

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

THE HONOURABLE	)	TUESDAY, THE
	)	
JUSTICE J. DIETRICH	)	6 th DAY OF OCTOBER, 2026

DORR CAPITAL CORPORATION and OLYMPIA TRUST COMPANY

Plaintiffs

- and -

**FLATO GREENS INC., DUNDALK MIXED USE EXPANSION ONE INC.,
PATTERSON STREET HOLDINGS INC., FLATO NORTH VILLAGE DUNDALK INC.,
BRAEMORE DUNDALK TWO INC., MELANCTHON MEADOWS INC.,
2760562 ONTARIO INC., FLATO MANAGEMENT INC.
and SHAKIR REHMATULLAH**

Defendants

ORDER

(Sales Processes Approval and Ancillary Relief)

THIS MOTION, made by TDB Restructuring Limited in its capacity as the Court-appointed receiver (in such capacity, the “**Receiver**”), without security, of all of the assets, undertakings and properties of Flato Greens Inc., Dundalk Mixed Use Expansion One Inc., Patterson Street Holdings Inc., Flato North Village Dundalk Inc., Braemore Dundalk Two Inc., Melancthon Meadows Inc., 2760562 Ontario Inc. (individually, each a “**Debtor**” and collectively, the “**Debtors**”) and the real properties municipally known as: (a) 241

Patterson Street North, Beeton, Ontario (b) 381 Braemore Street West, Dundalk, Ontario, (c) 421 Braemore Street West, Dundalk, Ontario, (d) 772288 Highway 10, Dundalk, Ontario, (e), 516276 County Road 124, Melancthon, Ontario, (f) 476259 Third Line, Melancthon, Ontario, (g) 772060 Highway 10, Dundalk, Ontario, and (h) 159135 Highway 10, Melancthon, Ontario, (individually, the "**Real Property**", and collectively, the "**Real Properties**"), acquired for, or used in relation to a business carried on by the Debtors for an Order: (i) approving the First Report of the Receiver dated September 30, 2026 (the "**First Report**"), and the activities of the Receiver described therein; (ii) approving the EcoPark Sale Process and Other Property Sale Process (as defined in the First Report), including retaining listing agents and entering listing agreements in respect of these sale processes; and (iii) sealing Confidential Appendices 1 and 2 to the First Report, being, respectively, the Receiver's summary of proposals, and the Receiver's assessment of listing terms from CBRE Limited ("**CBRE**"), was heard this day by judicial videoconference.

ON READING the Notice of Motion of the Receiver dated September 30, 2026 (the "**Notice of Motion**"), the First Report and the Appendices thereto, and on hearing the submissions of counsel for the Receiver and the other parties listed on the counsel slip, no one appearing for any other party although duly served as appears from the Lawyer's Certificate of Service of Dillon Gohil dated September 30, 2026, filed.

SERVICE AND DEFINITIONS

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion and the related motion material filed in support of that Notice of Motion (the “**Motion Material**”) be and is hereby abridged, that service of the Notice of Motion and Motion Material is hereby and validated, and that further service thereof is dispensed with.
2. **THIS COURT ORDERS** that capitalized terms used in this Order and not otherwise defined herein shall have the meanings ascribed to them in the First Report.

APPROVAL OF RECEIVER’S REPORT AND ACTIVITIES

3. **THIS COURT ORDERS** that the First Report, and the actions, conduct and activities of the Receiver described therein, are hereby approved; provided, however, that only the Receiver, in its personal capacity and only with respect to its own liability, shall be entitled to rely upon or use in any way such approval; provided further that such approval shall not constitute approval of the allocation among the Debtors and their respective property of any receipts, disbursements, borrowings, interest, fees or other costs, and the rights of all parties, including any mortgagee, in respect of such allocation are reserved. Nothing in this paragraph shall limit the right of any party to contest the allocation among the Debtors of any costs, fees or proceeds arising from the Sales Processes.

APPROVAL OF SALES PROCESSES

4. **THIS COURT ORDERS** that the EcoPark Sale Process and Other Real Properties Sale Process (collectively, the “**Sales Processes**”), as set out in section 4.0 of the First Report, be and are hereby approved, and the Receiver is hereby authorized to enter into the CBRE Listing Agreement and the Cushman Listing Agreements. The Receiver is hereby authorized to carry out the Sales Processes and to take such steps as it considers necessary or desirable in carrying out its obligations thereunder, all subject to prior approval of this Court being obtained before completion of any sale transaction under the Sales Processes; provided that (a) any agreement of purchase and sale that includes the EcoPark Property together with any other Real Property shall specify the portion of the purchase price allocated to the EcoPark Property, and the Receiver shall provide evidence supporting that allocation on its motion for approval of such transaction, on notice to the service list; and (b) any commission, fee or other amount payable under the CBRE Listing Agreement or the Cushman Listing Agreements shall be paid solely from the proceeds of, or the bank account associated with, the Real Property to which such amount relates.

5. **THIS COURT ORDERS** that the Receiver and its affiliates, partners, directors, officers, employees, legal advisors, representatives, agents and controlling persons shall have no liability with respect to any and all losses, claims, damages or liabilities of any nature or kind to any person in connection with or as a result of the Receiver performing its duties under the Sale Process, except to the extent such losses, claims, damages or liabilities arise or result from the gross negligence or wilful misconduct of the Receiver, as determined by this Court in a final Order that is not subject to appeal or other review.

6. **THIS COURT ORDERS** that the Receiver may apply to the Court for directions with respect to the Sales Processes at any time on at least seven (7) days' notice to the service list established in this proceeding or such other notice as directed or permitted by the Court.

PIPEDA

7. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 and any similar legislation in any other applicable jurisdictions, the Receiver is hereby authorized and permitted to disclose and provide to its agents and any potential purchasers in the Sales Processes personal information of identifiable individuals, but only to the extent required to negotiate or attempt to complete transactions pursuant to the Sales Processes (the "**Transactions**", and each a "**Transaction**"). Each person to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation for the purpose of effecting a Transaction, and, if it does not complete a Transaction, shall return all such information to the Receiver or, in the alternative, destroy all such information and provide confirmation of its destruction to the Receiver. Any purchaser under a Transaction shall maintain and protect the privacy of such information and, upon closing of a Transaction, shall be entitled to use the personal information provided to it in a manner that is in all material respects identical to the prior use of such information by the Debtors, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed and provide confirmation of its destruction to the Receiver.

SEALING ORDER

8. **THIS COURT ORDERS** that Confidential Appendix “1” and “2” to the First Report, being, the Receiver’s summary of proposals, and the Receiver’s assessment of listing terms from CBRE, shall be sealed, kept confidential and not form part of the public record, but rather shall be placed, separate and apart from all other contents of the Court file, in a sealed envelope attached to a notice that sets out the title of these proceedings and a statement that the contents are subject to a sealing Order.

9. **THIS COURT ORDERS** that Confidential Appendix “1” shall remain under seal and kept confidential until the completion of the sales of the Real Properties, or until further Order of the Court.

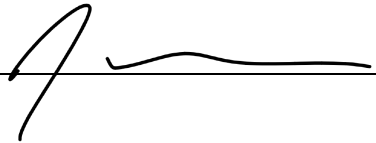
10. **THIS COURT ORDERS** that Confidential Appendix “2” shall remain under seal and kept confidential until the completion of the sale of the EcoPark Property, or until further Order of the Court.

GENERAL

11. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal and regulatory or administrative bodies, having jurisdiction in Canada or in any other foreign jurisdiction, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals and regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary

or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

12. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. (Eastern Time) on the date of this Order without the need for entry or filing.

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line and a small flourish, is written over a solid horizontal line.

DORR CAPITAL CORPORATION et al.
Plaintiffs

-and- FLATO GREENS INC. et al.
Defendants

**ONTARIO
SUPERIOR COURT OF JUSTICE**

PROCEEDING COMMENCED AT
TORONTO

ORDER

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Lawyers for the Receiver, TDB Restructuring Limited