

Court File No.: CV-23-00694493-00CL

**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 BBB CANADA LTD.**

**SECOND REPORT OF THE MONITOR  
ALVAREZ & MARSAL CANADA INC.**

**APRIL 7, 2023**

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## 1.0 INTRODUCTION

- 1.1 On February 10, 2023, BBB Canada Ltd. (the “**Applicant**”) was granted protection under the *Companies’ Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the “**CCAA**”) pursuant to an initial order (the “**Initial Order**”) of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”). Pursuant to the Initial Order, Alvarez & Marsal Canada Inc. (“**A&M**”) was appointed as monitor (in such capacity, the “**Monitor**”) in these CCAA proceedings (the “**CCAA Proceedings**”).
- 1.2 The Stay (as defined below) and other benefits, restrictions and protections of the Initial Order and the CCAA were extended to Bed Bath & Beyond Canada L.P. (“**BBB LP**”, and together with the Applicant, “**BBB Canada**”), a limited partnership formed under the laws of the Province of Ontario. The Applicant is the general partner of BBB LP, which, as described in the Pre-Filing Report (as defined below), is integral to the Applicant’s business. The Applicant is a wholly owned subsidiary of Bed Bath & Beyond Inc. (“**BBBI**”).
- 1.3 The Initial Order, among other things:
- (a) appointed A&M as Monitor in the CCAA Proceedings;
  - (b) granted a stay of proceedings (the “**Stay**”) up to and including February 21, 2023, in favour of BBB Canada;
  - (c) granted a stay in respect of the commencement or continuation of any proceedings against BBBI arising out of or in connection with any indemnity, guarantee, or surety relating to a lease of real property by the Applicant or BBB LP without the

consent of BBB Canada and the Monitor or leave of the Court (the “**Landlord Stay**”);

(d) provided BBB Canada with the ability, but not the requirement, to pay, among other things, the following expenses whether incurred prior to, on or after the date of the Initial Order to the extent that such expenses are incurred and payable by BBB Canada:

- (i) all outstanding and future wages, salaries, employee and pension benefits, vacation pay and expenses, in each case incurred in the ordinary course of business and consistent with existing compensation policies and arrangements;
- (ii) all outstanding or future amounts owing in respect of existing return policies and refunds;
- (iii) until and including February 25, 2023, all outstanding amounts related to honouring existing gift cards, discounts, or other amounts on account of customer programs or obligations existing before or on the date of the Initial Order;
- (iv) the fees and disbursements of any employees, contractors, consultants, agents, advisors, experts, accountants, counsel, and such other persons retained or employed by BBB Canada in respect of these proceedings, at their standard rates and charges; and

- (v) with the consent of the Monitor, amounts owing for goods or services supplied to BBB Canada prior to the date of the Initial Order by:
  - (A) providers of payroll services;
  - (B) providers of credit, debit and gift card processing related services;  
and
  - (C) other third-party suppliers up to a maximum aggregate amount of \$500,000, if, in the opinion of BBB Canada, the supplier is critical to the Orderly Wind-down (as defined in the Initial Order);
  
- (e) provided BBB Canada with the ability to proceed with the Orderly Wind-down, including authorizing BBB Canada to:
  - (i) permanently or temporarily cease, downsize or shut down any of its business or operations, and to dispose of redundant or non-material assets not exceeding \$500,000 in any one transaction or \$2.5 million in the aggregate (the “**Disposition Thresholds**”); provided that, with respect to any leased premises, BBB Canada may, subject to the requirements of the CCAA, vacate, abandon or quit the whole but not part of any leased premises;
  - (ii) terminate the employment of such employees or temporarily lay off such employees as BBB Canada deems appropriate; and

- (iii) apply to the Court for such approval, vesting or other Orders as may be necessary to consummate sale transactions for all or any part of the Property (as defined below), including, without limitation, approval of a consulting or liquidation agreement concerning the liquidation of inventory, furniture, fixtures and equipment forming part of the Property, and any related relief; and
- (f) approved the Administration Charge in the amount of \$550,000 and the Directors' Charge in the amount of \$7.5 million over the property and assets of BBB Canada (the "**Property**") in the amounts and relative priority as set out in the Pre-Filing Report.

1.4 On February 21, 2023, the Court granted the following orders:

- (a) an amended and restated Initial Order (the "**ARIO**"), which, among other things:
  - (i) approved BBB Canada's key employee retention plan (the "**KERP**") and granted a charge over the Property in the maximum amount of \$161,000 in favour of the employees entitled to participate in the KERP as security for the payments to be made in accordance with the KERP;
  - (ii) extended the time to accept all outstanding amounts related to honouring existing gift cards, discounts, or other amounts on account of customer programs or obligations existing before or on the date of the ARIO until and including March 9, 2023;

- (iii) adjusted the cash Minimum Balance (as defined in the ARIO) to \$9.5 million before March 27, 2023, and \$6 million thereafter, subject to further reduction with the consent of the Monitor;
  - (iv) declared that, pursuant to subsections 5(1)(b)(iv) and 5(5) of the *Wage Earner Protection Program Act*, S.C. 2005, c. 47, s. 1 (the “**WEPP Act**”), BBB Canada meets the criteria prescribed by section 3.2 of the *Wage Earner Protection Program Regulations*, SOR/2008-222 (the “**WEPP Regulations**”) and that BBB Canada’s former employees are eligible to receive payments under and in accordance with the WEPP Act following the termination of their employment;
  - (v) increased the amount of the Administration Charge to \$1.25 million and increased the amount of the Directors’ Charge to \$8.25 million; and
  - (vi) extended the Stay Period (as defined in the ARIO) and the Landlord Stay to and including May 1, 2023; and
- (b) an order (the “**Sale Approval Order**”), which, among other things:
- (i) approved an amended and restated Consulting Agreement dated as of February 20, 2023 (the “**Consulting Agreement**”), between a contractual joint venture comprised of Hilco Merchant Retail Solutions ULC, Gordon Brothers Canada ULC, Tiger Asset Solutions Canada, ULC and B. Riley Retail Solutions LLC (collectively, the “**Consultant**”), and BBB LP, and the Sale Guidelines (as defined in the Sale Approval Order); and

- (ii) authorized the Applicant, with the assistance of the Consultant, to undertake a liquidation process in accordance with the terms of the Sale Approval Order, the Consulting Agreement and the Sale Guidelines (the “**Liquidation Sale**”).

1.5 The purpose of this report (the “**Second Report**”) is to provide the Court with information and, where applicable, the Monitor’s views on:

- (a) the Applicant’s motion for an order (the “**Assignment, Approval and Vesting Order**”) among other things:
  - (i) approving the Omnibus Assignment and Assumption of Leases, FF&E and Trade Fixtures Agreement dated March 28, 2023 (the “**DKB Capital Agreement**”), between BBB LP, BBBI and 11607987 Canada Inc., dba DKB Capital (“**DKB Capital**”), and the transactions contemplated therein;
  - (ii) assigning certain of the DKB Assumed Leases (as defined below) to DKB Capital pursuant to section 11.3 of the CCAA;
  - (iii) vesting BBB LP’s right, title and interest in and to the DKB Assumed Leases and the other purchased assets described in the DKB Capital Agreement in DKB Capital free and clear of all Encumbrances (as defined in the Assignment, Approval and Vesting Order) other than permitted encumbrances identified in the DKB Capital Agreement; and

- (iv) directing that the unredacted copy of the DKB Capital Agreement be sealed until the earlier of the conditions enumerated under the proposed Assignment, Approval and Vesting Order or further order of the Court;
- (b) the activities of the Monitor since February 17, 2023, being the date of the First Report (as defined below); and
- (c) the Monitor's conclusions and recommendations in connection with the foregoing.

## **2.0 TERMS OF REFERENCE AND DISCLAIMER**

- 2.1 In preparing this Second Report, A&M, in its capacity as Monitor, has been provided with, and has relied upon, unaudited financial information, books and records and financial information prepared by BBB Canada and has held discussions with management of BBB Canada and BBBI, as well as their legal counsel and financial advisors.
- 2.2 Future oriented financial information referred to in this Second Report was prepared based on BBB Canada's estimates and assumptions. Readers are cautioned that since projections are based upon assumptions about future events and conditions that are not ascertainable, actual results will vary from the projections, even if the assumptions materialize, and the variations could be significant.
- 2.3 This Second Report should be read in conjunction with the Affidavit of Wade Haddad, the Senior Vice President, Real Estate and Store Development, of BBBI, and an officer of the Applicant, sworn on April 5, 2023 (the "**Haddad Affidavit**") and filed in support of the Applicant's motion for the proposed Assignment, Approval and Vesting Order.

2.4 The Pre-Filing Report of the Proposed Monitor dated February 10, 2023 (the “**Pre-Filing Report**”), the First Report of the Monitor dated February 17, 2023 (the “**First Report**”), the Initial Order, the ARIO, the Sale Approval Order and other Court-filed documents and notices in the CCAA Proceedings are available on the Monitor’s case website at [www.alvarezandmarsal.com/BBBCanada](http://www.alvarezandmarsal.com/BBBCanada) (the “**Case Website**”). For ease of reference, the Pre-Filing Report and the First Report are attached hereto (without appendices) as **Appendices “A”** and **“B”**, respectively.

2.5 Capitalized terms used and not defined in this Second Report have the meanings given to them in the Pre-Filing Report, the First Report, or the Haddad Affidavit, as applicable.

2.6 Unless otherwise stated, all monetary amounts contained herein are expressed in Canadian dollars (“**CAD**”).

### **3.0 RETENTION OF THE LEASE AGENT & THE LEASE PORTFOLIO SALE PROCESS**

3.1 To facilitate the CCAA Proceedings and the Orderly Wind-down, the ARIO authorized BBB Canada to, among other things:

- (a) dispose of redundant or non-material assets not exceeding the Disposition Thresholds;
- (b) subject to the requirements of the CCAA, vacate, abandon or quit the whole but not part of any leased premises;

- (c) apply to the Court for approval, vesting or other orders to consummate sale transactions for all or any part of the Property;
  - (d) retain and employ the employees, contractors, consultants, agents, advisors, experts, accountants, counsel and such other persons (collectively, “**Assistants**”) currently retained or employed by them, and retain such further Assistants as they deem reasonably necessary or desirable in the ordinary course of business or for the carrying out of the terms of the ARIO; and
  - (e) pay the fees and disbursements of any Assistants retained or employed by BBB Canada in respect of the CCAA Proceedings, at their standard rates and charges.
- 3.2 Following the granting of the ARIO, BBB Canada sought and obtained proposals from three potential listing agents (collectively, the “**Prospective Listing Agents**”) to market for sale BBB LP’s store leases (collectively, the “**Leases**”), with a view to maximizing recoveries in the Orderly Wind-down for the benefit of BBB Canada’s creditors. After reviewing each of the proposals received from the Prospective Listing Agents, BBB Canada entered into an Exclusive Listing Agreement (the “**Listing Agreement**”) with Retail Ventures CND Inc. (the “**Lease Agent**”).
- 3.3 Pursuant to the Listing Agreement, the Lease Agent agreed to facilitate the potential sale of the Leases and other property rights until April 21, 2023 (the “**Listing Period**”). A copy of the Listing Agreement is attached as Exhibit “B” to the Haddad Affidavit.
- 3.4 As described in the Haddad Affidavit, the Lease Agent is a retail tenant focused brokerage and consultancy company based in Toronto, Ontario, that provides brokerage and

consulting services for North American and international retailers. The Lease Agent has significant experience in the Canadian commercial real estate industry and familiarity with certain of the Leases.

3.5 In addition to its qualifications and experience, which made the Lease Agent well-suited to solicit interest in the Leases, the Lease Agent's proposal was the most favourable to BBB Canada and its stakeholders and had the lowest fee structure among the Prospective Listing Agents, as summarized below:

- (a) a monthly administration fee of \$25,000, plus HST, over the course of the Listing Period, with the first monthly administration fee due upon the commencement of the Listing Period and the second monthly administration fee due 30 days thereafter; and
- (b) a commission upon the closing of the subject transaction(s) equal to: (i) 6% of the value paid of the first \$1 million in consideration; (ii) 5% of the value paid of the second \$1 million in consideration; and (iii) 2.5% of the remaining value paid in excess of \$2 million, in each case, plus HST.

3.6 As set out in the Haddad Affidavit, the monthly administration fee and any commissions payable in accordance with the terms of the Listing Agreement are expected to be paid from the proceeds realized from the Lease Sale Process (as defined below), which will be paid to and held by the Monitor. As noted above, the ARIO authorized BBB Canada to (i) retain Assistants for the purposes of carrying out its terms and (ii) pay the fees and disbursements of such Assistants. As such, the Applicant is not seeking approval of the Listing Agreement under the proposed Assignment, Approval and Vesting Order.

3.7 In consultation with the Monitor, and having regard to the timeline contemplated for the Liquidation Sale and the importance of ensuring that rent costs were not unnecessarily incurred beyond the end of the Liquidation Sale (i.e. April 30, 2023), BBB Canada and the Lease Agent developed and implemented a process (the “**Lease Sale Process**”) for the solicitation of interest in the assignment or surrender of the Leases. The Lease Sale Process is discussed in greater detail in the Haddad Affidavit. The Lease Sale Process contemplated the following steps:

- (a) the Lease Agent was engaged on February 28, 2023;
- (b) expressions of interest for the Leases were to be due by March 24, 2023 at 5:00 p.m. Eastern Time (the “**EOI Deadline**”);
- (c) binding agreements were to be negotiated and entered into by March 31, 2023; and
- (d) Leases for which assignment or surrender agreements were entered were expected to be assigned effective May 1, 2023.

3.8 Between February 28, 2023 and March 24, 2023, the Lease Agent contacted (and in some cases, was contacted by) 58 parties with respect to the Lease Sale Process (collectively, the “**Known Potential Bidders**”). Of the 58 Known Potential Bidders, 44 requested additional information and executed a non-disclosure agreement (collectively, the “**Interested Parties**”). All of the Interested Parties were provided with access to a data room containing information, including the details of all of the Leases, to assist in their due diligence efforts. The Lease Agent and BBB Canada, in consultation with the Monitor, engaged with

Interested Parties to respond to due diligence inquiries raised between February 28, 2023 and March 24, 2023.

- 3.9 Prior to the EOI Deadline, 19 offers or expressions of interest to acquire certain of the Leases were received by BBB Canada and the Lease Agent (collectively, the “**EOIs**” and each an “**EOI**”), copies of which were provided to the Monitor. Generally, the EOIs comprised of two forms of offers. First, offers provided by third party retailers interested in an assignment and assumption of one or more Leases. Second, offers provided by existing landlords interested in a mutual surrender of certain Leases.
- 3.10 In an effort to maximize the aggregate value of the Leases, including those subject to competing EOIs, the Lease Agent engaged in negotiations with the Interested Parties. Following the EOI Deadline, the Lease Agent, BBB Canada’s counsel, the Monitor and the Monitor’s counsel reviewed all of the EOIs. The Monitor’s and the Monitor’s counsel’s review in this regard focused on confirming that the highest and best possible aggregate recovery on the Leases was obtained in the Lease Sale Process.
- 3.11 As at the date of this Second Report, the Lease Agent’s and BBB Canada’s efforts have culminated in the DKB Capital Agreement and three lease surrender agreements (collectively, the “**Lease Surrender Agreements**”), as reflected in the table immediately below:

<b>Counterparty</b>	<b>No. of Locations</b>	<b>Agreement Type</b>	<b>Consideration</b>
DKB Capital	29	Assignment and Assumption	\$ 1,100,000
Landlords	3	Surrender	750,000
Potential Additional Assignments (discussions ongoing)	17	Assignment and Assumption	TBD
Disclaimed Leases - Store Locations	16	Disclaimer	-
<b>Total</b>	<b>65</b>		<b>\$ 1,850,000</b>
Disclaimed Leases - Office and DC	2	Disclaimer	
<b>Grand Total</b>	<b>67</b>		<b>\$ 1,850,000</b>

- 3.12 Collectively, the DKB Capital Agreement and the Lease Surrender Agreements relate to 32 of BBB Canada's 65 Leases and provide approximately \$1.85 million in aggregate consideration for these 32 Leases. The DKB Capital Agreement also includes the sale of FF&E and Trade Fixtures (each as defined in the DKB Capital Agreement) at 43 BBB Canada locations, including in respect of all 29 of the DKB Assumed Leases, and provides for aggregate consideration of approximately \$672,000 for such FF&E and Trade Fixtures.
- 3.13 As described in the Haddad Affidavit, BBB Canada is continuing to negotiate four other potential lease assignment and assumption agreements arising from EOIs submitted in the Lease Sale Process with third parties and the applicable landlords. Additionally, the Consultant is continuing its efforts to sell all remaining FF&E in the Liquidation Sale.
- 3.14 The DKB Capital Agreement and the Lease Surrender Agreements are discussed further below. The relief sought under the proposed Assignment, Approval and Vesting Order is solely in respect of the DKB Capital Agreement.

3.15 The Monitor is of the view that the Lease Sale Process was competitive, conducted in a fair and reasonable manner, and adequately canvassed the market for potential lease transactions.

#### **4.0 PROPOSED DKB CAPITAL TRANSACTION**

4.1 DKB Capital submitted an EOI in the Lease Sale Process pursuant to which DKB Capital offered to purchase and assume all of BBB LP's right, title and interest in and to 29 leases (collectively, the "**DKB Assumed Leases**"), as well as all FF&E and Trade Fixtures situated in those premises (the "**Assumed Lease FF&E**"). DKB Capital's EOI was conditional on any required amendments to the DKB Assumed Leases being agreed to between DKB Capital and the applicable landlords by April 11, 2023.

4.2 Following the EOI Deadline, the Lease Agent continued to negotiate with DKB Capital and facilitated discussions and negotiations between DKB Capital and the respective landlords for each of the DKB Assumed Leases.

4.3 The Consultant, in consultation with the Monitor, also continued to negotiate with DKB Capital regarding the Assumed Lease FF&E sale terms, as well as inclusion of the FF&E at an additional 14 store locations (the "**Additional FF&E**") in the transaction. DKB Capital subsequently amended its EOI to adjust the FF&E sale terms to include the Additional FF&E.

4.4 After BBB Canada's consideration, and in consultation with the Monitor, BBB LP and BBBI entered into the DKB Capital Agreement for the assignment and assumption of the DKB Assumed Leases, and the sale of the FF&E and Trade Fixtures at 43 leased locations,

including the 29 leased premises under the DKB Assumed Leases. Redacted and unredacted copies of the DKB Capital Agreement are attached to the Haddad Affidavit as Exhibits “F” and “G”, respectively.

4.5 The DKB Assumed Leases are in respect of the below premises:

<b>Store Number</b>	<b>Property<sup>1</sup></b>	<b>City</b>
2001	Bayview Glen	Richmond Hill
2007	West Edmonton Mall	Edmonton
2013	Brentwood Village	Calgary
2014	Green Lane Centre	Newmarket
2021	Smartcentres Cambridge	Cambridge
2022	Chinook (Calgary)	Calgary
2023	West Oaks Shopping Center	Abbotsford
2024	Bell Front Shopping Centre	Belleville
2025	Boardwalk Shopping Centre	Kitchener
2026	Grant Crossing	Stittsville
2027	Kelowna, BC	Kelowna
2028	Columbia Square Shopping Centre	Kamloops
2031	St John’s (Village Mall)	St. John’s
2033	Mayfair Shopping Center	Victoria
2038	Queensway 427 Centre	Toronto
2043	Grasslands	Regina
2044	Station Square	Burnaby
2045	Heritage Greene Shopping Center	Stoney Creek
2049	Riocan Colossus Centre	Vaughan
2051	West Broadway (Vancouver)	Vancouver
2052	Halifax Bayers Lake Centre	Halifax
2053	Preston Crossing	Saskatoon
2057	Township Shopping Centre	Calgary
3701	South Edmonton Common	Edmonton
3702	Riocan Thicksen Ridge Centre	Whitby
3704	Langley City Square	Langley
3706	West Edmonton Mall	Edmonton
3708	Wonderland Gateway Centre	London

<sup>1</sup> Twenty-six of the twenty-nine DKB Assumed Leases are guaranteed by BBBI.

Store Number	Property <sup>1</sup>	City
3709	Brentwood Village	Calgary

4.6 The key provisions of the DKB Capital Agreement are summarized in the table below. Terms capitalized in the table below but not otherwise defined therein have the meaning ascribed to them in the DKB Capital Agreement.

<b>Summary of the DKB Capital Agreement</b> <b>BBB LP, as Assignor, BBBI, as Indemnifier, and DKB Capital, as Assignee</b>	
<b>Object, Intent and Closing Dates</b>	<ul style="list-style-type: none"> <li>• Subject to the release of the Consideration (as defined below) from escrow, the Assignor absolutely assigns and transfers to the Assignee, effective as of May 1, 2023 (the “<b>Closing Date</b>”), all of the Assignor’s obligations, rights, title and interest, both at law and at equity, in and to each Assigned Lease (as defined below) and the Assigned Premises (as defined below), and all related rights, benefits and advantages, including the residue of the term of each Assigned Lease, any rights of renewal and/or extension, any rights of first refusal, rights of first offer and similar pre-emptive rights, and rights to purchase, if any, contained in each Assigned Lease (collectively, the “<b>Assigned Lease Interest</b>”).</li> <li>• Subject to the release of the Consideration from escrow, the Assignor sells, absolutely assigns and transfers to the Assignee, as of the Closing Date, all of the Assignor’s right, title and interest in and to the FF&amp;E and Trade Fixtures existing as of the Effective Date at premises which are Assigned Premises as of the Closing Date (the “<b>Assigned Assumed Location Assets</b>”).</li> <li>• Subject to the release of the Non-Location FF&amp;E Consideration from escrow, the Assignor sells, absolutely assigns and transfers to the Assignee, as of April 27, 2023 (the “<b>Initial FF&amp;E Closing Date</b>”), all of the Assignor’s right, title and interest in and to the FF&amp;E and Trade Fixtures existing as of the Effective Date at premises which are not Assigned Premises and are expressly listed in Schedule “C” to the DKB Capital Agreement as of the Initial FF&amp;E Closing Date (the “<b>Assigned Non-Assumed Location Assets</b>” and together with the Assigned Lease Interest and the Assigned Assumed Location Assets, the “<b>Assigned Interest</b>”, and the assignment of the Assigned Interest by the Assignor to the Assignee is the “<b>Assignment</b>”).</li> </ul>
<b>Assigned Assets, Assigned Leases and Assigned Premises</b>	<ul style="list-style-type: none"> <li>• The “<b>Assigned Leases</b>” include, collectively, (i) each Lease, which, pursuant to the terms of such Lease (A) does not require the consent of the Landlord to the Assignment, and (B) does not require prior notice to the Landlord of the Assignment; or requires prior notice to the Landlord of the Assignment but does not provide the Landlord with any termination right in connection with any request for consent to or provision of notice of the Assignment and does not entitle the Landlord to a longer notice period than was actually provided to the Landlord in respect of the Assignment; and (ii) each Lease in</li> </ul>

<b>Summary of the DKB Capital Agreement</b> <b>BBB LP, as Assignor, BBBI, as Indemnifier, and DKB Capital, as Assignee</b>	
	<p>respect of which Landlord Consent (as defined below) has been obtained by April 11, 2023.</p> <ul style="list-style-type: none"> <li>• The “<b>Assigned Assets</b>” include, collectively, the (i) Assigned Assumed Location Assets and (ii) the Assigned Non-Assumed Location Assets.</li> <li>• The “<b>Assigned Premises</b>” include, collectively, the Premises which have been demised pursuant to the Assigned Leases.</li> </ul>
<b>Payment</b>	<ul style="list-style-type: none"> <li>• The Assignee will pay the amount of \$1,772,264.34 (the “<b>Consideration</b>”) to the Monitor, in trust and to be held in escrow, or as the Monitor may otherwise direct in writing, within one (1) Business Day of the execution of the DKB Capital Agreement, which Consideration is to be allocated as follows: (i) \$1,100,000 to the Leases set out in Schedule “A” to the DKB Capital Agreement; (ii) \$469,622.48 to the FF&amp;E and Trade Fixtures located at the Premises set out in Schedule “A” to the DKB Capital Agreement; and (iii) \$202,641.86 to the Assigned Non-Assumed Location Assets in the manner set out in the DKB Capital Agreement.</li> </ul>
<b>Adjustments</b>	<ul style="list-style-type: none"> <li>• The portion of the Consideration allocated to Leases which are not Assigned Leases as of April 11, 2023 and the portion of the Consideration allocated to FF&amp;E and Trade Fixtures located at Premises that are not Assigned Premises as of April 11, 2023 (collectively, the “<b>Refundable Consideration</b>”) will be released from escrow and returned to the Assignee on or about April 14, 2023 in accordance with payment instructions to be provided by the Assignee to the Monitor prior to April 12, 2023.</li> <li>• The portion of the Consideration allocated to the Assigned Leases and the portion of the Consideration allocated to FF&amp;E and Trade Fixtures at Premises that are Assigned Premises will be released from escrow to the Assignor on the Closing Date in accordance with payment instructions to be provided by the Assignor to the Monitor prior to the Closing Date.</li> <li>• The Non-Location FF&amp;E Consideration shall be released from escrow to the Assignor on the Initial FF&amp;E Closing Date in accordance with payment instructions to be provided by the Assignor to the Monitor prior to such date.</li> </ul>
<b>Cure Costs</b>	<ul style="list-style-type: none"> <li>• The Assignor will not be responsible, including pursuant to any Landlord Consent agreement, for any costs which may be necessary to cure any defaults under any of the Assigned Leases which exist as of the Closing Date (collectively, the “<b>Cure Costs</b>”). Subject to any Releases which may be provided by any Landlords in a Landlord Consent agreement, the Assignee will be responsible for all Cure Costs for non-monetary defaults under the Assigned Leases. The Landlord Consent shall provide that the Assignee is released from Cure Costs for monetary defaults, failing which such Landlord Consent shall be deemed to have not been obtained.</li> </ul>
<b>Other Terms and Conditions</b>	<ul style="list-style-type: none"> <li>• The DKB Capital Agreement, in respect of each Assigned Lease, is conditional upon, among other things, receipt by the Assignor, acting reasonably, from the applicable Landlord and any entity that assigned a Lease to the Assignor, of, in the case of a Landlord, a written release of the Assignor and Indemnifier or a Court order approving the Assignment and releasing the Assignor, if any, and the Indemnifier from their</li> </ul>

**Summary of the DKB Capital Agreement**

**BBB LP, as Assignor, BBBI, as Indemnifier, and DKB Capital, as Assignee**

	<p>obligations under the Lease and any indemnity agreement in respect of the Lease or any obligations thereunder, and in the case of an entity that assigned a Lease to the Assignor, a release of the Assignor, each in a form acceptable to the Assignor and the Indemnifier (the “<b>Release</b>”), such Release to be provided or obtained on or prior to April 11, 2023 (the “<b>Lease Release Date</b>”). Further, the Assignee shall use commercially reasonable efforts to assist the Assignor in obtaining the Release and waivers contemplated in the DKB Capital Agreement, including, without limitation, by providing any other information regarding the Assignee reasonably requested by any Landlord forthwith, and executing each agreement containing a Release that is in respect of a No-Consent Lease, provided same is acceptable to the Assignee and Assignor, each acting reasonably.</p> <ul style="list-style-type: none"><li>• In the event that the Assignor is unable to obtain a Release in respect of any of the Assigned Leases on or before the Lease Release Date, the Assignor will have the option to remove such Lease or Leases from the list of Assigned Leases by providing Notice prior to April 11, 2023 and the Assignee will be entitled to a refund of the applicable Refundable Consideration paid for the Assigned Leases, as set forth in Schedule “C” to the DKB Capital Agreement and as contemplated therein, to account for such Lease or Leases being removed; provided, however, that if the Assignee provides the Assignor with an indemnity from an Assignee affiliate that is satisfactory to the Assignor, acting reasonably, then such Lease or Leases shall remain on the list of Assigned Leases.</li><li>• The DKB Capital Agreement, in respect of each Assigned Lease, is also conditional upon, among other things, receipt by the Assignor, from the applicable Landlord, of (i) a consent to the Assignment of such Lease and a waiver of all termination rights in its favour in connection with the Assignment of such Lease by way of the Landlord Consent to Assignment and Amendment of Lease, substantially in the form attached as Schedule “B” to the DKB Capital Agreement or otherwise acceptable to the Assignor and Assignee, each acting reasonably, or (ii) an assignment order of the Court pursuant to section 11.3 of the CCAA with respect to such Lease (the “<b>Landlord Consent</b>”), in each case which shall be obtained on or prior to April 11, 2023. The only amendments to any Lease in the Landlord Consent shall be (i) to confirm that the Assignee’s trade name is acceptable and does not violate any trade name restrictions in such Lease, and (ii) approving that currently permitted signage may display the name of Assignee’s business operated from such location, but otherwise be subject to signage restrictions in such Lease.</li></ul>
<b>Indemnity</b>	<ul style="list-style-type: none"><li>• The Assignee has agreed with the Assignor, as of and from the Closing Date, including any renewals or extensions of the terms of the Assigned Leases, to indemnify and save the Assignor harmless, from any and all Claims arising from, relating to or in connection with any non-payment of rents or other amounts payable on the part of the tenant to be paid from time to time under the Assigned Leases, or any non-observance or non-performance of any of the terms, agreements, covenants, obligations and conditions on the part of the tenant under the Assigned Leases to be paid, observed or performed from time to time, in respect of the period from and after the Closing Date, or otherwise arising, incurred or accrued on or after the Closing Date but solely in respect of the period from and after the Closing Date.</li></ul>

<b>Summary of the DKB Capital Agreement</b> <b>BBB LP, as Assignor, BBBI, as Indemnifier, and DKB Capital, as Assignee</b>	
	<ul style="list-style-type: none"><li>• In the event that the Assignor is unable to obtain a Release in respect of any Assigned Lease on or before the Lease Release Date and such Assigned Lease is not removed from the list of Assigned Leases, then the Assignee shall deliver to the Assignor an indemnity with respect to such Assigned Lease, which indemnity shall be acceptable to the Assignor, acting reasonably (including that it shall be provided by an affiliate of the Assignee that is reasonably acceptable to the Assignor).</li></ul>

4.7 In addition to the conditions set out above, the DKB Capital Agreement is also conditional upon the granting of the proposed Assignment, Approval and Vesting Order. Pursuant to the proposed Assignment, Approval and Vesting Order, eight (8) of the 29 DKB Assumed Leases are currently expected to be assigned pursuant to section 11.3 of the CCAA on an unopposed basis. The remaining DKB Assumed Leases are No-Consent Leases (as defined in the DKB Capital Agreement) or Leases for which DKB Capital has, or continues to negotiate with the applicable landlord to obtain all necessary consents and requisite amendment agreements.

4.8 The Monitor understands that prior to the date of the Initial Order, a construction lien (the “**Construction Lien**”) was registered against one of the properties that comprises the DKB Assumed Leases. The Monitor understands that BBBI is in the process of satisfying amounts owing in respect of the Construction Lien.

## **5.0 LEASE SURRENDER AGREEMENTS**

5.1 As referenced above, certain of the EOIs submitted in the Lease Sale Process were received from landlords that expressed an interest in a mutual surrender of certain Leases. Such EOIs were negotiated by the Lease Agent and, in three instances, were selected as the

highest and best executable offer for the applicable Lease (the “**Lease Surrender Offers**”). BBB LP and BBBI subsequently entered into the Lease Surrender Agreements to effectuate the Lease Surrender Offers.

5.2 The Lease Surrender Agreements include:

- (a) a Lease Surrender Agreement among BBB LP, as tenant, BBBI as indemnifier, and Yaletown Mini Storage Ltd., as landlord, dated April 2, 2023;
- (b) a Lease Surrender Agreement among BBB LP, as tenant, BBBI as indemnifier, and Winston Argentia Developments Limited, as landlord, dated April 3, 2023; and
- (c) a Lease Surrender Agreement among BBB LP, as tenant, BBBI as indemnifier, and Airport Highway 7 Developments Limited, dated April 3, 2023.

5.3 The Leases subject to the Lease Surrender Agreements are in respect of the following premises:

<b>Store Number</b>	<b>Property</b>	<b>City</b>
2006	Winston Argentia Centre	Mississauga
2010	Woodhill Centre	Brampton
2018	Coquitlam	Coquitlam

5.4 The non-economic terms of each of the Lease Surrender Agreements, copies of which have been provided by BBB Canada to the Monitor, are substantially similar. In each case, the Lease Surrender Agreements contemplate BBB LP’s surrender of the applicable Lease on an “as is, where is” basis effective as of May 1, 2023, or such later date as the parties may mutually agree (the “**Surrender Date**”). Pursuant to the Lease Surrender Agreements:

- (a) BBB LP will receive aggregate consideration in the amount of \$750,000, which will be paid to the Monitor in trust, to be held in escrow and released to BBB LP on the Surrender Date; and
- (b) the applicable landlords will fully and unconditionally release BBB LP and BBBI from any and all actual or potential claims in any way relating to or arising from the applicable Lease, as well as the indemnity provided by BBBI, the real property interests, the premises and/or the property with respect to the applicable Lease.

5.5 As set out in the Haddad Affidavit, because the consideration to be received pursuant to the Lease Surrender Agreements does not exceed the Disposition Thresholds (in the case of any one Lease Surrender Agreement or in the aggregate), no relief is sought by BBB Canada in respect of the Lease Surrender Agreements under the proposed Assignment, Approval and Vesting Order.

## **6.0 RECOMMENDATION WITH RESPECT TO THE DKB CAPITAL AGREEMENT**

6.1 In assessing whether to provide its support for the Applicant's request for the proposed Assignment, Approval and Vesting Order approving the DKB Capital Agreement and the transactions contemplated therein, the Monitor has considered, among other factors, those enumerated under section 36 of the CCAA. Having regard to these non-exhaustive factors, the Monitor supports the Applicant's request for the proposed Assignment, Approval and Vesting Order given that:

- (a) BBB Canada's decision to conduct the Lease Sale Process was made in consultation with the Monitor, and the Monitor was kept apprised of all material steps and developments therein;
- (b) although truncated to accommodate the anticipated timeline for conclusion of the Liquidation Sale and avoid BBB Canada incurring additional rent obligations, the Monitor is of the view that the Lease Sale Process (i) was reasonable in the circumstances, (ii) was competitive, (iii) adequately canvassed the market for the Leases, and (iv) was conducted fairly and transparently;
- (c) the DKB Capital Agreement, as independently reviewed by the Monitor and its counsel, provides the highest aggregate recovery on the DKB Assumed Leases obtained in the Lease Sale Process;
- (d) the Lease Sale Process was led by a qualified and experienced brokerage and consulting company familiar with many of the Leases and the Canadian commercial real estate industry more generally;
- (e) the Lease Sale Agent recommends and supports the approval of the DKB Capital Agreement and has advised that it believes that the consideration received for the DKB Assumed Leases is fair and reasonable. Similarly, the Consultant supports the approval of the proposed sale of the applicable FF&E and Trade Fixtures and has advised that it believes the consideration received is fair and reasonable;
- (f) the DKB Capital Agreement (and the Lease Surrender Agreements for which no approval is sought) was negotiated among BBB Canada, the Lease Agent, the

Consultant, and the parties' respective counsel, in consultation with the Monitor and its counsel;

- (g) the Monitor is of the view that the DKB Capital Agreement provides an outcome with respect to the DKB Assumed Leases that is superior and more beneficial to BBB Canada's creditors to that which could be realized in a bankruptcy;
- (h) the DKB Assumed Leases represent a significant portion of the Leases, the assignment and assumption of which obviates the need for the disclaimer of such Leases or BBB Canada's payment of rent thereunder beyond April 30, 2023;
- (i) the Monitor understands that the DKB Assumed Leases to be assigned in accordance with section 11.3 of the CCAA are expected to be assigned on an unopposed basis and in accordance with the requirements and restrictions of section 11.3 of the CCAA, including the payment of Cure Costs;
- (a) DKB Capital is an affiliate of Putman Investments which owns retail brands including *Toys "R" Us*, *Babies "R" Us Canada*, *Sunrise Records*, *For Your Entertainment Ltd.* and *HMV*, and has covenanted that it has the ability to fulfill its obligations under the DKB Assumed Leases; and
- (b) the DKB Capital Agreement is subject to customary terms and conditions.

6.2 The unredacted copy of the DKB Capital Agreement attached to the Haddad Affidavit as Exhibit "G" is proposed to be sealed under the Assignment, Approval and Vesting Order until the earlier of:

- (a) the closing of the transactions contemplated under the DKB Capital Agreement;
- (b) disclaimer of the DKB Assumed Leases; and
- (c) further order of the Court.

6.3 The unredacted copy of the DKB Capital Agreement contains commercially sensitive information concerning the allocation of the Consideration among the DKB Assumed Leases, the FF&E and Trade Fixtures located at the premises subject to the DKB Assumed Leases, and the Assigned Non-Assumed Location Assets. The disclosure of the foregoing information at this time could jeopardize the integrity of the Lease Sale Process and impair BBB Canada's ability to maximize the value of these assets to the detriment of BBB Canada's creditors.

6.4 In the circumstances, the Monitor supports the Applicant's request for a sealing order in respect of the DKB Capital Agreement in the manner proposed under the Assignment, Approval and Vesting Order. In particular, the Monitor is of the view that:

- (a) the proposed sealing order will protect the recognized public interest in maximizing recovery in insolvency proceedings;
- (b) the proposed sealing order is appropriately temporally limited insofar as its effectiveness will cease upon the closing of the transactions contemplated under the DKB Capital Agreement, the disclaimer of the DKB Assumed Leases or further order of the Court; and

- (c) given that the aggregate Consideration, as well as the general allocation of the Consideration among the DKB Assumed Leases, the FF&E and Trade Fixtures located at the premises subject to the DKB Assumed Leases, and the Assigned Non-Assumed Location Assets, the Monitor does not believe that any of BBB Canada's stakeholders will be materially prejudiced by the proposed sealing order.

## **7.0 ACTIVITIES OF THE MONITOR SINCE THE DATE OF THE FIRST REPORT**

7.1 Since the date of the First Report, the Monitor has, among other things:

- (a) continued discussions with parties that have expressed interest in BBB Canada's assets and/or the Leases, and considered the substance of such expressions of interest with counsel to BBB Canada and the Lease Agent;
- (b) reviewed and consented to disclaimers of Leases that were not subject to any of the EOIs submitted in the Lease Sale Process, as well as disclaimers in respect of BBB Canada's leased office space in Mississauga, Ontario, and leased warehouse space in Surrey, British Columbia;
- (c) monitored the Applicant's cash receipts and disbursements, and assisted in preparing weekly cash flow variance reporting;
- (d) prepared information concerning the WEPP Act and the WEPP Regulations and responded to various employee inquiries regarding the Wage Earner Protection Program;

- (e) commenced the preparation of information packages required by BBB Canada's former employees to submit an application in accordance with the WEPP Act and the WEPP Regulations, and liaised with Service Canada regarding such information packages;
- (f) engaged in numerous discussions with the Consultant regarding the status and progress of the Liquidation Sale;
- (g) responded to various inquiries raised by BBB Canada's landlords and vendors, and their respective counsel;
- (h) coordinated the posting of Court-filed documents to the Case Website; and
- (i) with the assistance of Bennett Jones LLP, counsel to the Monitor, prepared this Second Report.

## **8.0 CONCLUSIONS AND RECOMMENDATIONS**

8.1 For the reasons set out in this Second Report, the Monitor is of the view that the relief requested by the Applicant is reasonable and appropriate in the circumstances. Accordingly, the Monitor respectfully recommends that the Court approve the DKB Capital Agreement and the transactions contemplated therein pursuant to the proposed Assignment, Approval and Vesting Order.

All of which is respectfully submitted to the Court this 7<sup>th</sup> day of April 2023.

**Alvarez & Marsal Canada Inc., in its capacity as  
Monitor of BBB Canada Ltd. and  
Bed Bath & Beyond Canada L.P., and not in its  
personal or corporate capacity**

Per: 

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Alan J. Hutchens  
Senior Vice-President

**APPENDIX A**  
**PRE-FILING REPORT OF THE PROPOSED MONITOR (WITHOUT APPENDICES)**

See attached.

Court File No.: \_\_\_\_\_

**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 BBB CANADA LTD.**

**PRE-FILING REPORT OF THE PROPOSED MONITOR  
ALVAREZ & MARSAL CANADA INC.**

**FEBRUARY 10, 2023**

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**Appendix A – BBB Canada Entities Simplified Organization Structure**

**Appendix B – Cash Flow Forecast for the 13-Week Period Ending May 6, 2023**

**Appendix C – Management’s Representation Letter Regarding the Cash Flow Forecast**

## 1.0 INTRODUCTION

- 1.1 Alvarez & Marsal Canada Inc. (“**A&M**” or the “**Proposed Monitor**”) understands that BBB Canada Ltd. (the “**Applicant**”) intends to make an application to the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) for an order (the “**Initial Order**”), among other things, granting a stay of proceedings pursuant to the *Companies’ Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the “**CCAA**”), and appointing A&M as Monitor (the “**Monitor**”). The proceedings to be commenced by the Applicant under the CCAA are referred to herein as the “**CCAA Proceedings**”.
- 1.2 The Applicant is a Canadian federal corporation with its registered head office in Toronto, Ontario. The Applicant is a wholly owned subsidiary of Bed Bath & Beyond Inc. (“**BBBI**”, and together with its United States (“**U.S.**”) and Canadian subsidiaries, the “**Bed Bath & Beyond Group**”), a publicly held corporation listed on the NASDAQ stock exchange.
- 1.3 The Applicant is the general partner of Bed Bath & Beyond Canada L.P. (“**BBB LP**”, and together with the Applicant, “**BBB Canada**”), a limited partnership formed under the laws of the Province of Ontario with its principal place of business in Richmond Hill, Ontario. While BBB LP is not an applicant in the CCAA Proceedings, the Applicant seeks to have the stay of proceedings and other benefits and requirements of the Initial Order and the CCAA extend to BBB LP given that, as described in this pre-filing report (the “**Report**”), BBB LP is integral to the Applicant’s business.
- 1.4 The purpose of this Report is to provide the Court with the following:
- (a) A&M’s qualifications to act as the Monitor (if appointed);

- (b) an overview of the Bed Bath & Beyond Group, including BBB Canada, as well as its business and affairs and the events leading up to the CCAA Proceedings;
- (c) an overview of BBB Canada's cash management system and the intercompany arrangements among BBB Canada and BBBI;
- (d) A&M's comments regarding BBB Canada's consolidated cash flow projections (the "**Cash Flow Forecast**") for the 13-week period from February 10 to May 6, 2023 (the "**Cash Flow Period**") and the reasonableness thereof, in accordance with subsection 23(1)(b) of the CCAA;
- (e) A&M's comments on the proposed stay of proceedings, including with respect to certain of BBBI's indemnification obligations, as well as the extension of the Initial Order's and the CCAA's benefits, protections, authorizations and restrictions to BBB LP;
- (f) A&M's comments on the proposed Administration Charge and Directors' Charge (each as defined below) on the Property (as defined in the Initial Order);
- (g) should the Initial Order sought by the Applicant be granted, the intended next steps in the CCAA Proceedings, including the proposed orderly wind-down of BBB Canada and the anticipated liquidation of its assets; and
- (h) A&M's conclusions and recommendations in connection with the foregoing.

## 2.0 TERMS OF REFERENCE AND DISCLAIMER

2.1 In preparing this Report, A&M, in its capacity as the Proposed Monitor, has been provided with, and has relied upon, unaudited financial information, books and records and financial information prepared by BBB Canada and BBBI and has held discussions with management of BBB Canada and BBBI, as well as their legal counsel and financial advisors (collectively, the “**Information**”). Except as otherwise described in this Report in respect of BBB Canada’s cash flow forecast:

- (a) the Proposed Monitor has reviewed the Information for reasonableness, internal consistency and use in the context in which it was provided. However, the Proposed Monitor has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Canadian Auditing Standards (“**CASs**”) pursuant to the *Chartered Professional Accountants Canada Handbook* (the “**CPA Handbook**”) and, accordingly, the Proposed Monitor expresses no opinion or other form of assurance contemplated under CASs in respect of the Information; and
- (b) some of the information referred to in this Report consists of forecasts and projections. An examination or review of the financial forecasts and projections, as outlined in the CPA Handbook, has not been performed.

2.2 Future oriented financial information referred to in this Report was prepared based on BBB Canada’s estimates and assumptions. Readers are cautioned that since projections are based upon assumptions about future events and conditions that are not ascertainable, actual

results will vary from the projections, even if the assumptions materialize, and the variations could be significant.

2.3 This Report should be read in conjunction with the affidavit of Holly Etlin (the “**Etlin Affidavit**”), the Interim Chief Financial Officer of BBBI and a Managing Director of the financial advisor to the Bed Bath & Beyond Group, AlixPartners, LLP (“**AlixPartners**”).

2.4 Unless otherwise stated, all monetary amounts contained herein are expressed in Canadian dollars (“**CAD**”).

### **3.0 A&M’S QUALIFICATIONS TO ACT AS MONITOR**

3.1 Alvarez & Marsal Canada ULC, an affiliate of A&M, was engaged to act as consultant to BBB Canada on January 20, 2023, and, as such, the Proposed Monitor is familiar with the business and operations of BBB Canada, its personnel and the key issues and stakeholders in the proposed CCAA Proceedings. A&M is a trustee within the meaning of subsection 2(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), and is not subject to any of the restrictions on who may be appointed as monitor set out in subsection 11.7(2) of the CCAA.

3.2 A&M is related to Alvarez & Marsal Holdings, LLC, which is an independent international professional services firm, providing, among other things, bankruptcy, insolvency and restructuring services. The senior A&M professional personnel with carriage of this matter include experienced insolvency and restructuring practitioners who are Chartered Professional Accountants (Chartered Accountants), Chartered Insolvency and

Restructuring Professionals, and Licensed Insolvency Trustees, and whom have previously acted in CCAA matters of a similar nature and complexity in Canada.

- 3.3 The Proposed Monitor has retained Bennett Jones LLP (“**Bennett Jones**”) to act as its independent legal counsel, and has consented to act as Monitor in the CCAA Proceedings should the Court grant the proposed Initial Order.

#### **4.0 BACKGROUND INFORMATION**

- 4.1 BBB Canada’s corporate structure, business and operations are described extensively in the Etlin Affidavit. Certain key points are summarized below.

##### Corporate Structure

- 4.2 The Applicant is incorporated pursuant to the *Canada Business Corporations Act*, R.S.C. 1985, c. C-44, as amended, and has a registered office in Toronto, Ontario. It is the general partner of BBB LP, a limited partnership formed under the laws of the Province of Ontario, and a wholly owned subsidiary of BBBI.
- 4.3 BBBI is incorporated pursuant to the laws of the State of New York, with a head office in Union, New Jersey. BBBI is the ultimate parent corporation of the Bed Bath & Beyond Group. The Bed Bath & Beyond Group is an omni-channel retailer that sells a wide assortment of merchandise in the home, baby, beauty and wellness markets using multiple end-user customer platforms consisting of websites, applications, and physical retail stores.
- 4.4 A simplified version of BBB Canada’s corporate structure can be found in **Appendix “A”**.

Stores

4.5 BBB Canada currently operates 54 stores under the “Bed Bath & Beyond” banner and 11 stores under the “buybuy BABY” banner across nine provinces. Additionally, BBB Canada operates one warehouse in British Columbia (the “Warehouse”). A Canadian store count by Province is set out in the table immediately below:

<b>Province</b>	<b>Open Stores</b>
<b>Bed Bath &amp; Beyond</b>	
Alberta	13
British Columbia	10
Manitoba	1
New Brunswick	2
Newfoundland	1
Nova Scotia	2
Ontario	22
Prince Edward Island	1
Saskatchewan	2
<b>TOTAL:</b>	<b>54</b>
<b>buybuy BABY</b>	
Alberta	4
British Columbia	1
Manitoba	1
Ontario	5
<b>TOTAL:</b>	<b>11</b>

4.6 BBB Canada does not own any real property. Instead, BBB Canada’s 54 Bed Bath & Beyond stores, 11 buybuy BABY stores, and Warehouse are leased by BBB LP. The Proposed Monitor understands that BBB LP’s obligations under approximately 60 of its store leases are indemnified by BBBI.

Employees

4.7 As of January 31, 2023, BBB LP employed approximately 387 full-time employees and 1,038 part-time associates in its retail operations across Canada (collectively, the “**Store Associates**”). BBB LP also employs eight (8) employees in Canada in a corporate capacity (the “**Corporate Employees**”). BBB Canada does not have any independent contractors or consultants in Canada.

4.8 BBB LP’s employee count by Province is approximately as follows:

<b>Province / Territory</b>	<b>Full Time Employees</b>	<b>Part Time Employees</b>	<b>Total Employees</b>
Alberta	101	303	404
British Columbia	65	172	237
Manitoba	11	23	34
New Brunswick	7	24	31
Newfoundland	5	12	17
Nova Scotia	10	25	35
Ontario	172	430	602
Prince Edward Island	5	15	20
Saskatchewan	11	34	45
<b>TOTAL</b>	<b>387</b>	<b>1,038</b>	<b>1,425</b>

4.9 BBB LP’s employees are not unionized and do not have pension benefits. However, BBB LP offers various benefits to certain of its employees, including registered retirement savings plan matching (the “**RRSP**”), group health and welfare benefits (collectively, the “**Group Benefits**”), maternity/parental leave, and other benefits, all of which are current as of the filing date.

- 4.10 In addition, BBB LP sponsors a deferred profit-sharing plan for certain of its employees (the “**DPSP**”, and together with the RRSP, the “**Retirement Plans**”). BBB LP’s contributions to the DPSP are made out of BBB LP’s profits and are subject to change at BBB LP’s discretion. Contributions to the DPSP are remitted on an annual basis, typically in the first quarter of the year. The Proposed Monitor understands that the 2023 contributions are not yet owing in accordance with the terms of the DPSP and, as such, have not yet been paid.
- 4.11 BBB LP uses a payroll services provider to manage payroll functions on behalf of BBB Canada, including payroll processing and the collection and remittance of related source deductions. The Retirement Plans and the Group Benefits are administered through agreements with Manulife Financial and contracts of insurance with GreenShield Canada and Industrial Alliance, respectively.

#### Financial Information

- 4.12 As a publicly traded company, BBBI files consolidated financial statements with the U.S. Securities and Exchange Commission, which include the consolidated results of both its U.S. and Canadian operations. BBB Canada typically represents approximately 6% of BBBI’s consolidated sales in any given period. BBB Canada prepares, but does not separately audit or release, stand-alone balance sheets and income statements for the Canadian operations.
- 4.13 For the nine month period ended November 26, 2022, BBB Canada generated a net loss of \$99.5 million and EBITDA of negative \$92.2 million, including certain accounting adjustments based on procurement and Shared Services (as defined below).

4.14 As at November 26, 2022, BBB Canada had total assets with a book value of approximately \$480.1 million, and total liabilities with a book value of approximately \$429.7 million, exclusive of the significant funded indebtedness guaranteed by BBB Canada under the Credit Facilities (as defined below).

#### Merchandise Sourcing and Distribution

4.15 BBB Canada sells home goods such as bed linens, cookware, electric appliances, home organization, baby care, and more. All merchandise is procured through Liberty Procurement Co., Inc. (“**Liberty Procurement**”, f/k/a Bed Bath & Beyond Procurement Co., Inc.), a wholly owned subsidiary of BBBI, under a buying agency agreement dated March 17, 2015. The costs of merchandise purchased for BBB Canada’s retail operations are generally paid by BBBI and recorded by BBBI as intercompany receivables. For this reason, among others, approximately \$226 million was due from BBB Canada to Liberty Procurement and certain other U.S. affiliates as at November 26, 2022. As described in more detail below, all incoming funds collected in Canada are swept to Canadian Concentration Accounts that fund the Canadian Disbursement Accounts (each as defined below), from which BBB Canada’s accounts payable are then funded by BBBI.

#### Shared Services

4.16 BBB Canada relies on BBBI for certain administrative and business support services provided primarily from BBBI’s headquarters in Union, New Jersey. These services include executive, legal, accounting, finance, treasury, tax, insurance/risk management, real estate, human resources and information technology support services, among other services (collectively, the “**Shared Services**”).

4.17 The Proposed Monitor understands that BBB Canada does not, and is not equipped to, operate independently from BBBI, as it does not have any head office or head office management employees in Canada other than the Corporate Employees, which primarily oversee the Canadian operations. The Proposed Monitor understands that BBBI provides certain of the management services required by BBB LP pursuant to a management services agreement between BBBI and BBB LP dated November 14, 2007 (the “**Management Agreement**”). The Proposed Monitor notes that the Management Agreement may be terminated by either BBBI or BBB LP on 30 days’ prior notice to the other party.

#### Intellectual Property

4.18 BBB Canada uses the service marks “Bed Bath & Beyond” and “buybuy BABY”. The Proposed Monitor understands that the intellectual property rights in respect of the “Bed Bath & Beyond” and “buybuy BABY” marks are owned by Liberty Procurement and BBBI and Buy Buy Baby Inc., respectively.

4.19 Pursuant to a license agreement between BBB LP and Buy Buy Baby Inc. dated November 30, 2014 (the “**buybuy Baby License Agreement**”), BBB LP was granted the non-exclusive right to make use of all of the trademarks, tradenames, service marks and logos “buybuy BABY”, and related trademarks, copyrights and other intellectual property. Similarly, pursuant to a license agreement between BBB LP and Liberty Procurement dated November 14, 2007 (the “**Bed Bath & Beyond License Agreement**”), BBB LP was granted the non-exclusive right to make use of all of the trademarks, tradenames, service marks and logos “Bed Bath & Beyond”, and related trademarks, copyrights and other

intellectual property. The Proposed Monitor notes that each of the buybuy Baby License Agreement and the Bed Bath & Beyond License Agreement may be terminated by the parties thereto on 30 days' prior notice to the other party.

## **5.0 EVENTS PRECEDING THE CCAA PROCEEDINGS**

- 5.1 As described in the Etlin Affidavit, the Bed Bath & Beyond Group's, including BBB Canada's, revenues have been declining since 2018 in the wake of rapid changes in the North American retail industry. In that time, the Bed Bath & Beyond Group reported significant net losses, and experienced significant financial challenges, which were exacerbated by the COVID-19 pandemic. Most recently, as set out above, BBB Canada generated a net loss of \$99.5 million and EBITDA of negative \$92.2 million for the nine month period ended November 26, 2022.
- 5.2 In an effort to address its liquidity challenges, the Bed Bath & Beyond Group underwent a change in leadership in 2022 and secured additional financing commitments under the Credit Facilities for more than US\$500 million. Moreover, as described in the Etlin Affidavit, the Bed Bath & Beyond Group explored potential exchange offers, equity raises and a sale of parts or all of its business, with Lazard Frères & Co. LLC ("**Lazard**") leading the marketing process and engaging with several prospective strategic and financial counterparties (the "**Pre-Filing Marketing Process**").
- 5.3 After an unsuccessful 2022 holiday season, in January 2023, the Bed Bath & Beyond Group defaulted under the Credit Facilities. The Events of Default (as defined below) resulted in all amounts under the Credit Facilities becoming immediately due and payable

and the imposition of cash dominion, impairing the Bed Bath & Beyond Group's ability to utilize its cash on hand.

- 5.4 As a result of the Pre-Filing Marketing Process, on February 6, 2023, BBBI announced an underwritten public offering of: (i) shares of BBBI's convertible preferred stock ("**Series A Convertible Preferred Stock**"); (ii) warrants to purchase shares of Series A Convertible Preferred Stock; and (iii) warrants to purchase BBBI's common stock (the "**Offering**"). The Offering is expected to raise approximately US\$225 million of gross proceeds, together with an additional approximately US\$800 million of gross proceeds through the issuance of securities requiring the holder thereof to exercise warrants to purchase shares of Series A Preferred Stock in future installments, assuming certain conditions are met. The Proposed Monitor understands that the Offering is subject to certain conditions which, if not fully satisfied, could result in less than the full proceeds being received from the Offering. A failure to receive the full amount of proceeds from the Offering would likely force a bankruptcy filing by BBBI and its U.S. subsidiaries under the United States Bankruptcy Code.
- 5.5 While the Pre-Filing Marketing Process proved successful for the Bed Bath & Beyond Group's business in the U.S., no executable transaction for BBB Canada's business for an amount in excess of the anticipated liquidation value of BBB Canada's assets has materialized despite Lazard's efforts and engagement with third parties.
- 5.6 As discussed in the Etlin Affidavit, the Bed Bath & Beyond Group, in consultation with Hilco Merchant Resources, LLC, the proposed liquidator of BBB Canada (the "**Proposed Liquidator**") and AlixPartners, estimate that the aggregate net proceeds from the

liquidation of BBB Canada's inventory/merchandise (the “**Merchandise**”) and furniture, fixtures and equipment (“**FF&E**”) would be approximately \$40.5 million.

- 5.7 As a standalone business, BBB Canada is not profitable. With revenues of \$453.7 million, \$542.7 million, and \$553.6 million in F2019, F2020, and F2021, BBB Canada had negative EBITDA of \$4.1 million, \$25.1 million, and \$28.9 million, respectively. As noted above, in the nine months through November 26, 2022, BBB Canada contributed significant negative EBITDA margin to the Bed Bath & Beyond Group’s consolidated business.
- 5.8 The Proposed Monitor understands that after consideration of all strategic alternatives, including an unsuccessful attempt to achieve a going concern solution for the Canadian business, the Bed Bath & Beyond Group has determined that it is no longer in a position to provide financial and operational support to BBB Canada.
- 5.9 As noted above, the Management Agreement, buybuy Baby License Agreement and the Bed Bath & Beyond License Agreement are each terminable on 30 days’ prior notice by BBBI, Buy Buy Baby Inc. and Liberty Procurement, respectively. As such, and apart from the amount that any theoretical bidder may be prepared to pay for BBB Canada’s business on a going concern basis, a going concern sale is not possible without the agreement of BBBI and certain of its wholly owned U.S. subsidiaries. In any event, no proposal for an amount even approximating the anticipated liquidation value of BBB Canada’s assets in the Canada-specific sale efforts directed by Lazard has materialized to date.
- 5.10 At this time, BBB Canada is insolvent from a balance sheet and cash flow perspective and, absent BBBI’s support, does not have the capacity or ability to independently effect a recapitalization or restructuring of the Canadian operations. Given its financial

circumstances and performance, the loss of BBBI's critical support, and the failure of the Pre-Filing Marketing Process to identify an executable transaction superior to estimated liquidation value, BBB Canada has commenced the CCAA Proceedings to facilitate a timely, value-maximizing and orderly wind-down (the "**Orderly Wind-Down**") of its business and the liquidation of its remaining inventory.

5.11 Given the proposed Orderly Wind-Down, the Proposed Monitor has requested from, and reviewed information provided by, Lazard concerning the Pre-Filing Marketing Process. Additionally, the Proposed Monitor has engaged in discussions with Lazard concerning its Canada-specific marketing efforts and the expressions of interest received in same. The Proposed Monitor understands that no expression of interest received contemplated an executable transaction for BBB Canada's business for an amount in excess of the anticipated liquidation value of BBB Canada's assets.

## **6.0 DEBT OBLIGATIONS**

6.1 The Bed Bath & Beyond Group's debt obligations consist principally of the Credit Facilities and the Senior Notes (as defined below). An overview of the Credit Facilities and the Senior Notes is set out below.

### The Credit Facilities<sup>1</sup>

6.2 BBB LP and the Applicant are party to a second amendment to the amended and restated credit agreement and waiver dated February 7, 2023 (the "**Amendment**"), among, *inter*

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<sup>1</sup> Capitalized terms used and not otherwise defined in this section have the meaning ascribed to them in the Credit Agreement (as defined herein).

*alios*, BBBI, the other U.S. Borrowers party thereto, the Canadian Borrowers party thereto, the other Loan Parties party thereto, the Lenders party thereto, JPMorgan Chase Bank, N.A., as administrative agent (in such capacity, the “**Administrative Agent**”), Sixth Street Specialty Lending, Inc., as “first-in, last-out” agent (in such capacity, the “**FILO Agent**”), amending that certain amended and restated credit agreement dated as of August 9, 2021 (as amended, the “**Credit Agreement**”). Among other things, the Credit Agreement provides for:

- (a) an asset-based revolving credit facility with aggregate revolving commitments of US\$565 million (the “**ABL Facility**”); and
- (b) “first-in, last-out” term loans in an aggregate principal amount of up to US\$475 million (the “**FILO Facility**”, and together with the ABL Facility, the “**Credit Facilities**”).

6.3 The salient features of the Credit Facilities under the Credit Agreement are set out in the following table:

Overview of the Credit Facilities under the Credit Agreement	
Borrowers	<ul style="list-style-type: none"> <li>• <i>U.S. Borrowers</i> – BBBI, BUY BUY BABY, INC., Decorist, LLC, Harmon Stores, Inc., BED BATH &amp; BEYOND OF CALIFORNIA LIMITED LIABILITY COMPANY.</li> <li>• <i>Canadian Borrowers</i> – BBB LP; provided that, solely for the purposes of funding any FILO Term Loan, “Borrower” shall mean a U.S. Borrower and “Borrowers” means all U.S. Borrowers collectively.</li> </ul>
Loan Guarantors	<ul style="list-style-type: none"> <li>• The Borrowers and the Applicant, BBB Canada LP Inc., BBB Value Services Inc., BBY Management Corporation, bed ‘n bath Stores Inc., Liberty Procurement, BBYCF LLC, BBYTF LLC, BWAO LLC, CHEF C HOLDINGS LLC.</li> <li>• In addition to being Loan Guarantors under the Credit Agreement, the Applicant and BBB LP are party to a Canadian guarantee dated June 19, 2020,</li> </ul>

Overview of the Credit Facilities under the Credit Agreement	
	<p>pursuant to which, among other things, they have jointly and severally guaranteed the prompt payment when due, of the Secured Obligations and all reasonable and documented costs and expenses, including, without limitation, the reasonable fees, charges and disbursements of one primary counsel to the Administrative Agent, plus, if reasonably necessary, one specialist counsel and one local counsel in each applicable jurisdiction (in each case taken as a whole and excluding allocated costs of in-house counsel and paralegals) and reasonable expenses paid or incurred by the Administrative Agent, the Issuing Bank and the Lenders in endeavoring to collect all or any part of the Secured Obligations from, or in prosecuting any action against, any Borrower, any Loan Guarantor or any other guarantor of all or any part of the Secured Obligations.</p>
Administrative Agent	<ul style="list-style-type: none"> <li>• JPMorgan Chase Bank, N.A.</li> </ul>
FILO Agent	<ul style="list-style-type: none"> <li>• Sixth Street Specialty Lending, Inc.</li> </ul>
Lenders <sup>2</sup>	<ul style="list-style-type: none"> <li>• <i>Revolving Lenders</i> – JPMorgan Chase Bank, N.A., Wells Fargo Bank, National Association, PNC Bank, National Association, Bank of Montreal, MUFG Bank, Ltd., Bank of America, N.A., Capital One, National Association, TD Bank, N.A., Truist Bank, Siemens Financial Services, Inc., and Webster Bank.</li> <li>• <i>FILO Term Loan Lenders</i> – Sixth Street Specialty Lending, Inc., Sixth Street Lending Partners, TAO Talents, LLC, GB Funding, LLC, WhiteHawk Finance LLC, Second Avenue Capital Partners LLC, Callodine Commercial Finance SPV, LLC, and Callodine Perpetual ABL Fund SPV, LLC.</li> </ul>
Revolving Commitment & Borrowing Availability	<ul style="list-style-type: none"> <li>• The aggregate revolving commitment (the “<b>Aggregate Revolving Commitment</b>”) under the Credit Agreement is US\$565 million, with such commitment having a Canadian sublimit of US\$75 million (the “<b>Canadian Sublimit</b>”). From and after the commencement of the Canadian Proceeding Date the Canadian Sublimit is reduced to \$0.</li> <li>• Subject to the terms and conditions of the Credit Agreement, the Aggregate Revolving Exposure cannot exceed the lesser of (x) the Aggregate Revolving Commitment and (y) the Revolving Borrowing Base (as calculated in accordance with the terms of the Credit Agreement) and the Canadian Revolving Exposure cannot exceed the Canadian Sublimit.</li> </ul>
FILO Term Loan & Borrowing Availability	<ul style="list-style-type: none"> <li>• The aggregate commitment under the FILO Facility is US\$475 million.</li> <li>• The FILO Facility is subject to the FILO Borrowing Base (as calculated in accordance with the terms of the Credit Agreement).</li> </ul>

<sup>2</sup> Pursuant to the Credit Agreement, the term “Lenders” includes the Swingline Lender and each Issuing Bank unless the context requires otherwise.

Overview of the Credit Facilities under the Credit Agreement	
Maturity Date	<ul style="list-style-type: none"> <li>• Unless required to mature earlier pursuant to the terms of the Credit Agreement, the ABL Facility matures on August 9, 2026, provided, however, that the maturity date will instead be May 1, 2024, if any of the 2024 Notes (as defined below) are outstanding as of such date.</li> <li>• Unless required to mature earlier pursuant to the terms of the Credit Agreement, the FILO Facility matures on August 31, 2027, provided, however, that the maturity date will instead be May 1, 2024, if any of the 2024 Notes are outstanding as of such date.</li> </ul>
Interest Rate	<ul style="list-style-type: none"> <li>• Outstanding amounts under the Credit Agreement bear interest at a rate per annum equal to, at the applicable Borrower’s election: (i) in the case of loans denominated in U.S. dollars, such loans shall be comprised entirely of Alternate Base Rate (“<b>ABR</b>”) loans and London Inter-Bank Offered (“<b>LIBO</b>”) Rate loans and (ii) in the case of loans denominated in Canadian dollars, such loans shall be comprised entirely of Canadian Prime Rate loans and Canadian Dollar Offered Rate (“<b>CDOR</b>”) loans, in each case as set forth in the Credit Agreement, plus an interest rate margin based on average quarterly availability ranging from (x) in the case of ABR loans and Canadian Prime Rate loans, 1.25% to 1.75%; provided that if ABR or the Canadian Prime Rate is less than 1.00%, such rate shall be deemed to be 1.00%, as applicable, and (y) in the case of LIBO Rate loans and CDOR loans, 2.25% to 2.75%; provided that if the CDOR or LIBO Rate is less than 0.00%, such rate shall be deemed to be 0.00%, as applicable.</li> </ul>
Collateral & Certain Intercreditor Arrangements	<ul style="list-style-type: none"> <li>• To secure the payment and performance of the Secured Obligations, the Administrative Agent, for itself and the Secured Parties, was granted a security interest in substantially all of the assets of BBBI and its subsidiaries that are borrowers or guarantors under the Credit Agreement, exclusive of any real property or equipment located within the U.S. that is owned by, or leased to, BBBI or any of its subsidiaries and that has a net book value (after deduction of accumulated depreciation) in excess of 1.0% of consolidated net tangible assets.</li> <li>• Subject to certain exclusions, the assets in which a security interest was granted to secure the Secured Obligations include, among others, all of BBB LP’s and the Applicant’s right, title, and interest in, to and under all present and after-acquired personal property, including, without limitation, all accounts and credit card receivables, inventory, cash and cash equivalents, deposit and securities accounts, equipment and intellectual property.</li> <li>• The Revolving Lenders and the FILO Term Lenders are party to an agreement included as Schedule 9.23 to the Credit Agreement, the terms of which apply both before and after the institution of any insolvency proceeding involving any Borrower or any other Loan Party and govern, among other things, the parties’ provision or participation in any post-petition financing to the Loan Parties, relief from certain stays and credit bidding.</li> </ul>

- 6.4 As of February 7, 2023, the Proposed Monitor understands that approximately US\$191 million in borrowings, and approximately US\$172 million of letters of credit remain outstanding under the ABL Facility and approximately US\$529 million in borrowings remain outstanding under the FILO Facility.
- 6.5 Prior to the Amendment, BBBI disclosed that certain events of default were triggered under the Credit Facilities on or around January 13, 2023, as a result of, among other things, the failure to prepay an over advance and satisfy a financial covenant (collectively, the “**Events of Default**”). As described in the Etlin Affidavit, the Administrative Agent advised the Bed Bath & Beyond Group that, as a result of the Events of Default, a cash dominion period (a “**Cash Dominion Period**”) had occurred pursuant to the terms of the Credit Agreement. During a Cash Dominion Period, the Bed Bath & Beyond Group is required to seek approval of the Administrative Agent and the FILO Agent prior to spending any cash on-hand.
- 6.6 Due to the continuance of the Events of Default, the Proposed Monitor understands that on January 25, 2023, the Administrative Agent advised that, among other things:
- (a) the principal amount of all outstanding loans under the Credit Facilities, together with accrued interest thereon, the FILO Applicable Premium and all fees and other obligations under the Credit Agreement, were due and payable immediately (the “**Acceleration**”);
  - (b) effective immediately, the letter of credit obligations under the Credit Facilities were required to be cash collateralized (the “**Cash Collateral Obligation**”); and

- (c) effective as of January 25, 2023, all outstanding loans and obligations under the Credit Facilities would bear interest at an additional default rate of 2% per annum (the “**Default Interest**”).

6.7 Pursuant to the Amendment, which was executed in connection with the Offering, the Lenders agreed to: (i) waive the Events of Default; and (ii) rescind the Acceleration, the Cash Collateral Obligation and the Default Interest. Additionally, the parties to the Amendment agreed to:

- (a) decrease the Aggregate Revolving Commitment from US\$1.13 billion to US\$565 million;
- (b) the sum of the Existing FILO Term Loan Indebtedness immediately prior to the Second Amendment Effective Date, being US\$428,897,500;
- (c) provide for an additional 2023 FILO Term Loan in the amount of US\$100 million; and
- (d) carve out the commencement of the CCAA Proceedings from the events of default under the Credit Agreement (albeit the Credit Agreement provides that the Canadian Sublimit is reduced to \$0 at such time).

6.8 Notwithstanding the Amendment and the waiver of the Events of Default, the Proposed Monitor understands that the Bed Bath & Beyond Group, including BBB Canada, will remain under cash dominion until all of the obligations under the Credit Facilities are repaid and the commitments thereunder are terminated.

6.9 The Proposed Monitor also understands that pursuant to the Amendment, the terms of any orders granted in the CCAA Proceedings must be in form and substance acceptable to the Administrative Agent and FILO Agent, each acting reasonably, which expressly includes the requirement that any such orders approve cash management arrangements acceptable to the Administrative Agent and the FILO Agent in their sole discretion. This includes the application of any proceeds of any store closing sale or liquidation to the repayment of the Obligations under the Credit Facilities, subject only to such reserves for the expenses of the CCAA Proceedings as are acceptable to the Administrative Agent and the FILO Agent.

Senior Unsecured Notes of BBBI

6.10 On July 17, 2014, BBBI issued US\$300 million aggregate principal amount of 3.479% senior unsecured notes due August 1, 2024 (the “**2024 Notes**”), US\$300 million aggregate principal amount of 4.915% senior unsecured notes due August 1, 2034 (the “**2034 Notes**”) and US\$900 million aggregate principal amount of 5.165% senior unsecured notes due August 1, 2044 (collectively with the 2024 Notes and the 2034 Notes, the “**Senior Notes**”) pursuant to an Indenture and First Supplemental Indenture, each dated July 17, 2014 (the “**Indenture**”), by and between Bed Bath & Beyond Inc. and The Bank of New York Mellon, as trustee. Interest on the Senior Notes is payable in cash semi-annually in arrears on February 1 and August 1 of each year. Neither the Applicant nor BBB LP is an issuer or guarantor under the Senior Notes.

6.11 The Proposed Monitor understands that BBBI elected to forego its approximately US\$28 million interest payment under the Senior Notes on February 1, 2023 (the “**Senior Notes Interest Payment**”) and enter into a 30 day grace period under the Indenture, expiring on

March 3, 2023. The Proposed Monitor understands that BBBI intends to use its availability under the Credit Facilities to make the Senior Notes Interest Payment by March 3, 2023.

#### Other Unsecured Debt Obligations

- 6.12 As at November 26, 2022, BBB Canada had liabilities for accounts payable and accrued expenses of approximately \$233 million relating to the Bed Bath & Beyond banner and approximately \$63 million relating to the buybuy BABY banner. Of these amounts, approximately \$189 million and approximately \$37 million under the Bed Bath & Beyond and buybuy BABY banners, respectively, were amounts due to affiliates.
- 6.13 As discussed further above, one of the Shared Services administered by BBBI on behalf of BBB Canada is accounts payable. Specifically, BBBI remits payment to all suppliers, vendors, and other accounts payable due and owing by BBB Canada, and then records such payment as an affiliate obligation on the balance sheet. Also included as an “affiliate obligation” are the monthly fees allocated to BBB Canada with respect to the Shared Services. Such intercompany obligations are booked, but not regularly settled, by BBBI and so continue to accumulate on a monthly basis. For certainty, such amounts are not reflective of sums due and owing to third party vendors and suppliers.

#### Security Review

- 6.14 The Proposed Monitor requested that Bennett Jones, and its counsel’s local provincial agents, conduct a review of the security granted by BBB Canada to the Administrative Agent, for itself and the Secured Parties, in connection with the Credit Facilities. Subject to customary qualifications and assumptions set out therein, the Proposed Monitor’s

counsel, and its counsel's local provincial agents, have provided written opinions (collectively, the "**Opinions**") to the Proposed Monitor, that the security granted by BBB Canada in respect of the Credit Facilities constitutes valid security enforceable in accordance with its terms, and perfected by registration in the Provinces of Ontario, British Columbia, Alberta, Manitoba, Saskatchewan, Newfoundland, Prince Edward Island, New Brunswick and Nova Scotia to the extent capable under applicable law. The Opinions will be made available to the Court upon request.<sup>3</sup>

6.15 The Proposed Monitor notes that the Opinions were delivered several days prior to execution of the Amendment. However, as the Amendment does not alter the security granted by BBB Canada in respect of the Credit Facilities prior to the date of the Amendment, Bennett Jones has advised that it does not change its opinion concerning the security.

## **7.0 CASH MANAGEMENT SYSTEM**

7.1 BBBI currently maintains a centralized cash management system (the "**Cash Management System**"), which is managed from BBBI's headquarters for cash collections, disbursements and intercompany payments.

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<sup>3</sup> As set out within the Opinions, a registration in favour of Papyrus-Recycled Greetings Canada Ltd. ("**Papyrus**") was filed prior in time in the Provinces of Ontario, British Columbia, Alberta, Manitoba, Saskatchewan, Newfoundland, Prince Edward Island, New Brunswick and Nova Scotia. The Proposed Monitor understands that such registrations are limited to products of Papyrus sold, shipped or delivered on consignment by Papyrus to BBB Canada on a direct to store delivery basis from time to time wherever located, including (i) all Recycled Paper Greetings brand, Papyrus brand and Paper Rebel brand everyday counter cards and seasonal counter cards, and (ii) all Recycled Paper Greetings brand and Papyrus brand everyday and seasonal non-card related products including gift packaging, stationery, boxed cards, stickers, desk accessories and party accessories.

7.2 The Cash Management System is comprised of 77 bank accounts that are owned by BBBI and non-BBBI affiliates and are maintained at various branches of 12 banks. Of the 77 total bank accounts, 22 are maintained by the Applicant for purposes of managing cash for Canadian operations, at various branches of two banks (18 with JPMorgan and four with Scotiabank), of which 12 are CAD accounts and 10 are USD accounts (collectively, the “**BBB Canada Accounts**”). An overview of the BBB Canada Accounts is provided in the Etlin Affidavit. Certain key points are summarized below:

- (a) there are currently nine concentration accounts for BBB Canada (collectively, the “**Canadian Concentration Accounts**”), all of which are with JPMorgan. The Canadian Concentration Accounts pool funds, via daily sweeps, from the Canadian Collection Accounts and Canadian Store Depository Accounts (each as defined below). As further described below, the Canadian Concentration Accounts, in turn, fund the Canadian Disbursement Accounts as needed to fund operating disbursements;
- (b) BBB Canada maintains four store-level deposit accounts with Scotiabank (collectively, the “**Canadian Store Depository Accounts**”), where, on a daily basis, cash collections from sales are deposited. Cash deposited at the Canadian Store Depository Accounts is either moved to Canadian Collection Accounts or automatically swept to the Canadian Concentration Accounts on a daily basis;
- (c) all other funds received are deposited into two primary Canadian collection accounts (together, the “**Canadian Collection Accounts**”), which are maintained with JPMorgan. The receipts primarily consist of sales proceeds from stores

(including those mentioned above), credit card receipts, and e-commerce and website receipts. Funds from the Canadian Collection Accounts are swept daily to the respective Canadian Concentration Accounts; and

- (d) the Canadian Concentration Accounts fund each of BBB Canada's seven disbursement accounts (collectively, the "**Canadian Disbursement Accounts**"), which are maintained by JPMorgan. These accounts are used to make disbursements to fund BBB Canada's operations, such as accounts payable (including payments made to vendors and freight providers), payroll (including benefits), sales tax and other tax obligations, employee obligations, and rent. Each of the seven Canadian Disbursement Accounts is a zero balance account maintained at JPMorgan and is funded by the Canadian Concentration Accounts on an as-needed basis.

7.3 BBB Canada provides credit cards to a select number of the Store Associates and Corporate Employees. The credit cards are used by BBB Canada's Corporate Employees for a variety of expenses, including business travel and business expenses, and by certain of the Store Associates as an alternative to petty cash.

7.4 As noted above, notwithstanding the Amendment and the waiver of the Events of Default, all of the BBB Canada Accounts are currently under cash dominion. During the Orderly Wind-Down, proceeds from liquidation sales will be available to cover disbursements required to be paid throughout the CCAA Proceedings (as detailed in the Cash Flow Forecast).

7.5 The Applicant has advised the Proposed Monitor that BBB Canada requires the continued use of the Cash Management System during the CCAA Proceedings and that such continued use is critical to the Orderly Wind-Down. The Proposed Monitor also understands that BBB Canada requires the use of cash on hand to fund the CCAA Proceedings. For this reason, subject to the Sweep Limitations (as defined and described below), the Applicant is seeking to continue to utilize the Cash Management System in the manner described above, whereby liquidation costs will be funded by liquidation proceeds pursuant to the proposed Initial Order.

7.6 To ensure that BBB Canada has sufficient funding during the CCAA Proceedings, the proposed Initial Order provides that cash sweep rights in respect of BBB Canada pursuant to the Credit Agreement may continue to be exercised provided that: (i) any swept funds shall constitute repayment of the obligations under, and subject to the terms of the Credit Agreement; and (ii) such sweep rights may only be exercised if BBB Canada continues to hold at least \$7.5 million immediately after the applicable sweep (together, the “**Sweep Limitations**”).

7.7 The Proposed Monitor is supportive of the Applicant’s request to continue to use the Cash Management System and believes that such continued use is appropriate and necessary in the circumstances.

## **8.0 CASH FLOW FORECAST**

8.1 BBB Canada has prepared the Cash Flow Forecast for the Cash Flow Period. A copy of the Cash Flow Forecast, together with a summary of assumptions (the “**Cash Flow Assumptions**”) and management’s report on the cash-flow statement required by

subsection 10(2)(b) of the CCAA are attached hereto as **Appendices “B”** and **“C”**, respectively.

8.2 As summarized in the table below, during the Cash Flow Period, the Cash Flow Forecast shows net cash flows of approximately \$30.7 million:

<b>13-Week Cash Flow Forecast</b> <i>(Unaudited, in 000s CAD)</i>	
<b>Receipts</b>	<b>\$ 75,239</b>
<b>Disbursements</b>	
Payroll	14,969
Occupancy Costs	6,983
Liquidation Expenses	5,647
Sales Tax Remittances	12,167
Liquidation Fees	-
Professional Fees	4,762
<b>Total Disbursements</b>	<b>44,528</b>
<b>Net Cash Flow</b>	<b>30,712</b>
Opening Cash Balance / Deficit	(3,706)
Net Cash Flow	30,712
Initial Transfer from Parent	9,400
Senior Debt Payments	(23,248)
<b>Closing Cash Balance / Deficit</b>	<b>13,157</b>

8.3 Due to the transitional impacts of cash dominion, management and its financial advisors have been and continue to work with the Administrative Agent for full visibility on the daily cash balances. As such, the parties are continuing to reconcile the opening cash position for BBB Canada. The Proposed Monitor understands that BBBI will transfer sufficient funds to increase the closing cash position for week one to approximately \$4.0 million. As discussed above, cash on hand in excess of \$7.5 million is expected to be

periodically swept by the Administrative Agent after the commencement of the liquidation of BBB Canada's assets.

8.4 The Proposed Monitor notes the following with respect to the Cash Flow Forecast:

Forecast Receipts

- (a) Gross Sales reflect forecast receipts from liquidation sales including HST, net of gift card redemptions.

Forecast Disbursements

- (b) Payroll includes salary, wages and benefits for employees up to and during the liquidation sale.
- (c) Occupancy Costs include all occupancy costs to be paid (i.e., rent, tax, CAM, utilities, insurance) during the Orderly Wind-Down based on historical run-rates, split to be paid on the 1<sup>st</sup> and 15<sup>th</sup> of each month in accordance with the proposed Initial Order.
- (d) Liquidation Expenses reflect the estimated bank and credit card charges, and advertising, supervision, and other supply costs to be incurred during the liquidation.
- (e) Sales Tax Remittances reflect sales taxes collected less sales taxes paid, to be remitted monthly.

- (f) Liquidation Fees include fees payable to the Proposed Liquidator, which are largely paid in advance of the sale and will be adjusted at completion of the liquidation sale based on the difference between forecast and actual receipts.
- (g) Professional Fees include the fees of the Applicant's Canadian legal counsel, the Monitor and the Monitor's counsel.

8.5 The Proposed Monitor has reviewed the Cash Flow Forecast to the standard required of a Court-appointed Monitor under subsection 23(1)(b) of the CCAA. Subsection 23(1)(b) of the CCAA requires a Monitor to review the debtor's cash flow statement as to its reasonableness and to file a report with the Court on the Monitor's findings. In accordance with this standard, the Proposed Monitor's review of the Cash Flow Forecast consisted of inquiries, analytical procedures and discussions related to information supplied to it by certain key members of management. The Proposed Monitor reviewed information provided by management for the Cash Flow Assumptions. Since the Cash Flow Assumptions need not be supported, the Proposed Monitor's procedures with respect to them were limited to evaluating whether they were consistent with the purpose of the Cash Flow Forecast.

8.6 Based on the Proposed Monitor's review, nothing has come to its attention that causes it to believe, in all material respects that:

- (a) the Cash Flow Assumptions are not consistent with the purpose of the Cash Flow Forecast;

- (b) as at the date of this Report, the Cash Flow Assumptions are not suitably supported and consistent with the plans of the Applicant or do not provide a reasonable basis for the Cash Flow Forecast, given the Cash Flow Assumptions; or
- (c) the Cash Flow Forecast does not reflect the Cash Flow Assumptions.

8.7 The Cash Flow Forecast has been prepared solely for the purpose, and subject to the assumptions, described above, and readers are cautioned that it may not be appropriate for other purposes.

## **9.0 ESSENTIAL SUPPLIERS**

9.1 Under the proposed Initial Order, the Applicant is requesting authorization to pay pre-filing amounts with the consent of the Monitor to certain suppliers, including:

- (a) providers of payroll services;
- (b) providers of credit, debit and gift card processing related services; and
- (c) other third-party suppliers up to a maximum amount \$500,000, if, in the opinion of BBB Canada, such supplier is critical to the Orderly Wind-Down

9.2 The Proposed Monitor is of the view that the above relief is reasonable and appropriate in the circumstances having regard to the proposed Orderly Wind-Down.

## 10.0 STAY OF PROCEEDINGS

10.1 The proposed Initial Order contemplates the granting of an initial 10-day stay of proceedings in respect of the Applicant, its business and the Property. Relatedly, the proposed Initial Order also contemplates the following:

- (a) the extension of the stay of proceedings, together with the benefits, protections, authorizations and restrictions under the proposed Initial Order to BBB LP; and
- (b) a stay in respect of the commencement or continuation of any proceedings against BBBI arising out of or in connection with any indemnity, guarantee, or surety relating to a lease of real property by the Applicant or BBB LP without the consent of BBB Canada and the Monitor or leave of the Court (the “**Landlord Stay**”).

10.2 In the circumstances, the Proposed Monitor is of the view that the stay of proceedings, including its extension to BBB LP and the Landlord Stay, is appropriate and is in the best interests of BBB Canada and its stakeholders given that:

- (a) the proposed stay of proceedings will provide the breathing space required for BBB Canada to stabilize its business and maximize value for its stakeholders through the proposed Orderly Wind-Down;
- (b) the proposed stay of proceedings will prevent disruption to the proposed Orderly Wind-Down;
- (c) the commencement of enforcement steps against either the Applicant or BBB LP would be detrimental to the stability and success of the CCAA Proceedings;

- (d) as BBB Canada's principal operating company, the employer of BBB Canada's employees and the lessee of BBB Canada's leased locations, BBB LP is integral to BBB Canada's business and the Orderly-Wind Down;
- (e) the Proposed Monitor understands that stays of proceedings similar to the Landlord Stay have previously been granted in complex CCAA proceedings not dissimilar to the CCAA Proceedings; and
- (f) pursuant to the proposed Initial Order, any claim of a landlord of the Applicant or BBB LP pursuant to a guarantee in relation to BBB Canada will be unaffected and will not be released in any plan filed by the Applicant under the CCAA or any proposal filed by BBB Canada under the BIA.

## **11.0 COURT-ORDERED CHARGES SOUGHT IN THE INITIAL ORDER**

11.1 The proposed Initial Order seeks the granting of the Administration Charge and the Directors' Charge over the Property of the Applicant (collectively, the "**Charges**"). The proposed Charges and their respective priorities are discussed below.

### Administration Charge

11.2 The proposed Initial Order provides for a superpriority charge over the Property in an amount not to exceed \$550,000 in favour of the Monitor, counsel to the Monitor and Canadian counsel to BBB Canada (the "**Administration Charge**").

11.3 The quantum of the proposed Administration Charge was determined by the Applicant, with the assistance of the Proposed Monitor. The Proposed Monitor is of the view that the

amount of the proposed Administration Charge is reasonable and appropriate in the circumstances, having regard to the nature, scope and complexity of the CCAA Proceedings, the significant work expected to be undertaken by the beneficiaries of the Administration Charge, and the size of charges approved in similar CCAA proceedings. The Proposed Monitor does not believe that there will be any unnecessary duplication of roles as between the beneficiaries of the proposed Administration Charge, each of which will be necessary throughout the CCAA Proceedings.

- 11.4 The Proposed Monitor understands that, should the proposed Initial Order be granted, the Applicant intends to seek an increase in the amount of the Administration Charge pursuant to an amended and restated Initial Order (the “**ARIO**”) at the comeback hearing (the “**Comeback**”).

Directors’ Charge

- 11.5 The proposed Initial Order provides that the Applicant and BBB LP shall indemnify their respective directors and officers against obligations and liabilities that they may incur as directors and officers after commencement of the CCAA Proceedings, except to the extent that the obligation or liability was incurred as a result of such officer’s or director’s gross negligence or wilful misconduct. Pursuant to the proposed Initial Order, such indemnity will be secured by a superpriority charge over the Property in the amount of \$7.5 million in favour of the Applicant’s and BBB LP’s respective directors and officers (the “**Directors’ Charge**”).

- 11.6 The Proposed Monitor understands that, should the proposed Initial Order be granted, the Applicant intends to seek an increase in the amount of the Directors' Charge pursuant to the ARIO.
- 11.7 As outlined in the Etlin Affidavit, neither the Applicant nor BBB LP has adequate liability insurance coverage for the benefit of its present or former directors and officers. Accordingly, the Proposed Monitor understands that the directors and officers of the Applicant and BBB LP have advised that their continued service during the CCAA Proceedings is contingent upon the granting of the proposed Directors' Charge.
- 11.8 The Proposed Monitor assisted the Applicant in calculating the quantum of the Directors' Charge, taking into consideration the amount of BBB Canada's payroll, source deductions, vacation pay and federal and provincial sales tax liabilities during the initial 10-day stay period. The Proposed Monitor is of the view that the proposed Directors' Charge is required and reasonable in the circumstances.

Priority of Charges Created by the Proposed Initial Order

- 11.9 The priorities of the Charges are proposed to be as follows:
- (a) First – Administration Charge (to the maximum amount of \$550,000); and
  - (b) Second – Directors' Charge (to the maximum amount of \$7.5 million).
- 11.10 Pursuant to the proposed Initial Order, notwithstanding the order of perfection of the Charges, the Charges shall rank behind all Encumbrances (as defined in the Initial Order), for which the beneficiaries thereof have not been served with notice of the application for

the Initial Order. The Proposed Monitor understands that the Applicant intends to seek priority of the Charges ahead of such Encumbrances at the Comeback on notice to parties to be affected.

11.11 As set out above, the Proposed Monitor believes that the Charges are reasonable in the circumstances.

## **12.0 THE ORDERLY WIND-DOWN AND INTENDED NEXT STEPS IN THE CCAA PROCEEDINGS**

12.1 Given the continuance of cash dominion, BBBI's decision to exit the Canadian market and cease supporting BBB Canada outside of the framework of the CCAA Proceedings, and BBB Canada's lack of alternative funding options and inability to find a going concern alternative that provides value superior to what can be realized in a liquidation, the proposed Initial Order provides a preliminary framework for the Orderly-Wind Down.

12.2 The proposed Orderly Wind-Down is intended to allow BBB Canada to liquidate Merchandise and FF&E in a timely and orderly fashion to maximize realizations for the benefit of its creditors. The Proposed Monitor is of the view that an immediate cessation of operations through a bankruptcy would be value destructive and could result in increased claims against BBB Canada's estates and decreased creditor recoveries, relative to the proposed Orderly Wind-Down.

12.3 The Proposed Monitor understands that BBB Canada intends to seek approval of a realization process, sale guidelines and consulting agreement on or around February 20,

2023, and that the liquidation contemplated therein is intended to be completed by the end of April.

12.4 To facilitate the Orderly Wind-Down, the proposed Initial Order, if granted, will allow BBB Canada to, among other things:

- (a) terminate the employment of employees or temporarily lay off employees as BBB Canada deems appropriate;
- (b) apply to the Court for such approval, vesting or other orders as may be necessary to consummate sale transactions for all or any part of the Property, including, without limitation, approval of a consulting or liquidation agreement concerning the liquidation of the Merchandise and FF&E forming part of the Property, and any related relief;
- (c) permanently or temporarily cease, downsize or shut down any of BBB Canada's businesses or operations, and to dispose of redundant or non-material assets not exceeding \$500,000 in any one transaction or \$2.5 million in the aggregate; provided that, with respect to any leased premises, BBB Canada may, subject to the requirements of the CCAA, vacate, abandon or quit the whole but not part of any leased premises;
- (d) pay all outstanding or future amounts owing in respect of existing return policies and refunds; and
- (e) until February 25, 2023, pay outstanding amounts related to honouring gift cards issued before or on the date of the Proposed Initial Order, discounts or other

amounts on account of customer programs or obligations existing before or on the date of the Proposed Initial Order.

12.5 In addition, following the granting of the Initial Order, BBB Canada, with the assistance of the Monitor, intends to:

- (a) contact the landlord stakeholder group to notify them of the Orderly Wind-Down and begin planning for a liquidation of the Merchandise and FF&E; and
- (b) contact vendors and suppliers who will provide services during the Orderly Wind-Down and anticipated liquidation sale, to confirm the services required and enter into agreements regarding any additional services to be provided.

12.6 At the Comeback, the Proposed Monitor understands that the Applicant intends to seek:

- (a) the ARIO, among other things, extending the stay of proceedings, increasing the Charges and altering the priority of the Charges to rank ahead of all Encumbrances; and
- (b) an order approving (i) a consulting agreement (the “**Canadian Hilco Agreement**”) with the Proposed Liquidator, regarding the liquidation of the Merchandise and FF&E located in BBB Canada’s retail stores, and (ii) sale guidelines (the “**Sale Guidelines**”) for the orderly liquidation of the Merchandise and FF&E in Canada.

12.7 If the proposed Initial Order is granted, the views of the Monitor on the qualifications and selection of the Proposed Liquidator and the terms of the Canadian Hilco Agreement and Sale Guidelines are expected to be provided in the Monitor’s first report to the Court.

### **13.0 CONCLUSIONS AND RECOMMENDATIONS**

13.1 For the reasons set out in this Report, if the Court is satisfied that the Applicant is a company to which the CCAA applies, the Proposed Monitor is of the view that the relief requested by the Applicant in the proposed Initial Order is reasonable, appropriate and necessary having regard to the current circumstances of BBB Canada. As such, the Proposed Monitor supports the Applicant's application for CCAA protection and respectfully recommends that the Court grant the proposed Initial Order containing the relief requested by the Applicant.

All of which is respectfully submitted to the Court this 10<sup>th</sup> day of February, 2023.

**Alvarez & Marsal Canada Inc., in its capacity as  
Proposed Monitor of BBB Canada Ltd. and  
Bed Bath & Beyond Canada L.P., and not in its  
personal or corporate capacity**

Per:   
\_\_\_\_\_  
Alan J. Hutchens  
Senior Vice-President

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

Court File No.: \_\_\_\_\_

**IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF BBB  
CANADA LTD.**

Applicant

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**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**  
Proceeding commenced at Toronto

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**PRE-FILING REPORT OF THE  
PROPOSED MONITOR**

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and not in its personal or corporate capacity

**APPENDIX B**  
**FIRST REPORT OF THE MONITOR (WITHOUT APPENDICES)**

See attached.

Court File No.: CV-23-00694493-00CL

**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 BBB CANADA LTD.**

**FIRST REPORT OF THE MONITOR  
ALVAREZ & MARSAL CANADA INC.**

**FEBRUARY 17, 2023**

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**Appendix A – Pre-Filing Report of the Proposed Monitor (without appendices)**

**Appendix B – Cash Flow Forecast for the Period February 12 to May 13, 2023**

**Appendix C – Summary of Material Amendments made to the Credit Agreement pursuant to the Amendment**

## 1.0 INTRODUCTION

- 1.1 On February 10, 2023 (the “**Filing Date**”), BBB Canada Ltd. (the “**Applicant**”) was granted protection under the *Companies’ Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the “**CCAA**”) pursuant to an initial order (the “**Initial Order**”) of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”). Pursuant to the Initial Order, Alvarez & Marsal Canada Inc. (“**A&M**”) was appointed as monitor (in such capacity, the “**Monitor**”) in these CCAA proceedings (the “**CCAA Proceedings**”).
- 1.2 The Stay (as defined below) and other benefits, restrictions and protections of the Initial Order and the CCAA were extended to Bed Bath & Beyond Canada L.P. (“**BBB LP**”, and together with the Applicant, “**BBB Canada**”), a limited partnership formed under the laws of the Province of Ontario. The Applicant is the general partner of BBB LP, which, as described in the pre-filing report prepared by A&M dated February 10, 2023 (the “**Pre-Filing Report**”), is integral to the Applicant’s business. The Applicant is a wholly owned subsidiary of Bed Bath and Beyond Inc. (“**BBBI**”, together with its United States (“**U.S.**”) and Canadian subsidiaries, the “**Bed Bath & Beyond Group**”).
- 1.3 The Pre-Filing Report and other Court-filed documents and notices in the CCAA Proceedings are available on the Monitor’s case website at [www.alvarezandmarsal.com/BBBCanada](http://www.alvarezandmarsal.com/BBBCanada) (the “**Case Website**”).
- 1.4 The Initial Order, among other things:
- (i) appointed A&M as Monitor in the CCAA Proceedings;

- (ii) granted a stay of proceedings (the “**Stay**”) up to and including February 21, 2023, in favour of BBB Canada;
- (iii) granted a stay in respect of the commencement or continuation of any proceedings against BBBI arising out of or in connection with any indemnity, guarantee, or surety relating to a lease of real property by the Applicant or BBB LP without the consent of BBB Canada and the Monitor or leave of the Court (the “**Landlord Stay**”);
- (iv) provided BBB Canada with the ability, but not the requirement, to pay, among other things, the following expenses whether incurred prior to, on or after the date of the Initial Order to the extent that such expenses are incurred and payable by BBB Canada:
  - (a) all outstanding and future wages, salaries, employee and pension benefits, vacation pay and expenses, in each case incurred in the ordinary course of business and consistent with existing compensation policies and arrangements;
  - (b) all outstanding or future amounts owing in respect of existing return policies and refunds;
  - (c) until and including February 25, 2023, all outstanding amounts related to honouring existing gift cards, discounts, or other amounts on account of customer programs or obligations existing before or on the date of the Initial Order;

- (d) the fees and disbursements of any employees, contractors, consultants, agents, advisors, experts, accountants, counsel, and such other persons retained or employed by BBB Canada in respect of these proceedings, at their standard rates and charges; and
- (e) with the consent of the Monitor, amounts owing for goods or services supplied to BBB Canada prior to the date of the Initial Order by:
  - (A) providers of payroll services;
  - (B) providers of credit, debit and gift card processing related services; and
  - (C) other third-party suppliers up to a maximum aggregate amount of \$500,000, if, in the opinion of BBB Canada, the supplier is critical to the Orderly Wind-down (as defined in the Initial Order);
- (v) provided BBB Canada with the ability to proceed with the Orderly Wind-down, including authorizing BBB Canada to:
  - (a) permanently or temporarily cease, downsize or shut down any of its business or operations, and to dispose of redundant or non-material assets not exceeding \$500,000 in any one transaction or \$2,500,000 in the aggregate; provided that, with respect to any leased premises, BBB Canada may, subject to the requirements of the CCAA, vacate, abandon or quit the whole but not part of any leased premises;

- (b) terminate the employment of such employees or temporarily lay off such employees as BBB Canada deems appropriate; and
- (c) apply to the Court for such approval, vesting or other Orders as may be necessary to consummate sale transactions for all or any part of the Property (as defined below), including, without limitation, approval of a consulting or liquidation agreement concerning the liquidation of inventory, furniture, fixtures and equipment (“**FF&E**”) forming part of the Property, and any related relief; and
- (vi) approved the Administration Charge and the Directors’ Charge (each as defined below) over the property and assets of BBB Canada (the “**Property**”) in the amounts and relative priority as set out in the Pre-Filing Report.

1.5 The purpose of this report (the “**First Report**”) is to provide the Court with information, and where applicable, the Monitor’s views on:

- (i) the Applicant’s proposed Amended and Restated Initial Order (the “**ARIO**”), which, among other things:
  - (a) extends the Stay and the Landlord Stay, to and including May 1, 2023;
  - (b) increases the amounts of the Administration Charge and the Directors’ Charge provided for in the Initial Order;

- (c) approves a key employee retention plan (the “**KERP**”) and grants a Court-ordered charge over the Property (the “**KERP Charge**”) as security for payments to be made in accordance with the KERP; and
- (d) declares that the Applicant and BBB LP meet the criteria prescribed by section 3.2 of the WEPP Regulations (as defined below) and that the Applicant’s and BBB LP’s former employees are eligible to receive payments under and in accordance with the WEPP Act (as defined below);
- (ii) the Applicant’s proposed Orderly Wind-down Approval Order (the “**Orderly Wind-down Approval Order**”), among other things, approving the Consulting Agreement and Sale Guidelines (each as defined below), authorizing BBB LP, in consultation with the Consultant (as defined below), to conduct a sale (the “**Sale**”) of all of BBB Canada’s merchandise and FF&E in accordance with the Orderly Wind-down Approval Order;
- (iii) as requested by the Court at the Initial Order hearing, a summary of the material amendments made to the Credit Agreement pursuant to the Amendment;
- (iv) the activities of the Monitor since the Filing Date; and
- (v) the Monitor’s conclusions and recommendations in connection with the foregoing.

## **2.0 TERMS OF REFERENCE AND DISCLAIMER**

2.1 In preparing this First Report, A&M, in its capacity as Monitor, has been provided with, and has relied upon, unaudited financial information, books and records and financial

information prepared by BBB Canada and has held discussions with management of BBB Canada and BBBI, as well as their legal counsel and financial advisors (collectively, the “**Information**”). Except as otherwise described in this First Report in respect of BBB Canada’s cash flow forecast:

- (i) the Monitor has reviewed the Information for reasonableness, internal consistency and use in the context in which it was provided. However, the Monitor has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Canadian Auditing Standards (“**CASs**”) pursuant to the *Chartered Professional Accountants Canada Handbook* (the “**CPA Handbook**”) and, accordingly, the Monitor expresses no opinion or other form of assurance contemplated under CASs in respect of the Information; and
- (ii) some of the information referred to in this First Report consists of forecasts and projections. An examination or review of the financial forecasts and projections, as outlined in the CPA Handbook, has not been performed.

2.2 Future oriented financial information referred to in this First Report was prepared based on BBB Canada’s estimates and assumptions. Readers are cautioned that since projections are based upon assumptions about future events and conditions that are not ascertainable, actual results will vary from the projections, even if the assumptions materialize, and the variations could be significant.

2.3 This First Report should be read in conjunction with the Affidavit of Holly Etlin, the Interim Chief Financial Officer of BBBI and a Managing Director of the financial advisor

to the Bed Bath & Beyond Group, AlixPartners, LLP, sworn on February 15, 2023 (the “**Second Etlin Affidavit**”), and filed in support of BBB Canada’s motion for the proposed ARIO and the Orderly Wind-down Approval Order. Capitalized terms used and not defined in this First Report have the meanings given to them in the Pre-Filing Report or Second Etlin Affidavit, as applicable.

2.4 Unless otherwise stated, all monetary amounts contained herein are expressed in Canadian dollars.

### 3.0 **ORDERLY WIND-DOWN APPROVAL ORDER**

#### Pre-Filing Marketing Process

3.1 As described in the Pre-Filing Report, Lazard Frères & Co. LLC (“**Lazard**”) led a pre-filing marketing process (the “**Pre-Filing Marketing Process**”), which, among other options, explored a potential sale of all or parts of the Bed Bath & Beyond Group’s business. Lazard contacted over 30 parties to solicit interest in the Bed Bath & Beyond Group’s business and held discussions subject to non-disclosure agreements (“**NDA**”) with three parties that expressed specific interest in the businesses of BBB Canada (the “**Interested Parties**”).

3.2 Since the Filing Date, BBB Canada and Lazard, in consultation with BBB Canada’s legal counsel and the Monitor, have continued discussions with the Interested Parties. A revised going-concern proposal for a subset of BBB Canada’s business was received after BBB Canada delivered its materials in connection with the Comeback Hearing (as defined below), which, if completed, could potentially result in a transaction that preserves

employment for some of BBB Canada's existing employees and a proportion of BBB Canada's leased locations (the "**Going Concern Proposal**"). However, there are a number of matters that would need to be settled in order for the Going Concern Proposal to proceed, including transition support from BBBI and intellectual property utilized in connection with BBB Canada's business. As noted in the Pre-Filing Report, the intellectual property used by BBB Canada in respect of the "Bed Bath & Beyond" and the "buybuy Baby" marks are owned by BBBI and Liberty Procurement Co., Inc. and Buy Buy Baby Inc., respectively and are subject to the Lenders' security. The buybuy Baby License Agreement and the Bed Bath & Beyond License Agreement governing BBB Canada's use of such intellectual property may be terminated by the parties thereto on 30 days' prior notice to the other party.

3.3 BBB Canada and the Monitor intend to advise the Court of any material update in this regard prior to or at the hearing seeking approval of the ARIO and the Orderly Wind-down Approval Order (the "**Comeback Hearing**").

3.4 In addition, several parties have contacted the Monitor and/or BBB Canada's legal counsel since the Filing Date to express interest in some of BBB Canada's leases. With the assistance of A&G Real Estate Partners, BBBI's real estate advisor, and its Canadian assistant, MPA, Inc. (which is based in Toronto), BBB Canada is working to negotiate NDAs with these parties and expects to provide such parties with access to a data room containing BBB LP's leases.

Proposed Orderly Wind-down

- 3.5 As described in the Second Etlin Affidavit, over the past two years, BBBI has engaged and is currently engaging Hilco Merchant Retail Solutions LLC (“**Hilco**”), in conjunction with other liquidators (collectively, the “**Liquidators**”), to conduct store closing sales for certain of the Bed Bath & Beyond Group’s stores in the U.S., including most recently in August 2022, in connection with the closure of 150 “Bed Bath & Beyond” stores. As such, the Liquidators have developed a strong understanding of the Bed Bath & Beyond Group’s merchandise and FF&E, and best practices for conducting store closing sales at the Bed Bath & Beyond Group’s “Bed Bath & Beyond” and “buybuy Baby” stores.
- 3.6 Given their prior experience in conducting store closing sales and closing stores on behalf of the Bed Bath & Beyond Group in the U.S., BBBI solicited a proposal from the Liquidators in respect of the store closing sales contemplated as part of the Orderly Wind-down. Ultimately, BBB Canada negotiated and entered into a Consulting Agreement by and between BBB LP and a contractual joint venture comprised of Hilco Merchant Retail Solutions ULC, Gordon Brothers Canada ULC, Tiger Asset Solutions Canada, ULC, and B. Riley Retail Canada ULC (collectively, the “**Consultant**”) dated February 15, 2023 (the “**Consulting Agreement**”) regarding the liquidation of BBB Canada’s merchandise and FE&E that are located in its Canadian retail stores, warehouse and corporate office in Mississauga. The joint venture comprising the Consultant is led by Hilco Merchant Retail Solutions ULC, an affiliate of Hilco.
- 3.7 The Monitor has discussed the Orderly Wind-down with Hilco, on behalf of the Consultant, on multiple occasions and is satisfied that: (i) the Consultant’s services would provide a

seamless and efficient large-scale store closing process and maximize realizations from the liquidation of BBB Canada’s merchandise and FF&E; and (ii) the Consultant is qualified and capable of performing the required tasks in a value-maximizing manner.

Proposed Consulting Agreement and Sale Guidelines<sup>1</sup>

3.8 A copy of the Consulting Agreement is attached as Exhibit “F” to the Second Etlin Affidavit. The Consulting Agreement is subject to the granting of the proposed Orderly Wind-down Approval Order.

3.9 The salient terms of the Consulting Agreement and the proposed sale guidelines for the Sale of BBB Canada’s merchandise and FF&E (the “**Sale Guidelines**”) are summarized in the following table:

<b>Summary of Terms of Consulting Agreement and Sale Guidelines</b>	
<b>Exclusive Consultant</b>	<ul style="list-style-type: none"> <li>The Consultant will act as the exclusive Consultant of BBB Canada for the purpose of conducting the Sale.</li> </ul>
<b>Timing</b>	<ul style="list-style-type: none"> <li>The Consulting Agreement is conditional upon BBB Canada having obtained the proposed Orderly Wind-down Approval Order, approving the Consulting Agreement and the conduct of the Sale.</li> <li>The Sale will commence on the first business day following the entry of the proposed Orderly Wind-down Approval Order, which shall in no event be later than February 24, 2023.</li> <li>The Sale will end no later than April 30, 2023 (the “<b>Sale Termination Date</b>”), provided, however, that the Consultant and BBB Canada may, in consultation with the Monitor, mutually agree to terminate the Sale at any store location prior to the Sale Termination Date.</li> </ul>
<b>Sales</b>	<ul style="list-style-type: none"> <li>All sales will be “final” with no returns allowed, unless BBB Canada directs otherwise.</li> <li>The Consulting Agreement provides the Consultant with the right to supplement the Merchandise in the retail stores with additional goods (the “<b>Additional Consultant Goods</b>”) procured by the Consultant that are of like kind and category, and no lesser quality to the Merchandise in the stores, provided, however, that such Additional Consultant Goods may not exceed \$15 million in the aggregate and must be distributed amongst the Canadian retail stores such that no store receives more than 10% of the Additional Consultant Goods. The Consultant</li> </ul>

<sup>1</sup> Capitalized terms used in this section of the First Report and not otherwise defined herein having the meaning ascribed to them in the Consulting Agreement or Sale Guidelines, as applicable.

<b>Summary of Terms of Consulting Agreement and Sale Guidelines</b>													
	<p>must pay BBB Canada an amount equal to 7.5% of the gross proceeds (net only of sales taxes) from the sale of all Additional Consultant Goods.</p>												
<b>Consultant Fees &amp; Expenses</b>	<ul style="list-style-type: none"> <li>• On the sale of Merchandise, the Consultant will earn a base fee equal to 1.5% of gross proceeds (the “<b>Base Fee</b>”), net of applicable HST/GST.</li> <li>• In addition to the Base Fee, the Consultant will earn an Incentive Fee as follows: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: center;">Net Recovery Threshold</th> <th style="text-align: center;">Consultant Incentive Fee</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">39.50%-39.99%</td> <td style="text-align: center;">An additional 0.875% of Net Proceeds</td> </tr> <tr> <td style="text-align: center;">40.00%-40.49%</td> <td style="text-align: center;">An additional 1.125% of Net Proceeds</td> </tr> <tr> <td style="text-align: center;">40.50%-40.99%</td> <td style="text-align: center;">An additional 1.375% of Net Proceeds</td> </tr> <tr> <td style="text-align: center;">41.00%-41.49%</td> <td style="text-align: center;">An additional 1.625% of Net Proceeds</td> </tr> <tr> <td style="text-align: center;">41.50% and above</td> <td style="text-align: center;">An additional 1.875% of Net Proceeds</td> </tr> </tbody> </table> </li> <li>• On the sale of FF&amp;E, the Consultant will earn a commission of 12.50% of gross proceeds, net of applicable HST/GST.</li> <li>• BBB Canada will reimburse the Consultant for its fees and expenses, pursuant to an approved budget (the “<b>Expense Budget</b>”), including supervision and related costs, and advertising costs. The Expense Budget is included as Exhibit “C” to the Consulting Agreement.</li> <li>• The Consulting Agreement does not contemplate a “net-minimum guarantee” or other floor recovery for BBB Canada.</li> </ul>	Net Recovery Threshold	Consultant Incentive Fee	39.50%-39.99%	An additional 0.875% of Net Proceeds	40.00%-40.49%	An additional 1.125% of Net Proceeds	40.50%-40.99%	An additional 1.375% of Net Proceeds	41.00%-41.49%	An additional 1.625% of Net Proceeds	41.50% and above	An additional 1.875% of Net Proceeds
Net Recovery Threshold	Consultant Incentive Fee												
39.50%-39.99%	An additional 0.875% of Net Proceeds												
40.00%-40.49%	An additional 1.125% of Net Proceeds												
40.50%-40.99%	An additional 1.375% of Net Proceeds												
41.00%-41.49%	An additional 1.625% of Net Proceeds												
41.50% and above	An additional 1.875% of Net Proceeds												
<b>Services Provided By Consultant</b>	<ul style="list-style-type: none"> <li>• The Consultant will provide qualified supervisors to oversee the management of the stores and the Sale.</li> <li>• The Consultant will determine appropriate advertising, discounts, and staffing levels, oversee display of Merchandise, and assist BBB Canada in connection with managing and controlling loss prevention and employee relation matters.</li> <li>• The Consultant will provide other related services deemed necessary or appropriate by BBB Canada and the Consultant.</li> </ul>												
<b>Sale Guidelines</b>	<ul style="list-style-type: none"> <li>• The Consulting Agreement is also subject to the Sale Guidelines, which are attached as Exhibit “B” to the Consulting Agreement. The Sale Guidelines provide, among other things, that: <ol style="list-style-type: none"> <li>(a) except as otherwise set out in any Court Order, written agreement between BBB Canada and the Landlord or the Sale Guidelines, the Sale will be conducted in accordance with the terms of the applicable Leases;</li> <li>(b) the Sale will be conducted so that the locations remain open during the normal hours of operation provided for in the applicable Leases until the applicable premises Vacate Date, and in all cases no later than the Sale Termination Date;</li> <li>(c) all display and hanging signs used in connection with the Sale will be professionally produced and hung in a professional manner. No signs will advertise the Sale as a “bankruptcy”, a “liquidation” or a “going out of business” sale;</li> </ol> </li> </ul>												

<b>Summary of Terms of Consulting Agreement and Sale Guidelines</b>	
	<p>(d) the purchasers of FF&amp;E will only be permitted to remove FF&amp;E through the back shipping areas designated by the Landlord or through other areas after regular store business hours or through the front door during regular store business hours if the FF&amp;E can fit in a shopping bag, with the Landlords' supervision as required by the Leases; and</p> <p>(e) at the conclusion of the Sale in each store, the Consultant will arrange that the premises are in "broom-swept" and clean condition.</p>

3.10 The Consulting Agreement was negotiated by BBB Canada and its legal counsel, in consultation with the Monitor and its legal counsel. In negotiating the terms of the Consulting Agreement, including the Sale Guidelines, BBB Canada and the Monitor were cognizant of the interests of landlords commonly expressed in similar situations. The Monitor understands that BBB Canada is currently in discussions with counsel for certain landlords regarding the Sale Guidelines.

3.11 Absent an acceptable and implementable Going Concern Proposal, the Monitor recommends that the Court grant the proposed Orderly Wind-down Approval Order, approving the Consulting Agreement and the Sale Guidelines, given that, among other things:

- (i) as discussed in the Second Etlin Affidavit, the Consultant has extensive experience in conducting retail liquidations, and through its affiliate, Hilco, intimate experience liquidating the Bed Bath & Beyond Group's stores;
- (ii) the Consulting Agreement and the Sale Guidelines account for the interests of BBB Canada's landlords in a manner commensurate with similar agreements previously approved by the Court in complex CCAA proceedings;

- (iii) the terms of the Consulting Agreement and the Sale Guidelines are consistent with industry standards under similar circumstances; and
- (iv) the Consulting Agreement and the Sale Guidelines are anticipated to maximize net realizations during the Orderly Wind-down for the benefit of BBB Canada's stakeholders, both by maximizing proceeds and minimizing costs, on a timely basis.

#### **4.0 AMENDED AND RESTATED INITIAL ORDER**

##### Key Employee Retention Plan

- 4.1 To facilitate and encourage the continued participation of a limited number of non-store employees during the CCAA Proceedings, BBB Canada seeks approval of: (i) a KERP for three employees who are considered by BBB Canada to be critical to the success of the Orderly Wind-down (the "**KERP Participants**"); and (ii) the granting of the KERP Charge to secure the payments expected to become due under the KERP.
- 4.2 Under the KERP, the KERP Participants are entitled to retention bonuses of 30% of the KERP Participants' annual salary, totaling \$161,000 in the aggregate across the three KERP Participants. Such retention bonuses are payable as follows: (i) 15% payable following one month after the commencement of the Sale; (ii) 15% payable after two months after the commencement of the Sale; and (iii) 70% payable following the earlier of (a) four months after the commencement of the Sale or (b) the date on which the KERP Participants' services are no longer required.

- 4.3 The foregoing entitlements under the KERP are conditional upon the applicable KERP Participants continuing to provide services to BBB Canada until such time as they are advised that they are no longer required.
- 4.4 As noted above, the total KERP payout would be approximately \$161,000 on a combined basis. As part of its review and consideration of the KERP, the Monitor examined key employee retention plans that have recently been approved by the Court in similar proceedings.
- 4.5 The Monitor supports the approval of the proposed KERP as:
- (i) the KERP will provide stability to the business and facilitate the successful completion of the Orderly Wind-down by encouraging the KERP Participants to remain with BBB Canada;
  - (ii) the KERP Participants are considered by BBB Canada, exercising its business judgement, to be crucial to maximizing realizations for the benefit of BBB Canada's stakeholders;
  - (iii) given the Orderly Wind-down, the KERP Participants cannot be easily and expediently replaced;
  - (iv) the Lenders have consented to the proposed KERP and the KERP Charge;
  - (v) 70% of the compensation provided to the KERP Participants is to be provided following the earlier of: (a) four months of service; or (b) the date on which the KERP Participants' services are no longer required; and

- (vi) the terms of the KERP and the quantum of the payments expected to be made thereunder are reasonable both in the circumstances and when compared to other key employee retention and incentive plans previously approved by the Court.

KERP Charge

- 4.6 The proposed ARIO provides for a KERP Charge over the Property in an amount not to exceed \$161,000 in favour of the KERP Participants. The KERP Charge represents the total amount payable to the KERP Participants.
- 4.7 The Monitor supports the granting of the KERP Charge.

WEPP Act Declaration

- 4.8 Subsection 5(1) of the *Wage Earner Protection Program Act*, S.C. 2005, c. 47 s. 1, as amended (the “**WEPP Act**”), provides that an individual is eligible to receive payment under the Wage Earner Protection Program if, among other things: (i) the individual’s employment is ended for a reason prescribed by regulation; (ii) the individual is owed eligible wages by a former employer; (iii) the former employer is subject to proceedings under the CCAA; and (iii) a court determines under subsection 5(5) of the WEPP Act that the criteria prescribed by regulation are met.
- 4.9 Section 3.2 of the *Wage Earner Protection Program Regulations*, SOR/2008-222 (the “**WEPP Regulation**”) provides that the Court “may determine whether the former employer is the former employer all of whose employees in Canada have been terminated other than any retained to wind down its business operations.”

- 4.10 Should the proposed Orderly Wind-down Approval Order be granted, the Monitor understands that BBB Canada intends to provide all, or substantially all, of its Canadian employees with notice of termination of their employment with BBB Canada by no later than February 24, 2023. As set out in the Second Etlin Affidavit, BBB Canada expects to provide working notice of termination ranging between 8 to 12 weeks to employees required to wind down BBB Canada's business and will terminate those employees not required to wind down BBB Canada's business effective immediately upon the granting of the proposed Orderly Wind-down Approval Order. The proposed WEPP Act declaration is intended to ensure that BBB Canada's terminated employees are able to access benefits under the WEPP Act at the earliest opportunity.
- 4.11 In light of the foregoing and provided that the proposed Orderly Wind-down Approval Order is granted, the Monitor supports the Applicant's request for a declaration that BBB Canada is a former employer for the purposes of subsection 5(5) of the WEPP Act. If such declaration is made, the Monitor intends to work with BBB Canada to identify all employees that may be eligible for payments under the WEPP Act (the maximum amount of which for 2023 is \$8,278.83) and assist eligible employees in making submissions to Service Canada at the appropriate time.

Court-ordered Charges Sought in the ARIO

- 4.12 The ARIO seeks increases to the quantum of the Administration Charge and the Directors' Charge (collectively with the KERP Charge, the "**Charges**") over the Property of BBB Canada, as described below.

Administration Charge

- (a) The Initial Order provides for a superpriority charge over BBB Canada's Property in an amount not to exceed \$550,000 in favour of the Monitor, counsel to the Monitor and counsel to BBB Canada (the "**Administration Charge**"). For the purposes of the Initial Order, the Administration Charge was limited to the amount reasonably necessary during the initial 10-day Stay period. The Applicant is seeking an increase in the amount of the Administration Charge in the ARIO to \$1.25 million.
- (b) The Monitor assisted the Applicant in the calculation of the Administration Charge and is of the view that the amount of the charge is reasonable and appropriate in the circumstances, having regard to the nature of the proceedings, potential work involved at peak times, and the size of charges approved in similar CCAA proceedings.

Directors' Charge

- (c) The Initial Order provides that the Applicant and BBB LP shall indemnify their respective directors and officers against obligations and liabilities that they may incur as directors and officers of the Applicant or BBB LP after commencement of the CCAA Proceedings, except to the extent that the obligation or liability was incurred as a result of an officer's or director's gross negligence or wilful misconduct. The Initial Order provides for a superpriority charge over BBB Canada's Property in the amount of \$7.5 million in favour of the Applicant's and BBB LP's respective directors and officers as security for that indemnity (the

“**Directors’ Charge**”). For the purposes of the Initial Order, the Directors’ Charge was limited to the amount reasonably necessary during the initial 10-day Stay period. The Applicant is seeking an increase in the amount of the Directors’ Charge to \$8.25 million in the ARIO.

- (d) As outlined in the Etlin Affidavit, neither the Applicant nor BBB LP has adequate liability insurance coverage for the benefit of its present or former directors and officers. Accordingly, the Monitor understands that the directors and officers of the Applicant and BBB LP have advised that their continued service during the CCAA Proceedings is contingent upon the granting of the proposed Directors’ Charge.
- (e) The Monitor assisted the Applicant in the calculation of the Directors’ Charge, taking into consideration the amount of BBB Canada’s payroll, vacation pay and federal and provincial sales tax liabilities. The Monitor is of the view that the proposed increase to the Directors’ Charge is required and reasonable in the circumstances.

Priority of Charges in the ARIO

4.13 The priorities of the Charges pursuant to the ARIO are proposed to be as follows:

- (a) First – Administration Charge (to the maximum amount of \$1.25 million);
- (b) Second – Directors’ Charge (to the maximum amount of \$8.25 million); and
- (c) Third – KERP Charge (to the maximum amount of \$161,000).

4.14 As described above, the Monitor believes that the Charges are reasonable in the circumstances. If granted, the Charges under the ARIO will rank in priority to all other secured creditors.

Extension of the Stay Period

4.15 Pursuant to the Initial Order, the current Stay period expires on February 21, 2023. The Applicant is seeking an extension of the Stay period to and including May 1, 2023. As discussed below, the Applicant is also seeking to extend the Landlord Stay during this period.

4.16 The Monitor supports the Applicant's request to extend the Stay period with respect to BBB Canada to and including May 1, 2023 for the following reasons:

- (i) the proposed Stay extension will permit BBB Canada to conduct the Sale in accordance with the Sale Guidelines with a view to maximizing the value of BBB Canada's merchandise and FF&E in an orderly and efficient manner;
- (ii) BBB Canada has acted, and continues to act in good faith and with due diligence to advance its restructuring efforts and the CCAA Proceedings; and
- (iii) the Monitor is not aware of any party that would be materially prejudiced by the proposed Stay extension.

Extension of the Landlord Stay

4.17 This Court's Endorsement dated February 13, 2023 (the "**Endorsement**") issued in connection with the Initial Order noted the following with respect to the Landlord Stay:

[t]his issue is not free of doubt and affected landlords have not been served and did not appear at this hearing.

There are outstanding issues as between the Applicant and the landlords that have to be addressed in the near future. In an effort to encourage discussions as between the Applicant and the various Landlords, I am prepared to grant this requested stay of proceedings in respect of BBBI for the initial 10 day period prior to the comeback hearing. To be clear, this stay of proceedings will expire on February 21, 2023, unless further extended at the comeback hearing.

4.18 Since the Filing Date, the Applicant, through its counsel, has written to each of BBB Canada's landlords to notify them of, among other things, the commencement of the CCAA Proceedings, the Stay, the Landlord Stay, and the intention to wind-down BBB Canada's operations and to conduct store closing sales. The Monitor understands that BBB Canada's counsel has also held preliminary discussions with counsel to certain landlords to, among other things, explain the rationale for the Landlord Stay. The Monitor's counsel has likewise had direct discussions with counsel to certain landlords.

4.19 The Monitor is not currently aware of any landlord that intends to oppose the extension of the Landlord Stay, but recognizes that such objections, if any, may still be received between the date of this First Report and the Comeback Hearing. Given BBB Canada's intentions to continue to pay rent on an ongoing basis throughout the CCAA Proceedings in accordance with the Initial Order until such leases are disclaimed, and in the absence of any known objections to its extension, the Monitor understands BBB Canada's position concerning the continuation of the Landlord Stay at this time. However, the Monitor also understands the concerns expressed by the Court at the Initial Order hearing (including in the Endorsement), and those expressed to the Monitor by counsel for certain landlords, concerning the restrictions that such a stay imposes on landlords of BBB Canada to pursue

BBBI in connection with its obligations regarding such leases (particularly when BBBI's own landlords are under no such restriction in respect of stores that have been closed in the U.S.).

- 4.20 The Monitor has encouraged BBB Canada and certain of its landlords to have discussions to determine whether a mutually acceptable resolution to this issue can be arrived at and will update the Court at the Comeback Hearing.

Other Amendments in the ARIO

- 4.21 Pursuant to the Initial Order, loyalty points, gift cards, gift certificates and similar items and programs (collectively, the “**Loyalty and Gift Card Programs**”) issued by BBB Canada on or prior to the date of the Initial Order were contemplated to be honoured by BBB Canada until and including February 25, 2023. In response to certain concerns raised by the Court at the Initial Order hearing, the Monitor understands that pursuant to paragraph 6(c) of the proposed ARIO, BBB Canada now intends to honour the Loyalty and Gift Card Programs issued by BBB Canada on or prior to the date of the Initial Order until and including March 9, 2023.

**5.0 CASH FLOW RESULTS RELATIVE TO FORECAST**

- 5.1 Receipts and disbursements for the period ended February 11, 2023 (the “**Reporting Period**”), as compared to the cash flow forecast that was attached as Appendix “B” to the Pre-Filing Report (the “**Cash Flow Forecast**”), are summarized in the table below.

<b>Cash Flow Variance Reporting</b>	<b>Week Ended February 11, 2023</b>		
<i>(CAD \$000s, Unaudited)</i>	<u>Forecast</u>	<u>Actual</u>	<u>Variance</u>
<b>Total Receipts</b>	<b>\$ 1,042</b>	<b>\$ 1,314</b>	<b>\$ 272</b>
<b>Disbursements:</b>			
Payroll	-	-	-
Occupancy Costs	1,968	1,707	261
Logistics, Transportation and Customs	-	-	-
Liquidation Expenses	-	-	-
Sales Tax Remittances	-	-	-
Liquidation Fees	-	-	-
Professional Fees	750	672	78
<b>Total Disbursements</b>	<b>2,718</b>	<b>2,379</b>	<b>339</b>
<b>Net cash flow</b>	<b>\$ (1,676)</b>	<b>\$ (1,065)</b>	<b>\$ 611</b>
Opening Cash Balance / Deficit	(3,706)	(3,706)	-
Net cash flow	(1,676)	(1,065)	611
<b>Closing Cash Balance</b>	<b>(5,382)</b>	<b>(4,771)</b>	<b>611</b>
Initial Transfer from Parent	9,400	9,200	(200)
Senior Debt Payments	-	-	-
<b>Adjusted Closing Cash Balance</b>	<b>\$ 4,018</b>	<b>\$ 4,429</b>	<b>\$ 411</b>

5.2 During the Reporting Period, BBB Canada's total receipts were approximately \$272,000 greater than projected in the Cash Flow Forecast. The net positive variance is primarily due to a combination of higher than forecast sales and lower than forecast gift card redemptions.

5.3 During the Reporting Period, BBB Canada's total disbursements were approximately \$339,000 less than projected in the Cash Flow Forecast. The net positive variance is primarily attributable to lower than forecast occupancy costs (by \$261,000) and professional fees (by \$78,000).

5.4 Consistent with the Cash Flow Forecast, BBBI transferred \$9.2 million to BBB Canada on February 10, 2023. The closing cash balance as of February 11, 2023 was approximately \$4.4 million, as compared to the forecast cash balance of \$4.2 million.

## 6.0 UPDATED AND EXTENDED CASH FLOW FORECAST

6.1 BBB Canada has prepared an updated and extended cash flow forecast (the “**Updated Forecast**”) for the 13-week period from February 12 to May 13, 2023 (the “**Cash Flow Period**”). A copy of the Updated Forecast, together with a summary of the assumptions that underlie the forecast is attached hereto as **Appendix “B”**. A summary of the Updated Forecast is provided in the following table:

<b>13-Week Cash Flow Forecast</b> <i>(Unaudited, in 000s CAD)</i>	
<b>Receipts</b>	<b>\$ 74,962</b>
<b>Disbursements</b>	
Payroll	16,243
Occupancy Costs	10,031
Liquidation Expenses	5,647
Sales Tax Remittances	12,251
Liquidation Fees	440
Professional Fees	4,012
<b>Total Disbursements</b>	<b>48,624</b>
<b>Net Cash Flow</b>	<b>26,338</b>
Opening Cash Balance / Deficit	4,429
Net Cash Flow	26,338
Senior Debt Payments	(29,333)
<b>Closing Cash Balance / Deficit</b>	<b>1,434</b>

6.2 The Monitor notes the following with respect to the Updated Forecast:

- (a) it has been prepared on the basis that the Orderly Wind-down Approval Order sought by BBB Canada is granted on February 21, 2023;
- (b) as noted above, BBB Canada had a cash balance of \$4.4 million as of February 12, 2023;
- (c) receipts reflect the estimated proceeds from the Sale, inclusive of HST and net of gift card redemptions through March 9, 2023;
- (d) disbursements include payroll, occupancy costs, liquidation expenses, sales tax remitted and professional fees paid during the CCAA Proceedings; and
- (e) through the first seven weeks, cash on hand in excess of \$9.5 million (the “**Minimum Cash**”) will, in accordance with the terms of the proposed ARIO, be swept to the Lenders as partial repayment of the secured balance owing under the Credit Facilities. The Minimum Cash amount is to be reduced to \$6.0 million beginning on March 27, 2023.

## 7.0 **ACTIVITIES OF THE MONITOR SINCE THE FILING DATE**

7.1 Since the Filing Date, the primary activities of the Monitor have included the following:

- (i) continuing discussions with parties that have expressed interest in BBB Canada’s assets and/or leases, and considering the substance of such expressions of interest with counsel to BBB Canada and Lazard;

- (ii) monitoring the Applicant's cash receipts and disbursements, and assisting in preparing weekly cash flow variance reporting;
- (iii) activating the Case Website and coordinating the posting of Court-filed documents to the website;
- (iv) engaging with certain landlords and their counsel who reached out to the Monitor; and
- (v) completing and/or coordinating the noticing requirements pursuant to paragraph 39 of the Initial Order, including, among other things:
  - (a) arranging for publication of notice of the CCAA Proceedings, in the prescribed form, in *The Globe and Mail* (National Edition) on February 16, 2023;
  - (b) arranging for notice of the CCAA Proceedings, in the prescribed manner, to be emailed or mailed, on February 15, 2023, to all known creditors having a claim against BBB Canada of more than \$1,000;
  - (c) activating the Monitor's toll-free number and email account for the CCAA Proceedings, and responding to creditor and other inquiries received through those and other contact points; and
  - (d) with the assistance of Bennett Jones LLP, counsel to the Monitor, preparing this First Report.

## **8.0 MATERIAL AMENDMENTS TO THE CREDIT AGREEMENT**

8.1 During the Initial Order hearing, the Court requested additional information regarding any material amendments made to the Credit Agreement pursuant to the Amendment (the “**Credit Agreement Amendments**”), which was executed in connection with the Offering. Certain of the Credit Agreement Amendments were summarized in the Etlin Affidavit and in the Pre-Filing Report beginning at Section 6.7.

8.2 In response to the Court’s inquiry, the Monitor has prepared a table summarizing certain of the material Credit Agreement Amendments attached hereto as **Appendix “C”**.

8.3 As counsel to the Monitor indicated at the Initial Order hearing, the Monitor is of the view that the Credit Agreement Amendments did not improve the priority of the Lender’s existing security over BBB Canada’s assets. In this regard the Monitor notes that:

- (a) both the Applicant and BBB LP were obligors under the Credit Agreement prior to the Credit Agreement Amendments and remain obligors at this time; and
- (b) the Credit Agreement Amendments did not improve the Lenders’ claims as against the Applicant or BBB LP.

## **9.0 CONCLUSIONS AND RECOMMENDATIONS**

9.1 For the reasons set out in this First Report, the Monitor respectfully recommends that the Court grant the relief requested by the Applicant.

All of which is respectfully submitted to the Court this 17<sup>th</sup> day of February 2023.

**Alvarez & Marsal Canada Inc., in its capacity as  
Monitor of BBB Canada Ltd. and  
Bed Bath & Beyond Canada L.P., and not in its  
personal or corporate capacity**

Per: 

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Alan J. Hutchens  
Senior Vice-President

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

Court File No.: CV-23-00694493-00CL

**IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF BBB  
CANADA LTD.**

Applicant

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**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**  
Proceeding commenced at Toronto

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**FIRST REPORT OF THE MONITOR**

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capacity

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

Court File No.: CV-23-00694493-00CL

**IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF BBB  
CANADA LTD.**

Applicant

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**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**  
Proceeding commenced at Toronto

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**SECOND REPORT OF THE MONITOR**

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