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April 14, 2026

TO: ALL KNOWN CREDITORS

RE: 6511 Sussex Heights Development Ltd. (the “Debtor”)

You are receiving this notice because the Debtor’s books and records list you as a creditor.

Please take notice that, on April 9, 2026, the Supreme Court of British Columbia (the “**Court**”) made an order (the “**Initial Order**”) granting protection to the Debtor under the *Companies’ Creditors Arrangement Act* (the “**CCAA**”). KSV Restructuring Inc. was appointed as monitor, with enhanced powers, to oversee the restructuring process of the Debtor pursuant to the Initial Order (in such capacity, the “**Monitor**”).

The Initial Order granted a stay of proceedings until and including April 17, 2026. An application is scheduled to be heard on April 17, 2026 (the “**Comeback Application**”) to, among other matters, extend the stay of proceedings. The stay of proceedings may be extended, as necessary thereafter, pursuant to further orders of the Court.

Additional information regarding the CCAA proceedings, including a copy of the Initial Order, is available on the Monitor’s case website at: <https://www.ksvadvisory.com/experience/case/highline-and-minoru>. The Monitor will also post on its website any orders issued at the Comeback Application, as well as other materials filed with the Court or orders granted in the CCAA proceedings.

The Debtor’s largest secured creditor, KingSett Mortgage Corporation (“**KingSett**”), commenced the CCAA proceedings to, among other things: (i) facilitate a sale process for the Debtor’s property municipally known as 6511 Sussex Avenue, Burnaby, British Columbia (the “**Property**”), including a stalking horse transaction pursuant to which KingSett intends to credit bid its indebtedness (“**the Stalking Horse Transaction**”); (ii) address certain priority claims, including a Canada Revenue Agency deemed trust claim, in order to enable the implementation of the Stalking Horse Transaction; and (iii) maximize realizations for the benefit of the Debtor’s stakeholders. The CCAA proceedings are intended to proceed in parallel with the existing receivership proceedings in respect of the Debtor.

Please note that pursuant to the Initial Order, among other things:

- *the Monitor was granted enhanced powers to exercise control over the business and property of the Debtor in accordance with the Initial Order;*
- *all parties are prohibited from commencing or continuing legal action against the Debtor or the Monitor, or their respective employees, advisors, counsel, and other representatives, and all rights and remedies of any party against or in respect of the Debtor or its assets are stayed and suspended except with the written consent of the Monitor, or with leave of the Court; and*

- *all persons having oral or written agreements with the Debtor, including all supply arrangements pursuant to purchase orders and historical supply practices, or statutory or regulatory obligations for the supply of goods and/or services, are restrained until further order of the Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Debtor, provided that the normal prices or charges for all such goods or services received after the date of the Initial Order are paid by the Debtor in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Monitor, or as may be ordered by the Court;*

To date, no claims procedure has been approved by the Court and creditors are not required to file a proof of claim at this time.

Yours very truly,

KSV Restructuring Inc.

**KSV RESTRUCTURING INC.,
SOLELY IN ITS CAPACITY AS COURT-APPOINTED CCAA MONITOR OF
6511 SUSSEX HEIGHTS DEVELOPMENT LTD.,
AND NOT IN ITS PERSONAL OR CORPORATE CAPACITY**