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Court File No. CV-25-00742866-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE ) THURSDAY, THE 19<sup>TH</sup>  
 )  
JUSTICE MYERS ) DAY OF FEBRUARY, 2026

B E T W E E N:

**FIERA CANADIAN REAL ESTATE DEBT FUND GP INC. and FIERA FP REAL  
ESTATE FINANCING FUND L.P.**

Applicants

- and -

**OXFORD ROAD DEVELOPMENTS 4 INC., CHEN, ZONG, 2250310 ONTARIO INC.  
and P&H DEVELOPMENT HOLDINGS INC.**

Respondents

**APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND  
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE  
*COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS AMENDED**

**ANCILLARY ORDER**

**THIS MOTION**, made by TDB Restructuring Limited, in its capacity as the Court-appointed receiver (the "**Receiver**") of the undertaking, property and assets of Oxford Road Developments 4 Inc. (the "**Debtor**"), for an Order:

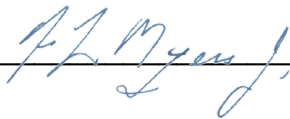
- a) approving the Second Report of the Receiver dated February 9, 2026 (the "**Second Report**"), and the activities of the Receiver described therein;
- (a) authorizing the Receiver to terminate the agreement of purchase and sale between Chandni Puri and Harpreet S. Dhandwar (the "**321 Purchasers**") and the Company, dated July 11, 2020 (the "**Original APS**"); and

b) sealing the Confidential Appendices to the Second Report, until the earlier of: (i) the sale of 321 Somme Street, Woodstock, Ontario; or (ii) further order of this Court;

was heard this day at 330 University Avenue, Toronto, Ontario.

**ON READING** the Second Report, and on hearing the submissions of counsel for the Receiver, counsel to the Applicant, with no one else appearing although served as evidenced by the Affidavit of Victoria Gifford, sworn February 9, 2026, filed:

1. **THIS COURT ORDERS** that all terms not defined in this Order shall have the meaning ascribed to them in the Second Report.
2. **THIS COURT ORDERS** that the Second Report, and the activities of the Receiver described therein, are hereby approved.
3. **THIS COURT AUTHORIZES** the Receiver to terminate the Original APS.
4. **THIS COURT ORDERS** that the Confidential Appendices to the Second Report be and are hereby sealed until the earlier of: (i) the closing of the Transaction; or (ii) further order of this Court.
5. **THIS COURT ORDERS** that this Order, and all of its provisions, are effective as of the date hereof, without any need for entry or filing.



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Justice FL Myers Digitally signed by Justice FL  
Myers  
Date: 2026.02.19 11:19:40 -05'00'

FIERA CANADIAN REAL ESTATE DEBT et al.

-and- OXFORD ROAD DEVELOPMENTS 4 INC., et al.

Applicant

Respondent

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**ONTARIO  
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PROCEEDING COMMENCED AT TORONTO

**ORDER**

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Lawyers for the Receiver

**FIERA CANADIAN REAL ESTATE DEBT et al.**

**-and- OXFORD ROAD DEVELOPMENTS 4 INC., et al.**

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**MOTION RECORD  
APPROVAL AND VESTING ORDER  
(returnable February 19, 2026)**

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