

Receivership Sale Opportunity

IGY Immune Technologies & Life Sciences Inc.,
IGY Life Sciences Manufacturing Inc.,
& IGY Life Sciences USA, Inc.

Phase 1 Bid Deadline: July 17, 2026



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Sale Opportunity

Company Background

- IGY Immune Technologies & Life Sciences Inc., IGY Life Sciences Manufacturing Inc. and IGY Life Sciences USA, Inc. (collectively, “**IGY**” or the “**Companies**”), is a biotechnology company headquartered in Airdrie, Alberta focused on the development and commercialization of Immunoglobulin ‘Y’ (“**IgY Antibody(ies)**”) antibody-based products for human health, animal health, and nutraceutical applications.
- It delivers the first and only commercially scalable source of 95–97% pure IgY Antibodies, produced through a proprietary, chemical-free extraction platform (“**Muno-IgY**”).
- The Companies operate a manufacturing and research facility in Airdrie, Alberta and utilizes proprietary extraction and purification technology to produce IgY Antibodies at commercial scale.
- IGY’s main assets are its real property, including the building located at 1A – 4 East Lake Avenue, Airdrie, Alberta, Canada, T4A 2G1 (the “**Facility**”), together with the equipment and machinery located therein.

Court Process

- On April 17, 2026, the Court of King’s Bench of Alberta (the “**Court**”) granted an Order (the “**Receivership Order**”) pursuant to section 243(1) of the Bankruptcy and Insolvency Act, RSC 1985, c. B-3 (the “**BIA**”), whereby Alvarez & Marsal Canada Inc. was appointed receiver and manager (the “**Receiver**”) without security, of all of the Companies’ current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate, including all proceeds thereof (the “**Property**”).
- The Receivership Order authorizes the Receiver to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any parts thereof.
- Subsequently, on June 11, 2026, the Court further approved the sales and investment solicitation process (“**SISP**”) to be conducted by the Receiver to market and sell IGY’s Property.



What is Muno-IgY?

Muno-IgY is a branded broad-spectrum high purity IgY Antibody dietary supplement ingredient that supports gut homeostasis and is sold and produced by the Companies. It is an efficient, stable, targeted solution for microbiome support.

<p>High Concentration and Efficient Production</p>	<ul style="list-style-type: none"> IgY Antibodies are abundant in chicken egg yolks, and chickens produce these antibodies rapidly. Chickens naturally produce eggs daily, allowing for antibody collection in a humane approach with higher yield.
<p>Biocompatibility and Stability</p>	<ul style="list-style-type: none"> IgY Antibodies are well-tolerated by the human immune system because it does not trigger inflammation, does not bind to cell receptors or activate inflammatory proteins unlike other antibodies.
<p>Natural and Effective</p>	<ul style="list-style-type: none"> 100% natural, IgY Antibodies have been demonstrated in over 2,000 peer-reviewed studies to effectively impact various human microbiome and immune-compromising conditions. Muno-IgY supports the gut microbiota by binding to opportunistic pathogens and clearing them through the digestive tract, without disrupting beneficial bacteria. This indirectly supports strengthening the gut barrier and creating an environment for beneficial gut bacteria to thrive.
<p>The Science</p>	<ul style="list-style-type: none"> To date, studies on Muno-IgY have demonstrated positive effects from its targeted antibody response, supporting its use in both preventative (nutraceutical) and therapeutic settings, with the potential to offer substantial benefits for intestinal health and systemic immune function.

The Studies

Presence, Binding Activity and Prevention of Colony Formation:

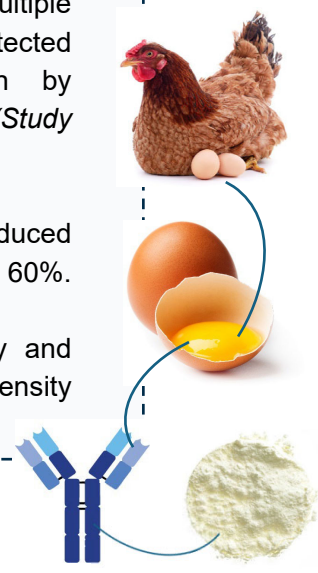
- Studies demonstrate significant presence of specific antibodies, binding activity, and prevention of colony formation of harmful bacterial colonies against antigens such as pathogenic E. coli, Salmonella enterica, LPS, Bacterial Flagellin and Gliadin, which are known to aggravate the epithelium, increase intestinal permeability and trigger immune responses.

Gastrointestinal Simulation Model:

- Demonstrated that IgY Antibodies with multiple pathogen-specific targets effectively protected human epithelial cells from adhesion by adherent-invasive Escherichia coli (AIEC). (*Study Published 04/26*)

Human Clinical Trials:

- Upper Respiratory Tract Infections:** Reduced incidence, duration, and severity by 60%. (*Preclinical*) (*Study Published 01/26*)
- Athlete Performance:** Improved recovery and reduced stress markers during high-intensity training. (*Clinical study underway 02/26*)



Technological Readiness Level

IGY's Facility is ready for full commercial development.

Process Optimization & Efficiency

- **Yield Maximization:** Ensures the highest IgY Antibody extraction while maintaining purity and bioactivity.
- **Process Analytical Technologies (PAT):** Ensures delivery of a consistent product and optimal processing flow, by using real time analytics data to control critical unit operations.

Sustainability & Waste Reduction

- **Egg Yolk Re-utilization:** Partnerships in the food industry to maximize the repurposing of egg yolks.
- **Aqueous Base Technologies:** Avoids the use of hazardous solvents, strong acid or bases.
- **Water Reclamation Enhancement:** Water recovery rates to further reduce consumption. Production process recovers up to 82% of water used, promoting a circular and responsible approach.

Regulatory Compliance & Quality Assurance

- **Compliance (Approved and In Progress):** FDA New Dietary Ingredient (USA), Self Affirmed GRAS, FDA GRAS, Novell Foods (Europe), Veterinary Health Products (HC), Health Canada NPN, India.
- **Endotoxin & Pathogen Control:** Onsite microbiology lab for microbiological testing for safety.
- **Traceability & Transparency:** Systems to track each step from yolk sourcing to final IgY Antibody extraction.

Market Leadership & Innovation

- **Clinical Research & Claims Validation:** To strengthen scientific evidence for IgY Antibody benefits.
- **Product Differentiation:** Extraction of commercial-scale volumes at high purity (standardized at 35%). Current competing products on the market contain less than 1% pure IgY Antibody.
- **Competitive Differentiation:** Solvent-free extraction allows residual yolks to be returned to food system as other products (i.e., dried egg yolk powder).
- **Product Expansion:** Exploring new IgY Antibody-based applications (i.e., oral and topical). The proprietary technology, makes it possible to target a broad range of microbiome related health challenges for human and animals, cost-effectively and rapidly.

Supply Chain Resilience & Scalability

- **Egg Supply Stability:** Diversified sourcing to avoid disruptions while maintaining quality standards.
- **Scalability for Growth:** Infrastructure and logistics can support increased demand.

Product Characteristics and Regulatory Status

Muno-IgY (Bulk Powder)

- **Target Market:** Nutraceutical market, specifically for gut modulation, compliments other supplements (i.e., probiotics).
- Nutraceutical companies that include Muno-IgY in their own formulations or promote via compounding pharmacies.



Gluten-Free



Soy-Free



Sugar-Free



No Artificial Colours



No Dairy



No Preservatives

Branded & White Label

- **Target Markets:** Online Consumers and Health Practitioners in the USA and China.
- **White label:** Small and Medium Consumer Brands, and Practitioner Brands.



Regulatory Status

- ✓ FDA (USA) - New Dietary Ingredient (NDI) - **approved**
- ✓ Self Affirmed GRAS
- ✓ FDA GRAS - **in progress**
- ✓ Regular CFIA inspection of production facility
- ✓ Novell Foods (Europe) - **applied in process**
- ✓ Veterinary Health Products (HC) - **in process**
- ✓ Health Canada - NPN - **applied**
- ✓ India - **applied, with expected approval**

Facility Overview



Location

- The Facility is located in Airdrie, AB and is within close proximity to the cities of Calgary and Red Deer, which is conveniently located near Highway 2, Alberta's main transportation corridor.
- The location provides easy access to agricultural inputs, water, power, as well as skilled labour.



Facility

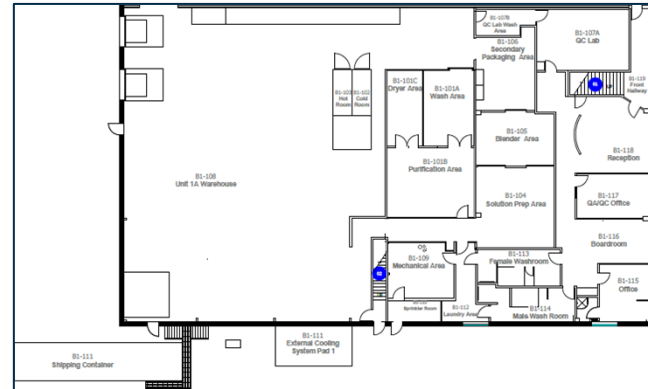
- The 28,688 square foot Facility includes two separate production facilities, two fully equipped laboratories, two hot rooms for pasteurization of materials, cold storage rooms, a general warehouse area, and multiple office and meeting spaces.
- The Facility also includes a 5,300 square foot upper office level, which is currently under lease to a long-term tenant.
- In addition, the Facility houses a 'chicken barn', an experimental unit capable of accommodating 250 laying hens with purified air and water for immunizing the hens. The scale-up room also features its own automated commercial inline egg breaker.



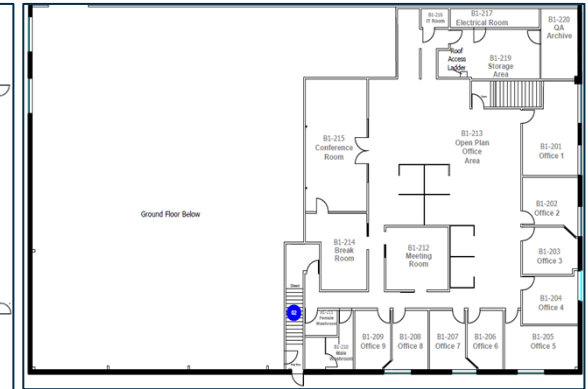
Equipment

- The Facility contains high-end mechanical equipment, including:
 - RO water systems
 - Glycol chillers
 - Cold storage rooms
 - Boiler
 - Over-sized electrical server
 - 24 liter per hour spray dryer
 - 250 liter per hour spray dryer

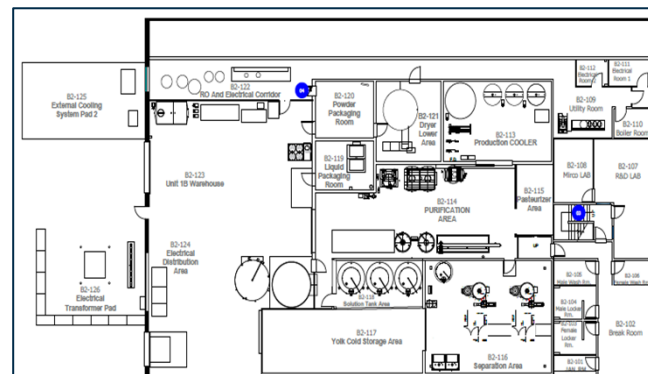
Ground Floor – Unit 1A



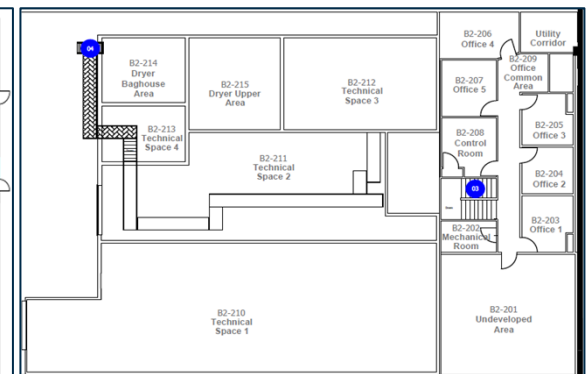
First Floor – Unit 1A



Ground Floor – Unit 1B



First Floor – Unit 1B



Total Square Footage = 26,688
 Unit 1A Ground Floor = 11,407 sq. ft.
 Unit 1A First Floor = 5,300 sq. ft.
 Unit 1B Ground Floor = 10,030 sq. ft.
 Unit 1B First Floor = 1,951 sq. ft.

Sales Process and Next Steps

The Receiver is conducting the SISP in accordance with the SISP procedures document posted on the Receiver’s website: www.alvarezandmarsal.com/IGY (the “**SISP Procedures**”). All capitalized terms used but not defined in this document shall bear their meanings as defined in the SISP Procedures. The SISP will provide for the solicitation of interest for:

- a) the sale of all or a portion of IGY’s Property (a “**Sale Proposal**”); and/or;
- b) the investment in the Muno-IgY production business that was formerly operated by IGY or such other business which a potential bidder might propose to engage in using some or all of the Property of IGY (the “**Business**”). Such proposals for the Business may take the form of an investment in or a proposal to restructure, reorganize, recapitalize, or refinance IGY (an “**Investment Proposal**”).

Any Sale Proposal or Investment Proposal will be on an “*as is, where is*” basis and without surviving representations, warranties, covenants or indemnities of any kind, nature, or description by the Receiver whatsoever. All qualified interested parties will be provided with an opportunity to participate in the SISP and are required to execute a non-disclosure agreement (the “**NDA**”) that accompanies this document to receive access to a virtual data room (the “**Data Room**”) with additional information. The Receiver and its advisors make no representation or warranty as to the accuracy or completeness of the information contained herein, in the Data Room, or otherwise made available pursuant to the SISP. Any Successful Bid is subject to Court Approval.

Event	Date
Phase I Non-Binding Bid Deadline	July 17, 2026 (5:00pm MST)
Receiver to evaluate the Qualified LOIs	July 17 – July 23, 2026
Phase 1 Due-Diligence Process	July 23 – July 31, 2026
Phase 2 Binding Bid Deadline	July 31, 2026 (5:00pm MST)
Receiver to review Phase 2 bids, and identify the Successful Bid	August 1 – August 7, 2026
Receiver to seek Court Approval of Successful Bid submitted by Successful Bidder	On or before August 19, 2026

Phase 1: Per the SISP, a Qualified Bidder must deliver a non-binding letter of intent to the Receiver by the Phase 1 Bid Deadline: **5:00pm MST on July 17, 2026.**

Phase 2: Per the SISP, a Phase 2 Qualified Bidder must deliver a formal binding offer to the Receiver by the Phase 2 Bid Deadline: **5:00pm MST on July 31, 2026.**

A bid in Phase 2 shall be accompanied by a deposit equal to 10% of the purchase price, which will be non-refundable if the bid is deemed to be the Successful Bid.

The Receiver reserves the right at any time to amend or terminate these sale procedures, to decline an interested party the ability to participate in the process, to terminate discussions with any or all interested parties, to reject any or all offers, or to negotiate with any party with respect to a possible transaction.

Interested parties who wish to pursue a potential acquisition are required to execute an NDA, to receive access to additional information. Please contact a representative of the Receiver listed below for further information. Any interested party who wishes to participate in the SISP should review the SISP procedures in detail.

Alvarez & Marsal Bow Valley Square 4 Suite 1100, 250 6th Ave SW Calgary, Alberta T2P 3H7	Quinn Park Associate Calgary 403.538.7513 qpark@alvarezandmarsal.com	David Williams Vice President Calgary 403.538.7536 david.williams@alvarezandmarsal.com	Orest Konowalchuk Senior Vice President Calgary 403.538.4736 okonowalchuk@alvarezandmarsal.com
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