Division No.: 01 - Edmonton
Estate No.: 24-116489
Court No.: 2503 24392

First Interim Report of The Receiver
(subsection 246(2) of the Bankruptcy and Insolvency Act)

In the Matter of the Receivership of
1654286 Alberta Ltd.
of the City of Edmonton, In the Province of Alberta

The Receiver gives notice and declares that:

On the 6th day of January 2025, we, BDO Canada Limited were appointed by the Court of King's Bench of Alberta (the "**Court**") as the Receiver (the "**Receiver**") in respect of 1654286 Alberta Ltd. ("**165**").

STATEMENT OF RECEIPTS AND DISBURSENENTS

Attached to this report as **Exhibit A** is an Interim Statement of Receipts and Disbursements which outlines the administration of the receivership for the period from the date of the Receiver's appointment to June 30, 2026.

ONGOING MATTERS

1. The Receiver has received Court approval to accept an offer to purchase 165's main asset, being a commercial condo.

2. The Receiver is currently engaged in collecting an outstanding receivable, being 165's remaining asset.

3. The Receiver has received Court approval to act as bankruptcy trustee to administer the claims of 165's unsecured creditors.

Dated at the City of Edmonton, in the Province of Alberta, on the 30th day of June 2026.

BDO Canada Limited
In its capacity as Court Appointed Receiver of
1654286 Alberta Ltd.
And not in its personal capacity



Per: David Lewis, CPA, CIRP, LIT
Senior Vice President

1654286 Alberta Ltd.
Statement of Receipts and Disbursements
For the Period of January 6, 2026 to June 30, 2026

Receipts	
Insurance proceeds for fire damage	231,986
Receiver's borrowings	60,000
Insurance proceeds for loss of rents	30,461
Interest	558
Total Receipts	**323,005**
Disbursements	
Repayment of Receiver's borrowings	60,000
Property Taxes	58,784
Receiver's fees	58,352
Payment to secured creditor	51,523
Condo fee payment	21,295
Legal fees	10,354
Appraisal fees	7,208
GST paid	4,027
Environmental assessment	3,900
Insurance	2,087
Postage	365
Ascend license fee	325
Filing fees to OR	84
Travel	45
Total Disbursements	**278,350**
Funds Held in Trust as at June 30, 2026	**44,655**