

Court File No. CV-25-00740512-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

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

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR  
ARRANGEMENT OF MIZRAHI DEVELOPMENT GROUP  
(THE ONE) INC. AND MIZRAHI COMMERCIAL (THE  
ONE) GP INC.**

Applicants

**MONITOR'S CERTIFICATE**

**RECITALS**

- A. Pursuant to the Initial Order granted by the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) on April 22, 2025 (the “**Initial Order**”), Mizrahi Development Group (The One) Inc., Mizrahi Commercial (The One) GP Inc. and Mizrahi Commercial (The One) LP (collectively, the “**Companies**”) were granted protection pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the “**CCAA**”).
- B. The Initial Order, among other things, appointed Alvarez & Marsal Canada Inc. as Monitor of the Companies (in such capacity, the “**Monitor**”) and appointed FAAN Advisors Group Inc. as Chief Restructuring Officer of the Companies (in such capacity, the “**CRO**”).
- C. Pursuant to paragraph 44 of the Initial Order, the Companies and the CRO were authorized and permitted to complete, execute and file articles of amendment, declarations of change and such other notices, articles, declarations, documents or instructions (collectively, the “**Corporate/LP Filings**”) as may be required to change the name and to change the registered office and registered address (as applicable) of each of the Companies. The Initial Order provides that the Corporate/LP Filings shall be accepted by the Director under the *Business Corporations Act* (Ontario) and the registrar under the *Limited Partnerships Act* (Ontario), or

such other relevant official, without the requirement (if any) of obtaining director, shareholder or other approval pursuant to any applicable federal or provincial legislation.

- D. On May 1, 2025, in accordance with the Initial Order, the CRO, on behalf of the Companies, completed, executed and filed the necessary Corporate/LP Filings to change the legal name and registered office and registered address (as applicable) of each of the Companies.

**THE MONITOR CERTIFIES** the following:

1. In accordance with the terms of the Initial Order, the names of the Companies have been changed as follows:

Previous Name	Updated Name
Mizrahi Commercial (The One) LP	One Bloor West Toronto Commercial (The One) LP
Mizrahi Development Group (The One) Inc.	One Bloor West Toronto Group (The One) Inc.
Mizrahi Commercial (The One) GP Inc.	One Bloor West Toronto Commercial (The One) GP Inc.

2. Upon the filing of this Monitor's Certificate, the title of the within CCAA proceedings shall be deleted and replaced with the following revised title of proceedings, and any document filed in these CCAA proceedings shall henceforth be filed using such revised title of proceedings:

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

AND IN THE MATTER OF A PLAN OF COMPROMISE OR  
ARRANGEMENT OF ONE BLOOR WEST TORONTO GROUP  
(THE ONE) INC. AND ONE BLOOR WEST TORONTO  
COMMERCIAL (THE ONE) GP INC.

**DATED** at Toronto, Ontario this 2<sup>nd</sup> day of May, 2025.

**ALVAREZ & MARSAL CANADA INC.**, solely in its capacity as Monitor of the Companies, and not in its personal or corporate capacity

Per: \_\_\_\_\_

Name: Josh Nevsky  
Title: Senior Vice President

***RANGEMENT***

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF  
MIZRAHI DEVELOPMENT GROUP (THE ONE) INC. AND MIZRAHI  
COMMERCIAL (THE ONE) GP INC.**

Applicants

<b>ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)</b> Proceeding commenced at Toronto	
<b>MONITOR'S CERTIFICATE</b>	
<b>GOODMANS LLP</b> Barristers & Solicitors 333 Bay Street, Suite 3400 Toronto, ON M5H 2S7  <b>Brendan O'Neill</b> LSO# 43331J boneill@goodmans.ca  <b>Christopher Armstrong</b> LSO# 55148B carmstrong@goodmans.ca  <b>Jennifer Linde</b> LSO# 86996A jlinde@goodmans.ca  Tel: (416) 979-2211 Fax: (416) 979-1234  Lawyers for the Monitor	