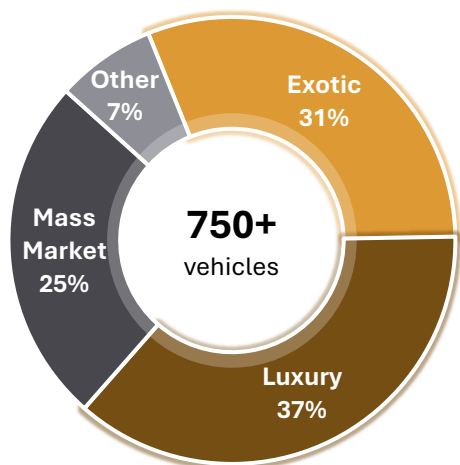


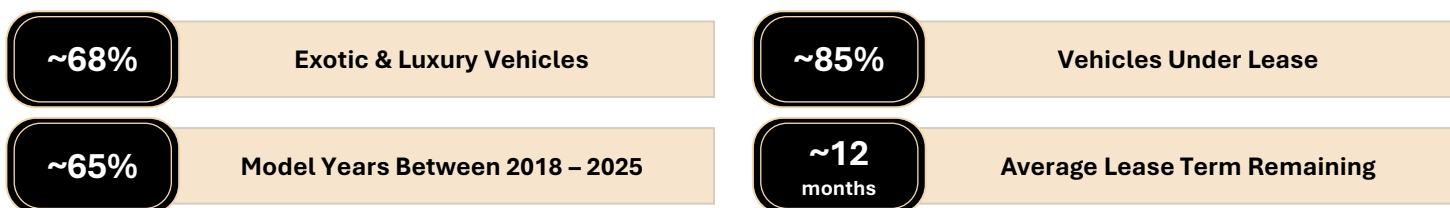
Project LJS represents a unique opportunity to acquire a portfolio of luxury vehicles

- Location John Scotti inc. / John Scotti Leasing Inc. (the “Company”) is a leading Montreal-based luxury and exotic vehicle leasing platform, specializing in long-term leases to customers primarily located in Quebec and Ontario.

Vehicle Fleet Breakdown by Category



Key Metrics



Acquisition Highlights

- High Concentration of Exotic & Luxury Vehicles**
 - Significant number of exotic and luxury vehicles with established resale market value
 - Concentration of limited-production exotic vehicles supports strong residual value retention and lower depreciation
- Diversified Lease Portfolio**
 - Portfolio comprised of 640+ leases across a diversified set of vehicles
 - Limited concentration by make, model, and customer, reducing single-asset risk exposure
- Contractual Cash Flows**
 - Fully contracted lease receivables with defined payment schedules and 12+ month duration
 - Visibility into forward cash flow profile and amortization of principal
- Real-Time Vehicle Traceability**
 - Select vehicles equipped with Celltrak GPS enabling real-time location tracking
 - Enhanced asset visibility supports portfolio oversight and efficient recovery processes

Note: All figures are approximate as of March 31, 2026 and presented in CAD. Updated information will be provided throughout the process.

This summary was prepared by Deloitte Restructuring Inc. (“Deloitte”) for delivery to parties who may be interested in exploring a potential transaction with the Company. The information contained herein has not been verified for accuracy by Deloitte, and Deloitte expressly disclaims any and all responsibility for the information contained herein and makes no representations or warranties, expressed or implied, regarding the information contained in, or omitted from, this document or any other written or oral communications transmitted or made available to a prospective purchaser. Any party wishing to pursue this opportunity must rely on its own inspection and due diligence.

Portfolio by Brand & Model



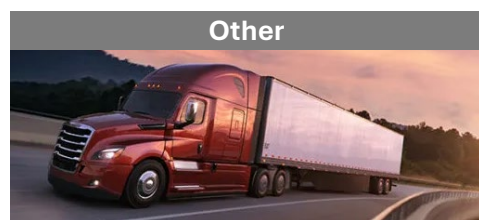
Exotic



Luxury



Mass Market



Other

Top 5 – Brands	#	Top 5 – Models ¹	#
Lamborghini	178	Huracan	81
Ferrari	18	Urus	63
Rolls-Royce	13	Aventador	16
Lotus	12	Revuelto	10
Bentley	5	Emira	10
Mercedes-Benz	76	911	35
Porsche	61	Range Rover	33
Land Rover	43	G-Class	21
Audi	38	Escalade	19
BMW	21	GLE	11
Ford	57	F-150	20
Chevrolet	25	1500	16
RAM	24	Corvette	13
General Motors	17	F-250	9
Dodge	15	Grand Cherokee	8
Harley Davidson	8	Cascadia	5
Freightliner	7	H1	2
Forest River	4	Outlander	2
AM General	2	Barracuda	1
Kenworth	2	FLHTC	1

(1) The segmentation by vehicle model reflects a preliminary categorization prepared for indicative purposes only.

Transaction Process

- On April 1, 2026, the Superior Court of Quebec (Commercial Division) in the District of Montreal (the “Court”) rendered an order (the “Order”) appointing Deloitte Restructuring Inc. as receiver (the “Receiver” or “Deloitte”) to all the assets of Location John Scotti inc. / John Scotti Leasing Inc. (the “Company”). The Receiver initiated a sale and investment solicitation process (“SISP”) for the sale of the Company’s assets in accordance with the Order.
- The Receiver will approach a select group of qualified parties and deliver the associated Terms and Conditions to interested parties. Upon execution and receipt of a non-disclosure agreement (“NDA”), Deloitte will grant access to the Virtual Data Room, which will provide information on the acquisition opportunity. All inquiries, expressions of interest or offers should be directed to the Deloitte team listed below:

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Timeline

- Access to the Virtual Data Room will be provided following NDA execution
- Non-binding submissions of offer deadline is 10:00 a.m. (Eastern time) on Thursday, May 14, 2026**
- Binding submission of offer deadline is 10:00 a.m. (Eastern time) on Thursday, June 11, 2026**

Deloitte Restructuring Inc.
1190 Avenue des Canadiens-de-Montreal, suite 500
Montreal, Quebec, H3B 0M7

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