



June 6, 2025

Deloitte Restructuring Inc.
Bay Adelaide East
8 Adelaide Street West, Suite 200
Toronto
ON M5H 0A9

To: Pre-Construction Unit Purchasers of 301, 311, 319, 329, 339, 349 King Road and 115, 119 Bond Crescent, Richmond Hill, Ontario (the “Home Buyers”)

Re: Receivership of GC King Bond Limited Partnership & GC King Bond GP Inc. – First Update to the Home Buyers

Pursuant to an order of the Ontario Superior Court of Justice (the “**Court**”) dated May 2, 2025 (the “**Receivership Order**”), Deloitte Restructuring Inc. (“**Deloitte**”) was appointed receiver and manager (in such capacity, the “**Receiver**”), over all assets, properties, and undertakings of GC King Bond Limited Partnership, and its general partner GC King Bond GP Inc. (together “**King Bond Companies**”), including the lands upon which the unit you contracted to purchase is, or is proposed to be situated. The Receivership Order was granted due to defaults under a construction loan agreement as a result of the failure to repay significant indebtedness owing to Caisse Desjardins Ontario Credit Union Inc. (“**Desjardins**”), the primary secured lender to the King Bond Companies.

A copy of the Receivership Order and other materials filed in the receivership proceedings can be found on the Receiver’s case website at: <https://www.insolvencies.deloitte.ca/en-ca/pages/GCKingBondLimitedPartnershipandGCKingBondGPInc.aspx?searchpage=search-insolvencies.aspx>. This website will be updated from time to time, especially in conjunction with any processes commenced by the Receiver, or in respect of any matter which is to be put before the Court for its consideration or approval.

The King Bond Companies were in the process of developing a 115-unit residential development (the “**Project**”) located on the lands municipally known as 301, 311, 319, 329, 339, 349 King Road and 115, 119 Bond Crescent, Richmond Hill, Ontario (collectively the “**Properties**”).

The Project was planned as a 115-unit residential development, comprising:

- 42 condo stacked townhouse units;
- 36 freehold back-to-back townhouse units;
- 33 freehold traditional townhouse units; and
- 4 freehold semi-detached units.

During the construction of the Project, the King Bond Companies encountered financial difficulties and were unable to complete the Project or repay its lender and other creditors. As a result, Deloitte was appointed as Receiver by the Court. The Receiver is aware of the agreements held by the Home Buyers and is writing to proactively address certain questions you may have.

Please note that the Receiver is an independent officer of the Court and is not an agent of the King Bond Companies, or its shareholders.

The Receiver understands that construction on the Project has been essentially halted since the summer of 2023. To date, only 4 semi-detached units have been delivered to purchasers, and the Receiver understands that 6 more units are partially complete. The remaining 105 planned units, including those for which deposits were paid, remain essentially vacant land at this point.

The Receiver understands that the Home Buyers have paid deposits towards the purchase of units in the Project. The Receiver is reviewing the status of those deposits. The King Bond Companies may have had different obligations on the amount of each deposit it was required to hold depending on whether the purchase agreement was for a condo unit or a freehold townhome.

There may be Home Buyers that wish to have their purchase contracts honoured and their units completed, whilst others may wish to terminate their agreements. At this time, pursuant to the terms of Receivership Order, all parties are stayed from terminating any agreements with the King Bond Companies without further order of the Court.

At this point in time, no action has been taken by the Receiver with respect to any purchase agreement between the King Bond Companies and the Home Buyers. Accordingly, the purchase agreements remain in effect, to the extent they were in effect before the Receiver was appointed.

The Receiver will provide further updates as soon it is in a position to do so.

Should you have any questions with respect to the above, please contact Arpana Pandit at gckingbond@deloitte.ca.

Yours truly,

DELOITTE RESTRUCTURING INC.,
solely in its capacity as the Court-appointed Receiver
of GC King Bond Limited Partnership and GC King Bond GP Inc.
with no personal or corporate liability