

COURT FILE NUMBER	2503-13640
COURT	COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE	EDMONTON
MATTER	IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, RSC 1985, c. C-36, as amended AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF COAST AUTOMOTIVE GROUP INC., COAST NORTH VANCOUVER AUTO SALES INC., COAST AUTO DRAYTON INC., AND 2461765 ALBERTA LTD.
APPLICANT	BDO CANADA LIMITED, IN ITS CAPACITY AS COURT-APPOINTED MONITOR OF COAST AUTOMOTIVE GROUP INC., COAST NORTH VANCOUVER AUTO SALES INC., COAST AUTO DRAYTON INC., AND 2461765 ALBERTA LTD.
DOCUMENT	MONITOR'S CERTIFICATE (Drayton Valley)
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	BLAKE CASSELS & GRAYDON LLP 3500, 855 2 nd Street SW Calgary, Alberta T2P 4J8 Attention: Kelly Bourassa / Aryo Shalviri Telephone: (403) 260-9697 / (416)863-2962 Email: kelly.bourassa@blakes.com / aryo.shalviri@blakes.com

RECITALS

- A. Pursuant to an Order of the Honourable Justice M.E. Burns of the Court of King's Bench of Alberta, Judicial District of Edmonton (the "**Court**") dated July 16, 2025, BDO Canada Limited was appointed as monitor (the "**Monitor**") of Coast Automotive Group Inc., Coast North Vancouver Auto Sales Inc., Coast Auto Drayton Inc., and 2461765 Alberta Ltd. Pursuant to an Order of the Honourable Justice M.H. Bourque of the Court dated July 25, 2025, the Initial Order was amended and restated.

- B. Pursuant to an Order of the Court dated October 16, 2025, the Court approved the purchase and sale agreement dated as of October 7, 2025 (as may be amended from time to time, the “**Sale Agreement**”) between the Coast Auto Drayton Inc. and 2461765 Alberta Ltd. as vendors (the “**Vendors**”) and Stetson CDJR Ltd. and Stetson CDJR Properties Ltd. as purchasers (the “**Purchasers**”) and provided for the vesting in the Purchasers of the Vendors’ right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Monitor to the Purchasers of a certificate confirming (i) the payment by the Purchasers of the Cash Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in Article 9 of the Sale Agreement have been satisfied or waived by the Vendors and the Purchasers; and (iii) the Transaction has been completed to the satisfaction of the Monitor.
- C. Unless otherwise indicated herein, capitalized terms have the meanings set out in the Sale Agreement.

THE MONITOR CERTIFIES the following:

1. The Purchasers have paid and the Monitor has received the Cash Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in Article 9 of the Sale Agreement have been satisfied or waived by the Vendors and the Purchasers; and
3. The Transaction has been completed to the satisfaction of the Monitor.
4. This Certificate was delivered by the Monitor at 10:30 a.m. EST on December 3, 2025.

BDO Canada Limited, in its capacity as Monitor of the Coast Automotive Group Inc., Coast North Vancouver Auto Sales Inc., Coast Auto Drayton Inc., and 2461765 Alberta Ltd., and not in its personal or corporate capacity.

Per:  _____

Name: Clark Lonergan

Title: Senior Vice President