TDB Restructuring Limited
Licensed Insolvency Trustee

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District of Ontario
Division No.: 08 - Waterloo
Court No.: 35-3397310
Estate No.: 35-3397310

IN THE MATTER OF THE BANKRUPTCY OF
CABINOVO MODULAR INC.
OF THE CITY OF WATERLOO
IN THE PROVINCE OF ONTARIO

TRUSTEE'S REPORT TO THE CREDITORS ON PRELIMINARY ADMINISTRATION

JULY 31, 2026

1.0 INTRODUCTION

1. Cabinovo Modular Inc. ("**CMI**" or the "**Company**") is a wholly owned subsidiary of Cabinovo Housing Inc. (together with each of its subsidiaries, including CMI, the "**Cabinovo Group**"). CMI was incorporated in January 2024 and served as the Cabinovo Group's manufacturing entity, designing and manufacturing modular housing units from its former leased facility located at 525 Conestogo Road, Waterloo, Ontario.

2. Due to poor financial performance as well as lack of working capital and/or funding, the Company, on July 13, 2026, filed an assignment in bankruptcy and TDB Restructuring Limited was appointed as trustee (the "**Trustee**") of the bankrupt estate by the Official Receiver, subject to affirmation of its appointment at the first meeting of creditors ("**FMOC**").

3. Further details regarding the Company's background and causes of financial difficulties, along with copies of all pertinent documents relating to this administration, can be found on the Trustee's case web page at:

   https://tdbadvisory.ca/insolvency-case/cabinovo-modular-inc/

2.0 PRELIMINARY EVALUATION OF ASSETS

4. According to the Company's Statement of Affairs sworn July 13, 2026, the estimated realizable value of the Company's assets total $333,506.70, comprised of the following:

Asset	Estimated Realizable Value
Cash	$1,722.54
HST Receivable	172,647.14
Trade Receivable	53,637.02
Inventory	40,000.00
Machinery and Equipment	65,500.00
Total	**$333,506.70**

5. Subsequent to the filing of the bankruptcy, the Trustee has recovered approximately $192,648 from CMI's bank account (the "**Recovered Funds**"). According to the Company, the Recovered Funds are comprised of approximately $152,675 of GST/HST refunds, $15,820 from the sale of racking and the balance of other disposition of assets, all received prior to the date of bankruptcy. The Trustee will provide a further breakdown to the inspector(s) to be elected at the FMOC, if necessary.

3.0 BOOKS AND RECORDS

6. The Trustee is in the process of obtaining access to the Company's books and records.

4.0 CONSERVATORY AND PROTECTIVE MEASURES

7. The Trustee has taken the following conservatory and protective measures:

    i. arranged for the funds in the Company's bank account to be transferred to the Trustee, to be held in trust;

    ii. directed the Company's financial institution, TD Canada Trust, to freeze the Company's bank account, permitting deposits only, but no withdrawals;

    iii. identified the location of the remaining equipment and other assets, and notified the persons in possession of those items of the bankruptcy and the Trustee's sole and exclusive authority with respect to all assets of the Bankrupt.

5.0 PROVABLE CLAIMS

8. The claims filed by creditors as of 9:00 a.m. on July 31, 2026 are as follows:

	Per Statement of Affairs	Filed as of July 31, 2026
Preferred	$180,259.23	$188,811.36
Unsecured	8,487,491.40	350,049.17
	$8,334,244.23	$538,860.53

9. As part of its duties, the Trustee will review any differences between the amounts set out in the proof of claims filed and the amounts included in the Statement of Affairs prior to distribution of funds, if any, to the Company's creditors.

6.0 SECURED CREDITORS

10. According to a PPSA search conducted on July 14, 2026, Vault Credit Corporation ("**Vault**") has a registered security interest against the Company's assets.

11. The Trustee understands from the Company's directors that Vault operates as Questor Financial Corp. ("**Questor**") and that Questor leased certain IT equipment to the Company. The Trustee has contacted Vault/Questor to discuss the matter further.

12. The Trustee has not, at this time, obtained an independent legal opinion regarding the validity and enforceability of Vault's security. Such matters will be discussed further with the inspector(s) to be elected at the FMOC, as necessary.

7.0 LEGAL PROCEEDINGS

13. The Trustee is not involved in any legal proceedings and is not aware of any legal proceedings involving the Company at this time.

8.0 TRANSFERS AT UNDERVALUE AND PREFERENCE PAYMENTS

14. The Trustee has not yet conducted a review for any transfers at undervalue and preference payments. The Trustee will review this matter further with the inspector(s), to be elected at the FMOC.

9.0 THIRD-PARTY DEPOSIT

15. The Trustee obtained a third-party deposit in the amount of $60,000 from MHM Holdings Inc., a company that the Trustee understands is related to CMI.

10.0 ANTICIPATED REALIZATIONS AND PROJECTED DISTRIBUTION

16. Based on the information set out on the Statement of Affairs and in this report, the Trustee anticipates that there will be funds available for distribution to the Company's unsecured creditors.

11.0 OTHER MATTERS

17. Funds Held in Trust and Proposed Investment:

a) As noted herein, the Trustee has arranged for the funds held in the Company's bank accounts to be transferred to the Trustee's estate trust account. The Trustee intends to maintain sufficient liquidity to fund the anticipated costs of the administration and, to the extent there are excess funds not immediately required, the Trustee intends to invest such funds in one or more guaranteed investment certificates or similar secure interest-bearing instruments.

18. The Trustee is in the process of arranging a claims process for former employees to submit claims to Service Canada pursuant to the *Wage Earner Protection Program Act*.

Dated at Toronto, Ontario, this 31st day of July, 2026.

TDB RESTRUCTURING LIMITED, solely in its capacity
as Trustee of the Estate of Cabinovo Modular Inc., a bankrupt,
and not in its personal or corporate capacity

Per: Jeffrey Berger, CPA, CA, CIRP, LIT
Managing Director