



This is the 1st affidavit
of Avic Arenas in this case
and was made on 15/OCT/2025

NO. H-250800
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

ROYAL BANK OF CANADA

PETITIONER

AND:

1075 NELSON DEVELOPMENT LIMITED PARTNERSHIP
1075 NELSON DEVELOPMENT GP INC.
1075 NELSON DEVELOPMENT HOLDINGS INC.
BRIVIA FAMILY INVESTMENTS INC.
KHENG LY
1409658 B.C. LTD.
TRAVELERS INSURANCE COMPANY OF CANADA

RESPONDENTS

AFFIDAVIT

I, **Avic Arenas**, of 250 Howe Street, 20th Floor, Vancouver, BC, Paralegal, SWEAR THAT:

1. I am employed by the law firm of Dentons Canada LLP (the "**Dentons**"), solicitors for Royal Bank of Canada (the "**Petitioner**"), and as such have personal knowledge of the matters herein deposed to.

2. Now shown to be and attached hereto as **Exhibit "A"** is a copy of a payout statement provided by the Petitioner showing the amount owing under the subject loan facilities as at October 15, 2025 and redacting the remittance instructions provided by the Petitioner therein.

SWORN BEFORE ME at Vancouver, BC, on
15/OCT/2025.

A Commissioner for taking Affidavits within
British Columbia

AVIC ARENAS

CASSANDRA J. FEDERICO
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

①

This is **Exhibit "A"** referred to in the affidavit of
Avic Arenas sworn before me at Vancouver, BC
this 15 day of Oct 2025.



A Commissioner for taking Affidavits
For British Columbia

2



RBC Capital Markets®

Royal Bank of Canada

155 Wellington St W 8th Floor

Toronto, Ontario M5H 1C4

Tel: (416) 443-3710

Fax: (416) 842-4023

1075 NELSON DEVELOPMENT

CAD TERM Facility Payoff amount as of:

October 15, 2025 (non-inclusive)

Per Diem

Prime Principal	\$	90,000,000.00	
Prime Interest	\$	2,969,843.93	\$ 17,753.42
Total CAD:	\$	<u>92,969,843.93</u>	\$ 17,753.42

For value Oct 15, 2025 please remit payment of CAD \$ 92,969,843.93

Remittance Instructions:



