



No. H-241069  
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE COMPANY

PETITIONER

AND

I4PG HASTINGS STREET INC., HASTINGS STREET LIMITED PARTNERSHIP, I4  
PROPERTY GROUP INC., MYRON CALOF, TRAVELERS INSURANCE COMPANY OF  
CANADA, LONGTHORN HOLDINGS LTD., LANE CONSTRUCTION SERVICES LTD., ELKH  
SHOTCRETE INC., ATRYSTEN PLUMBING & HEARING LTD., GREER CONTRATING LTD.,  
PDQ CONSTRUCTION LTD., LMS LIMITED PARTNERSHIP, RED SEAL ELECTRIC LTD.,  
KERKHOFF CONSTRUCTION (2022) LTD., LIONS GATE WATER TREATMENT LTD.,  
PEAKHILL CAPITAL INC., KOFFMAN KALEF LLP AND CAMERON STEPHENS MORTGAGE  
CAPITAL LTD.

RESPONDENTS

RECEIVER'S CERTIFICATE

RECITALS

A. Pursuant to an Order of the Supreme Court of British Columbia (the "**Court**") dated December 19, 2024 and effective February 14, 2025 (the "**Receivership Order**"), Deloitte Restructuring Inc. was appointed as receiver (in such capacity, the "**Receiver**") without security, of certain assets of I4PG Hastings Street Inc. ("**I4PG Inc.**"), Hastings Street Limited Partnership ("**HSLP**") and I4 Property Group Inc. Ltd. ("**Group**", and collectively with I4PG Inc. and HSLP, the "**Debtors**").

B. Pursuant to an Order dated September 4, 2025, the Court approved the Purchase and Sale Agreement dated June 30, 2025 between the Receiver and Landa Global Acquisitions Ltd. (the "**Assignor**"), as amended by First Amendment to Purchase Agreement dated August 1, 2025 and by Condition Waiver and Amending Agreement dated August 8, 2025 (as so amended, the "**Sale Agreement**"), which subsequently was assigned by the Assignor to Siena (4451 Hastings) Limited Partnership (the "**Purchaser**") effective as of August 8, 2025, and the transactions contemplated thereby, and providing for the occurrence of certain events in the specified sequence upon delivery by the Receiver to the Purchaser of a certificate confirming (i) payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in Article 7 of the Sale Agreement have been satisfied or waived by the Receiver and/or the Purchaser (as applicable); and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, capitalized terms have the meanings set out in the Approval and Reverse Vesting Order or the Sale Agreement, as applicable.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing set out in Article 7 of the Sale Agreement have been satisfied or waived by the Receiver and/or the Purchaser (as applicable); and
3. The Transaction has been completed to the satisfaction of the Receiver.

This Certificate was delivered by the Receiver at Vancouver, B.C. this 15<sup>th</sup> day of September, 2025.

Deloitte Restructuring Inc.  
in its capacity as Receiver of certain assets,  
undertakings and property of the Debtors  
and not in its personal or corporate capacity

Per: \_\_\_\_\_

