



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

**IN THE MATTER OF THE RECEIVERSHIP OF**  
**SCREO I DIXIE OUTLET MALL L.P., SCREO I DIXIE OUTLET MALL INC., AND SCREO I**  
**DIXIE OUTLET MALL GP INC.**

The receiver gives notice and declares that:

1. The Ontario Superior Court of Justice (Commercial List) (the “**Court**”) granted an Order dated March 2, 2026 (the “**Receivership Order**”), pursuant to section 243(1) of the *Bankruptcy and Insolvency Act* and section 101 of the *Courts of Justice Act*, appointing Alvarez & Marsal Canada Inc. as receiver and manager (the “**Receiver**”) of all of the assets, undertakings and properties (collectively, the “**Assets**”) of SCREO I Dixie Outlet Mall L.P. (“**Dixie LP**”), SCREO I Dixie Outlet Mall Inc. (“**Dixie Inc.**”), and SCREO I Dixie Outlet Mall GP Inc. (“**Dixie GP**” and, together with Dixie LP and Dixie Inc., the “**Debtors**”) acquired for, or used in relation to a business carried on by the Debtors, including the real property with the municipal address of 1250 South Service Road, Mississauga, Ontario (the “**Real Property**”).
2. The estimated book value of the Assets as at January 31, 2026 (based on the unaudited consolidated books and records of the Debtors) is as follows:

		<b>Book Value (in CAD\$)</b>
Cash	\$	576.57
Accounts receivable		18,030.96
Property		154,437,636.65
<b>Total assets</b>	<b>\$</b>	<b>154,456,244.18</b>

**Note: Realizable values may materially differ from the above. The Receiver has not audited, reviewed, or otherwise attempted to verify the accuracy of the foregoing.**

3. The Receiver understands that Dixie GP is not an operating entity. Based on Dixie GP’s most recent financial statements for the year ended December 31, 2025, Dixie GP’s Assets were comprised only of its partnership contribution to Dixie LP of CAD\$1. Note that the realizable value may materially differ from this amount.
4. The undersigned took possession and control of the Assets on the 2<sup>nd</sup> day of March, 2026.
5. The following information relates to the receivership:
  - (a) Address of the Debtors: 1250 South Service Road, Mississauga, ON L5E 2N6
  - (b) Principal Line of Business:

The Debtors operate a shopping centre on the Real Property known as “Dixie Outlet Mall”. The Real Property is owned by Dixie Inc. as nominee for and on behalf of Dixie LP. Dixie GP is the general partner of Dixie LP.

- (c) Location of the Real Property: 1250 South Service Road, Mississauga, ON L5E 2N6
- (d) The amount owed to creditors by the Debtors as at March 2, 2026 (based on the Debtors' unaudited books and records) is as follows:

	<b>Estimated Value (in CAD\$)</b>
Secured (inclusive of accrued interest)	\$ 153,480,172.38
Unsecured	1,394,905.11
<b>Total Amount</b>	<b>\$ 154,875,077.49</b>

6. Attached as “**Appendix A**” is a list of all known creditors as at March 2, 2026, the amount owed to each creditor and the total amount due. This information has not been audited or verified by the Receiver.
7. The Receiver’s intended plan of action during the receivership is to evaluate realization strategies and options in respect of the Assets, including the Real Property, and execute a realization process in respect of same.
8. A copy of the Receivership Order and all other materials filed with the Court in these proceedings to date has been posted to the Receiver’s website at:  
[www.alvarezandmarsal.com/DixieOutletMall](http://www.alvarezandmarsal.com/DixieOutletMall)

Other public information, including court materials will be posted to this website as that information becomes available.

9. The contact person for the Receiver is:

Name: Skylar Rushton  
Telephone No.: 1-888-573-7906  
Email: [DixieOutletMall@alvarezandmarsal.com](mailto:DixieOutletMall@alvarezandmarsal.com)

Dated at Toronto, this 11<sup>th</sup> day of March, 2026.



---

**ALVAREZ & MARSAL CANADA INC.,  
IN ITS CAPACITY AS COURT-APPOINTED RECEIVER OF  
SCREO I DIXIE OUTLET MALL L.P., SCREO I DIXIE  
OUTLET MALL INC., AND SCREO I DIXIE OUTLET  
MALL GP INC. AND NOT IN ITS PERSONAL OR  
CORPORATE CAPACITY**

Per: Greg Karpel  
*Senior Vice-President*



**APPENDIX A  
IN THE MATTER OF THE RECEIVERSHIP OF SCREO | DIXIE OUTLET MALL L.P., ET. AL.**

NAME OF CREDITOR	ADDRESS	AMOUNT DUE (CAD\$)
<b>SECURED CREDITORS</b>		
National Bank Of Canada (as Administrative Agent)		153,480,172.38
<b>TOTAL SECURED CREDITORS (inclusive of accrued interest)</b>		<b>\$ 153,480,172.38</b>
<b>PERSONAL PROPERTY SECURITY ACT ("PPSA") PARTIES</b>		
Computershare Trust Company of Canada (Timbercreek Mortgage Servicing Inc.)	25 Price Street, Toronto, ON M4W 1Z1	<i>TBD</i>
<b>TOTAL PPSA PARTIES</b>		<b>\$ -</b>
<b>UNSECURED CREDITORS</b>		
1942537 Ontario Limited	3513 Mavis Road, Mississauga, ON L5C 1T7	43,195.06
Atlas-Apex Roofing Inc.	65 Disco Road, Toronto, ON M9W 1M2	1,887.10
Atripco Delivery Services a Division of Trailermaster Freight Carriers	324 Horner Ave #4, Toronto, ON M8W 1Z3	48.07
Biochem Environmental Solutions Inc.	91 Milvan Drive, North York, ON M9L 1Z7	3,030.88
C&W Facility Services Canada Inc.	P.O. Box 7833 - Postal Station A, Toronto, ON M5W 2R2	131,384.54
Chubb Fire & Security Canada Inc	PO Box 57005 - Station A, Toronto, ON M5W 5M5	3,464.99
Circus Design Group Inc.	7015 Tranmere Drive - Unit 18, Mississauga, ON L5S 1T7	1,159.38
Cushman & Wakefield Asset Services ULC	161 Bay Street - Ste 1500, Toronto, ON M5J 2S1	131,404.27
Custom Fire and Sprinkler Services Ltd.	Unit 1 - 2075 Forbes Street, Whitby, ON L1N 9X1	30,738.63
Dentons Canada LLP	77 King St West - Suite 400, Toronto, ON M5K 0A1	2,535.30
Enbridge Gas Inc.	P.O Box 644, Scarborough, ON M1K 5H1	26,708.98
Envronics Analytics Group Ltd.	33 Bloor Street East - Suite 400, Toronto, ON M4W 3H1	10,646.10
Eye-In Inc.	1275 Avenue Des Canadiens-De-Montréal - Suite 500, Montréal, QC H3B 0G4	428.21
Hamilton Lock, Glass & Door	3017 St Clair Ave, Burlington, ON L7N 3P5	2,200.00
JP Grease Trap Service Inc.	224 Milvan Drive - Unit G, North York, ON M9L 2A5	3,406.95
Metro Compactor Service Inc.	145 Heart Lake Road South, Brampton, ON L6W 3K3	666.70
Modern Niagara Toronto Inc.	8125 Highway 50, Vaughan, ON L4H 4S6	2,285.36
Paragon Protection Ltd.	1210 Sheppard Ave East - Suite 488, North York, ON M2K 1E3	76,978.01
Party Perfect Events Niagara	7 Bishops Road, St. Catharines, ON L2M 1T8	7,128.04
Pinchin Ltd.	2360 Meadowpine Boulevard - Unit 2, Mississauga, ON L5N 6S2	6,347.78
Receiver General For Canada	Canada Revenue Agency, 4695 Shawinigan-Sud Boulevard, Shawinigan, QC G9P 5H9	1,215.12
Rentokil Canada Corporation	1-99 Locke St, Concord, ON L4K 0J2	1,149.72
Retail Detail	850 Teakwood Lane, London, ON N6H 0E5	535.62
Senso Group Waste Management Inc.	150 Rockcliffe Court, Toronto, ON M6N 0A9	17,384.89
Slate Asset Management Canada LP	121 King Street West, Suite 200, Toronto, ON M5H 3T9	882,632.22
SOS Emergency Response Technologies	160 Tycos Drive - Unit 126, Toronto, ON M6B 1W8	412.45
Tel-E Connect Systems Ltd. (Toronto) Ltd.	76 Prospect Street, Newmarket, ON L3Y 3T2	305.66
Uline Canada Corporation	P.O. Box 3500 Rpo Streetsville, Mississauga, ON L5M 0S8	525.08
XTRA Mechanical	6793 Steeles Avenue West, Toronto, ON M9V 4R9	5,100.00
<b>TOTAL UNSECURED CREDITORS</b>		<b>1,394,905.11</b>
<b>GRAND TOTAL</b>		<b>\$ 154,875,077.49</b>