

COURT FILE NUMBER 2401-15969
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY



IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, RSC 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF THE COMPROMISE OR ARRANGEMENT OF ANGUS A2A GP INC., ANGUS MANOR PARK A2A GP INC., ANGUS MANOR PARK A2A CAPITAL CORP., ANGUS MANOR PARK A2A DEVELOPMENTS INC., HILLS OF WINDRIDGE A2A GP INC., WINDRIDGE A2A DEVELOPMENTS, LLC, FOSSIL CREEK A2A GP INC., FOSSIL CREEK A2A DEVELOPMENTS, LLC, A2A DEVELOPMENTS INC., SERENE COUNTRY HOMES (CANADA) INC. and A2A CAPITAL SERVICES CANADA INC.

APPLICANT **ALVAREZ & MARSAL CANADA INC.**, in its capacity as Court-appointed Monitor of ANGUS A2A GP INC., ANGUS MANOR PARK A2A GP INC., ANGUS MANOR PARK A2A CAPITAL CORP., ANGUS MANOR PARK A2A DEVELOPMENTS INC., HILLS OF WINDRIDGE A2A GP INC., WINDRIDGE A2A DEVELOPMENTS, LLC, FOSSIL CREEK A2A GP INC., FOSSIL CREEK A2A DEVELOPMENTS, LLC, A2A DEVELOPMENTS INC., SERENE COUNTRY HOMES (CANADA) INC. and A2A CAPITAL SERVICES CANADA INC.

DOCUMENT **ORDER ADDING ADDITIONAL RESPONDENTS, STAY EXTENSION & MISCELLANEOUS RELIEF**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
Cassels Brock & Blackwell LLP
Bankers Hall West
3810, 888 3rd St SW
Calgary, AB T2P 5C5
E: joliver@cassels.com / dmarechal@cassels.com
P: 403 351 2920 / 403 351 2922

Attention: Jeffrey Oliver / Danielle Marechal

File no. 57100-4

DATE ON WHICH ORDER WAS PRONOUNCED: October 23, 2025
LOCATION WHERE ORDER WAS PRONOUNCED: Calgary, Alberta
JUSTICE WHO MADE THIS ORDER: The Honourable Justice Bourque

UPON the application (the "**Application**") of Alvarez & Marsal Canada Inc. ("**A&M**") in its capacity as the court-appointed monitor with enhanced powers (in such capacity, the "**Monitor**") of Angus A2A GP Inc., Angus Manor Park A2A GP Inc., Angus Manor Park A2A Capital Corp., Angus Manor Park A2A

Developments Inc., Hills of Windridge A2A GP Inc., Fossil Creek A2A GP Inc., A2A Developments Inc., Serene Country Homes (Canada) Inc., and A2A Capital Services Canada Inc. (together the "**Canadian Respondents**") and Fossil Creek A2A Developments, LLC and Windridge A2A Developments, LLC (the "**US Debtor Companies**" and together with the Canadian Respondents, the "**Debtor Companies**") for an order approving, among other things, the addition of Wingham Creek A2A Developments Inc. ("**Wingham Developments**"), Lake Huron Shores A2A Developments Inc. ("**LHS Developments**"), and Meaford A2A Developments Inc. ("**Meaford Developments**", and collectively, the "**Additional Project Entities**") as respondents to these proceedings; **AND UPON** having read the Pre-filing Report of the Monitor dated November 13, 2024, the First Report of the Monitor dated November 20, 2024, the First Supplement to the First Report of the Monitor dated November 21, 2024, the Second Supplement to the First Report of the Monitor dated November 25, 2024, the Second Report of the Monitor dated November 28, 2024, the Third Report of the Monitor dated December 13, 2024, the First Supplement to the Third Report of the Monitor dated December 17, 2024, the Fourth Report of the Monitor dated February 19, 2025, the First Supplement to the Fourth Report of the Monitor dated February 24, 2025, the Fifth Report of the Monitor dated April 7, 2025, the First Supplement to the Fifth Report of the Monitor dated April 15, 2025, the Sixth Report of the Monitor dated June 10, 2025, the Seventh Report of the Monitor dated July 21, 2025 (the "**Seventh Report**"), the First Supplement to the Seventh report of the Monitor dated September 15, 2025, the Affidavit of Angela Ng sworn on June 7, 2025, the Affidavit of Bee Keow Teo sworn on June 7, 2025 and the Affidavit of Rob Petersen sworn on July 21, 2025; **AND UPON** having read the Affidavit of Allan Lind sworn July 22, 2025, the Affidavit of Allan Lind sworn August 29, 2025, the Affidavit of Allan Lind sworn September 4, 2025, the Affidavit of Neil Warshafsky sworn July 22, 2025 and sealed, and the Affidavit of George Chambers sworn July 25, 2025 and sealed; **AND UPON** reviewing the September 4, 2025 transcript of questioning on Affidavits of Allan Lind (appended to the Seventh Report of the Monitor), the August 29, 2025 transcript of questioning on the Affidavit of Neil Warshafsky, sealed, and the August 29, 2025 transcript of questioning on the Affidavit of George Chambers, sealed; **AND UPON** reviewing the Initial Order granted by the Honourable Justice C. Feasby in these proceedings on November 14, 2024 (the "**Initial Order**"), the Amended and Restated Initial Order granted by the Honourable Justice C. Simard in these proceedings on November 25, 2024 (the "**ARIO**"), the Order granted by the Honourable Justice C. Feasby in these proceedings on December 20, 2024, the Order granted by the Honourable Justice C. Feasby in these proceedings on January 29, 2025, the Order granted by the Honourable Justice C. Feasby in these proceedings on February 11, 2025, the Order granted by the Honourable Justice Campbell in these proceedings dated March 5, 2025, the Order granted by the Honourable Justice C. Feasby in these proceedings dated April 16, 2025 the Order granted by the Honourable Justice Neufeld in these proceedings dated June 19, 2025, and the Order granted by the Honourable Justice D. Mah in these proceedings dated July 29, 2025; **AND UPON** hearing counsel for the Monitor, Representative Counsel for the Offshore Investors, counsel for the Additional Project Entities and any other party in attendance; **AND UPON** Judgment of The Application being reserved until October 23, 2025; **AND UPON** issuing written

mb
on September
26, 2025
MB

reasons for decision dated October 23, 2025; **IT IS HEREBY ORDERED AND DECLARED THAT:**

SERVICE OF APPLICATION

1. The time for service of the notice of application for this order (the "**Order**") is deemed good and sufficient and the Application is properly returnable today. *MB on September 26, 2025. MB*

MB u/s MB

CAPITALIZED TERMS

2. Capitalized terms used herein but not otherwise defined in this Order shall have the meaning given to such terms in the ARIO or the Seventh Report.

ADDITION OF RESPONDENTS

3. Each of the Additional Project Entities are debtor companies to which the *Companies' Creditors Arrangement Act* RSC 1985, c. C-36, as amended (the "**CCAA**"), applies.
4. The Additional Project Entities are hereby added as respondents in these CCAA proceedings and all prior orders made in the within CCAA proceedings shall apply to the Additional Project Entities as of the date hereof.
5. The Additional Project Entities are hereby granted all the rights and protections afforded to the "Debtor Companies", as defined pursuant to the ARIO.
6. These CCAA proceedings are amended such that the Additional Project Entities are hereby added as respondents in the style of cause of these proceedings and the style of cause of these CCAA proceedings is accordingly hereby amended to:

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, RSC 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF THE COMPROMISE OR ARRANGEMENT OF ANGUS A2A GP INC., ANGUS MANOR PARK A2A GP INC., ANGUS MANOR PARK A2A CAPITAL CORP., ANGUS MANOR PARK A2A DEVELOPMENTS INC., HILLS OF WINDRIDGE A2A GP INC., WINDRIDGE A2A DEVELOPMENTS, LLC, FOSSIL CREEK A2A GP INC., FOSSIL CREEK A2A DEVELOPMENTS, LLC, A2A DEVELOPMENTS INC., SERENE COUNTRY HOMES (CANADA) INC., A2A CAPITAL SERVICES CANADA INC., WINGHAM A2A DEVELOPMENTS INC., LAKE HURON SHORES A2A DEVELOPMENTS INC., and MEAFORD A2A DEVELOPMENTS INC.

7. All of the Additional Project Entities' right, title and interest in and to the following property is "Property" as defined in paragraph 11 of the ARIO:
- (a) PT LTS 5 AND 6 CON 1 TURNBERRY BEING PT 1, 22R5848 EXCEPT PT 1, 22R5878; MORRIS-TURNBERRY/NORTH HURON (the "**Wingham Lands**");
 - (b) PT RDAL BTN LT 9 AND LT 10 ST. VINCENT CLOSED BY R252709; PT LT 9-10 CON 2 ST. VINCENT PT 1 – 16, 18, 31 – 46, 49 – 58, 64 & 65, 67 – 78, 80 – 82, BLK A, GORDON ST, SUZANNE ST, MICHELE AV & BURNETT ST, RD36; PT 6 & 9 16R2726; PT 16 – 37 RD101; PT 38 – 82 & PT 91 RD101; PT 1 – 30 & 34 – 38 RD108; PT 1 – 22 RD111 & AS IN R252710 (FOURTHLY) EXCEPT PT 1, 2, & 3 AS IN R559723; S/T R252710; PT LT 9 CON 1 ST. VINCENT; PT LT 9 CON 2 ST. VINCENT AS IN R253576 EXCEPT PT 1 16R3404; MUNICIPALITY OF MEAFORD (the "**Meaford Lands**");
 - (c) LT 4 PL 538 GODERICH; LT 10 PL 538 GODERICH; PT OLD RAILWAY PART PL 538 GODERICH; PT LT 3 PL 538 GODERICH; PT LT 5 PL 538 GODERICH; PT LT 8 PL 538 GODERICH; PT LT 9 PL 538 GODERICH; PT LT 11 PL 538 GODERICH; PT LT 5 CON 1 GODERICH AS IN R194853; SAVE & EXCEPT HWP2187; MUNICIPALITY OF CENTRAL HURON (the "**LHS Lands**"); and
 - (d) the Additional Project Entities' current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situated including the proceeds thereof, (collectively, the "**Additional Project Entities' Property**" and together with the Property as defined in paragraph 11 of the ARIO, the "**Property**").
8. In addition to the Monitor's prescribed rights and obligations under the CCAA, the authority and power granted to the Monitor in respect of the Additional Project Entities shall be the same as the authority and power granted to the Monitor pursuant to paragraphs 38 and 39 of the ARIO in respect of the other Debtor Companies including, without limitation, the power to register a copy of this Order and any other Order granted in the within CCAA proceedings in respect of the Property against title to any of the Additional Project Entities' Property.
9. The non-Canadian investors in the Additional Projects (as defined in the Seventh Report) are "**Offshore Investors**" as defined in paragraph 28 of the ARIO and Norton Rose Fulbright Canada LLP is hereby appointed as counsel for all non-Canadian investors in these CCAA proceedings with all of the authorizations, rights and protections granted to Representative Counsel (as defined

in the ARIO) pursuant to the ARIO and all prior orders made in these CCAA proceedings as of the date hereof.

10. The Charges created pursuant to paragraphs 49 and 54 of the ARIO shall each constitute a charge on the Additional Project Entities' Property with such priorities and protections as provided to the Charges set out in paragraphs 57 and 59 of the ARIO, and any further order granted in the within CCAA proceedings or to be granted by this Court from time to time.

SERVICE AND NOTICE PROTOCOL

11. This Order shall be served upon those parties listed on the Service List by ordinary mail, courier, or electronic transmission. Service is to be deemed in effect by the next business day following transmission or delivery of such documents.
12. The Monitor shall post a copy of this Order to the Monitor's Website for these proceedings: www.alvarezandmarsal.com/a2a.
13. Service of this Order to any other party is hereby dispensed with.


Justice of the Court of King's Bench of Alberta