

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

IN THE MATTER OF THE COMPANIES' CREDITORS
ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF 2055226 ONTARIO INC., ALLIANCE (SUTTON) INC. BERKSTAR
DEVELOPMENT INC., and ROSE OPERATING I GP INC.

MARSHALLZEHR GROUP INC.

Applicant

- and -

**2055226 ONTARIO INC., ALLIANCE (SUTTON) INC., BERKSTAR DEVELOPMENT INC.,
ROSE SUTTON LIMITED PARTNERSHIP and ROSE OPERATING I GP INC.**

Respondents

**SUPPLEMENTARY AFFIDAVIT OF ALEX TROOP
(Sworn August 23, 2026)**

August 23, 2026

RECONSTRUCT LLP

80 Richmond St. W., Suite 1700
Toronto, ON M5H 2A5

R. Brendan Bissell (LSO# 40354V)

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Email: bbissell@reconllp.com

Lawyers for Alliance Homes Ltd. as
Construction Manager and for the
Respondent, Alliance (Sutton) Inc.

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Respondents

**AFFIDAVIT OF ALEX TROOP
(Sworn August 17, 2026)**

I, ALEX TROOP, of the Township of Essa, MAKE OATH AND SAY:

1. I am the President and a director of Alliance Homes Ltd. ("**Alliance Homes**"), the president and a director of the Respondent, Alliance (Sutton) Inc., and the president and a director of the Respondent, 2055226 Ontario Inc. ("**205**"), and therefore have knowledge of the matters I refer to in this affidavit. Where this affidavit is made on information and belief, I have stated the source of that information and believe it to be true.
2. I make this affidavit to supplement the affidavit I swore on August 17, 2026 and to provide some additional information in reply to the affidavit of Samuel G. Reisman sworn yesterday (August 22, 2026).

3. Since my prior affidavit, I have been in contact with Wenbo Lu, who is the principal of Berkstar Development Inc. ("Berkstar"). Berkstar is one of the three co-owners of 205 along with Alliance (Sutton) Inc., for which I am the principal, and Rose Sutton Limited Partnership through its general partner, Rose Operating I GP Inc., for which Mr. Reisman is the principal.

4. Mr. Lu has advised me that Berkstar supports this Application and in particular the completion and sale of as many homes as possible using the current construction management and sales team. As noted in my prior affidavit, Alliance Homes is the current construction manager. Mr. Lu confirmed that in an email to me on August 20, 2026, a copy of which is attached as **Exhibit "A"**. I have redacted portions of that email because the parts before and since my emails with Mr. Lu contain correspondence with counsel for Alliance Homes, and also contain what might have been without prejudice communications.

5. I note from Mr. Reisman's affidavit that he refers to the co-ownership structure of 205. In that regard, I should clarify that there have never been any formal co-owners' meetings as contemplated in the co-owners' agreement. For a number of months, there were Project Status meetings with myself and Project Managers and Management from the Rose Corp including Mr. Reisman related to the development implementation of Phase 2 and 3 of the Project. These meetings occurred as a result of The Rose Corp. assuming carriage of the development implementation of those phases of the development, but Phase 1 progress was also discussed. These meetings were suspended due to funding constraints. My contact with Mr. Reisman has been somewhat occasional and usually in relation to an important matter requiring direct communication. The day-to-day business of 205 has largely been conducted by frequent emails and calls with Mr. Simon of Rose Corp., who has assisted throughout with financial accounting, scheduling ,compliance, and related matters.

SWORN by Alex Troop of the Township of
Essa, before me at the City of Toronto, in the
Province of Ontario, on August 23, 2026 in
accordance with O. Reg. 431/20,
Administering Oath or Declaration Remotely.

}

R.B.R.

Commissioner for Taking Affidavits
(or as may be)

R. Brendan Bissell

Alex Troop

Alex Troop (Aug 23, 2026 16:17:20 EDT)

ALEX TROOP

THIS IS **EXHIBIT "A"** REFERRED TO IN THE
AFFIDAVIT OF **ALEX TROOP** SWORN BEFORE ME,
THIS 23RD DAY OF AUGUST, 2026.

R.B. B

A COMMISSIONER FOR TAKING AFFIDAVITS

R. Brendan Bissell

[REDACTED]

[REDACTED]

From: Wenbo <luwen165@gmail.com>
Sent: Thursday, August 20, 2026 7:24 PM
To: Alex Troop <atroop@alliancehomes.ca>
Subject: Re: FW: MZ - 2055226 Ontario Inc. et al

Hi Alex

Thank you for the email, as previously discussed we confirm that Berkstar is aligned with the proposed CCAA approach and support the sale and completion of as many homes as possible utilizing the current Construction Management and Sales team.

Please feel free to pass this email on to Mr Bissell as confirmation of our position.

Regards,

Wenbo

On Thursday, August 20, 2026, Alex Troop <atroop@alliancehomes.ca> wrote:

Wenbo, see attached and below, I will call you shortly.

AT

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: D. J. Miller <DJMiller@tgf.ca>

Sent: Thursday, August 20, 2026 2:00 PM

To: Mahar, Kyla <kmahar@millerthomson.com>

Cc: Dylan Chochla <dchochla@fasken.com>; R. Brendan Bissell <bbissell@reconllp.com>; Jennifer Stam (jennifer.stam@nortonrosefulbright.com) <jennifer.stam@nortonrosefulbright.com>;

Faheim, Monica <mfaheim@millerthomson.com>; Ranjbar, Armando

<aranjbar@millerthomson.com>; Stephanie Fernandes <sfernandes@tgf.ca>

Subject: RE: MZ - 2055226 Ontario Inc. et al

WITHOUT PREJUDICE

[REDACTED]

[REDACTED]

Regards,

D.J.



D. J. Miller | | DJMiller@tgf.ca | Direct Line +1 [416 304-0559](tel:4163040559) | | Suite 3200, TD West Tower, [100 Wellington Street West](#), P.O. Box 329, Toronto-Dominion Centre, Toronto, Ontario M5K 1K7 | 416-304-1616 | Fax: 416-304-1313 | www.tgf.ca

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From: Mahar, Kyla <kmahar@millerthomson.com>

Sent: August 19, 2026 8:28 PM

To: D. J. Miller <DJMiller@tgf.ca>; Stephanie Fernandes <sfernandes@tgf.ca>

Cc: dchochla@fasken.com; Brendan R. Bissell (bbissell@reconllp.com) <bbissell@reconllp.com>; Jennifer Stam (jennifer.stam@nortonrosefulbright.com) <jennifer.stam@nortonrosefulbright.com>; Faheim, Monica <mfaheim@millerthomson.com>; Ranjbar, Armando <aranjbar@millerthomson.com>

Subject: MZ - 2055226 Ontario Inc. et al

Without Prejudice

[REDACTED]

[REDACTED]

Thank you.

Kyla

KYLA MAHAR

Partner

MILLER THOMSON LLP

Scotia Plaza

[40 King Street West, Suite 6600](#)

[Toronto, Ontario | M5H 3S1](#)

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Court File No CL-00000362-0000

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ARRANGEMENT OF 2055226 ONTARIO INC. ET AL.

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

Proceeding Commenced at
Toronto

**SUPPELEMNTARY AFFIDAVIT OF ALEX TROOP
(sworn August 23, 2026)**

RECONSTRUCT LLP

80 Richmond St. W., Suite 1700
Toronto, ON M5H 2A5

R. Brendan Bissell (LSO# 40354V)

Tel: 416.613.0066

Email: bbissell@reconllp.com

Lawyers for Alliance Homes Ltd. as Construction Manager
and for the Respondent, Alliance (Sutton) Inc.

Supplementary Affidavit of Alex Troop sworn August 23, 2026 - Alliance Homes Ltd. - 23-Aug-2026 1402-4305-7443 v.4

Final Audit Report

2026-08-23

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