

One Bloor West

Disclaimer Notice – Frequently Asked Questions

Q: Will I receive the full amount of the deposit I paid?

A: Following Court approval of the proposed Deposit Return Protocol, the full deposit amount (including accrued interest as provided for under the *Condominium Act, 1998*) is to be refunded by Aviva Insurance Company of Canada, as the provider of the applicable bond and deposit insurance.

After the Court hearing scheduled for November 17, 2025 and subject to Court approval of the proposed Deposit Return Protocol, you will receive further information from Aviva (or its agent) about the process to obtain a full refund of your deposit.

Q: Will I receive interest on my deposit?

A: Yes, the Deposit Return Protocol contemplates the return of any accrued interest that you are legally entitled to receive pursuant to the *Condominium Act, 1998* (Ontario).

Q: When will I receive my deposit?

A: There is a Court hearing scheduled for November 17, 2025, at which the Court will consider approval of the Deposit Return Protocol, among other matters. The Deposit Return Protocol will set out the process and timeline for returning purchaser deposits.

Following Court approval of the proposed Deposit Return Protocol, you will receive communications from Aviva (or its agent) containing additional information regarding the process to obtain a refund of your deposit. There will be some documents and additional information required, including a signed release and termination agreement, a copy of the first pages of your original sales agreement and a copy of valid government ID. After uploading this information, Aviva will undertake a review process to facilitate your deposit return.

Q: Do I need to do anything further to receive my deposit?

A: There is no action required from you at this time. Following Court approval of the Deposit Return Protocol, you will receive communications from Aviva (or its agent) outlining the steps to be taken to facilitate the return of your deposit.

Q: Will I be able to buy a unit again?

A: In the coming months, Tridel will reach out to former purchasers who received a disclaimer notice to provide an early opportunity to purchase a new suite in the reconfigured building before sales begin for the general public. At this time, it is anticipated that the Project will be reintroduced to the market in mid-to-late 2026, subject to market conditions.

Q: What steps should I take if I wish to object to the Disclaimer Notice?

A: Pursuant to Section 32(2) of the CCAA, should you wish to object to the Notice of Disclaimer, you must file your objection with the Court for an order that the agreement not be disclaimed within 15 days of the issuance of the Notice of Disclaimer. The Companies and the Monitor will seek to have any objections addressed as part of the hearing on November 17, 2025.

You should consult your own lawyer with respect to the disclaimer, including the process for potentially objecting to the disclaimer should you choose to do so. Please note that nothing herein constitutes legal advice to you and neither the Monitor nor the Chief Restructuring Officer can provide you with legal advice in respect of the disclaimer or the other matters addressed herein.

The Companies' motion materials for the November 17 hearing are available on the Monitor's website at the following link: <https://www.alvarezandmarsal.com/theone-motion-materials>.