

C A N A D A  
PROVINCE OF QUEBEC  
DISTRICT OF MONTREAL  
COURT. No.: 500-11-066463-254  
SUR: 41-345281

S U P E R I O R C O U R T  
Commercial Division

IN THE MATTER OF THE RECEIVERSHIP OF:

**1201-1215 Phillips Square Phase IV  
Development Limited Partnership**

Debtor

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**DELOITTE RESTRUCTURING INC.**

Receiver

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**FIRST INTERIM REPORT OF THE RECEIVER**  
(*Subsection 246(2) of the Bankruptcy and Insolvency Act*)

## INTRODUCTION

1. This report (the "**First Interim Report**") is prepared by Deloitte Restructuring Inc. ("**Deloitte**") in its capacity as receiver (the "**Receiver**") appointed under the *Bankruptcy and Insolvency Act* ("**BIA**") in respect of the property of 1201-1215 Phillips Square Phase IV Development Limited Partnership (the "**Debtor**").
2. For the purposes of this First Interim Report, the Debtor's property (the "**Property**") means, collectively, (i) the immovable known as lot 1 340 603 of the Quebec Cadastre, located at 482-488 Sainte-Catherine Ouest, Montreal (the "**Immovable**"), (ii) all movable property attached to, located on or used in connection with the Immovable, (iii) all rents and insurance proceeds relating thereto, and (iv) all cash of the Debtor.
3. In accordance with Section 246(2) of the BIA, the purpose of the First Interim Report is to provide information relevant to the Receiver's administration of the Property.
4. Specifically, the First Interim Report addresses the following topics:
  - I. Proceedings under the BIA;
  - II. Main actions taken by the Receiver since its appointment;
  - III. Interim statement of receipts and disbursements as of May 16, 2026;
  - IV. Anticipated completion and next report.

## **I. PROCEEDINGS UNDER THE BIA**

5. On November 24, 2025, the Court rendered an order appointing Deloitte as Receiver of the Property, pursuant to section 243 of the BIA.
6. On December 2, 2025, the Receiver filed the notice of appointment and the statement required under subsections 245(1) and 246(1) of the BIA.

## **II. MAIN ACTIONS TAKEN BY THE RECEIVER SINCE ITS APPOINTMENT**

7. Since its appointment, the Receiver has undertaken the following key actions:
  - a) Taken possession and control of the Property;
  - b) Implemented measures to preserve, secure and protect the Property;
  - c) Recovered the Debtor's books, records and financial information;
  - d) Pursued the collection of accounts receivable;
  - e) Ensured the repatriation and control of the Debtor's cash into the Receiver's trust account;
  - f) Engaged with key stakeholders, including tenants and counterparties, to stabilize operations and address ongoing matters; and
  - g) Established and maintained a dedicated website to provide creditors with information regarding the receivership proceedings.
8. The Receiver also retained CBRE Limited ("**CBRE**") to act as listing broker in connection with the launch of a sale and investment solicitation process (the "**SISP**") to solicit offers for the purchase of the Immovable.
9. The SISP was conducted in two phases. In the first phase, the Receiver received expressions of interest from five bidders. In the second phase, the Receiver received three letters of intent from three of those bidders.
10. On April 27, 2026, the Receiver, in consultation with the secured creditors, negotiated and accepted a letter of intent with one of the bidders.
11. The proposed transaction is progressing, and the Receiver, with the assistance of CBRE, is working collaboratively with the selected bidder to satisfy the conditions set out in the letter of intent.

## **III. INTERIM STATEMENT OF RECEIPTS AND DISBURSEMENTS AS OF MAY 16, 2026**

12. The Receiver prepared an interim statement of receipts and disbursements as of May 16, 2026. A copy of this statement is attached as Appendix A to the First Interim Report.
13. As of May 16, 2026, the Receiver held funds totaling \$443,083, consisting of amounts held in its trust account and the Debtor's bank account.

## **IV. ANTICIPATED COMPLETION AND NEXT STEPS**

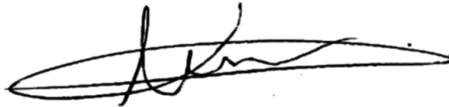
14. The Receiver is of the opinion that the Property will likely be sold before July 31, 2026.
15. Should this not be the case, the Receiver will file a second interim report on or about November 20, 2026, in accordance with subsection 246(2) of the BIA.

**16.** The Receiver will file a final report as soon as its mandate is completed, in accordance with subsection 246(3) of the BIA.

DATED AT MONTREAL, this 20<sup>th</sup> day of May 2026.

**DELOITTE RESTRUCTURING INC.**

In its capacity as Court-Appointed Receiver and not in its personal capacity

A handwritten signature in black ink, appearing to read 'Julie Mortreux', written over a horizontal line.

Julie Mortreux, CPA, CIRP, LIT  
Senior Vice President

# **APPENDIX A**

District of: Montreal  
COURT No. 500-11-066463-254  
SUR. 41-345281

In the matter of the receivership of:  
**1201-1215 Phillips Square Phase IV Development Limited Partnership**  
**Interim Statement of Receipts and Disbursements - May 16, 2026**

**Receipts**

1. Cash in bank		76,677.03
2. Rent (including GST/QST)	972,504.58	972,504.58
3. Interest revenue	2,980.75	2,980.75
<b>Total - Receipts</b>		<b><u>1,052,162.36</u></b>

**Disbursements**

4. Fees paid to the official Receiver		83.96
5. Possession, inventory, and oversight		1,440.17
6. Insurance		112,599.56
7. Federal and provincial taxes		
GST/QST paid	34,190.85	
GST/QST remitted	28,445.87	
	<u>62,636.72</u>	<u>62,636.72</u>
8. Others		
Bank fees	200.00	
Phone	454.78	
Security	44,154.08	
Repairs and maintenance	57,193.23	
Management fees	62,333.33	
Electricity	40,601.96	
Inspection reports	24,490.00	
	<u>229,427.38</u>	<u>229,427.38</u>
9. Receiver's Professional fees		
Receiver's Professional fees	176,465.43	
GST/QST on Receiver's professional fees	26,425.70	
	<u>202,891.13</u>	<u>202,891.13</u>
<b>Total - Disbursements</b>		<b><u>609,078.92</u></b>

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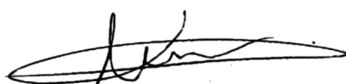
**Amount available for distribution**

**443,083.44**

Dated at Montreal, this 20th day of May 2026

**DELOITTE RESTRUCTURING INC.**

In its capacity as Court-Appointed Receiver and not in its personal capacity



Julie Mortreux, CPA, CIRP, LIT  
Senior Vice-President