



Court File No. CL-26-00000053-0000

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

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

IN THE MATTER OF THE *COMPANIES' CREDITORS*
ARRANGEMENT ACT, R.S.C. 1985, c C-36, AS
AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF LJM DEVELOPMENTS (HAMILTON)
INC.

ORDER

THIS MOTION, made by LJM Developments (Hamilton) Inc. (the “**Applicant**”) for an order, among other things: (i) deeming that, for purposes of the Unit Sale Process Order (as defined below), the sale transaction (the “**Unit 1515 Transaction**”) contemplated by an agreement of purchase and sale (as amended and reinstated from time to time, the “**Unit 1515 Agreement**”) between the Applicant and Shoaib Ghani and Maria Shoaib (Shoaib Ghani and Maria Shoaib being, together, the “**Unit 1515 Purchaser**”) dated May 4, 2021 is a “Permitted Transaction”, and the Unit 1515 Agreement is an approved form of the “Unit Sale Agreement”; (ii) sealing certain confidential documents, and (iii) approving the Fourth Report (as defined below), was heard this day at 330 University Avenue, Toronto, Ontario via videoconference.

ON READING the Fifth Affidavit of Muhammad Ahsan dated October 1, 2026 (the "**Fifth Ahsan Affidavit**"), the Fourth Report (the "**Fourth Report**") of KPMG Inc. in its capacity as Court-appointed monitor (in such capacity, the "**Monitor**"), and on hearing the submissions of counsel for the Applicant, the Monitor and those other parties listed on the counsel slip, no one appearing for any other person on the service list, although properly served as appears from the lawyer's certificate of service filed:

SERVICE AND DEFINITIONS

1. **THIS COURT ORDERS** that the time for service of the Applicant's Notice of Motion and Motion Record is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS** that unless otherwise defined herein, capitalized terms have the meanings given to them in the Fifth Ahsan Affidavit.

UNIT 1515 TRANSACTION

3. **THIS COURT ORDERS** that, for purposes of the Unit Sale Process Order, the Unit 1515 Transaction is hereby deemed to be a "Permitted Transaction", and the Unit 1515 Agreement is hereby deemed to be an approved form of the "Unit Sale Agreement", notwithstanding that the Unit 1515 Agreement is not substantially in the form of the Unit Sale Agreement.
4. **THIS COURT ORDERS** that the Monitor is hereby authorized to execute a Monitor's Certificate in the form attached as Schedule "A" to the Unit Sale Process Order, with such minor amendments as the Monitor may deem necessary, certifying that the Unit 1515 Transaction is a "Permitted Transaction," provided,

however, that the Monitor must be satisfied with the final form of the Unit 1515 Agreement and other documentation in respect of the Unit 1515 Transaction.

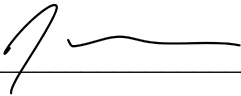
SEALING ORDER

5. **THIS COURT ORDERS** that Confidential Exhibits 1 and 2 to the Fifth Ahsan Affidavit shall be treated as confidential, sealed and not form part of the public court record until the earlier of:
- (a) all of the Units have been sold; or
 - (b) further order of the Court.

GENERAL

6. **THIS COURT ORDERS** that the Fourth Report and the actions, conduct and activities of the Monitor set out therein, be and are hereby approved, provided, however, that only the Monitor, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize such approval in any way.
7. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States, to give effect to this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Applicant, the Monitor and their agents as may be necessary or desirable to give effect to this Order or to assist the Applicant, the Monitor and/or their agents in carrying out the terms of this Order.

8. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. Toronto Time on the date hereof and are enforceable without the need for entry, filing, or a specific form of electronic signature stamp.



A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line, is positioned above a solid horizontal line.

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AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT
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PROCEEDING COMMENCED AT
TORONTO

ORDER

Paliare Roland Rosenberg Rothstein LLP

155 Wellington Street West, 35th Floor

Toronto, ON M5V 3H1

Tel: 416.646.4300

Jeffrey Larry (LSO# 44608D)

Tel.: (416) 646-4330

jeff.larry@paliareroland.com

Ryan Shah (LSO# 88250C)

Tel: 416.646-6356

ryan.shah@paliareroland.com

Lawyers for the Applicant