COURT FILE NO.:	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 CREEK 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 CREEK A2A DEVELOPMENTS INC., LAKE HURON SHORES A2A DEVELOPMENTS INC., and MEAFORD A2A DEVELOPMENTS INC.
DOCUMENT	**APPLICATION**
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	Cassels Brock & Blackwell LLP Suite 3700, Bankers Hall West 888 3rd Street SW Calgary, Alberta, T2P 5C5 Telephone: 403 351 2920 Facsimile: 403 648 1151 Email: joliver@cassels.com / djorgenson@cassels.com File No.: 57100-4 **Attention: Jeffrey Oliver/Danica Jorgenson**

Clerk's Stamp

JUDICIAL CENTRE OF CALGARY
FILED DIGITALLY
2401 15969
Aug 31, 2026
2:03 PM
CLERK OF THE COURT

NOTICE TO THE RESPONDENTS AND SERVICE LIST IN SCHEDULE "B"

This application is made against you. You are a respondent.

You have the right to state your side of this matter before the judge.

To do so, you must be in Court when the application is heard as shown below:

Date	September 9, 2026
Time	10:00 a.m. MST
Where	Calgary Courts Centre https://albertacourts.webex.com/meet/virtual.courtroom60
Before Whom	The Honourable Justice C.M. Jones

Go to the end of this document to see what you can do and when you must do it.

Remedy claimed or sought:

1. Alvarez & Marsal Canada Inc. ("**A&M**"), in its capacity as monitor with certain enhanced powers (in such capacity, the "**Monitor**") of the Debtor Companies (as defined in **Schedule "A"** hereto) seeks, among other things:

    (a) an order (the "**Order**") under the *Companies' Creditors Arrangement Act*, RSC 1985, c C-36, as amended (the "**CCAA**"), substantially in the form attached hereto as **Schedule "C"**, among other things:

        (i) abridging the time for service and deeming service of this application and supporting materials, including the Eleventh Report of the Monitor dated August 31, 2026 (the "**Eleventh Report**"), to be good and sufficient; and

        (ii) extending the Stay Period (as defined herein) up to and including December 18, 2026; and

    (b) such further and other relief as this Honourable Court deems appropriate.

Grounds for making this application:

2. Capitalized terms not otherwise defined herein shall have the meaning given to such terms in the ARIO (as defined below), the Tenth Report of the Monitor dated May 19, 2026 (the "**Tenth Report**") and the Eleventh Report, as applicable.

Procedural Background

3. The within proceedings (the "**CCAA Proceedings**") were initiated on application by an *ad hoc* group of Canadian investors in various real estate and land investment projects. On November 14, 2024, this Honourable Court pronounced an initial order pursuant to the CCAA which, among other things, granted the Debtor Companies a stay of proceedings under section 11.02 of the CCAA and appointed A&M as Monitor of the Debtor Companies with certain enhanced powers (the "**Initial Order**").

4. The Initial Order related only to A2A CSC, Serene Canada, A2A Developments, Angus GP, Angus Manor Developments, Angus Manor Capital, Angus Manor GP, Fossil GP, Windridge GP, Fossil LLC and Windridge LLC. Wingham Developments, LHS Developments and Meaford Developments (collectively, the "**Additional Project Entities**") were added to these CCAA Proceedings by an Order of this Court granted October 23, 2025 upon application of the Monitor.

5. Amongst other things, the Initial Order:

   (a) appointed A&M as Monitor, with enhanced powers (the "**Enhanced Powers**"), of the Debtor Companies;

   (b) granted a stay of proceedings for an initial period up to and including November 24, 2024 (the "**Stay Period**");

   (c) appointed Fasken Martineau DuMoulin LLP ("**Canadian Rep Counsel**") as representative counsel for all Canadian investors in the Business and Property of the Debtor Companies and the Affiliate Entities (as defined in **Schedule "A**" hereto), including without limitation, the Applicant Investors (the "**Canadian Investors**");

   (d) appointed Norton Rose Fulbright Canada LLP ("**Offshore Rep Counsel**" and together with Canadian Rep Counsel, "**Representative Counsel**") as representative counsel for all non-Canadian investors in the Business and Property of the Debtor Companies and Affiliate Entities (the "**Offshore Investors**" and together with the Canadian Investors, the "**Investors**");

   (e) declared that the Affiliate Entities shall have the same benefits, protections and authorizations provided to the Debtor Companies notwithstanding that these entities are not a "company" within the meaning of the CCAA;

   (f) authorized the Debtor Companies to enter into an interim financing agreement with Pillar Capital Corp. (the "**Interim Lender**") and to borrow from Pillar the initial principal amount of $500,000 (the "**Interim Financing**") with the ability to borrow up to $2,000,000;

   (g) granted the following charges over the Property in the following relative priorities:

      (i) First – a charge in favour of the Monitor, its legal counsel, Canadian Rep Counsel and Offshore Rep Counsel (the "**Insolvency Professionals**") to a maximum amount of $250,000 (the "**Administration Charge**"); and

(ii) Second – a charge in favour of Pillar in respect of the Interim Financing to a maximum amount of $500,000 (the "**Interim Lender's Charge**");

(h) authorized the Monitor to act as "Foreign Representative" of the A2A Group, in order to apply for a Temporary Restraining Order in the US and subsequently apply to commence ancillary insolvency proceedings under Chapter 15 of Title 11 of the US Bankruptcy Code (the "**Chapter 15 Proceeding**") in the US Bankruptcy Court for the Northern District of Texas (the "**US Bankruptcy Court**"); and

(i) declared that all current and former directors and officers of the Debtor Companies (collectively "**Management**") shall have no further power or authority to direct the Debtor Companies.

6. On November 25, 2024, this Honourable Court granted an amended and restated initial order (the "**ARIO**") under the CCAA, among other things:

(a) amending and restating the relief granted pursuant to the Initial Order; and

(b) directing the Monitor to provide a comprehensive report (*i.e.*, the Third Report) by 4:00 pm MST on Friday, December 13, 2024, to the Court to address, among other things:

(i) any entitlements of each class of investors, including the investors' rights to approve property sales;

(ii) the ownership of the properties;

(iii) the value of the properties;

(iv) the marketing process that was conducted or is being conducted for the properties; and

(v) the investor approval process conducted for any sales, including how investors were notified of sales, what they were told, what opportunities they were given to approve sales, and how sales were approved, including by whom and under what authority; and

(c) directing the Debtor Companies and Affiliate Entities to provide to the Monitor by 4:00 pm MST on Friday December 6, 2024 (the "**Information Deadline**"), the Requested Information (as defined in the ARIO).

7. On January 29, 2025, the Honourable Justice Feasby granted an order under the CCAA, among other things, directing the Monitor to, within 21 days, provide this Court with a reasonable plan for gaining control of the lands located in Texas and the proceeds of the Fossil Creek Sale and the Water District Sale (the "**Texas Plan**"). If the Texas Plan was not provided within 21 days and subsequently approved by this Court, then the CCAA proceedings would terminate as against Fossil Creek A2A Developments, LLC, Windridge A2A Developments, LLC (collectively, the "**US Debtor Companies**"), Fossil Creek A2A GP Inc., Hills of Windridge A2A GP Inc., Fossil Creek A2A Limited Partnership, Hills of Windridge A2A LP, Fossil Creek A2A Trust and Hills of Windridge A2A Trust (together with the US Debtor Companies, the "**Windridge and Fossil Creek Entities**") and the Initial Order and the ARIO would be vacated as against the Windridge and Fossil Creek Entities.

8. On March 5, 2025, the Honourable Justice Campbell granted an order under the CCAA, among other things, approving the Texas Plan as outlined in the Fourth Report of the Monitor dated February 24, 2025 (the "**Texas Plan Order**").

9. On April 16, 2025, this Court granted an order, among other things, approving a sale process for the Angus Manor Lands (as defined therein) in conjunction with a sale advisor (the "**Angus Manor Sale Process**").

10. On January 19, 2026, this Court granted an order, among other things, approving a sale process for the Wingham Lands, the LHS Lands and the Meaford Lands (each as defined therein and collectively, the "**Additional Project Lands**") in conjunction with a sale advisor (the "**Additional Project Sale Process**").

11. On May 28, 2026, counsel to the Debtor Companies requested an adjournment of the Monitor's application (the "**Charge Expansion Application**") with respect to, among other things:

    (a) declaring that the Offshore Investors' (as defined in the Tenth Report) interests in the Lands (as defined in the Tenth Report), whether legal or beneficial, arising from the Offshore Investors' undivided fractional interest ("**UFI**") in the Lands, and the Offshore Investors' interests in the proceeds of any sale of the Lands shall be treated as "property of the Debtor Companies" for the purposes of sections 11.2 and 11.52 of the CCAA; and

    (b) authorizing the expansion of the Administration Charge and Interim Lender's Charge (as defined in paragraph 54 of the ARIO) to attached to the Offshore Investors' UFIs in the Lands and the Offshore Investors' interest in the proceeds of any sale of the Lands, including, without limitation, the Offshore Investors' interest in the proceeds of the Fossil Creek Sale and Water District Sale (each as defined in the Tenth Report).

12. The Monitor consented to an adjournment to July 10, 2026. On May 28, 2026, the Court also, among other things, extended the Stay Period up to and including September 18, 2026.

13. On July 10, 2026, the Honourable Justice Jones adjourned the Charge Expansion Application to September 9th and 10th to ensure there was enough time to hear all materials matters with respect to the Charge Expansion Application, including the standing of the Debtor Companies to oppose to such an application.

14. The Stay Period will expire on September 18, 2026.

Stay Extension

15. The Monitor requests that the stay of proceedings be extended to December 18, 2026 (the "**Stay Extension**").

16. In accordance with the terms of the ARIO, the Monitor has been working diligently with its Canadian and US counsel and Representative Counsel to implement the sale processes and gather and take steps to advance the Texas Plan. As a court-appointed officer, the Monitor with enhanced powers, on behalf of the Debtor Companies, is presumed to be acting in good faith and with due diligence.

17. As a result of the adjournment of the Charge Expansion Application, the Monitor has been unable to significantly advance these CCAA proceedings other than by continuing to review and negotiate offers received through the ongoing sale processes. Accordingly, the requested Stay Extension is required as it will afford the Monitor sufficient time to:

    (a) continue the marketing of the Angus Manor Lands pursuant to the Angus Manor Sale Process, including the review and negotiation of any offers received;

    (b) continue the marketing of the Additional Projects Lands pursuant to the Additional Projects Sale Process, including the review and negotiation of any offers received;

    (c) advance the Texas Plan and evaluate its strategic alternatives to pursue the necessary litigation required to gain control of the Debtor Companies' assets in Texas; and

    (d) continue, with the assistance of Offshore Rep Counsel, efforts to contact Offshore Investors to seek any additional information relevant to these proceedings.

18. The Monitor does not believe any creditor of the Debtor Companies will be materially prejudiced by the proposed Stay Extension.

19. It is just, convenient, and in the best interest of the Debtor Companies and their stakeholders for the Debtor Companies to continue to be afforded the protections of the CCAA pursuant to the Stay Extension.

Material or evidence to be relied on:

20. Amended and Restated Initial Order granted November 25, 2024;

21. Tenth Report of the Monitor dated May 19, 2026;

22. Eleventh Report of the Monitor dated August 31, 2026; and

23. Such further and other material or evidence as counsel may advise and this Honourable Court permits.

Applicable Acts and regulations:

24. *Companies' Creditors Arrangement Act*, RSC 1985, c C-36, as amended, in particular sections 2 to 5, 11, 11.001, 11.02, 11.2, 11.7, and 18.6;

25. Alberta *Rules of Court*, AR 124/2010 and in particular, Rule 13.5;

26. Such further and other legislation as counsel may advise and this Honourable Court permits.

How the application is proposed to be heard or considered:

27. In Person at the Calgary Courts Centre or via Webex on the Calgary Commercial List before the Honourable Justice Jones.

WARNING

You are named as a respondent because you have made or are expected to make an adverse claim in respect of this originating application.

If you do not come to Court either in person or by your lawyer, the Court may make an order declaring you and all persons claiming under you to be barred from taking any further proceedings against the applicant and against all persons claiming under the applicant. You will be bound by any order the Court makes, or another order might be given or other proceedings taken which the applicant is entitled to make without any further notice to you.

If you want to take part in the application, you or your lawyer must attend in Court or via Webex on the date and at the time shown at the beginning of this form. If you intend to give evidence in response to the application, you must reply by filing an affidavit or other evidence with the Court and serving a copy of that affidavit or other evidence on the applicant a reasonable time before the application is to be heard or considered.

SCHEDULE "A"

Debtor Companies

(a) Angus A2A GP Inc. ("**Angus GP**");

(b) Angus Manor Park A2A GP Inc. ("**Angus Manor GP**");

(c) Angus Manor Park A2A Capital Corp. ("**Angus Manor Capital**");

(d) Angus Manor Park A2A Developments Inc. ("**Angus Manor Developments**");

(e) Hills of Windridge A2A GP Inc. ("**Windridge GP**");

(f) Windridge A2A Developments, LLC ("**Windridge Developments**");

(g) Fossil Creek A2A GP Inc. ("**Fossil Creek GP**");

(h) Fossil Creek A2A Developments, LLC ("**Fossil LLC**");

(i) A2A Developments Inc. ("**Developments**");

(j) Serene Country Homes (Canada) Inc. ("**Serene**");

(k) A2A Capital Services Canada Inc. ("**A2A CSC**");

(l) Wingham Creek A2A Developments Inc. ("**Wingham LLC**");

(m) Lake Huron Shores A2A Developments Inc. ("**LHS Developments**"); and

(n) Meaford A2A Developments Inc. ("**Meaford Developments**"),

(collectively, the "**Debtor Companies**").

Affiliate Entities

(a) Angus A2A Limited Partnership ("**Angus LP**");

(b) Angus Manor Park A2A Limited Partnership ("**Angus Manor LP**");

(c) Hills of Windridge A2A LP ("**Windridge LP**");

(d) Hills of Windridge A2A Trust ("**Windridge Trust**");

(e) Fossil Creek A2A Limited Partnership ("**Fossil Creek LP**");

(f) Fossil Creek A2A Trust ("**Fossil Creek Trust**"),

(collectively, the "**Affiliate Entities**").

SCHEDULE "B"

SERVICE LIST

SERVICE LIST
Action No. 2401-15969
Last Update June 15, 2026

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
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HILLS OF WINDRIDGE A2A TRUST Registered and Head office of the trust: 250 Ferrand Drive, Suite 888 Toronto ON M3C 3G8 Email: dirk.foo@serenehomes.com	Respondent	Email
WINDRIDGE A2A DEVELOPMENTS, LLC **c/o** Bodkin, Niehaus, Dorris, and Jolley PLLC 111, 6021 Morriss Road Flower Mound TX, 75028 **Attention:** **Nick Lind** Email: info@tbtexlaw.com	Respondent	Email
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FRIEDMANS LLP 150 Ferrand Drive, Suite 800 Toronto, ON M3C 3E5 **Attention:** Bryan Friedman **Email:** bcf@friedmans.ca	Interested Party	Email
WEE TECK NG, MEI LENG KONG, WAI QUEN KONG, AND POH CHOO LAU **Attention:** Wee Teck Ng **Email:** weeteck@live.com.sg	Interested Party	Email

SCHEDULE "C"

ORDER

		Clerk's Stamp
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 3700, 888 3rd St SW Calgary, AB T2P 5C5 E: joliver@cassels.com/ djorgenson@cassels.com P: 403 351 2920 / 403 351 2638 **Attention: Jeffrey Oliver / Danica Jorgenson** File no. 57100-4

DATE ON WHICH ORDER WAS PRONOUNCED:	September 9, 2026
LOCATION WHERE ORDER WAS PRONOUNCED:	Calgary, Alberta
JUSTICE WHO MADE THIS ORDER:	The Honourable Justice C.M. Jones

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 Creek 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 Amended and Restated Initial Order granted by the Honourable Justice C.J. Feasby on November 25, 2024 (the "**ARIO**"); Tenth Report of the Monitor dated May 19, 2026; the Eleventh Report of the Monitor dated August 31, 2026 (the "**Eleventh Report**"); and the Affidavit of Service of Angeline Gagnon sworn ●, 2026; **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 September 9, 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 Eleventh Report.

STAY OF PROCEEDINGS

3. The Stay Period is hereby extended until and including December 18, 2026.

SERVICE AND NOTICE PROTOCOL

4. The Monitor shall post a copy of this Order to the Monitor's Website for these proceedings: *www.alvarezandmarsal.com/a2a*.

5. Service of this Order to any other party is hereby dispensed with.

Justice of the Court of King's Bench of Alberta