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April 23, 2025

TO: ALL KNOWN CREDITORS OF D-THIND DEVELOPMENT BETA LTD.

RE: Beta View Homes Ltd., Lumina Eclipse Limited Partnership, Lumina Eclipse GP Ltd., and D-Thind Development Beta Ltd. (collectively, the “Debtors”)

You are receiving this notice because the Debtors’ books and records list you as a creditor of D-Thind Development Beta Ltd.

Pursuant to an initial order (the “**Initial Order**”) granted by the Supreme Court of British Columbia (the “**Court**”) on January 8, 2025, Beta View Homes Ltd. and Lumina Eclipse Limited Partnership (together, the “**Initial Debtors**”) were granted protection under the *Companies’ Creditors Arrangement Act* (the “**CCAA**”) and KSV Restructuring Inc. was appointed as monitor, with enhanced powers, to oversee the Initial Debtors’ restructuring process (in such capacity, the “**Monitor**”).

On January 16, 2025, the Court granted an amended and restated Initial Order (the “**ARIO**”), that among other things, added Lumina Eclipse GP Ltd. as a respondent in the CCAA proceedings and extended the protections and authorizations provided under the ARIO to Lumina Eclipse GP Ltd.

On April 16, 2025, the Court granted a second amended and restated Initial Order (the “**Second ARIO**”) that, among other things, added D-Thind Development Beta Ltd. as a respondent in the CCAA proceedings, extended the protections and authorizations provided under the Second ARIO to D-Thind Development Beta Ltd., and extended the stay of proceedings to July 18, 2025. The stay of proceedings may be further extended, as necessary, pursuant to further orders of the Court.

Additional information regarding the CCAA proceedings, including copies of the Initial Order, the ARIO, and the Second ARIO, are available at: <https://www.ksvadvisory.com/experience/case/beta-view-homes>. The Monitor will also post on its website any other materials filed with the Court or orders granted in the CCAA proceedings.

The Initial Debtors’ largest secured creditor, KingSett Mortgage Corporation (“**KingSett**”), commenced the CCAA proceedings to, among other things: (i) stabilize the Initial Debtors’ operations and management; (ii) secure necessary interim financing; (iii) complete construction of the Initial Debtors’ most valuable asset, a 34-story development known as “Lumina Eclipse” located at 2381 Beta Ave, Burnaby, BC (the “**Eclipse Project**”); and (iv) ensure presale homebuyer agreements related to the Eclipse Project (the “**Purchase Agreements**”) can be closed as intended.

The Monitor understands that the Eclipse Project is approximately 95% complete. With the benefit of the interim financing KingSett has committed to provide, the Debtors, under the Monitor’s supervision and direction, are expected to have enough funding to finish construction and close all of the Purchase Agreements.

Please note that pursuant to the Second ARIO, among other things:

- *all parties are prohibited from commencing or continuing legal action against the Debtors or the Monitor, or their respective employees, advisors, counsel, and other representatives, and all rights and remedies of any party against or in respect of the Debtors or their assets are*

stayed and suspended except with the written consent of the Monitor, or with leave of the Court; and

- *all persons having oral or written agreements with the Debtors, including all supply arrangements pursuant to purchase orders and historical supply practices, or statutory or regulatory obligations for the supply of goods and/or services, are restrained until further order of the Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Debtors, provided that the normal prices or charges for all such goods or services received after the date of the Second ARIO are paid by the Debtors in accordance with normal payment practices of the Debtors or such other practices as may be agreed upon by the supplier or service provider and the Monitor, or as may be ordered by the Court.*

To date, no claims procedure has been approved by the Court and creditors are not required to file a proof of claim at this time.

Yours very truly,

KSV Restructuring Inc.

**KSV RESTRUCTURING INC.,
SOLELY IN ITS CAPACITY AS COURT-APPOINTED CCAA MONITOR OF
BETA VIEW HOMES LTD., LUMINA ECLIPSE LIMITED PARTNERSHIP,
LUMINA ECLIPSE GP LTD., AND D-THIND DEVELOPMENT BETA LTD.,
AND NOT IN ITS PERSONAL OR CORPORATE CAPACITY**