



This is the 1st affidavit
of Katie Mak in this case
and was made on JUL/14/2026

NO. S253697
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

INSTITUTIONAL MORTGAGE CAPITAL CANADA INC., in its
capacity as general partner of IMC LIMITED PARTNERSHIP

PETITIONER

AND:

1048799 B.C. LTD., 1580006 B.C. LTD., BALJIT SINGH JOHAL,
BANCORP BALANCE MORTGAGE FUND II LTD., BANCORP
GROWTH MORTGAGE FUND II LTD., BANCORP FINANCIAL
SERVICES INC., AND MANDATE MANAGEMENT
CORPORATION, COAST CAPITAL SAVINGS FEDERAL CREDIT
UNION, G4 CONSTRUCTION LTD., BULAND CONSTRUCTION
LTD., LIFETIME CONSTRUCTION LTD., BEST CANADIAN
HOMES LTD., GILL 22 CONSTRUCTION LTD., 1370395 B.C.
LTD., HARJUS CONSTRUCTION LTD., and 1507718 B.C. LTD.

RESPONDENTS

AFFIDAVIT

I, Katie Mak, barrister and solicitor, of 18th Floor, 510 West Georgia Street, Vancouver, British Columbia, AFFIRM THAT:

1. I am a partner at Norton Rose Fulbright Canada LLP ("NRF"), counsel for Alvarez & Marsal Canada Inc. ("A&M") in its capacity as court-appointed receiver and manager (in such capacity, the "Receiver") of all the assets, undertakings, and properties of the Debtors, pursuant to a receivership order granted by this Court on July 23, 2025 (the "Receivership Order"). As such, I have personal knowledge of the facts herein after deposed to except where stated to be on information and belief, in which case I verily believe them to be true.
2. All defined terms in this affidavit have the same meaning as those Second Report of the Receiver dated July 13, 2026, unless otherwise defined.

3. I am the lawyer at NRF that had primary carriage of this matter, and I am authorized to make this affidavit on behalf of NRF.
4. NRF has issued the following invoices in respect of the work performed in connection with this matter (collectively, the "Invoices"):

Invoice Date	Invoice Number	Fees	Disbursements	GST/PST	Total
September 3, 2025	9090794890	\$6,492	\$125.00	\$794.04	\$7,411.04
September 18, 2025	9090798948	\$6,137	\$23.62	\$737.62	\$6,898.24
October 24, 2025	9090808913	\$34,664.00	\$159.43	\$4,167.65	\$38,991.08
November 25, 2025	9090818051	\$29,114.5	\$208.91	\$3,504.2	\$32,827.61
December 10, 2025	9090823311	\$7,088.5	\$89.49	\$855.10	\$8,033.09
January 16, 2026	9090837384	\$7,339.5	\$92.00	\$885.35	\$8,316.85
February 20, 2026	9090842930	\$19,134.5	\$20.00	\$2,297.15	\$21,451.65
March 25, 2026	9090853519	\$36,250	\$1,221.33	\$4,462.4	\$41,933.73
April 10, 2026	9090857810	\$34,982	\$544.19	\$4,225.05	\$39,751.24
May 15, 2026	9090868539	\$459.00	\$54.00	\$55.08	\$568.08
June 17, 2026	9090879440	\$12,638.00	\$96.78	\$1,521.40	\$14,256.18
TOTAL		\$194,299.00	\$2,634.75	\$23,505.04	\$220,438.79

Attached hereto collectively as Exhibit "A" hereto are copies of the covering pages of the Invoices.

5. As detailed in the Invoices, from July 8, 2025 to May 30, 2026 (the "Fee Period"), NRF invoiced fees amounting to \$194,299 and incurred and invoiced for disbursements in the amount of \$2,634.75 and taxes in the amount of \$23,505.04, for a total of \$220,438.79 ("NRF's Fees").
6. The work carried out by NRF as counsel to the Receiver in these proceedings includes, but is not limited to:
 - (a) communicating with the Receiver and providing legal advice in respect to the Receiver's activities;
 - (b) communicating with counsel to various stakeholders, including the Petitioner, the Purchaser, the Debtors and other secured creditors;

- (c) assisting with the marketing and sales process of the Property;
 - (d) negotiating and drafting the Sale Agreement and subsequent amendments of same;
 - (e) preparing and making the application to Court to approve the Transaction;
 - (f) preparing for and assisting with the completion of the Transaction pursuant to the Sale Agreement;
 - (g) reviewing and revising the Receiver's Reports; and
 - (h) preparing the application to Court to approve the Receiver's fees and Activities, and the fees of its counsel.
7. In addition to the above activities, NRF will assist in concluding these proceedings, including attending the hearing to approve NRF's fees and the Receiver's fees and Activities.
8. NRF's Fees as set out in the Invoices are calculated on the basis of hours spent by NRF's personnel, multiplied by the applicable standard hourly rate charged by NRF. NRF assesses the hourly rates of its professionals regularly, and at least annually. When determining the hourly rate of each lawyer at NRF, firm management considers, among other things, the market data available on hourly rates of lawyers based on geographical region, year of call and practice area. To the best of my knowledge, information and belief, the hourly rates reflect in the Invoices and set out below are commensurate with those charged by other law firms for work of similar nature and complexity in Vancouver, British Columbia.
9. The following is a summary of each timekeeper listed on the Invoices, each timekeeper's hourly rate, as applicable, and hours worked by each such individual:

Name	Position	Rate	Hours	Total Fees
Katie Mak	Partner	\$670 (2025)	145.6	\$104,174.00
		\$780 (2026)		
Nick Cosulich	Partner	\$665 (2025)	47.8	\$34,073.50
		\$750 (2026)		
Ada Ang	Associate	\$445 (2025)	28.9	\$13,010.50
		\$545 (2026)		
Taylor Thurston	Paralegal	\$275 (2025)	2.2	\$605
Michelle Ching	Associate	\$425 (2025)	3.0	\$1,303.50

		\$520 (2026)		
Riley Burr	Partner	\$995 (2025)	0.2	\$199
Joshua Sprague	Partner	\$750 (2026)	0.6	\$450
Eichan Hu	Paralegal	\$305 (2025)	20.2	\$7,554
		\$375 (2026)		
Thea Udwardia	Associate	\$435 (2025)	9.8	\$5,073
		\$525 (2026)		
Kiera Stel	Associate	\$500 (2026)	26.5	\$13,250
Benae Tutelman	Associate	\$585 (2026)	1	\$585
Isabelle Khalifa	Trainee	\$320 (2025)	14.5	\$4,655
		\$350 (2026)		
Celine Xu	Trainee	\$350 (2026)	4	\$1,400
Allan Hsu	Trainee	\$350 (2026)	1.2	\$420
Michelle Rodrigues	Trainee	\$350 (2026)	0.80	\$280
Sandra Ng	Paralegal	\$370 (2025)	1.2	\$444
Ashley Leung	Practice Support	\$165 (2025)	1.6	\$264
Eva Bellomo	Paralegal	\$320 (2025)	0.1	\$32
Robin Wotherspoon	Paralegal	\$380 (2025)	0.3	\$114
Hilary Duholke	Paralegal	\$425 (2026)	4.7	\$1,997.5
Ivy Cheng	Paralegal	\$375 (2026)	8.7	\$3,262.50
Dana St-Louis	Law Clerk	\$450 (2026)	0.9	\$405
Nabila Islam	Practice Support	\$325 (2026)	2.3	\$747.50
TOTAL			328.1	\$194,299

10. I am a partner of NRF. I was called to Bar in British Columbia in 2013 and practice in the area of insolvency and restructuring. I am a member of good standing of the Law Society of British Columbia.
11. With respect to the other lawyers and billing professionals who have been involved in this matter:

- (a) Nick Cosulich is a partner of NRF. He was called to the Bar in British Columbia in 2016 and practices in the area of real estate and business law. He is a member of good standing of the Law Society of British Columbia.
- (b) Ada Ang is an associate of NRF. She was called to the Bar in British Columbia in 2024 and practices in the area of banking law. She is a member of good standing of the Law Society of British Columbia.
- (c) Taylor Thurston was a paralegal of NRF.
- (d) Michelle Ching is an associate of NRF. She was called to the Bar in British Columbia in 2025 and practices in the area of real estate law. She is a member of good standing of the Law Society of British Columbia.
- (e) Riley Burr is a partner of NRF. He was called to the Bar in British Columbia in 2008 and practices in the area of tax law. He is a member of good standing of the Law Society of British Columbia.
- (f) Joshua Sprague is a partner of NRF. He was called to the Bar in Ontario in 2007 and practices in the area of real estate law. He is a member of good standing of the Law Society of Ontario.
- (g) Eichen Hu was a paralegal of NRF.
- (h) Thea Udwadia is an associate of NRF. She was called to the Bar in British Columbia in 2025 and in the Yukon in 2026 and practices in the areas of commercial and civil litigation. She is a member of good standing of the Law Society of British Columbia and the Law Society of Yukon.
- (i) Kiera Stel is an associate of NRF. She was called to the Bar in British Columbia in 2022 and in Ontario in 2025 and practices in the area of real estate law. She is a member of good standing of the Law Society of British Columbia and the Law Society of Ontario.
- (j) Benae Tutelman is an associate of NRF. She was called to the Bar in British Columbia in 2023 and practices in the area of corporate and commercial law. She is a member of good standing of the Law Society of British Columbia.
- (k) Isabelle Khalifa was an articling student of NRF.
- (l) Celine Xu was an articling student of NRF.
- (m) Allan Hsu is an articling student of NRF.
- (n) Sandra Ng was a paralegal of NRF.
- (o) Ashley Leung was a member of NRF's Practice Services Team.

- (p) Eva Bellomo was a paralegal of NRF.
 - (q) Robin Wotherspoon is a paralegal of NRF.
 - (r) Hilary Duholke is a paralegal of NRF.
 - (s) Ivy Cheng is a paralegal of NRF.
 - (t) Dana St-Louis is a law clerk of NRF.
 - (u) Nabila Islam is a legal assistant of NRF.
12. NRF estimates that its fees and disbursements from June 1, 2026 to the completion of this matter will amount to approximately \$8,400, inclusive of applicable taxes.
13. The time spent will be to assist in the activities required to be able to conclude the proceedings, particularly with respect to bringing an application to approve the fees of NRF and the Receiver, including preparing for and attending the application to approve the fees of the Receiver and NRF and discharge the Receiver. This estimate forms the basis of the projected fees and disbursements described above.
14. NRF will issue itemized invoices in respect of additional work done after the Fee Period to be billed against the estimate of projected fees and disbursements. To the extent any amount is not actually billed, funds will be returned to the Receiver and will not be retained by NRF. If fees exceed the estimate, NRF is prepared to bear the additional costs.
15. To the best of my knowledge, information, and belief, the information contained in the Invoices as to:
- (a) the amount of hours worked;
 - (b) the nature of work performed;
 - (c) the identity of the individuals who performed the work; and
 - (d) the rates charged for the work performed
- is true and correct in all respects.
16. The incurred fees set out in the Invoices were charged at NRF's standard billing rates in effect from time to time. Disbursements were charged in amounts which were less than or equal to standard charges in accordance with the firm's disbursement policy for clients.

17. Further, to the best of my knowledge, information, and belief, the fees and disbursements of NRF are fair and reasonable as:

- (a) NRF's professional fees and disbursements were properly incurred;
- (b) the work completed by NRF was delegated to the appropriate professionals in NRF with the appropriate seniority and hourly rates;
- (c) NRF's fees in this matter are consistent with the market for similar firms with the capacity to handle a file of comparable size and complexity;
- (d) each of the Invoices was reviewed for reasonableness at the time of billing;
- (e) the Invoices were provided to the Receiver when rendered and all have been approved by the Receiver; and
- (f) the services were performed by NRF in a prudent and economical manner.

AFFIRMED BEFORE ME at Vancouver
British Columbia, on July 14, 2026.



A Commissioner for taking Affidavits within
British Columbia



KATIE MAK

THEA R. UDWADIA
BARRISTER & SOLICITOR
NORTON ROSE FULBRIGHT CANADA LLP
810 WEST GEORGIA STREET, SUITE 1800
VANCOUVER, BC V6B 0M3 CANADA
(604) 641-4874

This is Exhibit "A" referred to in the affidavit of
Katie Mak affirmed before me at Vancouver, BC
this 14th day of July, 2026.



A Commissioner for taking Affidavits
For British Columbia

THEA R. UDWADIA
BARRISTER & SOLICITOR
NORTON ROSE FULBRIGHT CANADA LLP
510 WEST GEORGIA STREET, SUITE 1800
VANCOUVER, BC V6B 0M3 CANADA
(604) 641-4874

INVOICE

Invoice Number 9090794890
Matter Number 1001352818
Invoice Date September 03, 2025
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT

2

Norton Rose Fulbright Canada LLP
1800-510 West Georgia Street
Vancouver BC V6B 0M3
Canada
Tel: 604-687-6575
Fax: 604-641-4949
www.nortonrosefulbright.com
GST/HST No. 111340006
PST: 1066-2017
Accounts Contact:
nrreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,
Senior Director
ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to July 31, 2025

Charges
CAD

SUMMARY

Taxable Fees	6,492.00
Taxable Other Charges	125.00
Taxable Amount	6,617.00
GST 5.000%	330.85
PST 7.000%	463.19
TOTAL AMOUNT DUE AND PAYABLE	CAD 7,411.04

Payable Upon Receipt PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l. LLP, 1, Place Ville Marie, Suite 2500, Montreal, Quebec, CANADA H3B 1R1
Bank Information: Royal Bank of Canada, 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.
Include invoice number on transfer order.

Please be alert to the risks of cyber-crime and email impersonation attempts to redirect funds inappropriately. We will not under usual circumstances change our bank account details during the course of a transaction. Any communication which you receive advising otherwise could be fraudulent and should urgently be orally verified with your known contact at our firm, or a member of our Finance department.

INVOICE

Invoice Number 9090798948
Matter Number 1001352818
Invoice Date September 18, 2025
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT 3

Norton Rose Fulbright Canada LLP
1800-510 West Georgia Street
Vancouver BC V6B 0M3
Canada

Tel: 604-687-6575

Fax: 604-641-4949

www.nortonrosefulbright.com

GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

nrcreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to August 31, 2025

Charges
CAD

SUMMARY

Taxable Fees	6,137.00
Taxable Disbursements	23.62
Taxable Amount	6,160.62
GST 5.000%	308.03
PST 7.000%	429.59
TOTAL AMOUNT DUE AND PAYABLE	CAD 6,898.24

Payable Upon Receipt PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l/ LLP. 1, Place Ville Marie, Suite 2500, Montreal, Quebec, CANADA H3B 1R1
Bank Information: Royal Bank of Canada. 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.
Include invoice number on transfer order.

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INVOICE

Invoice Number 9090808913
Matter Number 1001352818
Invoice Date October 24, 2025
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT

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Norton Rose Fulbright Canada LLP
1800-510 West Georgia Street
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Tel: 604-687-6575

Fax: 604-641-4949

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GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

nrcreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to September 30, 2025

Charges
CAD

SUMMARY

Taxable Fees	34,664.00
Taxable Disbursements	159.43
Taxable Amount	34,823.43
GST 5.000%	1,741.17
PST 7.000%	2,426.48
TOTAL AMOUNT DUE AND PAYABLE	CAD 38,991.08

Payable Upon Receipt
PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l/ LLP, 1, Place Ville Marie, Suite 2500, Montreal, Quebec, CANADA H3B 1R1
Bank Information: Royal Bank of Canada, 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Translt 00001, Account No. 161-327-2, Swift Code ROYCCAT2.

Include invoice number on transfer order.

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INVOICE

Invoice Number 9090818051
Matter Number 1001352818
Invoice Date November 25, 2025
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT

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Norton Rose Fulbright Canada LLP
1800-510 West Georgia Street
Vancouver BC V6B 0M3
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Tel: 604-687-6575

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GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

nrcreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to October 31, 2025

Charges
CAD

SUMMARY

Taxable Fees	29,114.50
Taxable Disbursements	208.91
Taxable Amount	29,323.41
GST 5.000%	1,466.18
PST 7.000%	2,038.02
TOTAL AMOUNT DUE AND PAYABLE	CAD 32,827.61

Payable Upon Receipt PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l./ LLP. 1, Place Ville Marie, Suite 2700, Montreal, Quebec, CANADA H3B 1R1
Bank Information: Royal Bank of Canada. 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.

Include invoice number on transfer order.

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INVOICE

Invoice Number 9090823311
Matter Number 1001352818
Invoice Date December 10, 2025
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT

6

Norton Rose Fulbright Canada LLP
1800-510 West Georgia Street
Vancouver BC V6B 0M3
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Tel: 604-687-6575

Fax: 604-641-4949

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GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

nrcreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to November 30, 2025

Charges
CAD

SUMMARY

Taxable Fees	7,088.50
Taxable Disbursements	89.49
Taxable Amount	7,177.99
GST 5.000%	358.90
PST 7.000%	496.20
TOTAL AMOUNT DUE AND PAYABLE	CAD 8,033.09

Payable Upon Receipt PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l./ LLP, 1, Place Ville Marie, Suite 2700, Montreal, Quebec, CANADA H3B 1R1
Bank Information: Royal Bank of Canada, 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.
Include invoice number on transfer order.

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INVOICE

Invoice Number 9090837384
Matter Number 1001352818
Invoice Date January 16, 2026
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT

7

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1800-510 West Georgia Street
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GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

nrcreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to December 31, 2025

Charges
CAD

SUMMARY

Taxable Fees	7,339.50
Taxable Disbursements	92.00
Taxable Amount	7,431.50
GST 5.000%	371.58
PST 7.000%	513.77
TOTAL AMOUNT DUE AND PAYABLE	CAD 8,316.85

Payable Upon Receipt PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l./ LLP. 1, Place Ville Marie, Suite 2700, Montreal, Quebec, CANADA H3B 1R1
Bank information: Royal Bank of Canada. 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.

Include invoice number on transfer order.

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INVOICE

Invoice Number 9090842930
Matter Number 1001352818
Invoice Date February 20, 2026
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT

8

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Tel: 604-687-6575

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GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

nrcreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to January 31, 2026

Charges
CAD

SUMMARY

Taxable Fees	19,134.50
Taxable Disbursements	20.00
Taxable Amount	19,154.50
GST 5.000%	957.73
PST 7.000%	1,339.42
TOTAL AMOUNT DUE AND PAYABLE	CAD 21,451.65

Payable Upon Receipt PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r./ LLP, 1, Place Ville Marie, Suite 2700, Montreal, Quebec, CANADA H3B 1R1
Bank Information: Royal Bank of Canada, 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.

Include invoice number on transfer order.

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INVOICE

Invoice Number 9090853519
Matter Number 1001352818
Invoice Date March 25, 2026
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT

9

Norton Rose Fulbright Canada LLP
1800-510 West Georgia Street
Vancouver BC V6B 0M3
Canada

Tel: 604-687-6575

Fax: 604-641-4949

www.nortonrosefulbright.com

GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

nrcreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,

Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to February 28, 2026

Charges

CAD

SUMMARY

Taxable Fees	36,250.00
Taxable Disbursements	350.91
Taxable Other Charges	790.42
Taxable Amount	37,391.33
GST 5.000%	1,869.57
PST 7.000%	2,592.83
Non-Taxable Disbursements	80.00
TOTAL AMOUNT DUE AND PAYABLE	CAD 41,933.73

Payable Upon Receipt
PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l./ LLP, 1, Place Ville Marie, Suite 2700, Montreal, Quebec, CANADA H3B 1R1
Bank Information: Royal Bank of Canada, 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.
Include invoice number on transfer order.

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INVOICE

Invoice Number 9090857810
Matter Number 1001352818
Invoice Date April 10, 2026
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT 10

Norton Rose Fulbright Canada LLP
1800-510 West Georgia Street
Vancouver BC V6B 0M3
Canada

Tel: 604-687-6575

Fax: 604-641-4949

www.nortonrosefulbright.com

GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

nrcreceivables@nortonrosefulbright.com

For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to March 31, 2026

Charges
CAD

SUMMARY

Taxable Fees	34,982.00
Taxable Disbursements	544.19
Taxable Amount	35,526.19
GST 5.000%	1,776.31
PST 7.000%	2,448.74
TOTAL AMOUNT DUE AND PAYABLE	CAD 39,751.24

Payable Upon Receipt
PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l./ LLP. 1, Place Ville Marie, Suite 2700, Montreal, Quebec, CANADA H3B 1R1
Bank Information: Royal Bank of Canada. 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.
Include invoice number on transfer order.

Please be alert to the risks of cyber-crime and email impersonation attempts to redirect funds inappropriately. We will not under usual circumstances change our bank account details during the course of a transaction. Any communication which you receive advising otherwise could be fraudulent and should urgently be orally verified with your known contact at our firm, or a member of our Finance department.

INVOICE

Invoice Number 9090868539
Matter Number 1001352818
Invoice Date May 14, 2026
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT

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For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to April 30, 2026

Charges
CAD

SUMMARY

Taxable Fees	459.00
Taxable Amount	459.00
GST 5.000%	22.95
PST 7.000%	32.13
Non-Taxable Disbursements	54.00
TOTAL AMOUNT DUE AND PAYABLE	CAD 568.08

Payable Upon Receipt PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l./LLP, 1, Place Ville Marie, Suite 2700, Montreal, Quebec, CANADA H3B 1R1
Bank information: Royal Bank of Canada, 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.
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INVOICE

Invoice Number 9090879440
Matter Number 1001352818
Invoice Date June 17, 2026
NRF Contact Katie Mak

NORTON ROSE FULBRIGHT 12

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Vancouver BC V6B 0M3
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GST/HST No. 111340006

PST: 1066-2017

Accounts Contact:

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For the attention of: Pinky Law,
Senior Director

ALVAREZ & MARSAL CANADA
925 West Georgia Street
Suite 902
Vancouver BC V6C 3L2

Institutional Mortgage Capital Canada Inc.

Professional Services Rendered to May 31, 2026

Charges
CAD

SUMMARY

Taxable Fees	12,638.00
Taxable Disbursements	96.78
Taxable Amount	12,734.78
GST 5.000%	636.74
PST 7.000%	884.66
TOTAL AMOUNT DUE AND PAYABLE	CAD 14,256.18

Payable Upon Receipt PAYMENT INFORMATION

Beneficiary: Norton Rose Fulbright Canada S.E.N.C.R.L., s.r.l./ LLP. 1, Place Ville Marie, Suite 2700, Montreal, Quebec, CANADA H3B 1R1
Bank information: Royal Bank of Canada. 1, Place Ville Marie, Montreal, Quebec, CANADA H3C 3B5, Bank 003, Transit 00001, Account No. 161-327-2, Swift Code ROYCCAT2.
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