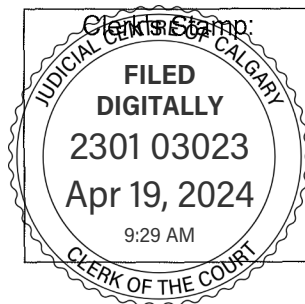


Receiver's Certificate

COURT FILE NUMBER 2301-03023
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
PLAINTIFF (APPLICANT) OTERA CAPITAL INC.
DEFENDANT (RESPONDENT) PLAZA 1000 LTD.
DOCUMENT **Receiver's Certificate**

ADDRESS FOR SERVICE
AND CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT

Burnet, Duckworth & Palmer LLP
2400, 525 – 8 Avenue SW
Calgary, Alberta T2P 1G1
Attention: David LeGeyt / Ryan Algar
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File No. 50164-14



RECITALS

- A. Pursuant to an Order of the Honourable Justice B. Johnston of the Court of King's Bench of Alberta, Judicial District of Calgary (the "**Court**") dated March 17, 2023, MNP Ltd. was appointed as the receiver (the "**Receiver**") of the undertakings, property and assets of Plaza 1000 Ltd. (the "**Debtor**").
- B. Pursuant to an Order of the Court dated October 23, 2023, the Court approved the offer to purchase and agreement made as of October 13, 2023 (the "**Sale Agreement**") between the Receiver and Astra Real Estate Corp. or its nominee (the "**Purchaser**") and provided for the vesting in the Purchaser of the Debtor's right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in the Sale Agreement have been satisfied or waived

by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

- C. Unless otherwise indicated herein, capitalized terms have the meanings set out in the Sale Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser (or its nominee) has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in section 5 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at **12:00 on April 15, 2024.**

**MNP LTD., in its capacity as
Receiver of the undertakings,
property and assets of PLAZA
1000 LTD., and not in its personal
capacity.**

Per:  _____

**Name: Victor P. Kroeger
Title: Senior Vice President**

