



TDB Restructuring Limited
Licensed Insolvency Trustee

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IN THE MATTER OF THE RECEIVERSHIP OF
1680 BRIMLEY LIMITED PARTNERSHIP, 2808908 ONTARIO INC. AND
BRIMLEY PROGRESS DEVELOPMENTS INC.

SUPPLEMENT TO THE FIRST REPORT OF THE RECEIVER

JULY 27, 2026

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1.0 PURPOSE OF THE REPORT

1. This report (the “**Supplementary Report**”) is a supplement to the first report to the court of the TDB Restructuring Limited (the “**Receiver**”) dated June 30, 2026 (the “**First Report**”) and is submitted for the purpose of:
 - (a) responding to the Respondents’ Motion Record, including the Affidavit of Hans Jain sworn on July 17, 2026 (the “**Jain Affidavit**”);
 - (b) responding to the Confidential Supplementary Responding Motion Record, including the Confidential Supplementary Affidavit of Hans Jain sworn July 20, 2026 (the “**Confidential Jain Affidavit**” and together with the Jain Affidavit, the “**Responding Materials**”);
 - (c) providing the Court with further information regarding the Sales Process; and
 - (d) requesting that the Court grant a sealing order in respect of Confidential Appendix 1 to this Supplementary Report.
2. This Supplementary Report should be read in conjunction with the First Report, including the Terms of Reference set out therein. Unless otherwise defined herein, all defined terms used in this Supplementary Report have the meanings ascribed to them in the First Report.

2.0 THE SALES PROCESS

3. A significant portion of the Responding Materials and the reports prepared by Colliers International and Avison Young (collectively, the “**Broker Reports**”), is devoted to criticisms of the Sales Process (as defined in the First Report) conducted by the Receiver and CBRE Limited (“**CBRE**”).
4. The Receiver has carefully reviewed the Responding Materials, including the Broker Reports. Having done so, the Receiver remains satisfied that the Sales Process has been and is appropriate in the circumstances, is being conducted in a commercially reasonable manner, and has been designed with the objective of maximizing value for the estate. The Receiver’s rationale in this regard is set out below.

5. CBRE has prepared a comprehensive summary of the marketing activities undertaken during the Sales Process in order to provide the Court with additional detail regarding the efforts undertaken to expose the Real Property (as defined in the First Report) to the market. A copy of CBRE's marketing summary will be filed under seal with the Court as **Confidential Appendix "1"**. The Receiver seeks a sealing order with respect to Confidential Appendix 1 for the reasons set out below..
6. As described in Confidential Appendix 1, the Sales Process included, among other things:
 - (a) the appointment of CBRE's national investment team together with its private capital markets team to leverage both national institutional relationships and local market expertise;
 - (b) extensive direct marketing to qualified developers, institutional investors and other sophisticated market participants;
 - (c) electronic distribution of the offering materials to approximately 2,390 qualified contacts;
 - (d) direct telephone and email outreach to prospective purchasers;
 - (e) LinkedIn advertising;
 - (f) MLS exposure; and
 - (g) the establishment of a confidential data room for prospective purchasers.
7. Confidential Appendix 1 also summarizes the significant challenges facing the current market for large-scale residential development lands within the Greater Toronto Area, including soft condominium demand, reduced investor appetite, constrained financing conditions, increasing execution risk and limited demand for projects of this scale. The Receiver understands these market conditions have materially affected purchaser interest during the Sales Process.
8. Ultimately, despite extensive marketing efforts, the Sales Process to date has generated one monetary offer to purchase the Real Property together with three expressions of interest from established developers proposing various development

management or construction management arrangements. Based upon the nature of the submissions received, CBRE concluded that a second-stage bidding process would not create additional competitive tension or improve value for the estate. The Receiver agrees with this assessment.

3.0 ALLEGED CONFLICT OF INTEREST

9. The Responding Materials state that CBRE ought to be removed as the listing broker due to an alleged conflict of interest.
10. Prior to engaging CBRE as listing broker, the Receiver raised the issue of a potential conflict of interest with CBRE. In response, CBRE advised the Receiver that CBRE Capital (Canada) Inc. ("**CBRE Capital**") and CBRE are separate entities, that each entity acts in compliance with its applicable professional obligations, and that safeguards are in place to restrict access to files and information between the two entities. CBRE further advised that additional protections, including confidentiality agreements and restrictions on access to the virtual data room, could be implemented, if required. A copy of CBRE's correspondence in this regard is attached hereto as **Appendix "A"**.
11. Based on the information provided by CBRE, the Receiver was satisfied that appropriate safeguards were in place and proceeded with the engagement of CBRE as listing broker for the Real Property.

4.0 ALLEGATIONS REGARDING THE CMHC COI

4.1 CMHC Certificate of Insurance

12. In the Responding Materials, Mr. Jain makes various allegations regarding the Canada Mortgage and Housing Corporation ("**CMHC**") Certificate of Insurance (the "**COI**").
13. Following its appointment, the Receiver was contacted by representatives of CBRE Capital, who, as noted in the Responding Materials, had assisted the Debtors in obtaining the COI prior to the commencement of these receivership proceedings. CBRE Capital advised the Receiver that certain fees payable to CMHC remained

outstanding and that payment of those fees was required in order to maintain the COI in good standing during the receivership.

14. The Receiver understood that the COI could represent a valuable asset of the estate and therefore took reasonable steps to preserve any value associated with the COI pending completion of the Sales Process. Accordingly, notwithstanding the uncertainty surrounding any future transaction or the viability of the COI, the Receiver arranged for payment of the outstanding CMHC fees to ensure that the COI remained in good standing while the Sales Process was ongoing. Copies of the correspondence regarding the outstanding CMHC fees and the related invoice for same are attached hereto as **Appendix “B”**.
15. Prior to the expiry of the COI, the Receiver proactively contacted John Cameron of CMHC directly to determine whether the COI could be extended while the Sales Process remained ongoing. CMHC advised the Receiver that any request for an extension was required to be submitted through the approved lender, being CBRE Capital. A copy of the correspondence between the Receiver and CMHC is attached hereto as **Appendix “C”**. The Receiver notes that Mr. Cameron is the same individual referenced in the Jain Affidavit.
16. Following CMHC’s direction, the Receiver contacted CBRE Capital to request that the COI be extended. In response, CBRE Capital advised that:
 - (a) before it could support such a request, it would require a detailed update regarding the status of the receivership proceedings and any proposed transaction;
 - (b) given the anticipated changes to the ownership structure, the uncertainty regarding the timing of the receivership proceedings and any eventual closing, it was not confident that it could support an extension request or that CMHC would approve one;
 - (c) any purchaser would likely be required to submit a new application for CMHC insurance.

A copy of the correspondence between the Receiver and CBRE Capital is attached hereto as **Appendix “D”**.

17. Furthermore, representatives of the Receiver, CBRE Capital and CBRE subsequently attended a Zoom meeting and discussed the status of the COI and the possibility of preserving it through the Sales Process. During those discussions, the Receiver was advised that:
 - (a) the COI was not transferable and was nearing its expiry date;
 - (b) notwithstanding the Receiver's request, an extension of the COI would not be granted; and
 - (c) any purchaser or new ownership group would not be able to “assume” the existing COI and would instead be required to submit a new application, including a new covenant review by CMHC.
18. Additionally, the Receiver was advised that the existing COI was conditional upon the Applicant remaining as guarantor. The Receiver discussed this issue with counsel to the Applicants and confirmed that the Applicants had no interest in remaining as guarantors following the completion of a sales transaction.
19. Based on the foregoing, the Receiver believes that: (i) it took reasonable steps to preserve the COI during the receivership, including paying the outstanding CMHC fees and proactively seeking an extension prior to its expiry; (ii) an extension of the COI was not available in the circumstances; and (iii) any purchaser would, in any event, have been required to obtain a new COI through a new application process.

4.2 Correspondence with Hans Jain Regarding The COI

20. Exhibit E to the Jain Affidavit includes Mr. Jain's correspondence to the Receiver regarding the COI; however, it fails to include the Receiver's email response to Mr. Jain's letter dated March 9, 2026.
21. The Receiver responded to Mr. Jain's March 9, 2026 correspondence on the day it was received. In its response, the Receiver advised, among other things, that:
 - (a) the Receiver had been engaged in extensive communications, both by telephone and email, with CBRE Capital regarding the potential extension of the COI;

- (b) those communications included Jessica Harland of CBRE Capital, whom Mr. Jain specifically referenced in his letter, and Manish Jain of CBRE Capital, both of whom had been included on the Receiver's correspondence regarding the potential extension of the COI;
 - (c) CBRE Capital had advised the Receiver that: (i) it was not confident it could support a request to extend the COI; (ii) CMHC would likely not approve such an extension given the receivership proceedings, anticipated ownership changes and the uncertainty regarding the timing of the receivership; and (iii) a new application for insurance would likely be required with updated ownership and supporting documentation; and
 - (d) the Receiver had acted promptly and responsibly in attempting to preserve the COI and had proactively engaged with CBRE Capital to explore whether an extension could be obtained.
22. The Receiver further advised Mr. Jain that both Jessica Harland and Manish Jain of CBRE Capital had been copied on the correspondence and expressly noted that, should they wish to provide any clarification regarding CBRE Capital's position with respect to the COI, they were welcome to do so.
23. Neither Mr. Jain nor any representative of CBRE Capital provided any further response, clarification or correction to the Receiver's March 9, 2026 email.
24. A copy of the Receiver's March 9, 2026 email is attached hereto as **Appendix "E"**.

5.0 ALLEGED INFLUENCE BY UBC

25. The Jain Affidavit alleges that UBC improperly influenced the conduct of these receivership proceedings.
26. The Receiver respectfully refers the Court to the First Report, which describes the circumstances leading to the appointment of the Receiver, the Receiver's mandate under the Appointment Order, and the manner in which the Receiver has conducted these receivership proceedings.

27. The Receiver has at all times acted independently in carrying out its duties as an officer of the Court and does not agree that UBC has improperly influenced the Receiver's conduct of these receivership proceedings.
28. To the extent Mr. Jain's allegations relate to the trusteeship proceedings involving UBC or matters arising therefrom, the Receiver notes that those proceedings are separate and distinct from this receivership administration. The Receiver understands that the trusteeship matters involving UBC have been addressed by the Applicants in their Aide Memoire dated June 11, 2026, and respectfully refers the Court to those submissions. The Receiver does not propose to comment further on matters that fall outside the scope of its mandate in these receivership proceedings.
29. Other than reviewing with UBC the offers received after March 26, 2026, the Receiver confirms that it has not provided UBC with any information regarding the Real Property or the Sale Process that was not made available to all prospective purchasers participating in the Sale Process. Accordingly, the Receiver does not believe that UBC has received any advantage over any other prospective purchaser in connection with the Sale Process.

6.0 TRANSFERS TO HANSALEX

30. Mr. Jain addresses the transfers from the Debtors' bank accounts to Hansalex and suggests that such transfers merely represent accounting entries. The Receiver respectfully disagrees with that characterization.
31. Mr. Jain's statement that "The bank transfers which the Receiver identified in that Appendix are for internal bookkeeping purposes" is erroneous. The Receiver's identification of these transfers is based on the bank account statements provided to the Receiver by TD Bank. The transfers are transfers of cash, not internal bookkeeping entries as suggested by Mr. Jain. The Receiver's concern arises from the fact that funds were transferred out of the Debtors' bank accounts to Hansalex, a related corporation. Once funds are deposited into a Debtors' bank accounts, those funds become property of the Debtors and form part of the assets subject to the security granted in favor of the secured creditor. To reiterate, the Receiver does not understand how a transfer of cash from the Debtors' bank accounts to Hansalex can properly be characterized as merely an accounting entry.

Based on the information presently available to the Receiver, there does not appear to be any commercial or legal basis for the transfers to Hansalex. The Receiver therefore considers it appropriate and necessary for Hansalex to return the funds to the Receivership estate.

32. As stated above, the Receiver's position remains unchanged. The Receiver maintains that the funds transferred to Hansalex should be returned to the Debtors' estate and continues to seek an Order requiring that those funds be repaid to the Receiver for the benefit of the estate.

7.0 IMAGING OF THE DEBTORS' SERVERS

33. The Responding Materials note that the Debtors consent to the Receiver's request for an Order permitting the Receiver to image the Debtors' servers on the basis that a specific protocol for doing so be agreed upon in advance on the basis that the books and records on the servers is comingled with that of two other companies.
34. Exhibit M to the Jain Affidavit identifies Janeric Engineering Inc. and Prism Property Management Inc. as the entities that share the same servers as the Debtors. Copies of the corporate profile reports for Janeric Engineering Inc. and Prism Property Management Inc. are attached hereto as **Appendix "F"**. As reflected in those corporate profile reports, both corporations share the same directors and officers, namely Mr. Hans Jain and his brother, Mr. Vipin Jain.

8.0 SEALING

35. The Receiver respectfully requests that the Court seal Confidential Appendix 1 to this report, being the CBRE marketing report. Confidential Appendix 1 contains confidential commercial information, including marketing strategy, purchaser outreach, market feedback, offer information and other commercially sensitive information which, if publicly disclosed, could prejudice the ongoing marketing of the Real Property.
36. The Receiver believes that the information within the marketing report should be kept confidential until the completion of sale efforts with respect to the Real

Property, as disclosure of this information could negatively impact the Sale Process and the values of the Real Property.

9.0 RECEIVER'S REQUEST OF THE COURT

37. Based on the foregoing, the Receiver respectfully requests that the Court grant the relief set out in the Notice of Motion as well as the additional sealing order described herein.

All of which is respectfully submitted to this Court as of this 27th day of July, 2026.

TDB RESTRUCTURING LIMITED, solely in its capacity as Court-appointed Receiver and Manager of 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc. and not in its personal or corporate capacity

Per: 
Arif Dhanani, CPA, CA, CIRP, LIT
Managing Director

APPENDIX "A"



1680 Brimley

From Zor, Maya @ Legal <Maya.Zor@cbre.com>

Date Fri 11/7/2025 1:01 PM

To Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>; Tanveel Irshad <tirshad@tdbadvisory.ca>; Nisan Thuraiatnam <nthurairatnam@tdbadvisory.ca>

Cc Zor, Maya @ Legal <Maya.Zor@cbre.com>

External sender

Bryan,

I have been asked to address a conflicts question you posed. Please note that CBRE Capital and CBRE Limited are separate entities and that both entities act in compliance with the obligations applicable to them, including necessary disclosures and conflicts of interest handling. Furthermore, CBRE Capital assisted the borrower entity, which is now in receivership.

There are safeguards in place on accessing files and there are permissions in place in terms of file access. Additionally, we can also have NDAs signed and limit data room permission. If there are additional steps of confirmations you are looking for, please let me know and I am happy to look into it.

Please let me know if you have any questions or wish to discuss further.

Kind regards,

Maya

Maya Zor (she/her)

Assistant General Counsel – Head of Legal and Corporate Secretary, Canada

CBRE | Legal

145 King Street West, Suite 1100 | Toronto, ON M5H 1J8

T +1 416 815 2302

maya.zor@cbre.com

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APPENDIX "B"



FW: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

From Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

Date Wed 7/22/2026 1:28 PM

To Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

 10 attachments (34 KB)

image001.png; image002.png; image003.png; image004.png; image005.png; image750540.png; image388380.png; image570866.png; image183961.png; image613084.png;



TDB Restructuring Limited
Licensed Insolvency Trustee

Nisan Thurairatnam, CPA, CIRP, LIT
Senior Manager

 nthurairatnam@tdbadvisory.ca

 365-297-4588

 416-915-6228

 65 Queen St. West, Suite 605
Toronto, ON M5H 2M5 **NEW ADDRESS**

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From: Nisan Thurairatnam

Sent: Friday, November 21, 2025 3:43 PM

To: Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>

Cc: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>; Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

Hi Jessica,

Thanks for your email.

To keep the COI in good standing during the receivership, the Receiver can arrange for payment. I'm not able to process the invoice in its current form. However, I can make the payment if the invoices are re-issued to:

“TDB Restructuring Limited, solely in its capacity as Receiver of 1680 Brimley Limited Partnership and not in its corporate or personal capacity.”

Alternatively, if it is easier, CBRE can make the payment directly and then issue an invoice to us for reimbursement of the disbursement, provided that the invoice reflects the above wording.

Thanks,

Nisan



TDB Restructuring Limited

Nisan Thurairatnam , CPA
Senior Manager

✉ nthurairatnam@tdbadvisory.ca

☎ 365-297-4588

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

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From: Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>

Sent: Friday, November 21, 2025 2:13 PM

To: Zor, Maya @ Legal <Maya.Zor@cbre.com>; Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

Cc: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>; Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

Good afternoon all.

External sender

CMHC has been in contact with me on the outstanding COI. When CMHC approves a COI, they issue the application fee for the commercial component of the COI after approval. The underwriter advised me that this was missed, but is considered due and payable at this time. They are attached. These are considered mandatory, but are very important if we want to maintain the COI in good standing while the receivership is being worked through. I am not sure where to direct this invoice from CMHC at this time. Please note, CMHC had an issue with their system, hence the two invoices, both area due and payable. Please advise.

Best,

Jess

Jessica Harland

Senior Vice President

CBRE Capital (Canada) Inc. | Debt & Structured Finance

Eighth Avenue Place, East Tower

525 8th Avenue SW, Suite 3200 | Calgary, AB T2P 1G1

T +1 403 303 3602 | F +1 403 269 4202 | C +1 403 919 1187

jessica.harland@cbre.com | [LinkedIn](#)



Canada Mortgage Housing
Corporation
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Ottawa ON K1A 0P7
CAN

Société canadienne
d'hypothèques et de logement
700 Montreal Road
Ottawa ON K1A 0P7
CAN

Telephone
Téléphone
Tax registration number 100756428
Numéro d'identification
fiscale

CBRE Capital (Canada) Inc.
145 King Street W
Toronto ON M5H 1J8
CAN
Contact Jessica Harland

Invoice/Facture

Invoice number MUIN00104120
Numéro de facture
Date 2025-11-15
Page 1/1
Customer reference number
Numéro de référence du client
Payment Net 0 day/jour
Paielement
Invoice account AR00047945
Compte de facturation

Description	Reference	Quantity	Unit price	Amount
Description	Référence	Quantité	Prix unitaire	Montant
Application Fees / Droit de demande	68445958	1.00	3,659.18	3,659.18

Brimley Progress Developments Inc., 1680 Brimley, Toronto, Ontario, M1P 2B9
Jennifer Auciello, jauciell@cmhc-schl.gc.ca

Subtotal amount	Sales tax	Currency	Total	Balance
Montant du sous-total	Taxe de vente	Devise	Total	Solde
3,659.18	0.00	CAD	3,659.18	3,659.18

Due date 2025-11-15
Date d'échéance

Remit Payment to:
Canada Mortgage and Housing Corporation
700 Montreal Rd
Ottawa, ON K1A 0P7

Bank details via EFT or Wire:
Royal Bank of Canada
90 Sparks Street
Ottawa, ON K1P 5T6
Institution: 003
Transit: 00006
Account: 1150754
Swift: ROYCCAT2

Versez le paiement à :
Société Canadienne d'Hypothèques et de Logement
700, chemin Montréal Ottawa (Ontario) K1A 0P7

Coordonnées bancaires par TEF ou par virement bancaire :
Banque Royale du Canada
90, rue Sparks Ottawa (Ontario) K1P 5T6
Numéro d'institution : 003
Transit : 00006
Compte : 1150754
Swift : ROYCCAT2

Please ensure to send a remittance advice indicating CMHC
invoice number or reference number to cashiers@cmhc-
schl.gc.ca as well as your CMHC contact to notify when a
payment is issued.

Veuillez envoyer votre AVIS DE VERSEMENT à
cashiers@cmhc-schl.gc.ca et mettre en copie votre
personne-ressource de la SCHL.
Indiquez le Numéro de référence de la SCHL, Numéro de
facture ou toute autre information sur le paiement en cours
de versement.

APPENDIX "C"



Re: 1680 Brimley Road, Scarborough - CMHC COI

From John Cameron <jcameron@cmhc-schl.gc.ca>

Date Tue 2/24/2026 6:01 PM

To Nisan Thuraiatnam <nthurairatnam@tdbadvisory.ca>

Cc Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>; Arif Dhanani <adhanani@tdbadvisory.ca>

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External sender

Protected External-Protégé Externe

Hi Nisan,

Good afternoon,

The process for a COI extension is to submit the extension request directly to the lender, in this case CBRE.

Please me know if you have any further questions happy to assist.

Thanks

John Cameron

Specialist, Multi-Unit Housing Solutions

Commercial - GTHA

70 York Street, Toronto

Ontario

Cell: 416.250-3205

Canada Mortgage and Housing Corporation

Société canadienne d'hypothèques et de logement

cmhc.ca | schl.ca

Creating a new generation of housing and giving more people living in Canada a place to call home.

Créer des logements novateurs et fournir un chez-soi à un plus grand nombre de personnes vivant au Canada.

Protected External-Protégé Externe

From: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca >
Sent: Tuesday, February 24, 2026 3:56 PM
To: John Cameron <jcameron@cmhc-schl.gc.ca >
Cc: Bryan Tannenbaum <btannenbaum@tdbadvisory.ca >; Arif Dhanani <adhanani@tdbadvisory.ca >
Subject: 1680 Brimley Road, Scarborough - CMHC COI

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Hi Mr. Cameron,

Pursuant to an Order of the Ontario Superior Court of Justice (Commercial List) dated September 10, 2025 (the "**Appointment Order**"), TDB Restructuring Limited was appointed as receiver and manager (the "**Receiver**"), without security, of 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc. A copy of the Appointment Order is attached hereto. The Receiver is in the process of marketing and selling the Real Property (as defined in Schedule "A" to the Appointment Order), whether to a third party or to UBC (the Guarantor listed on the Certificate of Insurance (the "**COI**")) by way of a credit bid.

We are writing with respect to the Certificate of Insurance (the "**COI**") attached hereto, which is currently set to expire on March 5, 2026. Considering the ongoing sale process, we would like to request an extension of the COI so that it remains in force during this period.

Could you please advise whether an extension is possible?

Kind regards,

Nisan



TDB Restructuring Limited

Nisan Thurairatnam, CPA
Senior Manager

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APPENDIX "D"



Outlook

RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

From Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>

Date Wed 2/25/2026 3:15 PM

To Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>; Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>

Cc Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; 'Philip Cho' <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>; Medeiros, Cynthia @ Toronto North <Cynthia.Medeiros@cbre.com>; Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>

 5 attachments (6 KB)

image001.png; image002.png; image003.png; image004.png; image005.png;

External sender

Good afternoon, Nisan,

Thank you for touching base. To evaluate the request for an extension, we will need a detailed update on where the parties and processes are at, so we can determine if we can still support the application as it was originally submitted to CMHC.

We know that the structure of the transaction will not be consistent with what was submitted and approved within the existing COI, particularly as it relates to the ownership.

As the Approved Lender, CBRE needs to be confident in the request being supportable, and CMHC will ask for a detailed reason why. Without a clear path to a resolution, timing of the resolution, confirmation there will not be other significant changes to the COI (budget, land valuation, borrowers, previously submitted rents and expenses), we are not certain that CBRE can support the extension.

We also do not expect that CMHC will agree that within an extension of 6 months (typical maximum extension period), any amendments are made, the receivership would be closed/discharged, and the necessary equity would be in place to allow the first draw. The request for insurance will likely need to be completely resubmitted, with a new ownership structure with an update to the require documents. We are happy to chat further about this.

Best,

Jess

Jessica Harland

Senior Vice President

CBRE Capital (Canada) Inc. | Debt & Structured Finance

Eighth Avenue Place, East Tower

525 8th Avenue SW, Suite 3200 | Calgary, AB T2P 1G1

T +1 403 303 3602 | F +1 403 269 4202 | C +1 403 919 1187

jessica.harland@cbre.com | [LinkedIn](#)

From: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca >**Sent:** Wednesday, February 25, 2026 9:52 AM**To:** Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com >; Harland, Jessica @ Calgary <Jessica.Harland@cbre.com >**Cc:** Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com >; 'Philip Cho' <pcho@weirfoulds.com >; Arif Dhanani <adhanani@tdbadvisory.ca >; Foster, Kadian @ Legal <Kadian.Foster@cbre.com >; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com >; Zor, Maya @ Legal <Maya.Zor@cbre.com >; Medeiros, Cynthia @ Toronto North <Cynthia.Medeiros@cbre.com >; Bryan Tannenbaum <btannenbaum@tdbadvisory.ca >**Subject:** RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.**External**

Hi Jessica,

I hope you are doing well.

We are writing with respect to the Certificate of Insurance (the “**COI**”) attached hereto, which is currently set to expire on March 5, 2026. Considering the ongoing sale process, we would like to request an extension of the COI so that it remains in force during this period.

Could you please advise whether an extension is possible?

Kind regards,

Nisan

**TDB Restructuring Limited**

Nisan Thurairatnam , CPA
Senior Manager

✉ nthurairatnam@tdbadvisory.ca

☎ 365-297-4588

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

tdbadvisory.ca

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From: Nisan Thurairatnam

Sent: Friday, December 12, 2025 1:18 PM

To: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>; Harland, Jessica @ Calgary
<Jessica.Harland@cbre.com>

Cc: Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani
<adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital
Markets <Manish.Jain@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>; Medeiros, Cynthia @ Toronto
North <Cynthia.Medeiros@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

The payment was sent to the address indicated on the invoice:
2005 Sheppard Avenue East
Suite 800
Toronto, ON M2J 5B4.

While we did receive the EFT instructions, our policy requires that payments made from estate accounts are to be issued by cheque. Accordingly, payment has been processed by cheque and we expected that you should receive it shortly.

Thanks,

**TDB Restructuring Limited**

Nisan Thurairatnam , CPA
Senior Manager

✉ nthurairatnam@tdbadvisory.ca

📞 365-297-4588

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

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From: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>

Sent: Wednesday, December 10, 2025 11:27 AM

To: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>; Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>

Cc: Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>; Medeiros, Cynthia @ Toronto North <Cynthia.Medeiros@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

External sender

Please confirm the address that you mailed the check to insure that we are on the lookout for it.

I think we provided you with wiring and EFT instructions, so I am not sure where a check was mailed to.

Jeffrey W. Hurley (He/Him)
Chief Operating Officer (COO)
CBRE Capital (Canada) Inc.

5855 Spring Garden Road, Suite 300 | Halifax, NS B3H 4S2

T +1 832 839 5058 | C +1 713 828 4482
jeff.hurley@cbre.com | [LinkedIn](#)

Follow CBRE: [CBRE-Capital](#) | [LinkedIn](#) | [Twitter](#) |

From: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

Sent: Tuesday, December 9, 2025 10:44 AM

To: Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>; Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>

Cc: Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>; Medeiros, Cynthia @ Toronto North <Cynthia.Medeiros@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

External

Hi Jessica – we sent a cheque via mail last week. Subject to any Canada Post delays, I believe you should receive it soon.



TDB Restructuring Limited

Nisan Thurairatnam , CPA
Senior Manager

✉ nthurairatnam@tdbadvisory.ca

☎ 365-297-4588

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

tdbadvisory.ca

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From: Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>

Sent: Tuesday, December 9, 2025 11:41 AM

To: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>; Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>

Cc: Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>; Medeiros, Cynthia @ Toronto North <Cynthia.Medeiros@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

External sender

Hi all,

Can we confirm that we have received this Jeff? We need to provide our subsequent wire payment details to CMHC and they have reached out for confirmation of the same.

Thanks,

J

Jessica Harland

Senior Vice President

CBRE Capital (Canada) Inc. | Debt & Structured Finance

Eighth Avenue Place, East Tower

525 8th Avenue SW, Suite 3200 | Calgary, AB T2P 1G1

T +1 403 303 3602 | F +1 403 269 4202 | C +1 403 919 1187

jessica.harland@cbre.com | [LinkedIn](#)

From: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

Sent: November 27, 2025 1:49 PM

To: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>

Cc: Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>; Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>; Medeiros, Cynthia @ Toronto North <Cynthia.Medeiros@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

External

Thanks, Jeff. I confirm receipt. We issue payments from the estate accounts by cheque, so I will include this in next week's cheque run and have it mailed out on Wednesday.

**TDB Restructuring Limited**

Nisan Thurairatnam , CPA
Senior Manager

✉ nthurairatnam@tdbadvisory.ca
☎ 365-297-4588
📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

tdbadvisory.ca

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From: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>

Sent: Thursday, November 27, 2025 11:35 AM

To: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

Cc: Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>; Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>; Medeiros, Cynthia @ Toronto North <Cynthia.Medeiros@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

External sender

Please see attached invoice addressed as requested below, along with wiring instructions for CBRE Capital. We will pay the CMHC invoice upon receipt.

Jeffrey W. Hurley (He/Him)
Chief Operating Officer (COO)
CBRE Capital (Canada) Inc.

5855 Spring Garden Road, Suite 300 | Halifax, NS B3H 4S2

T +1 832 839 5058 | C +1 713 828 4482
jeff.hurley@cbre.com | [LinkedIn](#)

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From: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

Sent: Friday, November 21, 2025 4:43 PM

To: Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>; Zor, Maya @ Legal <Maya.Zor@cbre.com>

Cc: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>; Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

External

Hi Jessica,

Thanks for your email.

To keep the COI in good standing during the receivership, the Receiver can arrange for payment. I'm not able to process the invoice in its current form. However, I can make the payment if the invoices are re-issued to:

"TDB Restructuring Limited, solely in its capacity as Receiver of 1680 Brimley Limited Partnership and not in its corporate or personal capacity."

Alternatively, if it is easier, CBRE can make the payment directly and then issue an invoice to us for reimbursement of the disbursement, provided that the invoice reflects the above wording.

Thanks,

Nisan

**TDB Restructuring Limited**

Nisan Thurairatnam , CPA
Senior Manager

✉ nthurairatnam@tdbadvisory.ca

☎ 365-297-4588

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

tdbadvisory.ca

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From: Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>

Sent: Friday, November 21, 2025 2:13 PM

To: Zor, Maya @ Legal <Maya.Zor@cbre.com>; Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

Cc: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>; Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>; Jain, Manish @ CBRE Capital Markets <Manish.Jain@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

External sender

Good afternoon all.

CMHC has been in contact with me on the outstanding COI. When CMHC approves a COI, they issue the application fee for the commercial component of the COI after approval. The underwriter advised me that this was missed, but is considered due and payable at this time. They are attached. These are considered mandatory, but are very important if we want to maintain the COI in good standing while the receivership is being worked through. I am not sure where to direct this invoice from CMHC at this time. Please note, CMHC had an issue with their system, hence the two invoices, both area due and payable. Please advise.

Best,

Jess

Jessica Harland

Senior Vice President

CBRE Capital (Canada) Inc. | Debt & Structured Finance

Eighth Avenue Place, East Tower

525 8th Avenue SW, Suite 3200 | Calgary, AB T2P 1G1

T +1 403 303 3602 | F +1 403 269 4202 | C +1 403 919 1187

jessica.harland@cbre.com | [LinkedIn](#)

From: Zor, Maya @ Legal <Maya.Zor@cbre.com>

Sent: October 27, 2025 11:46 AM

To: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>; Zor, Maya @ Legal <Maya.Zor@cbre.com>

Cc: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>; Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>; Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Foster, Kadian @ Legal <Kadian.Foster@cbre.com>

Subject: RE: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

Good afternoon Mr. Thurairatnam,

Please be advised that Janelle Morrice (copied here) is providing you with access to a share file with the documents requested. Please look out for an email from her on this. If you do not receive the link in the next 24 hours, please let me know.

Let me know if you have any questions.

Kind regards,

Maya

Maya Zor (she/her)

Assistant General Counsel – Head of Legal and Corporate Secretary, Canada

CBRE | Legal

145 King Street West, Suite 1100 | Toronto, ON M5H 1J8

T +1 416 815 2302

maya.zor@cbre.com

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From: Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca>

Sent: October 20, 2025 3:21 PM

To: Zor, Maya @ Legal <Maya.Zor@cbre.com>

Cc: Hurley, Jeff @ CBRE Capital Canada <Jeff.Hurley@cbre.com>; Harland, Jessica @ Calgary <Jessica.Harland@cbre.com>; Morrice, Janelle @ Calgary <Janelle.Morrice@cbre.com>; Philip Cho <pcho@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>

Subject: 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc.

External

Good afternoon Ms. Zor,

Please be advised that, pursuant to an Order of the Ontario Superior Court of Justice (Commercial List) dated September 10, 2025 (the "**Appointment Order**"), TDB Restructuring Limited was appointed as receiver and manager (the "**Receiver**"), without security, of 1680 Brimley Limited Partnership, 2808908 Ontario Inc. and Brimley Progress Developments Inc. (collectively, the "**Debtors**"), including the real property legally described in Schedule "A" to the Appointment Order and all other property, assets and undertakings relating thereto, acquired for, or used in relation to a business carried on by the Debtors. A copy of the Appointment Order is attached hereto for your reference.

Pursuant to paragraph 4 and 5 of the Appointment Order, the Receiver hereby requests copies of all books, documents, securities, contracts, orders, corporate and accounting records, **and any other papers, records, information of any kind** that was submitted by the Debtors in relation to the attached Certificate of Insurance. Paragraph 4 and 5 are pasted below for your ease of reference:

"4. THIS COURT ORDERS that (i) the Debtors, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "Persons " and each being a "Person ") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

5. THIS COURT ORDERS that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records, information, and cloud-based data of any kind related to the business or affairs of the Debtors and/or the Property, and any computer programs, computer tapes, computer disks, cloud or other data storage media containing any such information (the foregoing, collectively, the "**Records** ") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software, cloud and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of

this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.”

Should you have any questions, please do not hesitate to contact me. Otherwise, I trust this provides you with all the information necessary to supply the requested materials.

Kind regards,

Nisan



TDB Restructuring Limited

Nisan Thurairatnam , CPA

Senior Manager

✉ nthurairatnam@tdbadvisory.ca

☎ 365-297-4588

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

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Vous trouverez plus d'information sur la nature et l'utilisation des données personnelles que collecte CBRE ainsi que sur vos droits afférents à la confidentialité des données en vertu des lois en vigueur en consultant le site Web de **[CBRE à la page portant sur notre politique de confidentialité](#)**.

APPENDIX "E"



Outlook

RE: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

From Nisan Thuraiatnam <nthurairatnam@tdbadvisory.ca>**Date** Mon 3/9/2026 3:55 PM**To** Tara Connor <Tara.connor@atria.ca>; Hans Jain <hans.jain@atria.ca>**Cc** Brett Moldaver <brett@moldaverbarristers.com>; jon.ramscar@cbre.com <jon.ramscar@cbre.com>; Krissy.Fry@cbre.com <Krissy.Fry@cbre.com>; jessica.harland@cbre.com <jessica.harland@cbre.com>; Jain, Manish @ CBRE Capital Markets <manish.jain@cbre.com>; Bryan A. Tannenbaum <btannenbaum@tdbadvisory.ca>; Arif Dhanani <adhanani@tdbadvisory.ca>; Philip Cho <pcho@weirfoulds.com> 19 attachments (90 KB)

image014.png; image015.png; image016.png; image017.png; image018.png; image019.png; image020.png; image021.png; image022.png; image023.png; image024.png; image025.png; image026.png; image027.png; image028.png; image029.png; image030.png; image031.jpg; 2026.03.09_B.Tannenbaum-CMHC COI Letter.pdf;

Mr. Jain,

I am responding to the attached letter the Receiver received today regarding the CMHC Certificate of Insurance (the “COI”).

The Receiver has had extensive communications, both by telephone and email, with CBRE Capital, specifically with Jessica Harland, whom you referenced in your letter. Manish Jain has also been included on those communications where the Receiver has been corresponding with Ms. Harland and CBRE Capital regarding the potential extension of the Certificate of Insurance.

For example, on February 25, Jessica Harland advised:

“As the Approved Lender, CBRE needs to be confident in the request being supportable, and CMHC will ask for a detailed reason why. Without a clear path to a resolution, timing of the resolution, confirmation there will not be other significant changes to the COI (budget, land valuation, borrowers, previously submitted rents and expenses), we are not certain that CBRE can support the extension. **We also do not expect that CMHC will agree that within an extension of 6 months (typical maximum extension period), any amendments are made, the receivership would be closed/discharged, and the necessary equity would be in place to allow the first draw.** The request for insurance will likely need to be completely resubmitted, with a new ownership structure with an update to the required documents. We are happy to chat further about this.”

The Receiver has acted responsibly and promptly in addressing this matter and has proactively engaged with CBRE Capital to explore whether an extension of the COI could be supported. Based on the feedback received from CBRE Capital, it appears that a simple extension may not be feasible and that a resubmission of the insurance request with updated documentation and ownership structure may ultimately be required.

I also note that both Jessica Harland and Manish Jain are copied on this email chain. While it is not necessary, should they wish to add any clarification regarding CBRE Capital’s position on the potential extension of the COI, they are of course welcome to do so.

Should you have any further questions, please do not hesitate to write back.

Regards,

Nisan



TDB Restructuring Limited
Licensed Insolvency Trustee

Nisan Thurairatnam, CPA

Senior Manager

✉ nthurairatnam@tdbadvisory.ca

☎ 365-297-4588

📠 416-915-6228

📍 65 Queen St. West, Suite 605
Toronto, ON M5H 2M5 **NEW ADDRESS**

tdbadvisory.ca

Integrity. Leadership. Excellence.

From: Bryan A. Tannenbaum <btannenbaum@tdbadvisory.ca >

Sent: Monday, March 9, 2026 2:56 PM

To: Tara Connor <Tara.connor@atria.ca >; Arif Dhanani <adhanani@tdbadvisory.ca >

Cc: Brett Moldaver <brett@moldaverbarristers.com >; jon.ramscar@cbre.com; Krissy.Fry@cbre.com; jessica.harland@cbre.com; Jain, Manish @ CBRE Capital Markets <manish.jain@cbre.com >; Hans Jain <hans.jain@atria.ca >; Nisan Thurairatnam <nthurairatnam@tdbadvisory.ca >

Subject: RE: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

Copying Nisan for response as he has been dealing with CBRE Capital.



TDB Restructuring Limited
Licensed Insolvency Trustee

Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT

Managing Director

✉ btannenbaum@tdbadvisory.ca

☎ 416-238-5055

📞 416-915-6228

📍 65 Queen St. West, Suite 605
Toronto, ON M5H 2M5 **NEW ADDRESS**

tdbadvisory.ca
Integrity. Leadership. Excellence.

From: Tara Connor <Tara.connor@atria.ca>
Sent: Monday, March 9, 2026 2:44 PM
To: Bryan A. Tannenbaum <btannenbaum@tdbadvisory.ca>; Arif Dhanani <adhanani@tdbadvisory.ca>
Cc: Brett Moldaver <brett@moldaverbarristers.com>; jon.ramscar@cbre.com; Krissy.Fry@cbre.com; jessica.harland@cbre.com; Jain, Manish @ CBRE Capital Markets <manish.jain@cbre.com>; Hans Jain <hans.jain@atria.ca>
Subject: RE: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

External sender

On Behalf of Hans Jain:

Dear Bryan and Arif,

Please find attached correspondence.

Best regards,

Tara Connor , MCIP, RPP

Director of Development



416.779.6457

atriadevelopment.ca

276 Carlaw Ave, Unit 301, Toronto, ON M4M 3L1



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From: Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>

Sent: November 6, 2025 3:38 PM

To: Hans Jain <hans.jain@atria.ca>; Arif Dhanani <adhanani@tdbadvisory.ca>

Cc: brett@moldaverbarristers.com; Nisan Thuraiatnam <nthurairatnam@tdbadvisory.ca>; pcho@weirfoulds.com; wjaskiewicz@weirfoulds.com

Subject: RE: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

Mr. Jain,

We acknowledge receipt of your email of November 4, 2025 below.

The certificates of insurance from CMHC are not sufficient by themselves to redeem the security.

Unless and until you have evidence of funds, ready to be wired to the Receiver, sufficient to pay out the debt, accumulated interest, and costs in full, the Receiver does not believe that there is any utility in having a meeting.

Regards,

Bryan



TDB Restructuring Limited

Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
Managing Director

✉ btannenbaum@tdbadvisory.ca

☎ 416-238-5055

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

tdbadvisory.ca

Integrity. Leadership. Excellence.

From: Hans Jain <hans.jain@atria.ca>

Sent: Tuesday, November 4, 2025 6:18 PM

To: Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>; Arif Dhanani <adhanani@tdbadvisory.ca>

Cc: brett@moldaverbarristers.com; Nisan Thuraiatnam <nthurairatnam@tdbadvisory.ca>; pcho@weirfoulds.com; wjaskiewicz@weirfoulds.com

Subject: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

External sender

Good afternoon Bryan,

Following up on the original email sent on September 24, 2025 and again on September 25, 2025 - please advise on an urgent basis when we are able to meet to discuss the best course of action to maximize the return to all parties given we have approved CMHC financing for both construction financing (\$366.4 million) and for the take out financing (\$446,2 million) at stabilization. You are in receipt of the actual CMHC Certificates of Insurance from CBRE on October 10, 2025. As you are aware these COI's took almost 16 months to procure, have favourable terms, and are one of the largest CMHC loans in Canada for 2025. Look forward to our meeting.

Regards,

Hans Jain , Hon. B.Sc.

President



 [416.567.9404](tel:416.567.9404)

 [atriadevelopment.ca](mailto:hansa.jain@atria.ca)

 [276 Carlaw Ave, Unit 301, Toronto, ON M4M 3L1](#)

Executive Assistant: Hansa Jain

E: hansa.jain@atria.ca

C: 647.409.7459

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From: Hans Jain <hans.jain@atria.ca>
Sent: September 25, 2025 1:48 PM
To: Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>; Arif Dhanani <adhanani@tdbadvisory.ca>
Cc: brett@moldaverbarristers.com; Nisan Thuraiatnam <nthurairatnam@tdbadvisory.ca>; pcho@weirfoulds.com; wjaskiewicz@weirfoulds.com
Subject: Re: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

Hello Bryan,

Please let me know your availability to meet on an urgent basis to discuss the best course of action.

We are assembling the information requested. Please note our controller has had to leave the country to deal with a family emergency. Notwithstanding, we are expecting to have information out by end of day tomorrow. Thanks kindly.

Regards,

Hans

Hans Jain , Hon. B.Sc.
President



	416.567.9404		416.645.2488
	atriadevelopment.ca		647.243.4318
	5000 Yonge St, Suite 1706 Toronto, ON M2N 7E9		

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From: Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>
Sent: Thursday, September 25, 2025 11:57:08 AM
To: Hans Jain <hans.jain@atria.ca>; Arif Dhanani <adhanani@tdbadvisory.ca>
Cc: brett@moldaverbarristers.com<brett@moldaverbarristers.com>; Nisan Thuraiatnam

<nthurairatnam@tdbadvisory.ca>; pcho@weirfoulds.com<pcho@weirfoulds.com>;
wjaskiewicz@weirfoulds.com<wjaskiewicz@weirfoulds.com>

Subject: RE: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

Resending as Arif's address was wrong (typo) on original email from Mr. Jain.



TDB Restructuring Limited

Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
Managing Director

✉ btannenbaum@tdbadvisory.ca

☎ 416-238-5055

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

tdbadvisory.ca

Integrity. Leadership. Excellence.

From: Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>

Sent: Thursday, September 25, 2025 11:52 AM

To: Hans Jain <hans.jain@atria.ca>; adhani@tdsbadvisory.ca

Cc: brett@moldaverbarristers.com; Nisan Thuraiatnam <nthurairatnam@tdbadvisory.ca>; pcho@weirfoulds.com;
wjaskiewicz@weirfoulds.com

Subject: RE: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

Mr. Jain

We acknowledge your email below and we will review.

That said, we never heard back from you on our request of September 11, 2025 (a copy of which is attached for your convenience), other than your counsel indicating that we would have a response from you this week.

Please provide this information as soon as possible.

Bryan



TDB Restructuring Limited

Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
Managing Director

✉ btannenbaum@tdbadvisory.ca

☎ 416-238-5055

📠 416-915-6228

📍 11 King St. West, Suite 700
Toronto, ON M5H 4C7

tdbadvisory.ca

Integrity. Leadership. Excellence.

From: Hans Jain <hans.jain@atria.ca>

Sent: Wednesday, September 24, 2025 11:18 PM

To: Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>; adhani@tdsbadvisory.ca

Cc: Hans Jain <hans.jain@atria.ca>; brett@moldaverbarristers.com

Subject: Letter to Receiver - UBC Solutions Incorporated vs. 1680 Brimley Limited Partnership

External sender

Hello Bryan and Arif,

Please see the attached Letter and corresponding material. Looking forward to meeting.

Regards,

Hans Jain , Hon. B.Sc.

President



 [416.567.9404](tel:416.567.9404)

 [atriadevelopment.ca](mailto:hansa.jain@atria.ca)

 [276 Carlaw Ave, Unit 304, Toronto, ON M4M 3L1](#)

Executive Assistant: Hansa Jain

E: hansa.jain@atria.ca

C: 647.409.7459

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APPENDIX "F"



Profile Report

JANERIC ENGINEERING INC. as of July 22, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	JANERIC ENGINEERING INC.
Ontario Corporation Number (OCN)	481471
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation/Amalgamation	May 29, 1981
Registered or Head Office Address	4 Carlaw Avenue, Toronto, Ontario, M4M 2R5, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors
Maximum Number of Directors

[Not Provided]
[Not Provided]

Active Director(s)

Name
Address for Service

HANS JAIN
6 Carlaw Avenue, 2nd Floor, Toronto, Ontario, M4M 2R5,
Canada

Resident Canadian
Date Began

Yes
March 01, 2003

Name
Address for Service

VIPIN JAIN
6 Carlaw Avenue, 2nd Floor, Toronto, Ontario, M4M 2R5,
Canada

Resident Canadian
Date Began

Yes
March 01, 2003

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Officer(s)

Name	HANS JAIN
Position	President
Address for Service	6 Carlaw Avenue, 2nd Floor, Toronto, Ontario, M4M 2R5, Canada
Date Began	March 01, 2003

Name	VIPIN JAIN
Position	Secretary
Address for Service	6 Carlaw Avenue, 2nd Floor, Toronto, Ontario, M4M 2R5, Canada
Date Began	March 01, 2003

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

Effective Date

JANERIC ENGINEERING INC.

Refer to Corporate Records

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Expired or Cancelled Business Names

Name	PARLIAMENT BUILDING SUPPLIES
Business Identification Number (BIN)	210656815
Status	Inactive - Cancelled
Registration Date	June 15, 2011
Cancelled Date	October 06, 2016
Name	PBS
Business Identification Number (BIN)	210656807
Status	Inactive - Expired
Registration Date	June 15, 2011
Expired Date	June 14, 2016
Name	PARLIAMENT BUILDING SUPPLIES
Business Identification Number (BIN)	150412856
Status	Inactive - Expired
Registration Date	April 11, 2005
Expired Date	April 10, 2010

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V. Quintanilla W.

Director/Registrar

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Document List

Filing Name	Effective Date
Annual Return - 2018 PAF: VIPIN JAIN - DIRECTOR	November 17, 2019
Annual Return - 2017 PAF: VIPIN JAIN - DIRECTOR	May 12, 2019
Annual Return - 2016 PAF: VIPIN JAIN - DIRECTOR	July 17, 2016
Annual Return - 2015 PAF: VIPIN JAIN - DIRECTOR	October 03, 2015
Annual Return - 2014 PAF: VIPIN JAIN - DIRECTOR	July 05, 2014
Annual Return - 2013 PAF: VIPIN JAIN - DIRECTOR	December 07, 2013
Annual Return - 2012 PAF: VIPIN JAIN - DIRECTOR	December 07, 2013
Annual Return - 2011 PAF: VIPIN JAIN - DIRECTOR	December 07, 2013
CIA - Notice of Change PAF: VIPIN JAIN - OFFICER	April 18, 2011
Annual Return - 2008 PAF: VIPIN JAIN - DIRECTOR	April 18, 2009
Annual Return - 2007 PAF: VIPIN JAIN - DIRECTOR	August 18, 2007
Annual Return - 2006 PAF: VIP JAIN - DIRECTOR	October 11, 2006
CIA - Notice of Change PAF: HANS JAIN - DIRECTOR	April 27, 2006

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V. Quintanilla W.

Director/Registrar

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Annual Return - 2005 PAF: VIP JAIN - DIRECTOR	December 17, 2005
Annual Return - 2003 PAF: VIP JAIN - DIRECTOR	October 23, 2004
Annual Return - 2003 PAF: ERIC ZONDERVAN - DIRECTOR	March 06, 2004
Annual Return - 2001 PAF: ERIC ZONDERVAN	November 24, 2002
Annual Return - 2000 PAF: ERIC ZONDERVAN - DIRECTOR	December 02, 2001
Annual Return - 2000	March 03, 2001
Annual Return - 1994 PAF: JANE ZONDERVAN - OFFICER	June 22, 1995
Other - SPECIAL NOTICE 2 PAF: JANE ZONDERVAN - DIRECTOR	August 18, 1994
Other - SN DEFAULT (ORIG NOTICE)	June 11, 1994
CB - Update (461a)	March 25, 1994
CPCV - Corporate Conversion ADD	June 27, 1992

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Ministry of Public and
Business Service Delivery

Profile Report

PRISM PROPERTY MANAGEMENT INC. as of July 22, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	PRISM PROPERTY MANAGEMENT INC.
Ontario Corporation Number (OCN)	2741568
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	February 07, 2020
Registered or Head Office Address	276 Carlaw Avenue, Unit 301, Toronto, Ontario, M4M3L1, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Minimum Number of Directors 1
Maximum Number of Directors 10

Active Director(s)

Name HANS JAIN
Address for Service 276 Carlaw Avenue, Unit 301, Toronto, Ontario, M4M3L1,
Canada
Resident Canadian Yes
Date Began July 18, 2022

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V. Quintanilla W.

Director/Registrar

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Active Officer(s)

Name	HANS JAIN
Position	President
Address for Service	276 Carlaw Avenue, Unit 301, Toronto, Ontario, M4M3L1, Canada
Date Began	July 18, 2022

Name	HANS JAIN
Position	Secretary
Address for Service	276 Carlaw Avenue, Unit 301, Toronto, Ontario, M4M3L1, Canada
Date Began	July 18, 2022

Name	HANS JAIN
Position	Treasurer
Address for Service	276 Carlaw Avenue, Unit 301, Toronto, Ontario, M4M3L1, Canada
Date Began	July 18, 2022

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

Effective Date

PRISM PROPERTY MANAGEMENT INC.

February 07, 2020

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V. Quintanilla W.

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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V. Quintanilla W.

Director/Registrar

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Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: HANS JAIN	July 17, 2026
CIA - Notice of Change PAF: HANS JAIN	December 06, 2023
CIA - Notice of Change PAF: HANS JAIN	May 11, 2023
CIA - Notice of Change PAF: Vanessa FOLLETT	March 24, 2022
CIA - Notice of Change PAF: LEON EFRAIM - OTHER	April 23, 2020
CIA - Initial Return PAF: FELIX PARUM - DIRECTOR	February 07, 2020
BCA - Articles of Incorporation	February 07, 2020

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V. Quintanilla W.

Director/Registrar

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