



June 9, 2025

**Attention: Unit purchasers (“Purchasers”) at the property located at 2381 Beta Ave, Burnaby, BC;
Parcel Identifier: 030-169-747 (the “Project”)**

Dear Sirs/Mesdames,

**RE: Beta View Homes Ltd., Lumina Eclipse Limited Partnership, Lumina Eclipse GP Ltd., and D-
Thind Development Beta Ltd. (together, the “Companies”) under the *Companies’ Creditors
Arrangement Act* (“CCAA”), Court File No. S-250121, Vancouver Registry**

As outlined in the notice to Purchasers dated January 11, 2025, the Project is approximately 95% complete and the Companies’ lender has committed to providing Court-approved financing, which is available to the Companies to fund the completion of the Project and close the existing purchase agreements (the “**Purchase Agreements**”). A Vancouver-based development and construction management firm has also been engaged to complete the remaining work on the Project. Additional information regarding the CCAA proceedings is available at: www.ksvadvisory.com/experience/case/beta-view-homes (the “**Monitor’s Website**”).

Project Update

The Monitor is pleased to report that, after extensive efforts, the new home warranty and building permit for the Project have been reinstated. As a result, certain of the key consultants, trades, and vendors have remobilized in order to complete the construction of the Project. Based on current timelines, substantial completion of the Project is expected within five to six months, subject to typical construction variables.

Key Points for Purchasers

Below are other important details for Purchasers regarding the Project:

- 1) **Purchase Agreements:** the Purchase Agreements remain valid and enforceable and, at this time, no action is required on the part of Purchasers. Please be advised that no person may terminate or rescind a Purchase Agreement without the prior written consent of the Monitor or with leave of the Supreme Court of British Columbia (the “**Court**”);
- 2) **Deposits:** Purchasers’ deposits are either held in trust by Richards Buell Sutton LLP or protected by an insurance policy. No action is required at this time with respect to Purchasers’ deposits; and
- 3) **Disclosure Statement Amendment:** the Monitor, on behalf of the Companies, intends to file a disclosure statement amendment in the coming weeks, pursuant to the *Real Estate Development Marketing Act*.

Next Steps

The Monitor will continue to provide written updates as additional information becomes available. Purchasers are also encouraged to visit the Monitor’s Website regularly for copies of Court orders, reports, and key documents related to the CCAA proceedings.

Should you have any questions, please contact:

- **Maha Shah** – T: (587) 287-9958 / E: mshah@ksvadvisory.com
- **Jason Knight** – T: (587) 287-2605 / E: jknight@ksvadvisory.com

Thank you for your continued patience and understanding as we work to complete the Project and deliver your home.

Yours truly,

A handwritten signature in blue ink that reads "KSV Restructuring Inc.".

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