



No. S-250121
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36

BETWEEN:

KINGSETT MORTGAGE CORPORATION

PETITIONER

AND:

LUMINA ECLIPSE LIMITED PARTNERSHIP

BETA VIEW HOMES LTD.

LUMINA ECLIPSE GP LTD.

and

D-THIND DEVELOPMENT BETA LTD.

RESPONDENTS

APPLICATION RESPONSE

Application response of: CHUNG HEI WONG, LIPING DING and WAI THING NICOLE WONG (the "Application Respondents" or the "Three Purchasers")

THIS IS A RESPONSE TO the notice of application of AlixPartners Restructuring Inc. filed July 22, 2026.

The Application Respondents estimate that the application will take 60 minutes.

Part 1: ORDERS CONSENTED TO

The Application Respondents consent to the granting of the orders set out in the following paragraphs of Part 1 of the notice of application on the following terms: NIL.

Part 2: ORDERS OPPOSED

The Application Respondents oppose the granting of the orders set out in paragraphs 1(b) and 2 of Part 1 of the notice of application.

Part 3: ORDERS ON WHICH NO POSITION IS TAKEN

The Application Respondents take no position on the granting of the orders set out in paragraphs 1(a) and (c) of Part 1 of the notice of application.

Part 4: FACTUAL BASIS

1. During the June 15 – 18, 2026 hearing, the parties appeared before the Honourable Justice Masuhara and presented full arguments on:
 - (a) the issue of unenforceability of purchase agreements relating to the Three Purchasers and another group of purchasers (the “Other Group of Purchasers”) under section 23 of the *Real Estate Development Marketing Act* (the “*REDMA*”);
 - (b) the issue of stay; and
 - (c) other issues.
2. The Honourable Justice Masuhara has reserved judgment.

Part 5: LEGAL BASIS

3. The Three Purchasers rely on and adopt the legal basis in the Other Group of Purchasers’ Application Response dated July 23, 2026.
4. The Application Respondents submit that the Third Amended and Restated Initial Order (the “TARIO”) did not stay section 23 of the *REDMA*, if section 23 of the *REDMA* could be stayed, for reasons explained during the June 15 – 18, 2026 hearing. As a result, this application has no effect on the Application Respondents.
5. The Application Respondents rely on and adopt their submissions made at the June 15 – 18, 2026 hearing.
6. In the alternative, the Application Respondents submit that the applicant has failed to meet its onus to extend the stay period as it relates to the Application Respondents for, *inter alia*, reasons listed in paragraph 17 of the Other Group of Purchasers’ Application Response dated July 23, 2026.

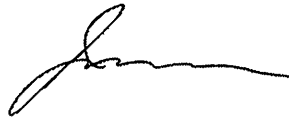
7. Given the factual and legal overlap with the issues listed for the June 15 – 18, 2026 hearing, the Application Respondents submit that this Honourable Court should consider this application together with those issues.

Part 6: MATERIAL TO BE RELIED ON

1. The application record filed in respect of the Application Respondents' application to declare their presale contracts unenforceable filed April 22, 2026; and
2. Such further and other material as counsel may advise and this Honourable Court may accept.

The Application Respondents have filed in this proceeding a document that contains the Application Respondents' address for service.

Date: July 27, 2026



Signature of JAMES UN

☐ application respondent(s)

☒ lawyer for application respondent(s)