

COURT FILE NUMBER

2401-15969

COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

CALGARY



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

AND IN THE MATTER OF THE COMPROMISE OR ARRANGEMENT OF
ANGUS A2A GP INC., ANGUS MANOR PARK A2A GP INC., ANGUS
MANOR PARK A2A CAPITAL CORP., ANGUS MANOR PARK A2A
DEVELOPMENTS INC., HILLS OF WINDRIDGE A2A GP INC.,
WINDRIDGE A2A DEVELOPMENTS, LLC, FOSSIL CREEK A2A GP
INC., FOSSIL CREEK A2A DEVELOPMENTS, LLC, A2A
DEVELOPMENTS INC., SERENE COUNTRY HOMES (CANADA) INC.
A2A CAPITAL SERVICES CANADA INC., WINGHAM A2A
DEVELOPMENTS INC., LAKE HURON SHORES A2A
DEVELOPMENTS INC., and MEAFORD A2A DEVELOPMENTS INC.

APPLICANT

ALVAREZ & MARSAL CANADA INC., in its capacity as Court-appointed
Monitor of ANGUS A2A GP INC., ANGUS MANOR PARK A2A GP INC.,
ANGUS MANOR PARK A2A CAPITAL CORP., ANGUS MANOR PARK
A2A DEVELOPMENTS INC., HILLS OF WINDRIDGE A2A GP INC.,
WINDRIDGE A2A DEVELOPMENTS, LLC, FOSSIL CREEK A2A GP
INC., FOSSIL CREEK A2A DEVELOPMENTS, LLC, A2A
DEVELOPMENTS INC., SERENE COUNTRY HOMES (CANADA) INC.,
A2A CAPITAL SERVICES CANADA INC., WINGHAM A2A
DEVELOPMENTS INC., LAKE HURON SHORES A2A
DEVELOPMENTS INC., and MEAFORD A2A DEVELOPMENTS INC.

DOCUMENT

ORDER APPROVING STAY EXTENSION

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION
OF PARTY
FILING THIS
DOCUMENT

Cassels Brock & Blackwell LLP
Bankers Hall West
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Attention: Jeffrey Oliver / Danielle Marechal

File no. 57100-4

DATE ON WHICH ORDER WAS PRONOUNCED:

January 19, 2026

LOCATION WHERE ORDER WAS PRONOUNCED:

Edmonton, Alberta

JUSTICE WHO MADE THIS ORDER:

The Honourable Justice Neilson

UPON the application (the "**Application**") of Alvarez & Marsal Canada Inc. ("**A&M**") in its capacity as the court-appointed monitor with enhanced powers (in such capacity, the "**Monitor**") of Angus A2A GP Inc., Angus Manor Park A2A GP Inc., Angus Manor Park A2A Capital Corp., Angus Manor Park A2A Developments Inc., Hills of Windridge A2A GP Inc., Fossil Creek A2A GP Inc., A2A Developments Inc., Serene Country Homes (Canada) Inc., A2A Capital Services Canada Inc., Wingham A2A Developments Inc., Lake Huron Shores A2A Developments Inc., and Meaford A2A Developments Inc. (together the "**Canadian Respondents**") and Fossil Creek A2A Developments, LLC and Windridge A2A Developments, LLC (the "**US Debtor Companies**" and together with the Canadian Respondents, the "**Debtor Companies**"); **AND UPON** having read the Pre-filing Report of the Monitor dated November 13, 2024, the First Report of the Monitor dated November 20, 2024, the First Supplement to the First Report of the Monitor dated November 21, 2024, the Second Supplement to the First Report of the Monitor dated November 25, 2024, the Second Report of the Monitor dated November 28, 2024, the Third Report of the Monitor dated December 13, 2024, the First Supplement to the Third Report of the Monitor dated December 17, 2024, the Fourth Report of the Monitor dated February 19, 2025, the First Supplement to the Fourth Report of the Monitor dated February 24, 2025, the Fifth Report of the Monitor dated April 7, 2025, the First Supplement to the Fifth Report of the Monitor dated April 15, 2025, the Sixth Report of the Monitor dated June 10, 2025, the Seventh Report of the Monitor dated July 21, 2025; the First Supplement to the Seventh Report of the Monitor dated September 15, 2025, the Eighth Report of the Monitor dated October 17, 2025; the First Supplement to the Eighth Report of the Monitor dated October 28, 2025; and the Ninth Report of the Monitor dated January 12, 2026; **AND UPON** reviewing the Initial Order granted by the Honourable Justice C. Feasby in these proceedings on November 14, 2024, the Amended and Restated Initial Order granted by the Honourable Justice C. Simard in these proceedings on November 25, 2024 (the "**ARIO**"), the Order granted by the Honourable Justice C. Feasby in these proceedings on December 20, 2024, the Order granted by the Honourable Justice C. Feasby in these proceedings on January 29, 2025, the Order granted by the Honourable Justice C. Feasby in these proceedings on February 11, 2025, the Order granted by the Honourable Justice Campbell in these proceedings dated March 5, 2025, the Order granted by the Honourable Justice C. Feasby in these proceedings dated April 16, 2025; the Order granted by the Honourable Justice Neufeld in these proceedings dated June 19, 2025, the Order granted by the Honourable Justice D. Mah in these proceedings dated July 29, 2025, and the Order granted by the Honourable Justice Bourque in these proceedings dated October 23, 2025 (the "**Additional Project Order**"); and the Order granted by the Honourable Justice Jones on October 31, 2025; **AND UPON** hearing counsel for the Monitor, Representative Counsel, counsel for the US Debtor Companies and counsel for the Canadian Respondents and any other party in attendance on January 19, 2026; **IT IS HEREBY ORDERED AND DECLARED THAT:**

SERVICE OF APPLICATION

1. The time for service of the Application for this order (the "**Order**") is deemed good and sufficient and the Application is properly returnable today.

CAPITALIZED TERMS

2. Capitalized terms used herein but not otherwise defined in this Order shall have the meaning given to such terms in the ARIO or the Ninth Report.

STAY OF PROCEEDINGS

3. The Stay Period is hereby extended until and including May 31, 2026.

APPROVAL OF ADDITIONAL PROJECTS SALE PROCESS

4. The Additional Projects Sale Process, as outlined within the Ninth Report, is hereby ratified and approved.
5. The Monitor is empowered and authorized to, in conjunction with a Sale Advisor, implement the Additional Projects Sale Process and do all things reasonably necessary to conduct and give full effect to the Additional Projects Sale Process, and carry out the obligations thereunder including but not limited to, taking any additional steps or executing additional documents as may be necessary or desirable in order to carry out and complete the Additional Projects Sale Process.

EXEMPTION FROM CERTAIN REPORTING OBLIGATIONS

6. For the duration of the Stay Period, the Debtor Companies and Affiliate Entities (as defined in the ARIO) are relieved from any and all continuous disclosure, reporting and filing obligations (collectively the "**Securities Filings**") that may be required of any Debtor Company or Affiliate Entity under any federal or provincial law respecting securities or capital markets in Canada, including, without limitation, the *Securities Act, RSBC 1996, c 418* and the regulations promulgated thereunder, any rules and regulations the British Columbia Securities Commission (collectively, the "**Applicable Securities Law**").
7. None of the Monitor or the Monitor's directors, officers, employees, and other representatives shall have any personal liability for any failure by the Debtor Companies to make any Securities Filings required by any Applicable Securities Law.

REGISTRATION OF ADDITIONAL PROJECTS ORDER ON TITLE

8. The Monitor is hereby expressly empowered and authorised to register a copy of the Additional Projects Order in respect of the lands legally described as:
 - (a) PT LTS 5 AND 6 CON 1 TURNBERRY BEING PT 1, 22R5848 EXCEPT PT 1, 22R5878; MORRIS-TURNBERRY/NORTH HURON (the "**Wingham Lands**");
 - (b) PT RDAL BTN LT 9 AND LT 10 ST. VINCENT CLOSED BY R252709; PT LT 9-10 CON 2 ST. VINCENT PT 1 – 16, 18, 31 – 46, 49 – 58, 64 & 65, 67 – 78, 80 – 82, BLK A, GORDON ST, SUZANNE ST, MICHELE AV & BURNETT ST, RD36; PT 6 & 9 16R2726; PT 16 – 37 RD101; PT 38 – 82 & PT 91 RD101; PT 1 – 30 & 34 – 38 RD108; PT 1 – 22 RD111 & AS IN R252710 (FOURTHLY) EXCEPT PT 1, 2, & 3 AS IN R559723; S/T R252710; PT LT 9 CON 1 ST. VINCENT; PT LT 9 CON 2 ST. VINCENT AS IN R253576 EXCEPT PT 1 16R3404; MUNICIPALITY OF MEAFORD (the "**Meaford Lands**"); and
 - (c) LT 4 PL 538 GODERICH; LT 10 PL 538 GODERICH; PT OLD RAILWAY PART PL 538 GODERICH; PT LT 3 PL 538 GODERICH; PT LT 5 PL 538 GODERICH; PT LT 8 PL 538 GODERICH; PT LT 9 PL 538 GODERICH; PT LT 11 PL 538 GODERICH; PT LT 5 CON 1 GODERICH AS IN R194853; SAVE & EXCEPT HWP2187; MUNICIPALITY OF CENTRAL HURON (the "**LHS Lands**" and together with the Meaford Lands and the Wingham Lands (the "**Additional Project Lands**")

each in the registry office for the Land Titles Divisions of Grey (No. 16) and Huron (No. 22) against title to any of the Additional Project Lands, where the Monitor considers it necessary or desirable.

9. The Land Registry Office for the Divisions of Grey (No. 16) and Huron (No. 22) is hereby directed to accept this Order for registration on title to the Additional Project Lands

APPROVAL OF ACTIVITIES OF MONITOR

10. The Ninth Report of the Monitor dated January 12, 2026 and the actions, conduct and activities of the Monitor set out therein are approved.

APPROVAL OF PROFESSIONAL FEES

11. The fees and disbursements of the Monitor and Monitor's US counsel, US conflicts counsel, and Canadian counsel, as set out in the Ninth Report, are hereby approved without the necessity of a

formal passing of its accounts.

SERVICE AND NOTICE PROTOCOL

12. The Monitor shall post a copy of this Order to the Monitor's Website for these proceedings:
www.alvarezandmarsal.com/a2a.
13. Service of this Order to any other party is hereby dispensed with.

James S. Neibom

Justice of the Court of King's Bench of Alberta