

District of: Ontario
Division No. 09 - Toronto
Court File No. CV-24-718718-00CL

Form 87
Notice and Statement of the Receiver
(Subsections 245(1) and 246(1) of the Act)

IN THE MATTER OF THE RECEIVERSHIP OF
256 VICTORIA STREET WEST ULC

The receiver gives notice and declares that:

1. On the 23rd day of April 2024, Deloitte Restructuring Inc. was appointed by Order of the Ontario Superior Court of Justice (Commercial List) pursuant to the Order (the “**Appointment Order**”) as the receiver and manager (the “**Receiver**”) without security, of all assets, undertakings and properties of 256 Victoria Street West ULC (“**256 Victoria**” or the “**Debtor**”) acquired for, or used in relation to a business carried on by the Debtor, including the real property municipally known as 256 Victoria Street West, Alliston, Ontario, and including all proceeds thereof (the “**Property**”).

Assets	Net Book Value (*) as at December 31, 2023
Land	\$ 3,008,509.38
Building, net	\$ 1,875,898.78
Machinery, net	\$ 1,732.66
Total	\$ 4,886,140.82

(*) Net book values of the assets set out above are based on preliminary financial information prepared and compiled by management of the Debtor as at December 31, 2023. The Receiver has not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of the information and, accordingly, expresses no opinion or other form of assurance on the information contained herein. Amounts may not total due to rounding of the underlying numbers.

2. This Appointment Order is somewhat related to the Antamex Amended Appointment Order (defined below) as the Debtor’s primary purpose was to hold real property that was used in connection with Antamex’s business. On the 13th day of March 2024, Deloitte was appointed by Order of the Ontario Superior Court of Justice (Commercial List) pursuant to the Amended and Restated Order (the “**Antamex Amended Appointment Order**”) as the receiver and manager without security, of all of the present and future assets, undertakings and property including all proceeds (collectively, the “**Antamex Property**”).
3. Pursuant to the Appointment Order, the Receiver is empowered to administer the Debtor’s estate together with the Antamex receivership estate as if such estates were a single receivership estate for the purpose of carrying out its administrative duties and responsibilities pursuant to the Appointment Order, the Antamex Amended Appointment Order and the requirements of the *Bankruptcy and Insolvency Act*.

4. As noted above, Deloitte became the Receiver by virtue of the Appointment Order of the Ontario Superior Court of Justice (Commercial List) pursuant to Section 243(1) of the *Bankruptcy and Insolvency Act* (Canada) and Section 101 of the *Courts of Justice Act*. A copy of the Appointment Order, as well as other court materials, are available at www.insolvencies.deloitte.ca/256VictoriaStreetWest. A copy of the Antamex Amended Appointment Order, as well as other court materials, are available at www.insolvencies.deloitte.ca/en-ca/Antamex.
5. The Receiver commenced the exercise of its powers in respect of the Appointment Order on the 23rd day of April, 2024.
6. The following information relates to the receivership.
 - a. Stated address of the Debtor: The stated registered office address for the Debtor is Suite 2300 Bentall 5, 550 Burrard Street, Vancouver, British Columbia, V6C 2B5. 256 Victoria is extra-provincially registered to do business in Ontario and its principal place of business is located at 210 Great Gulf Drive, Concord Ontario, L4K 5W1.
 - b. Principal line of business: 256 Victoria is a holding company that is principally used to hold the real property located at 256 Victoria Street West, Alliston, Ontario, L9R 1L9.
 - c. Location of business: 256 Victoria's principal place of business is 210 Great Gulf Drive, Concord, Ontario, Canada, L4K 5W1.
 - d. The Royal Bank of Canada is the sole creditor that appears to hold a security interest on the property amounting to \$7,050,508.78.
 - e. Per company records, Antamex Industries ULC holds unsecured intercompany debt with Debtor in the amount of \$3,453,960.84.
 - f. The intended plan of action of the Receiver during the receivership is to take steps to realize the Debtor's real property.
 - g. Contact person for the Receiver:
Gianluca Berardi
Deloitte Restructuring Inc.
8 Adelaide Street West, Suite 200, Toronto, ON M5H 0A9
Telephone: +1 (833) 288-2808
Fax: +1 (416) 601-6690
Email: antamex@deloitte.ca

* * *

Dated at the City of Toronto in the Province of Ontario, this 26th day of April, 2024.

DELOITTE RESTRUCTURING INC.,
solely in its capacity as the Court-appointed Receiver
of 256 Victoria Street West ULC.
and not in its personal or corporate capacity
Per:

A handwritten signature in black ink, appearing to be 'R Williams', written over a horizontal line.

Richard Williams, CPA, CIRP, LIT
Senior Vice-President