425 837 127

CUSTOMER RECEIPT **REÇU DU CLIENT**

FOR DELIVERY
CONFIRMATION

POUR CONFIRMER
LA LIVRAISON

1 888 550-6333

www.canadapost.ca

www.postescanada.ca

33-086-504 (98-10)



BLOOM + LANYS
PROFESSIONAL CORPORATION

2171 Avenue Road, Suite 200
Toronto, Ontario
M5M 4B4



Registered Recommandé



RW 425 837 127 CA

RW 425 837 127 CA

Todd C. Slater
1075 Sutton Drive
Burlington, Ontario
L7L 5Z8

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RW 425 837 127 CA



Signature Required
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Sender warrants that this shipment does not contain dangerous goods.
L'expéditeur garantit que cet envoi ne contient pas de matières dangereuses.



Registered
Domestic

Recommandé
Régime intérieur



To **Destinataire**

FOR DELIVERY
CONFIRMATION

POUR CONFIRMER
LA LIVRAISON

Name **Nom**
Todd C. Slater

Address **Adresse**
4369 Lakeshore Rd.

City **Ville** Province **Code postal**
Burlington ON L7L 1A9

Re: 1075 Sutton Cr.

CUSTOMER RECEIPT

REÇU DU CLIENT

1 888 550-6333
www.canadapost.ca
www.postescanada.ca

Declared **Valeur**
Value **déclarée** \$

Item No. **N° de l'article**
79 425 837 135

33-086-584 (98-10)



BLOOM + LANYS
PROFESSIONAL CORPORATION

2171 Avenue Road, Suite 200
Toronto, Ontario
M5M 4B4

Todd C. Slater
4369 Lakeshore Road
Burlington, Ontario
L7L 1A9



Registered **Recommandé**



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RW 425 837 135 CA

RW 425 837 135 CA



Signature Required
Signature requise

Sender warrants that this shipment does not contain dangerous goods.
L'expéditeur garantit que cet envoi ne contient pas de matières dangereuses.



Registered
Domestic

Recommandé
Régime intérieur



To Destinataire

Name Nom
Sireg Acquisition Corp.

Address Adresse
1075 Sutton Dr.

City Ville
Burlington, ON L7L 5Z8

Re: 1075 Sutton Dr.

CUSTOMER RECEIPT

REÇU DU CLIENT

FOR DELIVERY
CONFIRMATION

POUR CONFIRMER
LA LIVRAISON

1 888 550-6333

www.canadapost.ca

www.postescanada.ca

Declared Value
Valeur déclarée \$

Item No. N° de l'article
79 425 836 824

33-086-584 (98-10)

BLOOM LANYS
PROFESSIONAL CORPORATION

2171 Avenue Road, Suite 200
Toronto, Ontario
M5M 4B4



Registered Recommandé



RW 425 836 824 CA

RW 425 836 824 CA



RW 425 836 824 CA



Signature Required
Signature requise

Sender warrants that this shipment does not contain dangerous goods.
L'expéditeur garantit que cet envoi ne contient pas de matières dangereuses.

Sireg Acquisition Corp.
1075 Sutton Drive
Burlington, Ontario
L7L 5Z8



**Registered
Domestic**

**Recommandé
Régime intérieur**



To Destinataire

Name Nom

Address Adresse

City Ville Province Postal Code Code postal

City Ville Province Postal Code Code postal

City Ville Province Postal Code Code postal

City Ville Province Postal Code Code postal

City Ville Province Postal Code Code postal

City Ville Province Postal Code Code postal

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FOR DELIVERY
CONFIRMATION

POUR CONFIRMER
LA LIVRAISON

1 888 550-6333

www.canadapost.ca

www.postescanada.ca

Declared Value
Valeur déclarée \$

Item No. N° de l'article

79 425 836 855

33-086-584 (98-10)



BLOOM + LANYS
PROFESSIONAL CORPORATION

2171 Avenue Road, Suite 200
Toronto, Ontario
M5M 4B4

Sireg Acquisition Corp.
7275 Rapistan Court
Mississauga, Ontario
L5N 5Z4



Registered Recommandé



RW 425 836 855 CA

RW 425 836 855 CA



RW 425 836 855 CA



Signature Required
Signature requise

Sender warrants that this shipment does not contain dangerous goods.
L'expéditeur garantit que cet envoi ne contient pas de matières dangereuses.

This is Exhibit "L" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

Ryan Ligeza
Investor Communications & Relationship Manager
The Simple Investor

1075 Sutton Drive, Burlington, ON L7L 5Z8
P: 905.812.2524 Ext 248 | F: 905.812.7760
E: ryanl@thesimpleinvestor.com

This is Exhibit "M" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

From: [Rosenblat, Dave](#)
To: [Matilda Lici](#); [Goldstein, Noah](#); [Wong, Jordan](#); azalev@reflectadvisors.com <azalev@reflectadvisors.com>; jbellissimo@cassels.com
Cc: [Shaun Parsons](#); [Steven L. Graff](#)
Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request
Date: October 16, 2026 11:14:22 AM
Attachments: [image002.png](#)



We do not agree. However, further to our call yesterday, we believe it should not matter for your client as of Tuesday assuming the order leading to the bankruptcy of the entity is granted (i.e., you don't need to seek a lift stay on Tuesday in light of that relief).

OSLER

Dave Rosenblat

Partner

416.862.5673 | drosenblat@osler.com

Osler, Hoskin & Harcourt LLP | osler.com

From: Matilda Lici <mlici@airdberlis.com>

Sent: Friday, October 16, 2026 11:04 AM

To: Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>; jbellissimo@cassels.com
(azalev@reflectadvisors.com) <azalev@reflectadvisors.com>; jbellissimo@cassels.com

Cc: Shaun Parsons <sparsons@airdberlis.com>; Steven L. Graff <sgraff@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Good morning all,

Further to our requests below, we write to advise that 1000018790 Ontario Ltd. (“790 Ontario”) takes the position that it is not stayed from taking enforcement steps vis-à-vis SIREG 1075 Sutton Inc. (“Sutton”) on the basis that 790 Ontario delivered its notice of intention to enforce security under section 244 of the BIA to Sutton on September 24, 2026. Sutton did not file its notice of intention until October 5, 2026.

We would appreciate your position in writing on this point by noon today.

Absent a court order to the contrary, 790 Ontario intends to proceed with the enforcement of its security, including by taking possession of the property municipally known as 1075 Sutton Drive, Burlington.

Thank you,

Matilda Lici
Partner | Lawyer

T 416.865.3428
E mlici@airdberlis.com

Aird & Berlis LLP
Toronto | Vancouver

Aird & Berlis LLP operates as a multi-disciplinary practice.

This email is intended only for the individual or entity named in the message. Please let us know if you have received this email in error. If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Matilda Lici
Sent: October 15, 2026 1:26 PM
To: 'Rosenblat, Dave' <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com> <azalev@reflectadvisors.com>
Cc: Shaun Parsons <sparsons@airdberlis.com>; Samantha Hans <shans@airdberlis.com>; Steven L. Graff <sgraff@airdberlis.com>
Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Thank you, Dave. We would appreciate confirmation that the stay doesn't apply as soon as possible today as, otherwise, we'll have to serve our motion record in advance of Tuesday's attendance asap.

Matilda Lici
Partner | Lawyer

T 416.865.3428
E mlici@airdberlis.com

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Toronto | Vancouver

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From: Rosenblat, Dave <drosenblat@osler.com>
Sent: October 15, 2026 9:20 AM
To: Matilda Lici <mlici@airdberlis.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com> <azalev@reflectadvisors.com>
Cc: Shaun Parsons <sparsons@airdberlis.com>; Samantha Hans <shans@airdberlis.com>; Steven L. Graff <sgraff@airdberlis.com>
Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

— — —

Apologies for the delay. We will be back to you today.



Dave Rosenblat

Partner

416.862.5673 | drosenblat@osler.com

Osler, Hoskin & Harcourt LLP | osler.com

From: Matilda Lici <mlici@airdberlis.com>

Sent: Wednesday, October 14, 2026 11:09 PM

To: Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>

Cc: Shaun Parsons <sparsons@airdberlis.com>; Samantha Hans <shans@airdberlis.com>; Steven L. Graff <sgraff@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Good evening all,

We are following up again on Shaun's and Steve's various emails below. We have not received a response to any of the outstanding requests, nor a response to Steve's voicemail message from earlier today.

790 Ontario delivered its notice of intention to enforce security under section 244 of the BIA to Sutton on September 24, 2026. Sutton did not file its notice of intention until October 5, 2026. Please confirm whether you agree that the stay does not apply to 790 Ontario vis-à-vis Sutton.

We want to avoid the cost of a lift stay motion that should not be necessary. If we do not receive a response, our client will have no choice but to incur costs that could have been avoided, and reserves its right to seek those costs.

Jordan previously advised that the Sutton property serves as Sireg's head office and no rent is paid. We have not received:

1. a response to our request for copies of any leases or occupancy agreements for the premises;
2. a response to our request for confirmation as to whether any of the Sireg entities intend to continue occupying the premises; and
3. an update on our request for access to a data room for Sutton.

Please advise who is currently occupying the premises. Our client's representative was refused access earlier today, but was given a business card for The Simple Investor Real

Estate Group Inc., an NOI applicant.

As previously requested, please also provide the rent roll for Parkhill.

We need to hear from you as soon as possible.

Matilda Lici
Partner | Lawyer

T 416.865.3428
E mlici@airdberlis.com

Aird & Berlis LLP
Toronto | Vancouver

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If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Steven L. Graff <sgraff@airdberlis.com>

Sent: October 13, 2026 6:55 PM

To: Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan
<jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>
<azalev@reflectadvisors.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Shaun Parsons
<sparsons@airdberlis.com>; Samantha Hans <shans@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

At the same time, perhaps you can advise whether you agree that 790 Ontario (our client and the second mortgagee) is not bound by the stay as it relates to 1075 Sutton on the basis that the 10 days in the section 244 Notice had expired before the NOI was filed. That will avoid the need for us to bring a lift stay motion on this property. Thanks.

Steven L. Graff*
Partner | Lawyer

** Practising as a professional corporation*

T 416.865.7726
E sgraff@airdberlis.com

Aird & Berlis LLP
Toronto | Vancouver

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If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Steven L. Graff

Sent: October 13, 2026 5:59 PM

To: Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan
<jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>

<azalev@reflectadvisors.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Shaun Parsons <sparsons@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Folks; This is the second request we have made for this information. Please ensure that you get us this information right away, and ideally today.

In addition, as you know, the stay has been lifted on Parkhill. Our client has issued notices of attornment. We require a rent roll relating to the Parkhill property which shows the identity of the tenants and the status of their rental payments. We previously asked for this information as well and haven't received it as far as I am aware.

Much appreciated. Thanks.

Steven L. Graff*

Partner | Lawyer

** Practising as a professional corporation*

T 416.865.7726

E sgraff@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

Aird & Berlis LLP operates as a multi-disciplinary practice.

This email is intended only for the individual or entity named in the message. Please let us know if you have received this email in error. If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Shaun Parsons <sparsons@airdberlis.com>

Sent: October 13, 2026 10:15 AM

To: Goldstein, Noah <noah.goldstein@alixpartners.com>; Steven L. Graff <sgraff@airdberlis.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Hi Noah and Jordan,

I am following up on the questions raised by Steve. As noted, our client is considering its options with respect to the Sutton property and we are attempting to better understand the current occupancy arrangements.

Could you please advise:

- Whether there is any ongoing intention for the SIREG entities or any affiliated parties to continue occupying the premises; and

- Whether there are any existing leases agreements relating to the space.

As Steve noted, if there is a proposal for continued occupancy and the parties can reach agreement on appropriate rental terms, that may be a path forward. Failing that, our client will need to consider seeking possession of the property and will be seeking your consent for to lift the stay on that property (consistent with the consents already given).

We would also appreciate any update regarding the availability of a data room for the property.

Thank you,

Shaun Parsons (he/him)
Associate | Lawyer

T 416.637.7982

E sparsons@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

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This email is intended only for the individual or entity named in the message. Please let us know if you have received this email in error. If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Goldstein, Noah <noah.goldstein@alixpartners.com>

Sent: October 9, 2026 12:17 AM

To: Steven L. Graff <sgraff@airdberlis.com>; Wong, Jordan <jordan.wong@alixpartners.com>; Shaun Parsons <sparsons@airdberlis.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com> <azalev@reflectadvisors.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>

Subject: Re: SIREG 1075 Sutton Inc. – Data Room Access Request

— —
Copying Adam

Noah Goldstein
Partner & Managing Director

AlixPartners

T: +1 (437) 453-8057

T: [+1 \(416\) 844-4842](tel:+14168444842)

From: Steven L. Graff <sgraff@airdberlis.com>
Sent: Friday, October 9, 2026 12:07 AM
To: Wong, Jordan <jordan.wong@alixpartners.com>; Shaun Parsons <sparsons@airdberlis.com>
Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>
Subject: Re: SIREG 1075 Sutton Inc. – Data Room Access Request

This Message Is From an External Sender

This message came from outside your organization. Assuming that there is some ongoing intention to occupy those premises, what do you propose that the company should pay in the way of monthly rent. If we can reach an agreement, then great. If not, we propose to terminate the tenancy and take possession. Let's discuss.

Steven L. Graff*

Partner | Lawyer

** Practising as a professional corporation*

T 416.865.7726

E sgraff@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

Aird & Berlis LLP operates as a multi-disciplinary practice.

This email is intended only for the individual or entity named in the message. Please let us know if you have received this email in error. If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Wong, Jordan <jordan.wong@alixpartners.com>
Sent: Friday, 09 October 2026 00:03:03
To: Shaun Parsons <sparsons@airdberlis.com>
Cc: Steven L. Graff <sgraff@airdberlis.com>; Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>
Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Hey Shaun,

Yes, we can set up data rooms if necessary. 1075 Sutton is the company's head office. We understand no rent is paid. If there is specific information you'd like, please let us know. Thanks,

Jordan Wong

Director

AlixPartners

T: [+1 \(647\) 529-8837](tel:+16475298837)

T: [+1 \(647\) 529-8837](tel:+16475298837)

From: Shaun Parsons <sparsons@airdberlis.com>

Sent: October 8, 2026 6:31 PM

To: Wong, Jordan <jordan.wong@alixpartners.com>

Cc: Steven L. Graff <sgraff@airdberlis.com>; Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>

Subject: SIREG 1075 Sutton Inc. – Data Room Access Request

This message came from outside your organization.

Hi Jordan,

As you may know, we act as counsel to Starlight.

On a call earlier today, Noah mentioned that data rooms are being populated for certain of the properties on the Sireg matter. Starlight is also a mortgagee in relation to SIREG 1075 Sutton Inc.

Could you please advise whether a data room has been prepared for the Sutton property and, if so, assist us in obtaining access for both our office and our client? In particular, we are seeking information regarding the current tenancy at the property, including a listing of the existing tenants.

Thank you in advance for your assistance. Please let me know if you require any additional information from our end.

Best,

Shaun Parsons (he/him)

Associate | Lawyer

T 416.637.7982

F 416.863.1515

E sparsons@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

Brookfield Place, 181 Bay Street, Suite 1800

Toronto, ON M5J 2T9 | airdberlis.com



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This is Exhibit "N" of
The Affidavit of Daniel Drimmer
Sworn before me this 19th day of October 2026

A handwritten signature in blue ink, appearing to read "Uthia", is positioned above a horizontal line.

A Commissioner, etc.

From: [Bellissimo, Joseph](#)
To: [Steven L. Graff](#); [Rosenblat, Dave](#)
Cc: [Shaun Parsons](#); [Matilda Lici](#); azalev@reflectadvisors.com; azalev@reflectadvisors.com; [Goldstein, Noah](#); [Wong, Jordan](#)
Subject: RE: SIREG 1075 Sutton Inc.
Date: October 16, 2026 6:11:20 PM
Attachments: [image003.png](#)
[image005.png](#)
[Certificate for the Notice of Intention - 32-3433064.pdf](#)

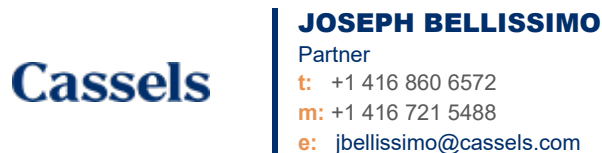


Hi Steve,

You are looking at the wrong part of the certificate. If you see the middle of the page it says: "Date of Notice of Intention: October 05, 2026". That is the date the NOI was filed and is effective. Thus, since the 10-day period under your client's NITES expired on the Sunday prior (Oct 4), in accordance with *John Deere Credit*, the NOI filed on the next business day (Monday, Oct 5th) stays your client.

Thanks

Joe



Cassels Brock & Blackwell LLP | cassels.com
Suite 3200, Bay Adelaide Centre – North Tower
40 Temperance St.
Toronto, ON M5H 0B4 Canada
Services provided through a Professional Corporation.

From: Steven L. Graff <sgraff@airdberlis.com>
Sent: Friday, October 16, 2026 5:05 PM
To: Rosenblat, Dave <drosenblat@osler.com>; Bellissimo, Joseph <jbellissimo@cassels.com>
Cc: Shaun Parsons <sparsons@airdberlis.com>; Matilda Lici <mlici@airdberlis.com>; azalev@reflectadvisors.com; azalev@reflectadvisors.com <azalev@reflectadvisors.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>
Subject: RE: SIREG 1075 Sutton Inc.

CAUTION: External Email

Hi All. David and Joe;

The Certificate of Filing is dated October 6, 2026 at 8:04 a.m., twelve days after 790

Ontario delivered its notice of intention to enforce security on September 24, 2026. Based on that record, we disagree with your assessment that our client is captured by the stay. Please advise of the date and time when Sutton's notice of intention was submitted to the Official Receiver.

As a courtesy, and without prejudice to its position, our client will not take further enforcement steps against the Burlington Property before Tuesday, October 20, 2026 on the assumption that possession of the Property will be relinquished to us at that time.

In the meantime, please ensure that no fixtures, chattels or other personal property are removed from the Burlington Property, damaged or otherwise disturbed. 790 Ontario will hold responsible any party that removes or disturbs property subject to its security, and will seek all available remedies, including its costs.

Of course, after our client has taken possession. It would arrange for access to the Property for removal of any records that are needed as part of the administration of the estate.

Let us know how you wish to proceed.

Steven L. Graff*

Partner | Lawyer

** Practising as a professional corporation*

T 416.865.7726

E sgraff@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

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From: Rosenblat, Dave <drosenblat@osler.com>

Sent: October 16, 2026 11:47 AM

To: Steven L. Graff <sgraff@airdberlis.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>; jbellissimo@cassels.com <jbellissimo@cassels.com>

Cc: Shaun Parsons <sparsons@airdberlis.com>; Matilda Lici <mlici@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

— — —

We will provide that shortly.



Dave Rosenblat

Partner

416.862.5673 | drosenblat@osler.com

Osler, Hoskin & Harcourt LLP | osler.com

From: Steven L. Graff <sgraff@airdberlis.com>

Sent: Friday, October 16, 2026 11:19 AM

To: Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com> <azalev@reflectadvisors.com>; jbellissimo@cassels.com

Cc: Shaun Parsons <sparsons@airdberlis.com>; Matilda Lici <mlici@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Thanks David. We have never received any substantive answer as to why the stay applies to us. We will govern ourselves accordingly. Thanks.

Steven L. Graff*

Partner | Lawyer

** Practising as a professional corporation*

T 416.865.7726

E sgraff@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

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From: Rosenblat, Dave <drosenblat@osler.com>

Sent: October 16, 2026 11:14 AM

To: Matilda Lici <mlici@airdberlis.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com> <azalev@reflectadvisors.com>; jbellissimo@cassels.com

Cc: Shaun Parsons <sparsons@airdberlis.com>; Steven L. Graff <sgraff@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

We do not agree. However, further to our call yesterday, we believe it should not matter for your client as of Tuesday assuming the order leading to the bankruptcy of the entity is granted (i.e., you don't need to seek a lift stay on Tuesday in light of that relief).

**Dave Rosenblat**

Partner

416.862.5673 | drosenblat@osler.comOsler, Hoskin & Harcourt LLP | osler.com

From: Matilda Lici <mlici@airdberlis.com>**Sent:** Friday, October 16, 2026 11:04 AM**To:** Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>; jbellissimo@cassels.com <jbellissimo@cassels.com>**Cc:** Shaun Parsons <sparsons@airdberlis.com>; Steven L. Graff <sgraff@airdberlis.com>**Subject:** RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Good morning all,

Further to our requests below, we write to advise that 1000018790 Ontario Ltd. (“790 Ontario”) takes the position that it is not stayed from taking enforcement steps vis-à-vis SIREG 1075 Sutton Inc. (“Sutton”) on the basis that 790 Ontario delivered its notice of intention to enforce security under section 244 of the BIA to Sutton on September 24, 2026. Sutton did not file its notice of intention until October 5, 2026.

We would appreciate your position in writing on this point by noon today.

Absent a court order to the contrary, 790 Ontario intends to proceed with the enforcement of its security, including by taking possession of the property municipally known as 1075 Sutton Drive, Burlington.

Thank you,

Matilda Lici

Partner | Lawyer

T 416.865.3428

E mlici@airdberlis.com**Aird & Berlis LLP**

Toronto | Vancouver

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From: Matilda Lici**Sent:** October 15, 2026 1:26 PM**To:** 'Rosenblat, Dave' <drosenblat@osler.com>; Goldstein, Noah

<noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>;
azalev@reflectadvisors.com > (azalev@reflectadvisors.com) <azalev@reflectadvisors.com>
Cc: Shaun Parsons <sparsons@airdberlis.com>; Samantha Hans <shans@airdberlis.com>; Steven L.
Graff <sgraff@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Thank you, Dave. We would appreciate confirmation that the stay doesn't apply as soon as possible today as, otherwise, we'll have to serve our motion record in advance of Tuesday's attendance asap.

Matilda Lici
Partner | Lawyer

T 416.865.3428
E mlici@airdberlis.com

Aird & Berlis LLP
Toronto | Vancouver

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If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Rosenblat, Dave <drosenblat@osler.com>
Sent: October 15, 2026 9:20 AM
To: Matilda Lici <mlici@airdberlis.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>;
Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com >
(azalev@reflectadvisors.com) <azalev@reflectadvisors.com>
Cc: Shaun Parsons <sparsons@airdberlis.com>; Samantha Hans <shans@airdberlis.com>; Steven L.
Graff <sgraff@airdberlis.com>
Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

— — —
Apologies for the delay. We will be back to you today.

OSLER

Dave Rosenblat
Partner
416.862.5673 | drosenblat@osler.com
Osler, Hoskin & Harcourt LLP | osler.com

From: Matilda Lici <mlici@airdberlis.com>
Sent: Wednesday, October 14, 2026 11:09 PM
To: Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>;
Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com >
(azalev@reflectadvisors.com) <azalev@reflectadvisors.com>
Cc: Shaun Parsons <sparsons@airdberlis.com>; Samantha Hans <shans@airdberlis.com>; Steven L.

Graff <sgraff@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Good evening all,

We are following up again on Shaun's and Steve's various emails below. We have not received a response to any of the outstanding requests, nor a response to Steve's voicemail message from earlier today.

790 Ontario delivered its notice of intention to enforce security under section 244 of the BIA to Sutton on September 24, 2026. Sutton did not file its notice of intention until October 5, 2026. Please confirm whether you agree that the stay does not apply to 790 Ontario vis-à-vis Sutton.

We want to avoid the cost of a lift stay motion that should not be necessary. If we do not receive a response, our client will have no choice but to incur costs that could have been avoided, and reserves its right to seek those costs.

Jordan previously advised that the Sutton property serves as Sireg's head office and no rent is paid. We have not received:

1. a response to our request for copies of any leases or occupancy agreements for the premises;
2. a response to our request for confirmation as to whether any of the Sireg entities intend to continue occupying the premises; and
3. an update on our request for access to a data room for Sutton.

Please advise who is currently occupying the premises. Our client's representative was refused access earlier today, but was given a business card for The Simple Investor Real Estate Group Inc., an NOI applicant.

As previously requested, please also provide the rent roll for Parkhill.

We need to hear from you as soon as possible.

Matilda Lici
Partner | Lawyer

T 416.865.3428
E mlici@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

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From: Steven L. Graff <sgraff@airdberlis.com>

Sent: October 13, 2026 6:55 PM

To: Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com> <azalev@reflectadvisors.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Shaun Parsons <sparsons@airdberlis.com>; Samantha Hans <shans@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

At the same time, perhaps you can advise whether you agree that 790 Ontario (our client and the second mortgagee) is not bound by the stay as it relates to 1075 Sutton on the basis that the 10 days in the section 244 Notice had expired before the NOI was filed. That will avoid the need for us to bring a lift stay motion on this property. Thanks.

Steven L. Graff*

Partner | Lawyer

** Practising as a professional corporation*

T 416.865.7726

E sgraff@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

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From: Steven L. Graff

Sent: October 13, 2026 5:59 PM

To: Goldstein, Noah <noah.goldstein@alixpartners.com>; Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com> <azalev@reflectadvisors.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Shaun Parsons <sparsons@airdberlis.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Folks; This is the second request we have made for this information. Please ensure that you get us this information right away, and ideally today.

In addition, as you know, the stay has been lifted on Parkhill. Our client has issued notices of attornment. We require a rent roll relating to the Parkhill property which shows the identity of the tenants and the status of their rental payments. We previously

asked for this information as well and haven't received it as far as I am aware.

Much appreciated. Thanks.

Steven L. Graff*

Partner | Lawyer

** Practising as a professional corporation*

T 416.865.7726

E sgraff@airdberlis.com

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Toronto | Vancouver

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If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Shaun Parsons <sparsons@airdberlis.com>

Sent: October 13, 2026 10:15 AM

To: Goldstein, Noah <noah.goldstein@alixpartners.com>; Steven L. Graff <sgraff@airdberlis.com>;
Wong, Jordan <jordan.wong@alixpartners.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Hi Noah and Jordan,

I am following up on the questions raised by Steve. As noted, our client is considering its options with respect to the Sutton property and we are attempting to better understand the current occupancy arrangements.

Could you please advise:

- Whether there is any ongoing intention for the SIREG entities or any affiliated parties to continue occupying the premises; and
- Whether there are any existing leases agreements relating to the space.

As Steve noted, if there is a proposal for continued occupancy and the parties can reach agreement on appropriate rental terms, that may be a path forward. Failing that, our client will need to consider seeking possession of the property and will be seeking your consent for to lift the stay on that property (consistent with the consents already given).

We would also appreciate any update regarding the availability of a data room for the property.

Thank you,

Shaun Parsons (he/him)
Associate | Lawyer

T 416.637.7982

E sparsons@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

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From: Goldstein, Noah <noah.goldstein@alixpartners.com>

Sent: October 9, 2026 12:17 AM

To: Steven L. Graff <sgraff@airdberlis.com>; Wong, Jordan <jordan.wong@alixpartners.com>; Shaun Parsons <sparsons@airdberlis.com>; azalev@reflectadvisors.com <azalev@reflectadvisors.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>

Subject: Re: SIREG 1075 Sutton Inc. – Data Room Access Request

— —
Copying Adam

Noah Goldstein
Partner & Managing Director

AlixPartners

T: [+1 \(437\) 453-8057](tel:+14374538057)

T: [+1 \(416\) 844-4842](tel:+14168444842)

From: Steven L. Graff <sgraff@airdberlis.com>

Sent: Friday, October 9, 2026 12:07 AM

To: Wong, Jordan <jordan.wong@alixpartners.com>; Shaun Parsons <sparsons@airdberlis.com>

Cc: Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>

Subject: Re: SIREG 1075 Sutton Inc. – Data Room Access Request

This Message Is From an External Sender

This message came from outside your organization. Assuming that there is some ongoing intention

to occupy those premises, what do you propose that the company should pay in the way of monthly rent. If we can reach an agreement, then great. If not, we propose to terminate the tenancy and take possession. Let's discuss.

Steven L. Graff*

Partner | Lawyer

** Practising as a professional corporation*

T 416.865.7726

E sgraff@airdberlis.com

Aird & Berlis LLP

Toronto | Vancouver

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From: Wong, Jordan <jordan.wong@alixpartners.com>

Sent: Friday, 09 October 2026 00:03:03

To: Shaun Parsons <sparsons@airdberlis.com>

Cc: Steven L. Graff <sgraff@airdberlis.com>; Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>

Subject: RE: SIREG 1075 Sutton Inc. – Data Room Access Request

Hey Shaun,

Yes, we can set up data rooms if necessary. 1075 Sutton is the company's head office. We understand no rent is paid. If there is specific information you'd like, please let us know. Thanks,

Jordan Wong

Director

AlixPartners

T: [+1 \(647\) 529-8837](tel:+16475298837)

T: [+1 \(647\) 529-8837](tel:+16475298837)

From: Shaun Parsons <sparsons@airdberlis.com>

Sent: October 8, 2026 6:31 PM

To: Wong, Jordan <jordan.wong@alixpartners.com>

Cc: Steven L. Graff <sgraff@airdberlis.com>; Matilda Lici <mlici@airdberlis.com>; Rosenblat, Dave <drosenblat@osler.com>; Goldstein, Noah <noah.goldstein@alixpartners.com>

Subject: SIREG 1075 Sutton Inc. – Data Room Access Request

This message came from outside your organization.

Hi Jordan,

As you may know, we act as counsel to Starlight.

On a call earlier today, Noah mentioned that data rooms are being populated for certain of the properties on the Sireg matter. Starlight is also a mortgagee in relation to SIREG 1075 Sutton Inc.

Could you please advise whether a data room has been prepared for the Sutton property and, if so, assist us in obtaining access for both our office and our client? In particular, we are seeking information regarding the current tenancy at the property, including a listing of the existing tenants.

Thank you in advance for your assistance. Please let me know if you require any additional information from our end.

Best,

Shaun Parsons (he/him)
Associate | Lawyer

T 416.637.7982
F 416.863.1515
E sparsons@airdberlis.com

Aird & Berlis LLP
Toronto | Vancouver

Brookfield Place, 181 Bay Street, Suite 1800
Toronto, ON M5J 2T9 | airdberlis.com



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This message, including any attachments, is privileged and may contain confidential information. If you are not the intended recipient or have received this message in error, please notify us immediately by reply email and permanently delete the original transmission from us, including any attachments, without making a copy.

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C.
1985, c. B-3, AS AMENDED
IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A
PROPOSAL OF SIREG 1075 SUTTON INC.**

Estate No.: 32-3433064

***ONTARIO*
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceeding commenced at Toronto

AFFIDAVIT OF DANIEL DRIMMER

Aird & Berlis LLP

Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Steven L. Graff (LSO # 31871V)

Tel: 416.865.7726

Email: sgraff@airdberlis.com

Matilda Lici (LSO # 79621D)

Tel: 416.865.3428

Email: mlici@airdberlis.com

Shaun Parsons (LSO # 81240A)

Tel: 416.637.7982

Email: sparsons@airdberlis.com

Lawyers for 1000018790 Ontario Ltd.

TAB 4

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

**AND IN THE MATTER OF THE NOTICES OF INTENTION TO MAKE A PROPOSAL OF
SIREG 700 PARKHILL INC., SIREG 1-4 BALMORAL INC., SIREG 4 CARTIER INC., SIREG 6
CARTIER INC., SIREG 8 CARTIER INC., SIREG 10 CARTIER INC., SIREG 12 CARTIER
INC., SIREG 14 CARTIER INC., SIREG 16 CARTIER INC., SIREG 1390 KENSINGTON INC.,
SIREG 1400-1410 KENSINGTON INC., 1000001856 ONTARIO INC., and 1000366987
ONTARIO CORPORATION**

SERVICE LIST
(as at October 17, 2026)

Service List as at October 17, 2026	
TO:	CASSELS BROCK & BLACKWELL LLP Bay Adelaide Centre – North Tower Suite 3200 – 40 Temperance Street Toronto, ON M5H 0B4 Alan Merskey Tel: (416) 860-2948 Email: amerskey@cassels.com Joseph J. Bellissimo Tel: (416) 860-6572 Email: jbello@cassels.com Matteo Clarkson-Maciel Tel: (416) 350 6961 Email: mclarksonmaciel@cassels.com <i>Lawyers for the SIREG group of companies</i>

Service List as at October 17, 2026	
AND TO:	REFLECT ADVISORS, LLC 609 Bowling Avenue Nashville, TN 37215 United States of America Adam Zalev Tel: +1 (949) 416-1163 Email: azalev@reflectadvisors.com Darcy Eveleigh Email: develeigh@reflectadvisors.com Adsaran Vithiyananthan Tel: +1 (437) 241.6580 Email: avithiyananthan@reflectadvisors.com <i>Chief Restructuring Officer and Advisors of the SIREG Group of companies</i>
AND TO:	ALIXPARTNERS RESTRUCTURING, INC. 220 Bay Street, 13th Floor Toronto, ON M5J 2W4 Noah Goldstein Tel. (437) 453-8057 Email. noah.goldstein@alixpartners.com Jordan Wong Tel. (647) 529-8837 Email. jordan.wong@alixpartners.com Isaiah Crystal Tel. (416) 932-6022 Email. isaiah.crystal@alixpartners.com Shashanth Sivaraman Tel. (917) 847-6353 Email. ssivaraman@alixpartners.com <i>The Proposal Trustee</i>

Service List as at October 17, 2026	
AND TO:	OSLER, HOSKIN & HARCOURT LLP 100 King Street West 1 First Canadian Place Suite 6200, P.O. Box 50 Toronto, ON M5X 1B8 Marc Wasserman Tel: (416) 862-4908 Email: mwasserman@osler.com David Rosenblatt Tel: (416) 862-5673 Email: drosenblat@osler.com Laura Culleton Tel: (416) 862-4264 Email: lculleton@osler.com <i>Lawyers for the Proposal Trustee, AlixPartners Restructuring, Inc.</i>
AND TO:	THORNTON GROUT FINNIGAN LLP TD West Tower, Toronto-Dominion Centre 100 Wellington Street West, Suite 3200 Toronto, ON M5K 1K7 D.J. Miller Tel: (416) 304-0559 Email: djmiller@tgf.ca Puya J. Fesharaki Tel. (416) 304-7979 Email. pfesharaki@tgf.ca Denna Jalili Tel. (416) 304-0312 Email. djalili@tgf.ca Rebekah O'Hare Tel. (416) 307-2423 Email. rohare@tgf.ca <i>Lawyers for Firm Capital Mortgage Funds Inc.</i>

Service List as at October 17, 2026	
AND TO:	AIRD & BERLIS LLP Brookfield Place 181 Bay St., Suite 1800 Toronto, ON M5J 2T9 Steven L. Graff Tel: (416) 865-7726 Email: sgraff@airdberlis.com Matilda Lici Tel: (416) 865-3428 Email: mlici@airdberlis.com Shaun Parsons Tel: (416) 637-7982 Email: sparsons@airdberlis.com <i>Lawyers for 1000018790 Ontario Ltd.</i>
AND TO:	LENCZNER SLAGHT LLP 130 Adelaide St W, Suite 2600 Toronto, ON M5H 3P5 Derek Knoke Tel: (416) 865-3018 Email: dknoke@litigate.com Matthew Lerner Tel: (416) 865-2940 Email: mlerner@litigate.com Tom Curry Tel: (416) 865-3096 Email: tcurry@litigate.com Noam Epstein Roth Tel: (416) 865-2892 Email: nepsteinroth@litigate.com <i>Lawyers for Monarch Realty Fund LLC</i>

Service List as at October 17, 2026	
AND TO:	HUMBER BAY LAW/KESARWANI LAW OFFICE 2121 Lakeshore Blvd., Unit #9, Toronto, ON M8V 4E9 Rahul Kesarwani Tel: (647) 349-8300 Email: rahul@legal-solutions.ca <i>Lawyers for Todd Slater</i>
AND TO:	CHAITONS LLP 5000 Yonge Street, 10th Floor Toronto, ON M2N 7E9 Harvey Chaiton Tel: (416) 218-1129 Email: harvey@chaitons.com <i>Lawyers for 1245981 Ontario Ltd., 2044361 Ontario Inc., and Timothy Diamond</i>
AND TO:	TORKIN MANES LLP 151 Yonge Street, Suite 1500 Toronto, ON M5C 2W7 Jeffrey J. Simpson Tel. (416) 777-5413 Email: jsimpson@torkinmanes.com Colby Linthwaite Tel. (647) 254-3293 Email: clinthwaite@torkin.com <i>Lawyers for HMT Holdings Inc.</i>

Service List as at October 17, 2026	
AND TO:	MILOSEVIC & ASSOCIATES Scotia Plaza Suite 3602 – 40 King St. West Toronto, ON M5H 3Y2 David Milosevic Tel: (416) 916-1387 ext. 104 Email: dmilosevic@mflitigation.com Arad Moslehi Tel: (416) 916-1387 ext. 102 Email: amoslehi@mflitigation.com Sobiga Kamalakaran Tel: (416) 916-1387 ext. 119 Email: skamalakaran@mflitigation.com Amaka Ekenkwo Tel: (416) 916-1387 ext. 115 Email: aekenkwo@mflitigation.com <i>Lawyers for interested parties</i>
AND TO:	DICKINSON WRIGHT LLP Commerce Court West Suite 2200 – 199 Bay St. Toronto, ON M5L 1G4 David P. Preger Tel: (416) 646-4606 Email: dpreger@dwlaw.com <i>Lawyers for RCMF Mortgage Investments Inc.</i>
AND TO:	LEVITT, DI LELLA, DUGGAN & CHAPLICK LLP Suite 500 – 425 University Avenue Toronto, ON M5G 1T6 David A. Di Lella Tel: (416) 512-7440 ext. 228 Email: dadilella@laddclawyers.com Timothy Duggan Tel: (416) 512-7440 Email: tduggan@laddclawyers.com <i>Lawyers for interested parties</i>

Service List as at October 17, 2026	
AND TO:	SMITHVALERIOTE LAW FIRM LLP 245 Hanlon Creek Boulevard Unit 102 Guelph, ON N1C 0A1 Michael Ruhl Tel. (519) 837-2100 Email. mruhl@svlaw.ca <i>Lawyers for interested parties</i>
AND TO:	BLANEY MCMURTRY LLP 2 Queen Street East, Suite 1500 Toronto, Ontario M5C 3G5 David T. Ullmann Tel. (416) 596-4289 Email. dullmann@blaney.com <i>Lawyers for interested parties</i>
AND TO:	HSK LAW FIRM 107-1001 Champlain Ave. Burlington, ON L7L 5Z4 Hussein Kudrati Tel. (289) 266-0553 Email. hkudrati@hsklawfirm.ca <i>Lawyers for interested parties</i>
AND TO:	STIPIC BINDER DRAKE REYNOLDS LLP 720 Walker Road Windsor, ON N8Y 2N3 Gurman Bhatti Tel. (519) 254-6433 ext. 231 Email. bhatti@SBDRLaw.ca <i>Lawyers for interested parties</i>

Service List as at October 17, 2026	
AND TO:	STEINECKE MACIURA LEBLANC, BARRISTERS & SOLICITORS Suite 2308 – 401 Bay Street, P.O. Box 23 Toronto, ON M5H 2Y4 Erica Richler Tel: (416) 583-2549 Email: erichler@sml-law.com <i>Lawyers for the Condominium Management Regulatory Authority of Ontario (CMRAO)</i>
AND TO:	NAKKA LAW PROFESSIONAL CORPORATION 5805 Suite 9 – Whittle Road Mississauga, ON L4Z 2J1 Veerender Nakka Tel: (905) 232-5291 Email: litigation@nakkalaw.com <i>Lawyers for Suchintanbahen Arvindbhai Patel</i>
AND TO:	PETER RIZAKOS 50 Glengrove Ave W Toronto, ON M4R 1N7 Tel: (647) 204-3083 Email: peter.rizakos@gmail.com <i>Lawyers for Victory Hill Capital Corporation</i>
AND TO:	TAN HOLDINGS INTERNATIONAL CORPORATION TSL Plaza, 3rd Floor Beach Road, Garapan Saipan, MP 96950 Adam Tan Email: adam@cloud9investors.com Wendy Tan Email: wendy@cloud9investors.com <i>Joint Venture Party</i>
AND TO:	NEWCO CAPITAL GROUP V LLC 333 W Commercial Street, Suite 324 East Rochester NY 14445 <i>Secured Creditor of SIREG Management</i>

Service List as at October 17, 2026	
AND TO:	CWB NATIONAL LEASING INC 1525 Buffalo Place (3291356) Winnipeg MB R3T 1L9 <i>Secured Creditor of SIREG Management</i>
AND TO:	MERIDIAN ONECAP CREDIT CORP. Suite 1500, 4710 Kingsway Burnaby BC V5H 4M2 <i>Secured Creditor of SIREG Management</i>
AND TO:	ROYAL BANK OF CANADA 36 York Mills Road, 4 th Floor Toronto ON M2P 0A4 <i>Creditor of SIREG Management</i>
AND TO:	GEORGE NIKITOPOLOUS 46 Winterlude Court Kleinburg, ON L0J 1C0 <i>Mortgagee</i>
AND TO:	ELIVARA ZUCCARO 201 Deerchase Circle Woodbridge, ON L4H 1G9 <i>Mortgagee</i>
AND TO:	DOMENICO ZUCCARO 201 Deerchase Circle Woodbridge, ON L4H 1G9 <i>Mortgagee</i>
AND TO:	WOLFGANG J. PAZULLA 202 – 16 Four Seasons Place Toronto, Ontario M9B 6E5 Wolfgang Pazulla Tel: (416) 622-6669 Email: wolfpazu@gmail.com <i>Lawyer for Olympia Trust Company</i>

Service List as at October 17, 2026	
AND TO:	2868571 ONTARIO INC. Mira Naser – Director Tel: (905) 999-3256 Email: miran2929@gmail.com John Ellenson Email : johnellenson@hotmail.com Gord Ellenson Email : gordellenson@gmail.com Diane Ellenson Email: Gdellenson@gmail.com Eve Ellenson Email : eva10051@gmail.com <i>Creditor</i>
AND TO:	CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY OF ONTARIO P.O. Box 69038, RPO St. Clair Centre Toronto, ON M4T 3A1 Email: sandy.vizely@cmrao.ca and Marjorie.miller@cmrao.ca
AND TO:	CANADA REVENUE AGENCY c/o Department of Justice Ontario Regional Office 120 Adelaide Street West, Suite 400 Toronto, ON M5H 1T1 Email: AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca
AND TO:	OFFICE OF THE SUPERINTENDENT OF BANKRUPTCY CANADA 151 Yonge Street, 4th Floor Toronto, ON M5C 2W7 Email: osbservice-bsfservice@ised-isde.gc.ca
AND TO:	MINISTRY OF FINANCE (ONTARIO) Legal Services Branch 777 Bay Street, 11th Floor Toronto, ON M5G 2C8 Email: insolvency.unit@ontario.ca

EMAIL SERVICE LIST

amerskey@cassels.com ;
jbellissimo@cassels.com ;
mclarksonmaciel@cassels.com ;
azalev@reflectadvisors.com ;
develeigh@reflectadvisors.com ;
avithyananthan@reflectadvisors.com ;
noah.goldstein@alixpartners.com ;
jordan.wong@alixpartners.com ;
isaiah.crystal@alixpartners.com ;
ssivaraman@alixpartners.com ;
mwasserman@osler.com ;
drosenblat@osler.com ;
lculleton@osler.com ;
djmiller@tgf.ca ;
pfesharaki@tgf.ca ;
djalili@tgf.ca ;
rohare@tgf.ca ;
sgraff@airdberlis.com ;
mlici@airdberlis.com ;
sparsons@airdberlis.com ;
dknoke@litigate.com ;
mlerner@litigate.com ;
tcurry@litigate.com ;
nepsteinroth@litigate.com ;
rahul@legal-solutions.ca ;
harvey@chaitons.com ;
jsimpson@torkinmanes.com ;
clinthwaite@torkin.com ;
dmilosevic@mflitigation.com ;
amoslehi@mflitigation.com ;
skamalakaran@mflitigation.com ;
aekenkwo@mflitigation.com ;
dpreger@dwlaw.com ;
dadilella@liddclawyers.com ;
tduggan@liddclawyers.com ;
mruhl@svlaw.ca ;
dullmann@blaney.com ;
bhatti@SBDRIlaw.ca ;
hkudrati@hsklawfirm.ca ;
erichler@sml-law.com ;
litigation@nakkalaw.com ;
peter.rizakos@gmail.com ;
adam@cloud9investors.com ;
wendy@cloud9investors.com ;
wolfpazu@gmail.com ;

miran2929@gmail.com;
johnnellsen@hotmail.com;
gordellsen@gmail.com;
Gdellsen@gmail.com;
eva10051@gmail.com;
AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca;
osbservice-bsfservice@ised-isde.gc.ca;
insolvency.unit@ontario.ca;
sandy.vizely@cmrao.ca;
Marjorie.miller@cmrao.ca;

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C.
1985, c. B-3, AS AMENDED
IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A
PROPOSAL OF SIREG 1075 SUTTON INC.

Estate No.: 32-3433064

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceeding commenced at Toronto

MOTION RECORD OF 1000018790 ONTARIO LTD.

AIRD & BERLIS LLP

Brookfield Place
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

Steven L. Graff (LSO # 31871V)

Tel: 416.865.7726

Email: sgraff@airdberlis.com

Matilda Lici (LSO # 79621D)

Tel: 416.865.3428

Email: mlici@airdberlis.com

Shaun Parsons (LSO # 81240A)

Tel: 416.637.7982

Email: sparsons@airdberlis.com

Lawyers for 1000018790 Ontario Ltd.