

Guardian Financial Corp and Other CCAA Debtors
Preliminary List of Creditors as per the Companies' Books and Records
As at August 30, 2020
(Unaudited; \$C)

Creditors	Address	Amount Owed
Guardian Financial Corp.		
Bosa Properties (1500 Holdco) Inc.	c/o SDM Realty Advisors Ltd., Suite 1850 - 1040 West Georgia Street (Box 3), Vancouver, BC V6E 4H1	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	32,808.50
HQ Global Workplaces, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,720.00
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,660,380.76
		1,694,910.27
RGN Alberta IV Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	28,325.18
KS 500 4th Avenue SW Inc. and Canadian Property Holdings (Alberta) Inc.	210, 140 - 4th Avenue SW, Calgary, AB T2P 3N3	1.00
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	5,160.00
		33,486.18
RGN Alberta Limited Partnership		
Aspen Properties (SLP) Limited Partnership	c/o Aspen Properties (SLP) GP Inc., 1510, 150 - 9th Avenue SW, Calgary, AB T2P 3H9	102,091.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	54,406.53
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	2,983,785.54
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	5,994.13
		3,146,277.19
RGN Alberta X Limited Partnership		
CEC Leaseholds Inc.	c/o Cushman & Wakefield Asset Services ULC, 900, 333 - 7th Avenue SW, Calgary, AB T2P 2Z1	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	36,641.31
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	262,368.89
RGN-Group Holdings, LLC.	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	8,049.60
		307,060.80
RGN Alberta XIII Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	21,541.15
KS Calgary Place Inc., and Canadian Property Holdings (Alberta) Inc.	Choice Properties, 410, 333 -5th Avenue SW, Calgary, AB T2P 0L4	1.00
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	6,020.00
		27,562.15
RGN Alberta XIV Limited Partnership		
Bankers Hall LP and bcIMC Realty Corporation	225-6th Avenue SW, Suite 1210, Toronto, ON, M5V 2H2, Canada	851.14
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	54,419.14
REGUS MANAGEMENT GROUP, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	17,644.25
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,157,114.12
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	7,344.40
		1,237,373.05
RGN Alberta XVII Limited Partnership		
bcIMC Realty Corporation and Westmount Corporate Campus Holdings Inc.	#2810, 308 - 4th Avenue SW, Calgary, AB T2P OH7	1.00
RGN British Columbia XVI Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	34,194.78
King's Cross Shopping Centre Ltd.	3rd Floor, 15303 - 31st. Avenue, Surrey, BC V3Z 6X2	1.00
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	3,560.40
		37,756.18
RGN British Columbia XX Limited Partnership		
151-155 West Hastings Inc.	c/o Allied Properties, 134 Peter Street, Suite 1700, Toronto, ON M5V 2H2	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	86,207.08
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	4,671,107.46
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	14,906.67
		4,772,222.21
RGN British Columbia XXIV Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	32,963.35
Ravine Equities Inc. and Ravine Properties Limited Partnership	505 Burrad Street, Suite 2020, Vancouver, BC, V7X 1M6	96,532.84
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,358,012.64
RGN-Group Holdings, LLC.	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	17,200.00
		1,504,708.83

Creditors	Address	Amount Owed
RGN British Columbia XXV Limited Partnership		
535 Yates Street Inc.	302, 5970 East Boulevard, Vancouver BC V6M 3V4	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	25,038.35
REGUS MANAGEMENT GROUP, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,110.71
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	2,338,960.32
RGN-Group Holdings, LLC.	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	17,200.00
		<u>2,382,310.38</u>
RGN Manitoba II Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	41,553.01
Portage & Main Development, Ltd.	Harvard Property Management, 201 Portage Avenue, Suite 590, Winnipeg, MB R3B 3K6	213,374.53
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	2,064.00
		<u>256,991.54</u>
RGN Ontario L Limited Partnership		
5200 Yonge G.P. Inc.	3700 Steeles Avenue West, Suite 800, Vaughan, ON L4L 8M9	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	55,139.11
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	2,429,513.72
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	43,000.00
		<u>2,527,653.83</u>
RGN Ontario LV Limited Partnership		
Slate Toronto Core Office GP Inc., SlateGreen GP Inc., and Incore Equities Inc.	121 King Street West, Suite 200, Toronto, ON M5H 3T9	74,646.13
RGN Ontario LVI Limited Partnership		
CF/T.E.C. Holdings Inc. and ONTREA/TEC Holdings Inc.	The Cadillac Fairview Corporation Limited, 20 Queen Street West, 5th Floor, Toronto, ON M5H 3R4	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	37,424.34
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	349,369.93
RGN-Group Holdings, LLC.	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	4,489.20
		<u>391,284.46</u>
RGN Ontario LVIII Limited Partnership		
Dupont Junction Holdings Inc.	491 Eglinton Avenue West, Suite 503, Toronto, ON M5N 1A8	1.00
RGN Ontario LXII Limited Partnership		
Windmill Dream Ontario 208 LP	c/o Dream Office Management Corp., 30 Adelaide Street East, Suite 301, Toronto, ON M5C 3H1	1.00
RGN Ontario XI Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	32,590.71
HQ Global Workplaces, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	3,010.00
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	284,151.84
YRC (MCEG) Ltd., BPO LTD and Crehoy Inc	Brookfield Properties Canada Management LP, 181 Bay Street, Suite 700, Toronto, ON M5J 2T3	1.00
		<u>319,753.55</u>
RGN Ontario XLI Limited Partnership		
180 John Street Inc.	c/o Allied Properties, 134 Peter Street, Suite 1700, Toronto, ON M5V 2H2	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	144,437.91
REGUS MANAGEMENT GROUP, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	9,438.44
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	3,074,884.92
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	14,620.00
		<u>3,243,382.26</u>
RGN Ontario XLII Limited Partnership		
Dundeal Summer 2011 Collection (GP) Inc.	c/o Dream Office Management Corp., State Street Financial Centre, 30 Adelaide Street East, Suite 301, Toronto, ON M5C 3H1	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	20,418.62
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	688.00
		<u>21,107.62</u>
RGN Ontario XLV Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	17,387.19
Office Mortgage Investments Inc.	Main Street West, Suite 101-701, Hamilton, ON L8S 1A2, Canada	1.00
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	352.68
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	5,504.00
		<u>23,244.87</u>

Creditors	Address	Amount Owed
RGN Ontario XLVI Limited Partnership		
1315806 Ontario Limited	134 Peter Street, Suite 1700, Toronto, ON M5V 2H2	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	62,460.32
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,021,300.65
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	7,740.00
		<u>1,091,501.96</u>
RGN Ontario XLVII Limited Partnership		
1602978 Ontario Inc.	505 Highway 7 East, Thornhill, ON L3T 7T1	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	35,454.35
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	218,027.38
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	4,816.00
		<u>258,298.73</u>
RGN Ontario XLVIII Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	37,139.95
GTA Office Inc.	Suite 200, 121 King Street West, Toronto, ON M5H 3T9	1.00
REGUS MANAGEMENT GROUP, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	17,644.25
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	767,444.94
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	5,805.00
		<u>828,035.14</u>
RGN Ontario XXI Limited Partnership		
Abasal Investments N.V.	c/o PJMR Property Management Inc., Suite 1403, 505 University Avenue, Toronto, ON M5G 1X4	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	36,986.53
HQ Global Workplaces, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,376.00
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	730,750.03
		<u>769,113.56</u>
RGN Ontario XXIV Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	27,679.12
Queen Richmond Centre Inc.	134 Peter Street, Suite 1700, Toronto, ON M5V 2H2	1.00
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	177,633.53
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	688.00
		<u>206,001.65</u>
RGN Ontario XXIX Limited Partnership		
bcIMC Realty Corporation	c/o QuadReal, Meadowvale Corporate Centre, 101 - 2000 Argentia Road, Plaza 5, Mississauga, ON L5N 2R7	23,279.97
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	27,942.18
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	68,507.83
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,358.80
		<u>121,088.78</u>
RGN Ontario XXV Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	44,862.65
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	2,752.00
Slate Toronto Core Office GP Inc. & Incore Equities	200 Front Street West, Suite 2400, Toronto, ON M5V 3K5	1.00
		<u>47,615.65</u>
RGN Ontario XXVIII Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	47,427.15
LPF Realty Office Inc.	2275 Upper Middle Road E, Suite 700, Hamilton, ON, L8S 1A2, Canada	1.00
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	157,136.70
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	2,064.00
		<u>206,628.85</u>
RGN Ontario XXXI Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	32,941.29
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	471,967.15
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	7,333.28
Sharish Property Holdings Inc.	1315 Pickering Parkway, 0, Toronto, ON, M4W3E2, Canada	1.00
		<u>512,242.72</u>
RGN Ontario XXXII Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	39,141.10
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	2,064.00
Whiterock Sussex Centre Mississauga Inc.	State Street Financial Centre, 30 Adelaide Street East, Suite 1600, Toronto, ON, M4W3E2, Canada	1.00
		<u>41,206.10</u>

Creditors	Address	Amount Owed
RGN Ontario XXXIII Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	33,628.08
Northfield Equities Inc	40 University Avenue, Suite 1200, Mississauga, ON, L4Z1H8, Canada	1.00
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	<u>10,320.00</u>
		43,949.08
RGN Quebec V Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	49,660.00
HQ Global Workplaces, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	4,886.86
Quartier DIX30 Management, L.P.	Gestion Quartier DIX30 SEC, Quartier DIX30, 9120 Boul, Leduc, Suite 230, Brossard, Quebec J4Y 0L3	<u>1.00</u>
		54,547.86
RGN Quebec VI Limited Partnership		
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	38,606.10
Industrial Alliance Insurance and Financial Services Inc.	500, 350 - 8th Avenue SW, 0, Calgary, AB, T2P 3S8 , Canada	249,074.00
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	<u>2,167.20</u>
		289,847.30
RGN Quebec XIV Limited Partnership		
5455 De Gaspé Avenue Inc.	3100 - 75 Queen Street, Montreal, QC H3C 2N6	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	63,654.26
REGUS MANAGEMENT GROUP, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	157.10
RGN MANAGEMENT LP	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	1,317,551.14
RGN-NATIONAL BUSINESS CTRS LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	<u>14,620.00</u>
		1,395,983.50
RGN Quebec XVI Limited Partnership		
Windmill Dream Zibi Quebec Developments Inc.	c/o Dream Office Management Corp., 30 Adelaide Street East, Suite 301, Toronto, ON M5C 3H1	1.00
RGN Services Limited		
2748355 Canada Inc.	c/o Bentall Kennedy (Canada) LP, 10 Carlson Court, Suite 500, Etobicoke, ON M9W 6L2	1.00
Franchise International	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	74,606.12
HQ Global Workplaces, LLC	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	5,013.49
Ivanhoe Cambridge Inc.	1001 Square Victoria, Suite C-500, Victoria, BC, V8W 2G4, Canada	9,099.96
Pathway Finance Sarl	15950 Dallas Parkway, Suite 400 Dallas, TX 75248	<u>15,651,129.29</u>
		15,739,849.87
Total		<u><u>43,607,646.27</u></u>

* An amount of \$1.00 reflects that the balance due, if any, is undetermined or unknown.