

in relation to a business carried on by the Debtor for an order, among other things, approving a sale transaction (the "**Transaction**") as described in the First Report of the Receiver dated May 20, 2026 (the "**First Report**"), approving the activities of the Receiver as set out in the First Report, approving the Receiver's proposed distribution of funds, approving the fees of the Receiver and its legal counsel, sealing the confidential appendices to the First Report and discharging the Receiver was heard this day by videoconference at 330 University Avenue, Toronto, Ontario.

ON READING the Notice of Motion herein, the First Report, the Confidential Compendium and the factum of the Receiver, and on hearing the submissions of counsel for the Receiver, the Applicant and the Debtor, no one appearing for any other person on the service list, although properly served as appears from the affidavit of Karen Fox sworn May 21, 2026, filed

1. **THIS COURT ORDERS** that the First Report and the activities of the Receiver as set out in the First Report are hereby approved, provided that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way the approval of the Receiver's actions and activities.
2. **THIS COURT ORDERS** that the Receiver's interim statement of cash receipts and disbursements for the period June 18, 2025 to April 30, 2026, is hereby approved.
3. **THIS COURT ORDERS** that the fees and disbursements of the Receiver in the amount of \$134,811.19, inclusive of HST as set out in the Fee Affidavit of Bryan A. Tannenbaum attached as Appendix I to the First Report are hereby approved.

4. **THIS COURT ORDERS** that the fees and disbursements of the Receiver's Counsel, Fogler Rubinoff LLP, in the amount of \$76,168.94, inclusive of HST as set out in the Fee Affidavit of Joseph Fried attached as Appendix J to the First Report are hereby approved.

5. **THIS COURT ORDERS** that the estimated additional fees and disbursements of the Receiver and its counsel are hereby approved.

6. **THIS COURT ORDERS** that the Receiver is hereby authorized and directed to make (or cause to be made) a distribution of the proceeds of sale upon closing the Transaction as follows:

- (a) to the City of Toronto in respect of property tax arrears, plus any further interest or fees accrued thereon;
- (b) to Intercity Realty Inc., \$60,000.00 plus HST;
- (c) to the Receiver and its independent counsel for the remaining unpaid fees and disbursements as approved herein.

7. **THIS COURT ORDERS** that the Receiver is authorized to retain a holdback amount for estimated fees and as a contingency to close the sale of the Property and do all things necessary to wind up the receivership administration.

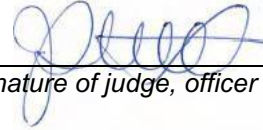
8. **THIS COURT ORDERS** that, provided the Debtor pays to the Receiver a non-refundable deposit in the sum of \$500,000.00, consisting of \$250,000.00 due on or before June 2, 2026 and \$250,000.00 due on or before June 16, 2026 (the "**Deposits**");

- (a) The completion of the Transaction shall be deferred until after Friday, July 3, 2026;
- (b) The Debtor shall be entitled to redeem the Applicants' security in accordance with a payout statement delivered by the Applicants (the "**Applicants' Security**") and to discharge all of the obligations of the Receiver and provide a reserve in the amount of \$100,000.00, on or before July 3, 2026; and
- (c) The Deposits will be credited against the total amount owing to redeem the Applicants' Security

9. **THIS COURT ORDERS** that, in the event the Debtor fails to pay either the first deposit of \$250,000.00 on June 2, 2026 or the second deposit in the amount of \$250,000.00 on or before June 16, 2026 or fails to redeem the Applicants' Security and all other amounts set out herein on or before July 3, 2026, the Deposits shall be forfeited absolutely and applied against the indebtedness owing to the Applicants and the Receiver and the Purchaser are at liberty to complete the Transaction.

10. **THIS COURT ORDERS** that Confidential Appendices 1 to 2 to the First Report listed in the Confidential Compendium are hereby sealed until completion of the Transaction or further Order of this Court.

11. **THIS COURT ORDERS** that the Receiver's motion for its discharge is adjourned pending completion of the Transaction or redemption of the Applicants' Security.



(Signature of judge, officer or registrar)

AREND CORPORATION, et al.
Applicants

-and- GRMADA HOLDINGS INC.
Respondent

Court File No. CV-25-00737678-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

PROCEEDING COMMENCED AT
TORONTO

ANCILLARY ORDER

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