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BDO Canada Limited
20 Wellington Street E. Suite 500
Toronto, ON M5E 1C5 Canada

Court File No. CL-26-00000046-0000

IN THE MATTER OF THE RECEIVERSHIP OF
DANZOR INVESTMENTS INC.
OF THE CITY OF TORONTO IN THE PROVINCE OF ONTARIO

NOTICE AND STATEMENT OF THE RECEIVER
(Section 245(1) and 246(1) of the Bankruptcy and Insolvency Act)

The Receiver gives notice and declares that:

1. On the 18th day of February, 2026, BDO Canada Limited (“BDO”) was appointed receiver and manager (the “Receiver”), without security, by an order of Justice Myers of the Ontario Superior Court of Justice (the “Receivership Order”) pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, and section 101 of the *Courts of Justice Act*, in respect of all of the assets, undertakings and property of Danzor Investments Inc. (“Danzor”, or the “Company”), an insolvent person. A copy of the Receivership Order can be obtained from the Receiver’s website at: <https://www.bdo.ca/services/financial-advisory-services/business-restructuring-turnaround-services/current-engagements/danzor>
2. Danzor is a real estate holding company with its primary asset being the property located at 1010 Albion, Etobicoke (the “Property”). The Property is a tenanted commercial real estate plaza with approximately 30 tenants.
3. The Receiver attended the Property and met with the tenants to advise about the receivership and how to make future rent payments. The Receiver secured the management office and retrieved the Company’s books and records.
4. The Receiver has obtained limited books and records indicating asset values, the nature of the assets and operations of the Company as listed below:

| <u>Asset Description</u> | <u>Book Value</u> |
|--------------------------|-------------------|
| Cash | \$ 10,014 |
| Accounts receivable | Unknown |
| Property and equipment | Unknown |
| Total assets | \$ 10,014 |

5. The following information relates to the receivership:

(a) Registered head office:
992 Albion Road
Etobicoke, Ontario, M9V 1A7

Address/place of business:
950-996 & 1010 Albion Road
Etobicoke, ON M9V 1A7



- (b) Principal line of business:
Leasing of commercial real estate

6. As of February 5, 2026, the estimated amounts owed by the Company to each creditor who holds security on the Property are described above as follows:

| <u>Secured Creditor</u> | <u>Estimated Amount (\$)</u> |
|------------------------------|------------------------------|
| National Bank of Canada | \$ 15,346,938 |
| Rajni Handa | 1,100,000 |
| Windsor Private Capital Inc. | Unknown |
| Total | \$ 16,446,938 |

7. The list of potential creditors of the Company including the amounts owed to each creditor and the total amount due by the Company based on the records available to the Receiver is attached hereto as **Appendix "A"**.
8. The Receiver intends to:
- Continue the normal business operations of the Company and engage a property manager to continue to maintain the Property during the receivership;
 - Maintain the Property; and
 - Engage a listing agent to market the Property for sale.

9. Contact person for the Receiver:

BDO Canada Limited
20 Wellington Street East, Suite 500
Toronto, ON M5E 1C5
Attention: Tony Montesano
Tel: 416-865-0210 Fax: 416-865-0904
E-Mail: tmontesano@bdo.ca

DATED at Toronto, Ontario, this 27th day of February 2026.

BDO Canada Limited
in its capacity as Court-Appointed Receiver of
Danzor Investments Inc. and not in its personal or corporate capacity

Per :

Josie Parisi, CPA, CA, CBV, CIRP, LIT
Senior Vice President



Appendix "A"

| No. | Unsecured Creditors | Total (CAD\$) |
|-----|-----------------------------------|--------------------|
| 1 | Canada Revenue Agency | 1.00 |
| 2 | City of Toronto, Revenue Services | 1.00 |
| 3 | HomeLife Realty Services Inc. | 1.00 |
| 4 | Mant Electric Inc. | 1.00 |
| 5 | Taxim Incorporation Inc. | 1.00 |
| 6 | Tristora Ltd. | 1.00 |
| 7 | RZCD Law Firm LLP | 1.00 |
| 8 | Waste Connections | 1.00 |
| 9 | Toronto Hydro | 1.00 |
| 10 | Firetech Safety Services | 1.00 |
| 11 | Enbridge Gas | 1.00 |
| 12 | Spice Environmental Inc. | 1.00 |
| 13 | Algisa Consulting Ltd. | 1.00 |
| 14 | Pretom Construction Inc. | 1.00 |
| 15 | Agabus Paul Construction | 8,588.00 |
| | | \$ 8,602.00 |