

**0989705 B.C. Ltd., Alderbridge Way GP Ltd., and Alderbridge Way Limited Partnership (collectively, "Alderbridge")**

**List of Creditors**

**As at April 1, 2022**

Please note the following:

1. This list of creditors has been prepared from information contained in the books and records of Alderbridge.
2. The amounts included in this list of creditors do not take into consideration any un-invoiced amounts, nor have the amounts been adjusted for any amounts that may also be receivable from creditors.
3. This list of creditors has been prepared without admission as to the liability for, or quantum of, any of the amounts shown.
4. To date, a claims procedure has not been approved by the Court, and creditors are NOT required to file a statement of account or proof of claim at this point in time. If, at a later date, a claims procedure is approved by the Court, all known creditors will be notified and claim forms will be posted to the Monitor's website. It is through such a claims procedure that creditor claims will be reviewed and determined.
5. Amounts owing to various government agencies, if any, are unknown at this time.

| CREDITOR NAME                                                                                       | ADDRESS                                                                                            | AMOUNT (\$)              |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------|
| <b>SECURED CREDITORS</b>                                                                            |                                                                                                    |                          |
| ROMSPEN INVESTMENT CORPORATION                                                                      | 162 Cumberland St., Suite 300, Toronto, ON M5R 3N5                                                 | \$ 175,862,578.77        |
| J.V. DRIVER INVESTMENTS INC. (as agent to the Second Mortgage Lenders)                              | 1205-5th Street, Nisku, AB T9E 7L6                                                                 | 76,693,000.00            |
| GLOBAL EDUCATION CITY (RICHMOND) LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, GEC (RICHMOND) GP INC. | #1200 - 777 West Broadway, Vancouver, BC V5Z 4J7                                                   | 94,107,000.00            |
| <b>TOTAL SECURED CREDITORS</b>                                                                      |                                                                                                    | <b>\$ 346,662,578.77</b> |
| <b>LIEN CLAIMANTS</b>                                                                               |                                                                                                    |                          |
| GBL ARCHITECTS INC.                                                                                 | # 300 - 224 West 8th Avenue, Vancouver, BC V5Y 1N5                                                 | \$ 539,996.94            |
| GLOTMAN SIMPSON CONSULTING ENGINEERS                                                                | 1661 W 5th Avenue, Vancouver, BC V6J 1N5                                                           | 24,908.45                |
| KELLER FOUNDATIONS LTD.                                                                             | Unit #130 - 9347 200A St, Langley, BC V1M 0B3                                                      | 2,364,979.52             |
| METRO-CAN CONSTRUCTION (AT) LTD.                                                                    | #520 - 10470 152St., Surrey, BC V3R 0A3                                                            | 8,675,549.62             |
| METRO TESTING + ENGINEERING LTD.                                                                    | # 401 - 6741 Cariboo Road, Burnaby, BC V3N 4A3                                                     | 232,338.23               |
| RUSH CONTRACTORS GROUP INC.                                                                         | 8208 Swenson Way, Delta, BC V4G 1J6                                                                | 4,247,963.34             |
| STORM GUARD WATER TREATMENT                                                                         | 1080 Page St., Richmond, BC V6V 2Y3                                                                | 779,532.22               |
|                                                                                                     |                                                                                                    | <b>\$ 16,865,268.32</b>  |
| <b>UNSECURED CREDITORS</b>                                                                          |                                                                                                    |                          |
| ALTUS GROUP LIMITED                                                                                 | 126 Don Hillock Drive, Aurora, ON L4G 0G9                                                          | \$ 9,817.50              |
| BALLARD FINE ART LTD.                                                                               | 1243 Duchess Avenue, West Vancouver, BC V7T 1H3                                                    | 5,871.16                 |
| BC BUILDING SCIENCE                                                                                 | 611 Bent Court, New Westminster, BC V3M 1V3                                                        | 4,357.50                 |
| BURNABY BLACK TOP                                                                                   | P.O. BOX 81200, Burnaby, BC V5H 4K2                                                                | 1,449.00                 |
| BVDA GROUP LTD.                                                                                     | 107 Toronto St S - suite 1, Uxbridge, ON L9P 1H4                                                   | 1,050.00                 |
| CARDINAL ENGINEERING LTD.                                                                           | 709 - 610 Granville St., Vancouver, BC V6C 3T3                                                     | 106,000.00               |
| CITY OF RICHMOND                                                                                    | 6911 No. 3 Road, Richmond, BC V6Y 2C1                                                              | 1,607,459.06             |
| COLDWELL BANKER PRESTIGE REALTY                                                                     | # 310 - 638 Broughton St., Vancouver, BC V6G 3K3                                                   | 47,750.00                |
| CANADA REVENUE AGENCY                                                                               | Surrey National Verification and Collections Centre, 9755 King George Boulevard, Surrey BC V3T 5E1 | UNKNOWN                  |
| DENTONS CANADA LLP                                                                                  | 20th Floor - 250 Howe St., Vancouver, BC V6C 3R8                                                   | UNKNOWN                  |
| DIVERSIFIED PROJECT SERVICES LTD.                                                                   | 23265 121A Avenue, Maple Ridge, BC V2X 0X1                                                         | 3,407.12                 |
| E SQUARED DESIGN                                                                                    | #305 - 928 Homer St., Vancouver, BC V6B 1T7                                                        | 4,141.20                 |
| ENERSOLV DESIGN & BUILD LTD.                                                                        | # 50 - 3711 North Fraser Way, Burnaby, BC V5J 5J2                                                  | 2,625.00                 |
| GATLAND CAPITAL CORPORATION                                                                         | # 760 - 1040 W Georgia St., Vancouver, BC V6E 4H1                                                  | 2,604,601.00             |
| GEOPACIFIC CONSULTANTS LTD.                                                                         | 1779 W 75th Avenue, Vancouver, BC V6P 6P2                                                          | 72,394.96                |
| HEXCEL CONSTRUCTION LTD.                                                                            | 7119 River Road, Delta, BC V4G 1A9                                                                 | 81,486.54                |
| INTEGRAL GROUP CONSULTING                                                                           | # 180 - 200 Granville St., Vancouver, BC V6C 1S4                                                   | 14,070.83                |
| J.V. DRIVER INVESTMENTS INC.                                                                        | 1205-5th Street, Nisku, AB T9E 7L6                                                                 | 2,340,522.03             |
| LAWSON LUNDELL LLP                                                                                  | # 1600 - 925 W Georgia St., Vancouver, BC V6C 3L2                                                  | 50,820.81                |
| MACDONALD REALTY LTD.                                                                               | 2105 W 38th Ave, Vancouver, BC V6M 1R8                                                             | 18,900.00                |
| MAGNUM PROJECTS LTD.                                                                                | #230 - 1150 Station St., Vancouver, BC V6A 4C7                                                     | 2,792,434.49             |
| MATSON PECK & TOPLISS                                                                               | #320 - 11120 Horseshoe Way, Richmond, BC V7A 5H7                                                   | 17,550.75                |
| MINISTRY OF FINANCE                                                                                 | Receivables Management Office, PO Box 9445 Stn Prov Govt, Victoria, BC V8W 9V5                     | UNKNOWN                  |
| MNP LLP                                                                                             | #2200 - 1021 W Hastings St., Vancouver, BC V6E 0C3                                                 | 15,269.62                |
| MPT ENGINEERING CO. LTD                                                                             | # 320 - 11120 Horseshoe Way, Richmond, BC V7A 5H7                                                  | 5,307.75                 |
| NOBLE CONSTRUCTION MGMT CORP.                                                                       | #200 - 4308 Dawson St., Burnaby, BC V5C 4B6                                                        | 216,450.83               |
| NU STREAM REALTY INC.                                                                               | #100 - 4555 Kingsway, Burnaby, BC V5H 4T8                                                          | 9,450.00                 |
| OAKWYN REALTY DOWNTOWN LTD.                                                                         | 1286 Homer St - 4th Floor, Vancouver, BC V6B 2Y5                                                   | 9,450.00                 |
| OBERTI INTERIOR DESIGN                                                                              | #1460 - 1188 W Georgia St, Vancouver, BC V6E 4A2                                                   | 11,745.46                |
| PFS STUDIO                                                                                          | 1777 West 3rd Avenue, Vancouver, BC V6J 1K7                                                        | 3,433.60                 |
| POLO SECURITY SERVICES LTD.                                                                         | 7251 Fraser St., Vancouver, BC V5X 3V8                                                             | 72,272.76                |
| REMAX CREST REALTY                                                                                  | #290 - 3631 No. 3 Road, Richmond, BC V6X 2B9                                                       | 28,350.00                |
| REMAX SELECT PROPERTIES                                                                             | 5487 West Boulevard, Vancouver, BC V6M 3W5                                                         | 9,450.00                 |
| REMAX WESTCOAST                                                                                     | #110 - 6086 Russ Baker Way, Richmond, BC V7B 1B4                                                   | 17,385.12                |
| SHAW CABLESYSTEMS G.P.                                                                              | 630 - 3RD Ave SW, Calgary AB T2P 4L4                                                               | 55,235.30                |
| SS ALDERBRIDGE MANAGEMENT                                                                           | #200 - 1778 W2nd Ave, Vancouver, BC V6J 1H6                                                        | 11,343,062.85            |
| SUNRICH REALTY LTD.                                                                                 | # 212 - 4800 No. 3 Road, Richmond BC V6X 3A6                                                       | 95,681.25                |
| SURE FIRE PETROLEUM INC.                                                                            | 4898 - 248th St., Aldergrove, BC V4W 1A5                                                           | 21,091.58                |
| TNAI ENGINEERING LTD.                                                                               | # 200 - 315 West 7th Avenue, Vancouver, BC V5Y 1M2                                                 | 2,394.00                 |
| UNITED RENTALS OF CANADA                                                                            | 5175 Regent st., Burnaby, BC V5C 4H4                                                               | 31,082.89                |
| <b>TOTAL UNSECURED CREDITORS</b>                                                                    |                                                                                                    | <b>\$ 21,733,821.96</b>  |