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November 24, 2025

**Attention: Unit purchasers (“Purchasers”) at the property located at 2381 Beta Ave, Burnaby, BC;
Parcel Identifier: 030-169-747 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. under the *Companies’ Creditors Arrangement Act* (the “CCAA”), Court File No. S-250121, Vancouver Registry

You are receiving this notice because you entered into a Contract of Purchase and Sale (each, a “**Contract**” and 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 September 18, 2025 notice to Purchasers. Our 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

Construction at Eclipse remains active and is progressing well. Overall, Eclipse is moving through its final stages – with homes being completed and the building being prepared for homeowner turnover by the end of January 2026 or early-February 2026.

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

Outside Date Extension

Pursuant to Section 5.1 of Addendum “A” to the Contract, the Vendor has the sole option to extend the Outside Date (established in the Contract as December 17, 2025) by up to 250 days, and thereafter by another 110 days by providing notice to the Purchaser(s). Given the revised construction completion date, **the Monitor, for and on behalf of the Vendor, hereby provides notice that it is exercising the option to extend the Outside Date of all Contracts to August 24, 2026.** An excerpt of Section 5.1 of Addendum “A” to the Contract is enclosed with this notice. As noted above, although the Outside Date is being extended by 250 days, the Monitor currently expects construction completion and homeowner turnover to occur in late-January or early-February 2026.

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,

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-THIRD DEVELOPMENT BETA LTD.,
AND NOT IN ITS PERSONAL OR CORPORATE CAPACITY**

Contract of Purchase and Sale
Section 5 Excerpt

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "**Completion Date**") specified by the Vendor in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Vendor or the Vendor's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Burnaby has issued an occupancy permit to occupy the Strata Lot (the "**Occupancy Permit**"), whether such permit is conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Burnaby, the Vendor will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before December 17, 2025 (the "**Outside Date**"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Vendor of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) If paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Vendor;
- (b) The Vendor may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
- (c) Where the Vendor has extended the Outside Date for the full time set out in subsection (b) above and provided the Vendor is still actively carrying on construction of the Development the Vendor may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

[emphasis added]