



This is Affidavit #1 of Scott Rowland in this proceeding and was made on May 7, 2025.

No. S-244252
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

THE UNITED STATES LIFE INSURANCE COMPANY IN THE CITY OF NEW YORK,
and AMERICAN HOME ASSURANCE COMPANY

PETITIONERS

AND

SCREO I METROTOWN INC., and SCREO I METROTOWN L.P.

RESPONDENTS

AFFIDAVIT #1 OF SCOTT ROWLAND

I, Scott Rowland, of the Town of Oakville, in the Province of Ontario, **HEREBY SWEAR THAT:**

1. I am the Chief Investment Officer at Timbercreek Mortgage Servicing Inc. ("**Timbercreek**"), a secured creditor of SCREO I Metrotown Inc. (the "**Metrotown Legal Owner**") and SCREO I Metrotown L.P. (the "**Metrotown Beneficial Owner**" and, collectively, "**Metrotown**").
2. By virtue of my direct knowledge regarding the Assignments of Proceeds (as defined below), granted by Metrotown to Timbercreek, as well as the Timbercreek Loans (as defined below), I have personal knowledge of the matters hereinafter deposed to, except where stated to be based on information and belief, and where so stated I verily believe the same to be true.
3. As more fully outlined below, I make this Affidavit in support of Timbercreek's response to (i) the Notice of Application for Advice and Direction filed on March 5, 2025 (the "**Application**") of Alvarez & Marsal Canada Inc. ("**A&M**"), in its capacity as the court-appointed receiver over the property of Metrotown (the "**Receiver**"), and (ii) the Application Response filed on April 17, 2025 (the "**GVWD Response**") of Greater Vancouver Water District ("**GVWD**"), an apparent unsecured creditor of Metrotown.

4. I have reviewed, among other things, the Application, the GVWD Response, as well as the First Report of the Receiver dated October 30, 2024 (the “**First Report**”) and the Second Report of the Receiver dated March 5, 2025 (the “**Second Report**”).

5. I am authorized to make this Affidavit on behalf of Timbercreek.

Metrotown, Slate CREO Fund and Slate Affiliates

6. Based on my review of the First Report, and my personal knowledge, Metrotown are special purpose vehicles that are affiliated with Slate Canadian Real Estate Opportunity Fund I LP (“**Slate CREO Fund**”). More specifically, Slate CREO Fund is the indirect shareholder of Metrotown. Slate CREO Fund is an investment fund that holds interests in various real estate projects across Canada, through special purpose vehicles, such as Metrotown. Timbercreek frequently deals with Slate CREO Fund with respect to various real estate assets across Canada.

7. As set out in the First Report, Metrotown was formed to acquire and develop two office towers located in Burnaby, British Columbia known as the “**Capital Point Towers**”.

8. The legal address for the Capital Point Towers is PID: 031-357-881, Lot 1 District Lot 153 Group 1 New Westminster District Plan EPP107270 and the municipal addresses for the Capital Point Towers are:

(a) Capital Tower 1: 4300-4330 Kingsway, Burnaby, B.C.; and

(b) Capital Tower 3: 5945 Kathleen Avenue, Burnaby, B.C.

9. Slate CREO Fund is also an indirect shareholder of:

(a) SCREO I 700 2ND Inc. (“**SCREO 700**”) and 58508 Alberta Ltd. (“**585**” and, collectively, “**SCREO 700/585**”); and

(b) SCREO I Gill Inc. (“**SCREO Gill**”).

10. Based on my review of Alberta corporate search reports, I understand that (i) SCREO 700 and SCREO Gill are both corporations incorporated pursuant to the laws of the Province of Ontario and are extra-provincially registered to carry on business in Alberta, and (ii) 585 is a corporation incorporated pursuant to the laws of the Province of Alberta. Attached and marked as **Exhibit “A”** to this Affidavit are true copies of the corporate searches for SCREO 700, SCREO Gill and 585.

11. SCREO 700/585 and SCREO Gill own office towers in Calgary, Alberta.

12. Slate CREO Fund, Metrotown, SCREO 700/585 and SCREO Gill are all affiliates by virtue of their common relationship to Slate CREO Fund.

The Timbercreek Loan Agreements and the Assignments of Proceeds

13. Pursuant to a Loan Agreement dated November 27, 2018, as amended by certain loan amending agreements (collectively, the “**SCREO 700/585 Loan Agreement**”), Timbercreek, as lender, advanced to SCREO 700/585, as borrowers, certain loans (the “**SCREO 700/585 Loans**”). A true copy of the SCREO 700/585 Loan Agreement (without amendments) is attached as Appendix B to the Second Report.

14. Additionally, pursuant to a Loan Agreement dated November 9, 2018, as amended by certain loan amending agreements (collectively, the “**SCREO Gill Loan Agreement**”), Timbercreek, as lender, advanced to SCREO Gill, as borrower, certain loans (the “**SCREO Gill Loans**”). A true copy of the SCREO Gill Loan Agreement (without amendments) is attached as Appendix A to the Second Report.

15. The SCREO 700/585 Loan Agreement and the SCREO Gill Loan Agreement are collectively referred to as the “**Timbercreek Loan Agreements**”. The SCREO 700/585 Loans and the SCREO Gill Loans are collectively referred to as the “**Timbercreek Loans**”.

16. Slate CREO Fund is also a limited guarantor and party to each of the Timbercreek Loan Agreements. The Timbercreek Loans are secured by real estate owned by SCREO 700/585 and SCREO Gill in Calgary, Alberta.

17. On or about December 1, 2022, Timbercreek, SCREO 700/585 and Slate CREO Fund agreed to a Loan Amending Agreement (the “**SCREO 700/585 December Renewal**”). A copy of the SCREO 700/585 December Renewal is attached as Appendix D to the Second Report.

18. Further, on or about December 1, 2022, Timbercreek, SCREO Gill and Slate CREO Fund agreed to a Loan Amending Agreement (the “**SCREO Gill December Renewal**”). A copy of the SCREO Gill December Renewal is attached as Appendix C to the Second Report.

19. The SCREO 700/585 December Renewal and the SCREO Gill December Renewal are collectively referred to as the “**December Renewals**”.

20. As consideration to Timbercreek for the extensions under the December Renewals, SCREO 700/585 and SCREO Gill each agreed to make certain partial principal repayments of the Timbercreek Loans. Those payments would be due when Metrotown sold the Capital Point Towers, or when other

affiliates, named SCREO I Dixie Outlet Mall Inc. and SCREO I Dixie Outlet Mall L.P. sold a property in Ontario known as "**Dixie Outlet Mall**".

21. A yet further condition of each of the December Renewals was for Metrotown to provide Timbercreek a security interest in, and promise to transfer and set over, net sale proceeds from the Capital Point Towers, pursuant to Assignments of Proceeds (collectively, the "**Assignments of Proceeds**" or each an "**Assignment of Proceeds**"). True copies of the Assignments of Proceeds are attached as Appendix E of the Second Report.

22. Among other things, each of the Assignments of Proceeds state that:

- (a) Metrotown absolutely pledges, mortgages, charges, assigns, transfers, and sets over to Computershare Trust Company of Canada ("**Computershare**"), as agent, nominee and bare trustee for and on behalf of Timbercreek, all right, title and interest Metrotown has or may hereafter have in any "net sale proceeds" from the sale of the Capital Point Towers, as partial principal repayment of the SCREO 700/585 Loans and the SCREO Gill Loans, as applicable; and
- (b) they "shall be continuing security to [the benefit of Computershare on behalf of Timbercreek] for repayment of the facilities" owing under the Timbercreek Loan Agreements.

23. The Assignments of Proceeds incorporate the definition for "net sale proceeds" in the December Renewals, which defines "net sale proceeds" as the proceeds from a sale of the Capital Point Towers after paying financing related to the Capital Point Towers (e.g. registered mortgages), reasonable legal fees, real estate commissions and normal closing costs.

24. Similarly, the quantum of Timbercreek's security interest in the "net sale proceeds", under the Assignments of Proceeds, is determined by reference to the December Renewals. The December Renewals define Timbercreek's entitlement as equalling:

- (a) the "greater of \$15,000,000 ... or 25% of the net sales proceeds" under the SCREO 700/585 Assignment of Proceeds; and
- (b) the "greater of \$2,000,000 ... or 10% of the net sales proceeds" under the SCREO Gill Assignment of Proceeds.

25. By virtue of the Assignments of Proceeds, Timbercreek has an aggregate secured claim in any "net sale proceeds" from the Capital Point Towers of \$17,000,000.

26. The only contracts executed by Metrotown in favour of Timbercreek (via Computershare) were the Assignments of Proceeds. There were no other guarantees or other loan agreements signed by Metrotown.

27. Nevertheless, the commercial and main purpose of the Assignments of Proceeds was to encourage Timbercreek to extend the maturity dates for the Timbercreek Loans, from December 1, 2022 to September 1, 2024, by providing Timbercreek additional recourse, albeit up to certain limits. Effectively, Metrotown agreed to backstop the obligations of its affiliates, SCREO 700/585 and SCREO Gill.

Amounts Owed to Timbercreek

28. The sale of the Capital Point Towers triggered the obligations of SCREO 700/585 and SCREO Gill to make the partial principal repayments contemplated by the December Renewals. However, SCREO 700/585 and SCREO Gill have not made these payments, and based on my personal dealings with those entities, I understand they lack the liquidity to do so. There has been no sale completed for the Dixie Outlet Mall.

29. As such, Timbercreek is entitled to receive up to \$17,000,000 from the Net Sale Proceeds realized by the Receiver from the sale of the Capital Point Towers.

30. Finally, and for completeness, there remains due and owing to Timbercreek under the Timbercreek Loans substantial amounts, namely:

(a) in respect of the SCREO 700/585 Loan: \$140,105,163.68; and

(b) in respect of the SCREO Gill Loan: \$26,161,615.93 plus an exit fee of \$142,600.

31. Likewise, Timbercreek has received no principal repayment on the Timbercreek Loans since prior to the December Renewals, except on or about November 15, 2024. That payment was made to Timbercreek by SCREO Gill, as SCREO Gill sold one of its properties mortgaged to Timbercreek. This sale does not reduce SCREO Gill's obligations under the Assignments of Proceeds.

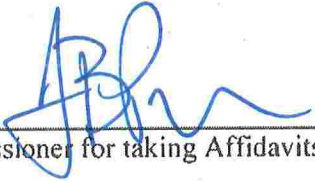
Remote Attestation

32. I was not physically present before the lawyer commissioning this Affidavit, but was in the lawyer's virtual electronic presence with the lawyer using video technology and the process described in the Law

Society of British Columbia *Code of Professional Conduct* for remote commissioning of affidavits was used.

33. I acknowledge the solemnity of making this Affidavit and acknowledge that I am aware of the consequences of making an untrue statement in this Affidavit.

SWORN BEFORE ME in the City of Vancouver,)
in the Province of British Columbia, this 7th day)
of May, 2025.)
)
)



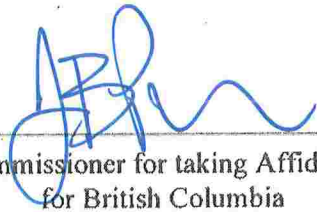
A Commissioner for taking Affidavits for British
Columbia



SCOTT ROWLAND

JENNIFER PEPPER
Barrister & Solicitor
BORDEN LADNER GERVAIS LLP
1200 Waterfront Centre, 200 Burrard Street
P.O. Box 48600, Vancouver, Canada V7X 1T2
604-640-4106

This is **Exhibit "A"** referred to in **Affidavit #1** of
Scott Rowland made before me
on May 7, 2025

A handwritten signature in blue ink, appearing to be 'AR', is written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Ministry of Public and
Business Service Delivery

Profile Report

SCREO I 700 2ND INC. as of May 06, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SCREO I 700 2ND INC.
Ontario Corporation Number (OCN)	2624098
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	March 07, 2018
Registered or Head Office Address	Attention/Care of Slate Asset Management, 121 King Street West, Suite 1600, Toronto, Ontario, M5H3T9, 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
Maximum Number of Directors

1
10

Active Director(s)
Name
Address for Service

RAMSEY ALI
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
Yes
December 30, 2019

Resident Canadian
Date Began

Name
Address for Service
Resident Canadian
Date Began

LISA ROWE
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
Yes
December 30, 2019

Name
Address for Service
Resident Canadian
Date Began

BLAIR WELCH
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
No
November 01, 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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Active Officer(s)
Name
Position
Address for Service
Date Began

RAMSEY ALI
Secretary
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
March 07, 2018

Name
Position
Address for Service
Date Began

JOE PLECKAITIS
Vice-President
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
November 30, 2023

Name
Position
Address for Service
Date Began

LISA ROWE
Vice-President
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
March 07, 2018

Name
Position
Address for Service
Date Began

BLAIR WELCH
President
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
March 07, 2018

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Director/Registrar

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Corporate Name History
Name
Effective Date

SCREO I 700 2ND INC.
March 07, 2018

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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.

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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: RAMSEY ALI	May 05, 2025
Annual Return - 2023 PAF: RAMSEY ALI	December 17, 2024
CIA - Notice of Change PAF: RAMSEY ALI	October 31, 2024
CIA - Notice of Change PAF: RAMSEY ALI	October 31, 2024
CIA - Notice of Change PAF: RAMSEY ALI	November 03, 2023
Annual Return - 2022 PAF: RAMSEY ALI	September 22, 2023
Annual Return - 2021 PAF: RAMSEY ALI	June 23, 2023
Annual Return - 2019 PAF: LISA ROWE - DIRECTOR	July 26, 2020
CIA - Notice of Change PAF: RHENA VERAYO - OTHER	April 21, 2020
Annual Return - 2018 PAF: LISA ROWE - DIRECTOR	July 07, 2019
CIA - Notice of Change PAF: RHENA VERAYO - OTHER	May 06, 2019
CIA - Initial Return PAF: MATTHEW CUMMING - OTHER	April 10, 2018
BCA - Articles of Incorporation	March 07, 2018

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Director/Registrar

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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.

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Director/Registrar

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Government Corporation/Non-Profit Search of Alberta ■ Corporate Registration System

Date of Search: 2025/05/06
Time of Search: 10:21 AM
Search provided by: BORDEN LADNER GERVAIS LLP
Service Request Number: 44544918
Customer Reference Number: 024045.06

Corporate Access Number: 2121052498

Business Number:

Legal Entity Name: SCREO I 700 2ND INC.

Legal Entity Status: Active
Extra-Provincial Type: Other Prov/Territory Corps
Registration Date: 2018/03/14 YYYY/MM/DD
Date Of Formation in Home Jurisdiction: 2018/03/07 YYYY/MM/DD
Home Jurisdiction: ONTARIO
Home Jurisdiction CAN: 002624098

Head Office Address:

Street: 121 KING STREET WEST, SUITE 200
City: TORONTO
Province: ONTARIO
Postal Code: M5H3T9
Email Address: CAL-ANNUAL-DOCS@MCCARTHY.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
HOWARD	KIMBERLY	J.	MCCARTHY TETRAULT LLP	4000, 421 - 7 AVE SW	CALGARY	ALBERTA	T2P4K9	CAL-ANNUAL- DOCS@MCCARTHY.CA

Directors:

Last Name: ALI
First Name: RAMSEY
Street/Box Number: 121 KING STREET WEST, SUITE 200
City: TORONTO

Province: ONTARIO

Postal Code: M5H3T9

Last Name: ROWE

First Name: LISA

Street/Box Number: 121 KING STREET WEST, SUITE 200

City: TORONTO

Province: ONTARIO

Postal Code: M5H3T9

Last Name: WELCH

First Name: BLAIR

Street/Box Number: 121 KING STREET WEST, SUITE 200

City: TORONTO

Province: ONTARIO

Postal Code: M5H3T9

Voting Shareholders:

Last Name: SCREO I 700 2ND L.P.

Street: 121 KING STREET WEST, SUITE 200

City: TORONTO

Province: ONTARIO

Postal Code: M5H3T9

Percent Of Voting Shares: 100

Other Information:

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2024	2024/09/17

Outstanding Returns:

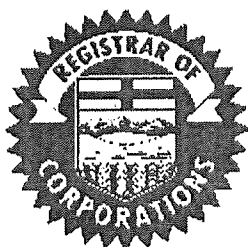
Annual returns are outstanding for the 2025 file year(s).

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2018/03/14	Register Extra-Provincial Profit / Non-Profit Corporation
2020/04/29	Change Director / Shareholder

2021/03/28	Attorney for Service converted to Agent for Service
2024/09/06	Change Agent for Service
2024/09/17	Enter Annual Returns for Alberta and Extra-Provincial Corp.

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.





Ministry of Public and
Business Service Delivery

Profile Report

SCREO I GILL INC. as of May 06 2025

Act
Type
Name
Ontario Corporation Number (OCN)
Governing Jurisdiction
Status
Date of Incorporation
Registered or Head Office Address

Business Corporations Act
Ontario Business Corporation
SCREO I GILL INC.
2662333
Canada - Ontario
Active
October 26, 2018
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H3T9, Canada

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Director/Registrar

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Minimum Number of Directors
Maximum Number of Directors

1
10

Active Director(s)

Name
Address for Service

RAMSEY ALI
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
Yes
December 30, 2019

Resident Canadian
Date Began

Name
Address for Service

LISA ROWE
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
Yes
December 30, 2019

Resident Canadian
Date Began

Name
Address for Service

BLAIR WELCH
Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada
No
November 01, 2019

Resident Canadian
Date Began

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Active Officer(s)

Name

Position

Address for Service

Date Began

RAMSEY ALI

Secretary

Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada

October 26, 2018

Name

Position

Address for Service

Date Began

JOE PLECKAITIS

Vice-President

Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada

November 30, 2023

Name

Position

Address for Service

Date Began

LISA ROWE

Vice-President

Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada

October 26, 2018

Name

Position

Address for Service

Date Began

BLAIR WELCH

President

Attention/Care of Slate Asset Management, 121 King Street
West, Suite 1600, Toronto, Ontario, M5H 3T9, Canada

October 26, 2018

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Director/Registrar

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Corporate Name History**Name**

SCREO I GILL INC.

Effective Date

October 26, 2018

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Director/Registrar

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Active Business Names

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Expired or Cancelled Business Names

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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.

Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: RAMSEY ALI	May 05, 2025
Annual Return - 2023 PAF: RAMSEY ALI	January 09, 2025
CIA - Notice of Change PAF: RAMSEY ALI	November 05, 2024
CIA - Notice of Change PAF: RAMSEY ALI	November 05, 2024
CIA - Notice of Change PAF: RAMSEY ALI	November 03, 2023
Annual Return - 2022 PAF: RAMSEY ALI	September 22, 2023
Annual Return - 2021 PAF: RAMSEY ALI	June 23, 2023
Annual Return - 2019 PAF: LISA ROWE - DIRECTOR	July 26, 2020
CIA - Notice of Change PAF: RHENA VERAYO - OTHER	April 30, 2020
Annual Return - 2018 PAF: LISA ROWE - DIRECTOR	July 07, 2019
CIA - Notice of Change PAF: RHENA VERAYO - OTHER	May 08, 2019
CIA - Initial Return PAF: RHENA VERAYO - OTHER	November 13, 2018
BCA - Articles of Incorporation	October 26, 2018

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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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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Government Corporation/Non-Profit Search of Alberta ■ Corporate Registration System

Date of Search: 2025/05/06
 Time of Search: 10:22 AM
 Search provided by: BORDEN LADNER GERVAIS LLP
 Service Request Number: 44544948
 Customer Reference Number: 024045/06

Corporate Access Number: 2121552299
 Business Number:
 Legal Entity Name: SCREO I GILL INC.

Legal Entity Status: Active
 Extra-Provincial Type: Other Prov/Territory Corps
 Registration Date: 2018/11/13 YYYY/MM/DD
 Date Of Formation in Home Jurisdiction: 2018/10/26 YYYY/MM/DD
 Home Jurisdiction: ONTARIO
 Home Jurisdiction CAN: 002662333

Head Office Address:

Street: 121 KING STREET WEST, SUITE 200
 City: TORONTO
 Province: ONTARIO
 Postal Code: M5H3T9
 Email Address: CAL-ANNUAL-DOCS@MCCARTHY.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
HOWARD	KIMBERLY	J.	MCCARTHY TETRAULT LLP	4000, 421 -7 AVE SW	CALGARY	ALBERTA	T2P4K9	CAL-ANNUAL- DOCS@MCCARTHY.C/

Directors:

Last Name: ALI
 First Name: RAMSEY
 Street/Box Number: 121 KING STREET WEST, SUITE 200
 City: TORONTO

Province: ONTARIO
Postal Code: M5H3T9

Last Name: ROWE
First Name: LISA
Street/Box Number: 121 KING STREET WEST, SUITE 200
City: TORONTO
Province: ONTARIO
Postal Code: M5H3T9

Last Name: WELCH
First Name: BLAIR
Street/Box Number: 121 KING STREET WEST, SUITE 200
City: TORONTO
Province: ONTARIO
Postal Code: M5H3T9

Voting Shareholders:

Last Name: SCREO I GILL L.P.
Street: 121 KING STREET WEST, SUITE 200
City: TORONTO
Province: ONTARIO
Postal Code: M5H3T9
Percent Of Voting Shares: 100

Other Information:

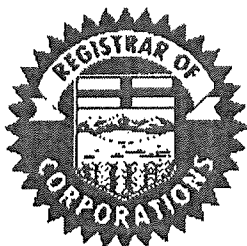
Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2024	2025/01/29

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2018/11/13	Register Extra-Provincial Profit / Non-Profit Corporation
2021/03/28	Attorney for Service converted to Agent for Service
2024/09/17	Change Director / Shareholder
2025/01/29	Enter Annual Returns for Alberta and Extra-Provincial Corp.

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government Corporation/Non-Profit Search of Alberta ■ Corporate Registration System

Date of Search: 2025/05/06
Time of Search: 10:24 AM
Search provided by: BORDEN LADNER GERVAIS LLP
Service Request Number: 44544997
Customer Reference Number: 024045/06

Corporate Access Number: 200585081

Business Number:

Legal Entity Name: 58508 ALBERTA LTD.

Name History:

Previous Legal Entity Name	Date of Name Change (YYYY/MM/DD)
CAPITOL PLAZA LIMITED	1973/09/17
SCOTIA CENTRE LIMITED	2018/03/09

Legal Entity Status: Active
Alberta Corporation Type: Numbered Alberta Corporation
Registration Date: 1971/06/28 YYYY/MM/DD
Date of Last Status Change: 2024/09/06 YYYY/MM/DD

Registered Office:

Street: 4000, 421 - 7 AVENUE SW
City: CALGARY
Province: ALBERTA
Postal Code: T2P4K9

Records Address:

Street: 4000, 421 - 7 AVENUE SW
City: CALGARY
Province: ALBERTA
Postal Code: T2P4K9

Email Address: CAL-ANNUAL-DOCS@MCCARTHY.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
HOWARD	KIMBERLY	J.	MCCARTHY TETRAULT	4000, 421 -	CALGARY	ALBERTA	T2P4K9	CAL-ANNUAL- DOCS@MCCARTHY.CA

AVE
SW**Directors:**

Last Name: ALI
First Name: RAMSEY
Street/Box Number: 121 KING STREET WEST, SUITE 200
City: TORONTO
Province: ONTARIO
Postal Code: M5H3T9

Last Name: ROWE
First Name: LISA
Street/Box Number: 121 KING STREET WEST, SUITE 200
City: TORONTO
Province: ONTARIO
Postal Code: M5H3T9

Last Name: WELCH
First Name: BLAIR
Street/Box Number: 121 KING STREET WEST, SUITE 200
City: TORONTO
Province: ONTARIO
Postal Code: M5H3T9

Voting Shareholders:

Last Name: SCREO I 700 2ND L.P.
Street: 121 KING STREET WEST, SUITE 200
City: TORONTO
Province: ONTARIO
Postal Code: M5H3T9
Percent Of Voting Shares: 100

Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

Share Structure: AN UNLIMITED NUMBER OF COMMON VOTING SHARES.
Share Transfers Restrictions: THE ATTACHED SCHEDULE OF RESTRICTIONS ON SHARE TRANSFERS IS INCORPORATED INTO AND FORMS PART OF THIS FORM.
Min Number Of Directors: 1
Max Number Of 10

Business Restricted To: NONE.

Business Restricted From: NONE.

Other Provisions: THE ATTACHED SCHEDULE OF OTHER PROVISIONS IS INCORPORATED INTO AND FORMS PART OF THIS FORM.

Other Information:

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2024	2024/09/06

Continued Under the Business Corporations Act on: 1985/06/20 YYYY/MM/DD

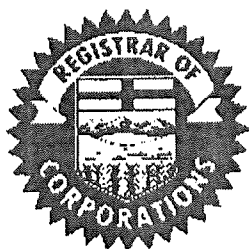
Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2013/06/14	Name/Structure Change Alberta Corporation
2018/03/09	Name Change Alberta Corporation
2018/04/04	Change Address
2024/08/02	Status Changed to Start for Failure to File Annual Returns
2024/09/06	Enter Annual Returns for Alberta and Extra-Provincial Corp.
2024/09/17	Change Director / Shareholder

Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Other Rules or Provisions	ELECTRONIC	2001/04/30
Restrictions on Share Transfers	ELECTRONIC	2001/04/30

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



SCHEDULE OF OTHER PROVISIONS

(a) The number of shareholders for the time being of the Corporation shall be limited to fifty (50) or less (exclusive of persons who are in the employment of the Corporation and persons, who having been formerly in the employment of the Corporation were, while in such employment and have continued after the termination of such employment, to be shareholders of the Corporation) provided that where two or more persons hold one or more shares in the Corporation jointly they shall be treated as a single shareholder.

(b) No invitation shall be made to the public to subscribe for any shares, debentures or securities (as the term "securities" is defined by the Securities Act (Alberta)) of the Corporation.

SCHEDULE OF RESTRICTIONS ON SHARE TRANSFERS

The transfer of ownership of shares is restricted and the restrictions are as follows:

No share of the Corporation may be transferred without the consent of the Corporation signified by:

- (a) a resolution of the board of directors;
- (b) an instrument or instruments in writing signed by a majority of the directors;
- (c) an ordinary resolution of the shareholders; or
- (d) an instrument or instruments in writing signed by the holders of a majority of the outstanding voting shares of the Corporation.

- 1 -

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shares3.txt