



September 18, 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**

This notice provides an update since our June 9, 2025 letter to Purchasers (the “**June 9th Update**”). 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 (the “**Monitor’s Website**”).

Project Update

Construction continues to progress well. Since the June 9th Update:

1. **Critical trades and vendors:** have been retained, and on-site activity has increased;
2. **Building systems:** final electrical, plumbing, and mechanical systems are advancing, with life safety testing underway;
3. **Suite interiors:** painting, flooring, cabinetry, and tile installation are ongoing;
4. **Common areas and amenities:** lobbies, corridors, and amenity spaces are moving ahead with wall finishes, lighting, and other interior work;
5. **Exterior work:** paving, irrigation, and landscaping have resumed, and civil roadworks are also nearing completion; and
6. **Consultants:** are actively reviewing compliance requirements to support completion.

As previously noted, the Companies’ lender has committed Court-approved financing to fund the completion of the Project and closings of existing purchase agreements (the “**Purchase Agreements**”). A significant portion of that financing has already been advanced to support ongoing construction.

The Project remains **on track for substantial completion in December 2025**, subject to typical construction variables.

Key Points for Purchasers

- 1) **Purchase Agreements remain in force.** No action is required from you at this time. No one may terminate or rescind a Purchase Agreement without the prior written consent of the Monitor or leave of the Supreme Court of British Columbia (the “**Court**”). The Monitor is not authorizing assignments of Purchase Agreements at this time.

- 2) **Deposits remain protected.** Your deposit is either held in trust by Richards Buell Sutton LLP (“RBS”) or protected by an insurance policy. No action is required regarding deposits at this time.
- 3) **Disclosure Statement Amendment:** Before completion, the Monitor (on behalf of the Companies) intends to file a Disclosure Statement Amendment under the *Real Estate Development Marketing Act*.

Next Steps

To support efficient closings while keeping deposits secure, the Monitor expects to seek the following Court orders prior to substantial completion:

- 1) **Deposit administration:** an order authorizing the transfer of Purchasers’ deposits from RBS to Bennett Jones LLP (the Monitor’s counsel), solely for the purpose of administering closings efficiently, with deposits continuing to be held in trust; and
- 2) **Title delivery:** an order authorizing the Monitor, on behalf of the Companies, to transfer each strata unit free and clear of claims or encumbrances arising from the CCAA proceedings or otherwise, so Purchasers receive clear title at closing.

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,



**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**