



Court File No. CV-25-00736577-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE

THE HONOURABLE	)	TUESDAY, THE 16th
	)	
JUSTICE MYERS	)	DAY OF JUNE, 2026

BETWEEN:

MIZUE FUKIAGE, AKIKO KOBAYASHI, YOSHIKI FUKIAGE, KOBAYASHI KYOHODO CO., LTD., TORU FUKIAGE and KWANG-CHENG (TONY) WEI, IN HIS PERSONAL CAPACITY AS A TAIWANESE INVESTOR AND IN HIS CAPACITY AS AGENT FOR THE OTHER TAIWANESE INVESTORS

Applicants

- and -

CLEARVIEW GARDEN ESTATES INC., TALBOT CROSSING INC., NIAGARA ESTATES OF CHIPPAWA II INC., LONDON VALLEY INC., LONDON VALLEY II INC., LONDON VALLEY III INC., LONDON VALLEY IV INC., LONDON VALLEY V INC., FORT ERIE HILLS INC., 2533430 ONTARIO INC., CGE CAPITAL MANAGEMENT INC., TGP-TALBOT CROSSING INC., NEC II CAPITAL MANAGEMENT INC., LV CAPITAL MANAGEMENT INC., LV II CAPITAL MANAGEMENT INC., LV III CAPITAL MANAGEMENT INC., LV IV CAPITAL MANAGEMENT INC., LV V CAPITAL MANAGEMENT INC., FORT ERIE HILLS CAPITAL MANAGEMENT INC., HALTON PARK INC., NIAGARA FALLS PARK INC., TSI-HP INTERNATIONAL CANADA INC., TSI INTERNATIONAL-GRANDTAG A2A NIAGARA IV INC., GREENVALLEY ESTATES INC., GREENVALLEY ESTATES II INC., LYONS CREEK NIAGARA FALLS PARK INC., GREENVALLEY ESTATES CANADA INC., TSI INTERNATIONAL-GRANDTAG A2A GE II INC., and TGP – LYONS CREEK NIAGARA FALLS PARK INC.

Respondents

IN THE MATTER OF AN APPLICATION UNDER SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS AMENDED AND RULES 14.05(2) AND (3) OF THE *RULES OF CIVIL PROCEDURE*, R.R.O. 1990, REG. 194, AS AMENDED

ORDER

THIS MOTION, made by AlixPartners Restructuring, Inc. (formerly KSV Restructuring Inc.), in its capacity as the Court-appointed receiver and manager (in such capacities, and not in its personal, corporate or any other capacity, the "**Receiver**"), without security, of the assets,

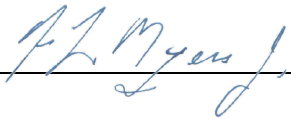
undertakings and properties of, among other entities, Halton Park Inc., for an Order: (i) granting judgment in favour of Halton Park Inc. as against First Global Financial Corp. in accordance with a Promissory Note dated April 26, 2024; and (ii) directing that the funds in the amount of \$5,893,350 (the “**VTB Proceeds**”) which are being held by the Receiver pursuant to the Order of the Honourable Justice Cavanagh issued February 23, 2026 (the “**Cavanagh J. Order**”) be released to the Receiver for the benefit of Halton Park Inc. in partial satisfaction of the judgment sought, was heard this day via Zoom videoconference at 330 University Avenue, Toronto, Ontario.

ON READING: (i) the Motion Record of the Receiver dated May 6, 2026, including the Amended Notice of Motion dated May 6, 2026 and the Fifth Report of the Receiver dated May 5, 2026 and the appendices attached thereto; (ii) the Supplementary Motion Record of the Receiver dated May 26, 2026, including the Supplement to the Fifth Report of the Receiver dated May 26, 2026 and the appendices attached thereto; (iii) the Second Supplementary Motion Record of the Receiver dated June 2, 2026, including the Affidavit of Kyle Plunkett sworn June 1, 2026 and the exhibit attached thereto; (iv) the Factum and Book of Authorities of the Receiver each dated June 5, 2026; (v) the Aide-Mémoire of the Receiver dated June 12, 2026; (vi) the Compendium of Oral Argument of the Receiver dated June 15, 2026; (vii) the Affidavits of Service of Aleksandra Cupic sworn April 13, 2026, May 26, 2026, June 2, 2026, June 5, 2026, June 12, 2026 and June 15, 2026 and the exhibits attached thereto, (viii) the Affidavit of Service of Calvin Horsten sworn May 6, 2026 and the exhibits attached thereto; and (ix) the Affidavit of Service of Man Ho Herman Tsui sworn May 13, 2026, and on hearing the submissions of counsel for the Receiver and the submissions of Randy Hoffner, no one else appearing for First Global Financial Corp. or for any other party although duly served as evidenced by the Affidavits of Service, filed,

1. **THIS COURT ORDERS AND ADJUDGES** that First Global Financial Corp. pay to Halton Park Inc. the sum of \$7,800,000 pursuant to the Promissory Note dated April 26, 2024.

2. **THIS COURT FURTHER ORDERS** that the VTB Proceeds currently held by the Receiver in the amount of \$5,893,350 be released to the Receiver for the benefit of Halton Park Inc. in partial satisfaction of the judgment set out in paragraph 1, together with any interest accrued thereon since the VTB Proceeds have been held by the Receiver.

The balance of the judgment owing by First Global Financial Corp. to Halton Park Inc. in the sum of \$1,906,650 pursuant to this Order bears interest at the rate of 4% per annum commencing on the date of this Order.



Justice FL Myers

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Myers
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MIZUE FUKIAGE, et al.
Applicants

-and- CLEARVIEW GARDEN ESTATES INC., et al.
Respondents

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**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

PROCEEDING COMMENCED AT
TORONTO

ORDER

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