No: S-240493 Vancouver Registry

## IN THE SUPREME COURT OF BRITISH COLUMBIA

**BETWEEN:** 

FOX ISLAND DEVELOPMENT LTD. and ADVANCED VENTURE HOLDING CO., LTD.

**PETITIONERS** 

AND:

KENSINGTON UNION BAY PROPERTIES NOMINEE LTD. (formerly known as 34083 YUKON INC.), KENSINGTON UNION BAY PROPERTIES LIMITED PARTNERSHIP, KENSINGTON UNION BAY PROPERTIES GP LTD., INTERNATIONAL TRADE CENTER PROPERTIES LTD., SUNWINS ENTERPRISE LTD., MO YEUNG CHING also known as MICHAEL CHING, MO YEUNG PROPERTIES LTD., SFT DIGITAL HOLDINGS 30 LTD., HOTEL VERSANTE LTD., BEEM CREDIT UNION, MORTEQ LENDING CORP., CHUN YU LIU, 1307510 B.C. LTD., JEFFREY RAUCH, HEUNG KEI SUNG, and RCC HOLDINGS LTD.

**RESPONDENTS** 

## AFFIDAVIT OF MO YEUNG (MICHAEL) CHING (Affirmed December 8, 2025)

I, Mo Yeung (Michael) Ching, with a service address of 9<sup>th</sup> floor, 900 West Hastings Street, British Columbia, AFFIRM THAT:

1. I am a respondent in the proceedings and the President and Chief Executive Officer of the Respondents, Kensington Union Bay Properties Nominee Ltd. (formerly known as 34083 Yukon Inc.) and Kensington Union Bay Properties GP Ltd. (together with Kensington Union Bay Properties Limited Partnership, the "Kensington Union Bay Group"), and a director of International Trade Center Properties Ltd. ("ITC"), Sunwins Enterprise Ltd. ("Sunwins"), Mo Yeung Properties Ltd. ("MY Properties") and SFT Digital Holdings 30 Ltd.("SFT"), I am also a director of 1212429 B.C. Ltd. ("121") (together, the "Respondents"). As such, I have knowledge of the matters hereinafter deposed to save and except where stated to be on information provided to me, in which case I believe the same to be true.

- 2. I have reviewed the Affidavit #3 of Wen Yong Wang ('Gavin Wang") in these proceedings and particularly the assertions in paragraphs 6 and 7 that we communicated by WeChat. I recall communicating with Gavin by WeChat in 2019 and thereafter and that there were many discussions about the proposed loan. On review of his affidavit, I attempted to locate records of those discussions.
- 3. I have used three separate cellular telephones since 2019. For the purposes of these proceedings, I located the telephone I used in 2019 and reviewed the data on it. At present, I am unable to recover any WeChat messages between Gavin Wang and myself on this telephone or any other prior to November 2021.
- 4. I have requested that WeChat look into this issue. Attached as Exhibit "A" is a copy of my text message to WeChat customer support dated November 29, 2025. I have not yet received a response or any of the WeChat records I was requesting.

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AFFIRMED BEFORE ME AT the City of Vancouver in the Province of British Columbia, this 8<sup>th</sup> day of December, 2025.

A Commissioner for taking Affidavits in and for the Province of British Columbia.

MO YEUNG (MICHAEL) CHING

## BENJAMIN LA BORIE

Barrister & Solicitor
9th Floor, 900 West Hastings Street
Vancouver, British Columbia V6C 1E5

## 〈 WeChat 团队 ®

IMPYI网后恢与正云风豆来——I制以田,如未豆来成切,平设备将会被强制退出登录。

登录时间: 16:05

登录方式: 短信验证码

如果这不是你本人的操作,你的短信验证码已经泄漏。请勿转发短信验证码并排查手机是否被植入木马导致短信被

转发。

详情



Welcome back! Feel free to tell me if you have any problems or suggestions for WeChat.

11月29日 晚上9:08



如果遇到问题,可轻触此处反馈给 我们。

11月29日 晚上9:28

我想拿回我和 Gavin 的 2019年6月1日到 2020年12月31日的聊天记录,看看有什么办法吗?我可以付费。



**4** 

如果遇到问题,可轻触此处反馈给

我们。

This is Exhibit A referred to in the Affidavit of Ma Yeung (Michael) Ching sworn (or affirmed) before me at

Vanguver

账号

A Commissioner/Notary Public for the Province of British Columbia