



March 31, 2026

Attention: Unit purchasers (“Purchasers”) at the property located at 2381 Beta Ave, Burnaby, BC¹, known as *Lumina Eclipse* (“Eclipse”)

Dear Sirs/Mesdames,

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

You are receiving this notice because you previously entered into a Contract of Purchase and Sale (collectively, the “**Contracts**”) with Lumina Eclipse Limited Partnership (the “**Vendor**”) for the purchase of a strata lot in Eclipse. This notice provides an update since our November 24, 2025 notice to Purchasers (the “**November Notice**”).

The Monitor’s previous notices to Purchasers, as well as additional information regarding the CCAA proceedings, are available at: www.ksvadvisory.com/experience/case/beta-view-homes.

Eclipse Update

Since the delivery of the November Notice, the following updates have occurred:

- 1) on March 20, 2026, the Monitor filed strata plan EPS12234 (the “**Strata Plan**”) with the Land Title Office to subdivide the Eclipse lands and create titles to the strata lots. The registration of the Strata Plan, the subdivision of the Eclipse lands, and the creation of the strata lots is expected to be completed on or before April 8, 2026; and
- 2) Brasfield Builders Limited advised that on or around March 17, 2026, construction at Eclipse was deemed to be substantially complete. The final inspection from the City of Burnaby, which must occur before the City of Burnaby issues an occupancy permit for Eclipse (the “**Occupancy Permit**”), is currently scheduled for April 2, 2026.

Subject to the full registration of the Strata Plan, and the issuance of the Occupancy Permit and the Approval and Vesting Order (as defined below), as and when currently anticipated, strata lot sale completions are expected to begin on or around April 24, 2026. Please note that not all completions will occur on the same date. Rather, completion dates will occur in phases based on the large volume of homes. Purchasers should rely on receiving their official notice of completion for their exact date of completion and possession.

As advised in the November Notice, the Monitor has engaged MLA Canada Realty and MLA Fraser Valley Realty (together, “**MLA Canada**”) to manage completion support for all Purchasers.

¹ Legal Description: Parcel Identifier: 030-169-747, Lot 2 District Lot 124 Group 1 New Westminster District Plan EPP67029.

Next Steps

The Monitor intends to seek an order (the “**Approval and Vesting Order**”) from the British Columbia Supreme Court in the CCAA proceedings on April 8, 2026, among other things:

- 1) authorizing the transfer of Purchasers’ deposits from Richards Buell Sutton LLP to the Monitor’s legal counsel, Bennett Jones LLP, solely for the purposes of administering strata lot completions efficiently while maintaining the security of Purchasers’ deposits (which will continue to be held in trust); and
- 2) authorizing the Monitor, for and on behalf of the Vendor, to transfer each strata lot free and clear of claims or encumbrances arising from the CCAA proceedings or otherwise, except for any permitted encumbrances, so Purchasers receive clear title.

Following the granting of the Approval and Vesting Order, the Monitor expects to begin delivering, for and on behalf of the Vendor, notices to Purchasers or their respective solicitors in accordance with the Contracts that the strata lots are, or are expected to be, Ready to be Occupied (as defined in the Contracts), and that title to such strata lots has or is expected to have been issued by the Land Title Office.

Thank you for your continued patience and understanding as we work to complete Eclipse and deliver your home. Should you have any questions, please reach out to MLA Canada at eclipse@mlacanada.com.

Yours truly,

A handwritten signature in blue ink that reads "KSV Restructuring Inc." in a cursive, slightly slanted font.

**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**