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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 EXPANSION OF PRIORITY CHARGES, ETC**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

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Attention: Jeffrey Oliver / Danica Jorgenson

File no. 57100-4

DATE ON WHICH ORDER WAS PRONOUNCED:	September 10, 2026
LOCATION WHERE ORDER WAS PRONOUNCED:	Calgary, Alberta
JUSTICE WHO MADE THIS ORDER:	The Honourable Justice 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 A2A Developments Inc., Lake Huron Shores A2A Developments Inc., and Meaford A2A Developments Inc., Fossil Creek A2A Developments, LLC and Windridge A2A Developments, LLC (collectively, the "**Debtor Companies**"); **AND UPON** noting that a portion of the Application was adjourned to September 10, 2026; **AND UPON** having read the Tenth Report of the Monitor dated May 19, 2026 (the "**Tenth Report**"), the First Supplement to the Tenth report of the Monitor dated June 12, 2026 (the "**Supplement to the Tenth Report**"), the Monitor's Amended Application filed June 15, 2026, the Affidavit of Service of Angeline Gagnon, sworn May 27, 2026 and the Affidavit of Service of Angeline Gagnon, sworn July 9, 2026 ; **AND UPON** noting 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, the Order granted by the Honourable Justice Bourque in these proceedings dated October 23, 2025, the Order granted by the Honourable Justice Jones in these proceedings on October 31, 2025, the Order granted by the Honourable Justice Neilson in these proceedings on January 19, 2025 and the Order granted by the Honourable Justice Neilson in these proceedings on May 28, 2026; **AND UPON** having read the Monitor's Brief of Law filed May 20, 2025, the Monitor's Supplemental Brief of Law filed June 15, 2026; Offshore Rep Counsel's Brief of Law filed June 19, 2026, Canadian Rep Counsel's Brief of Law filed June 19, 2026, the US Debtor Companies' Brief of Law filed June 19, 2026, the Canadian Respondent's Brief of Law filed June 19, 2026 and the Monitor's Reply Brief of Law filed June 26, 2026; **AND UPON** hearing counsel for the Monitor, Representative Counsel and any other party in attendance on September 10, 2026; **AND UPON** judgment with respect to the portion of the Monitor's Application on costs being reserved; **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, the Tenth Report or the Supplement to the Tenth Report

EXTENSION OF ADMINISTRATION AND INTERIM LENDER'S CHARGE

3. The Offshore Investors' interests, whether legal or beneficial, in the following lands (collectively, the "**Lands**"):

   a) PT LT 28 CON 5 ESSA TWP AS IN RO346115 SECONDLY; TOWNSHIP OF ESSA, bearing parcel identification number ("**PIN**") 58103-0065 (LT); and

      PT LT 28 CON 5 ESSA TWP; PT LT 29 CON 5 ESSA BEING PT 2 51R16117; TOWNSHIP OF ESSA, bearing PIN 58103-0059 (LT) (the "**Angus Manor Lands**");

   b) PT LTS 5 AND 6 CON 1 TURNBERRY BEING PT 1, 22R5848 EXCEPT PT 1, 22R5878; MORRIS-TURNBERRY/NORTH HURON (the "**Wingham Lands**")

   c) PT LTS 5 AND 6 CON 1 TURNBERRY BEING PT 1, 22R5848 EXCEPT PT 1, 22R5878; MORRIS-TURNBERRY/NORTH HURON; 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**");

   d) 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**");

   e) the Fossil Creek Lands (as defined in the Tenth Report); and

   f) the Windridge Lands (as defined in the Tenth Report),

   arising from the Offshore Investors' undivided fractional interest ("**UFIs**") in the Lands and the Offshore Investors' interests 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 the Water District Sale (each as defined in the Tenth Report), shall be treated as "property of the Debtor Companies" for the purposes of sections 11.2 and 11.52 of the CCAA.

4. The Interim Lender's Charge and Administration Charge (each as defined in the ARIO, and collectively, the "**Charges**") shall be extended to constitute charges on 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 the Water District Sale (each as defined in the Tenth Report).

5. The ARIO shall be and is hereby amended by deleting paragraph 59 thereof and replacing it with a new paragraph 59 reading as follows:

59. Each of the Charges (all as constituted and defined herein) shall constitute a charge on the Property, the Offshore Investors undivided fractional interests in the Property, and the Offshore Investors' interest in the proceeds of any sale of the Property, and subject always to section 34(11) of the CCAA, such Charges shall ranking in priority to all other security interest, trusts liens, charges and encumbrances, and claims of secured creditors, statutory or otherwise (collectively, "**Encumbrances**") in favour of any Person.

SERVICE AND NOTICE PROTOCOL

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

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

Justice of the Court of King's Bench of Alberta