

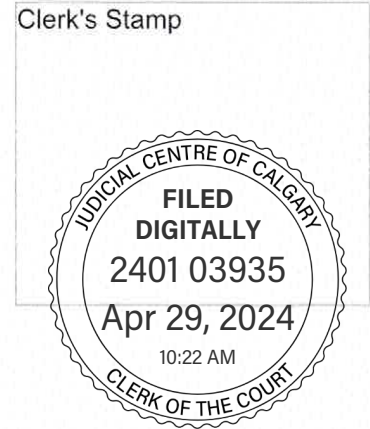
COURT FILE NUMBER 2401-03935
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
PLAINTIFF CANADIAN WESTERN BANK
DEFENDANT 2004639 ALBERTA LTD.
DOCUMENT AFFIDAVIT OF DAVNEET DANNY NIJJAR

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
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File No.: 59127-1

Attention: Jeffrey Oliver

AFFIDAVIT OF: DAVNEET DANNY NIJJAR

SWORN ON: April 26, 2024



I, DAVNEET DANNY NIJJAR, of the City of Edmonton, in the Province of Alberta, SWEAR AND SAY THAT:

1. I am a shareholder of 2004639 Alberta Ltd. ("**200 Ltd.**") and have been involved in 200 Ltd.'s efforts to refinance or sell 200 Ltd.'s leasehold interest in the Lands (as defined in the Affidavit of Cory Stark sworn April 17, 2024 (the "**Stark Affidavit**") in the within proceedings.
2. As a result of the foregoing, I have personal knowledge of the matters hereinafter deposed to except where stated to be based upon information and belief, and where so stated I do verily believe the same to be true.
3. I have been authorized to swear this affidavit on behalf of 200 Ltd. In preparing this affidavit, I consulted with 200 Ltd.'s management teams and advisors and reviewed relevant documents and information concerning 200 Ltd. operations and financial affairs.
4. Capitalized terms not otherwise defined herein shall have the meaning given to them in the Stark Affidavit.
5. I swear this affidavit in response to the application of Canadian Western Bank ("**CWB**") to appoint FTI Consulting Canada Inc. as receiver and manager of the assets of 200 Ltd. (the "**Application**") and in support of 200 Ltd.'s request for a brief adjournment of the Application.

Activities of 200 Ltd. from and after Demand for Payment

6. Prior to and following the issuance of the demand for payment by CWB on April 28, 2023, 200 Ltd. undertook various efforts to sell its leasehold interest in floors 2 to 8 (the "**Premises**") of the building the Lands (the "**Leasehold Interest**") or find alternate financing that would see the amounts owing

by 200 Ltd. to CWB (the "**CWB Indebtedness**") paid out in full. These efforts, included (without limitation):

- (a) Engaging Re/Max Canada ("**Re/Max**") in September, 2023 to list the Leasehold Interest for sale, with the intention of selling the Leasehold Interest and paying the CWB Indebtedness in full. A copy of Re/Max's marketing materials are attached hereto as **Exhibit "A"**.
 - (b) Engaging each of CBRE Canada (between 2018 and June 2023), Cushman Wakefield (between June 2023 and November 2023) and Re/Max Commercial (from December 2023 to present) to market the leasing opportunities at the Premises in order to find and attract additional tenants, which would allow 200 Ltd. to continue to meet its ongoing payment obligations to CWB while the sale or refinancing of the Leasehold Interest was pursued and finalized.
 - (c) Hiring a full-time commercial realtor between February 2023 and March 2024 (at the expense of 200 Ltd.'s shareholders) to focus on seeking both short and medium-term tenants to lease portions of the Premises.
7. Through the efforts of Re/Max and others, two parties (YYC Airport Authority and Lux Capital Corp.) expressed a serious interest in either purchasing or refinancing the Leasehold Interest.
8. Although the discussions with YYC Airport Authority have slowed as a result of (among other things) internal changes in YYC Airport Authority's property department, 200 Ltd. remains in advanced discussions with the second interested party, Lux Capital Corp. ("**Lux Capital**") and their joint venture partner, Alberta Opportunities Fund Inc. ("**AOFI**").
9. Lux Capital is a European-Canadian multi-family office undertaking that is part of a global collaborative network of investment banking boutiques. Although Lux Capital is primarily focused on issuance, investment and trading of financial securities, Lux Capital also holds significant positions in real estate (among other things). Lux Capital's deal flow is funded by several foundations, ultra high net worth individuals, asset management firms and proceeds deriving from Lux Capital's financial securities business. Additional information on Lux Capital can be found at: <https://www.luxcapitalcorp.com/>. Attached hereto and marked as **Exhibit "B"** is a copy of the "Home" page from Lux Capital's website on April 26, 2024.
10. I understand from my review of Lux Capital's website and my discussions with representatives of AOFI that Lux Capital has been involved in several major projects. A summary of some of the projects that Lux Capital has previously been involved in can also be found on Lux Capital's website. Some of Lux Capital's previous projects include:
- (a) Developing investment bonds (for several property developers) to fund the construction of (among other things) iconic buildings in Europe, high-quality social housing projects for disadvantaged households in Central and Eastern Europe and low-cost, high quality, and storm and flood resistant housing with a low environmental footprint in places such as New Orleans.
 - (b) Preparing a bond issue to raise substantial capital to fund the global roll-out of a high-tech company specializing in industrial cleaning.
 - (c) Creating, managing and funding a special purpose investment structure (in cooperation with eight global media and entertainment companies) to access global capital markets and invest in large portfolios of high-tech media solutions for the purpose of developing a new world standard for the media technologies of the future.

- (d) Launching an investment vehicle that invests in complex insurance derivatives to invest in numerous start-ups and SMEs that develop life-extending technologies and health sciences.
 - (e) Creating an investment bond that provides European companies with the required capital to develop several infrastructure and transportation projects across the globe, including harbors and storage facilities for biofuels and food.
11. Attached hereto and marked as **Exhibit "C"** is a copy of the "Projects" page from Lux Capital's website on April 26, 2024.
 12. AOFI is an Alberta corporation that was incorporated for the purpose of partnering with Lux Capital to facilitate Lux Capital's real estate investments in Canada. Because the ACC Transaction is occurring in Canada, 200 Ltd.'s main contact person is with AOFI (as opposed to Lux Capital). Attached hereto and marked as **Exhibit "D"** is a copy of the Alberta corporate search for AOFI date April 26, 2024.

Lux Capital/AOFI Funding

13. 200 Ltd. has been in discussions with AOFI (in their capacity as representative of the Lux Capital/AOFI joint venture partnership (the "**JV**")) since November 2023 about refinancing or purchasing the Leasehold Interest. Shortly after those discussions began, AOFI (in their capacity as representative of the JV) advised 200 Ltd. that it was interested in funding the purchase of the Leasehold Interest (the "**ACC Transaction**") as part of the purchase of a larger portfolio of real property interests (the "**Portfolio**"), which Portfolio is comprised of multiple sub-portfolios.
14. On March 15, 2024, AOFI, provided 200 Ltd. with a letter of intent ("**LOI**") indicating that they had an interest in purchasing the Leasehold Interest as part of the Portfolio. Attached hereto and marked as **Exhibit "E"** is a copy of the LOI.
15. It is my understanding that in order to fund the purchase of the Portfolio (including the ACC Transaction), Lux Capital uses its network of foundations, ultra high net worth individuals, asset management firms and proceeds deriving from Lux Capital's financial securities business to develop a pool of funds (the "**Funds**") and that the Lux Capital then uses the Funds to complete the purchase of various assets (in this case, the Portfolio) whether directly, through the JV or through another similar entity. As there are multiple transactions and sub-portfolios contained in the Portfolio, the JV will proceed to close the transactions in a single sub-portfolio before moving on to close the next sub-portfolio in the Portfolio. However, it is my understanding that all of the transactions and sub-portfolios in the Portfolio will be funded from the Funds, should the JV ultimately choose to pursue all of the transactions in the Portfolio.
16. In addition to the ACC Transaction, I understand that a sub-portfolio of transactions relating to other commercial properties located in Alberta (the "**First Transaction**") is also included in the Portfolio and that the JV has indicated that they will close the First Transaction before proceeding to close the sub-portfolio that includes the ACC Transaction, which will be the second sub-portfolio in the Portfolio to close.
17. Based on my review of various emails (as described below) as well as a letter dated April 23, 2024 from AOFI to 200 Ltd. (the "**AOFI Letter**"), I understand that the First Transaction is currently underway and that the First Transaction is anticipated to close on May 3, 2024. Following the closing of the First Transaction, AOFI has advised 200 Ltd. that it will be providing 200 Ltd. with an offer to purchase in accordance with the LOI for the purchase of the Leasehold Interest. I am

advised by the JV that the offer to purchase will be in an amount that is sufficient to pay the CWB Indebtedness in full. Attached hereto and marked as **Exhibit "F"** is a copy of the AOFI Letter.

Delays in Closing the First Transaction and Transferring the Funds from England to Canada

18. I am advised that the parties to the First Transaction have signed a confidentiality and non-disclosure agreement that prevents the disclosure of certain information relating to the First Transaction on the public Court record. For the purposes of this affidavit, I have redacted certain names and other information to ensure that information protected by the confidentiality and non-disclosure agreement is not disclosed on the public Court record.
19. The First Transaction was originally scheduled to close on or around March 3, 2024. However, there were delays in closing the First Transaction as a result of delays in the transfer of the Funds from England to Canada for various regulatory reasons.
20. I understand that through its network, Lux Capital has obtained Funds in the amount of approximately \$300,000,000, which are currently being held (or were until recently being held) in an account with HSBC Bank ("**HSBC**") in London, England. The Funds will be used to close all of the transactions in the Portfolio that the JV decides to pursue but in order for closing of any of the transactions in the Portfolio to occur, the Funds need to be transferred from England to Canada.
21. I understand that a hold was placed on the HSBC account containing the Funds and that a letter from the Bank of England (in addition to other compliance documents) was required in order to lift the hold on the HSBC account. I am advised by my review of an email from Representative #1 with Lux Capital that on or about April 4, 2024, Lux Capital received confirmation that HSBC was in receipt of a letter from the Bank of England allowing HSBC to lift the account hold. Attached hereto and marked as **Exhibit "G"** is a copy of the email from Representative #1 with certain information redacted.
22. On April 12, 2024, Representative #2, who is a partner with Quantum Business Law ("**QBL**") (who is counsel to Lux Capital) sent an email to Representative #3, who is a partner with Dentons Canada LLP in Edmonton ("**Dentons**") (who is acting as counsel to AOFI), among others, advising that all necessary documents required to transfer the Funds from England to Canada had been executed by Lux Capital, that the transfer of the Funds had been fully authorized by HSBC, that HSBC was ready to initiate the transfer of the Funds to Canada and that the Funds would be transferred from HSBC to Citibank on Tuesday April 16, 2024 and from Citibank to a Canadian Bank of Montreal account thereafter. Attached hereto and marked as **Exhibit "H"** is a copy of the email from Representative #2 with certain information redacted.
23. On April 13, 2024, Representative #3 sent an email to Representative #2 (among others) advising that Dentons had delivered all documents necessary to close the First Transaction (other than the settled form of officer's certificated and Dentons' opinion) to Alberta counsel to Lux Capital. In response, Representative #2 advised Representative #3 that Representative #2 anticipated that the Funds would arrive in his client's account prior to "the end of next week", meaning April 19, 2024, and that Representative #2 would reach out to arrange a closing date once the Funds had arrived. Attached hereto and marked as **Exhibit "I"** is a copy of the email exchange between Representative #2 and Representative #3 with certain information redacted.
24. On April 18, 2024, Representative #4 an associate with Dentons, sent an email to Representative #5 (a representative of AOFI) advising that the closing date for the First Transaction had been set

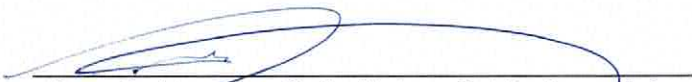
for May 3, 2024 to ensure that the Funds had been transferred to Canada. Attached hereto and marked as **Exhibit "J"** is a copy of the April 18, 2024 email with certain information redacted.

- 25. As indicated in Representative #4's email of April 18, 2024 and the AOFI Letter, closing of the First Transaction is scheduled to closing on May 3, 2024. After the closing of the First Transaction, AOFI has advised that it will provide an offer to purchase to 200 Ltd. in relation to the ACC Transaction.

Request for Adjournment of Receivership Application

- 26. Given my understanding that once the Funds transferred to Canada, those Funds are available to close all of the transactions in the Portfolio, including the ACC Transaction, should Lux Capital/AOFI agrees to pursue those transactions, if the First Transaction successfully closes on or about May 3, 2024, this will provide additional support that the Funds will also be available to close the ACC Transaction and that the appointment of a receiver may not be necessary.
- 27. 200 Ltd., its shareholders and the various guarantors of the CWB Indebtedness have been working diligently to seek a transaction that would see the CWB Indebtedness paid in full. I am extremely concerned that if a receiver is appointed over the assets of 200 Ltd. and the assets of 200 Ltd. are sold through receivership proceedings, the overall recovery obtained thereunder will be substantially less than the recovery under the ACC Transaction, thereby exposing the guarantors to liability that they may not otherwise be exposed to if the ACC Transaction were closed.
- 28. The shareholders of 200 Ltd. are corporations held by various family members and have owned the Leasehold Interest for seven years. 200 Ltd. and its shareholders are grateful for CWB's patience to date but are asking for a brief adjournment of the Application to ensure that this final opportunity (*i.e.*, the ACC Transaction) is pursued before a receiver is appointed over the assets of 200 Ltd.
- 29. Lux Capital/AOFI are reputable investors who have complete multiple deals in the real estate space. Lux Capital/AOFI have been consistent in their interest in the ACC Transaction and their intention to pursue the ACC Transaction as part of the purchase of the Portfolio. Given the May 3, 2024 closing date for the First Transaction, I anticipate that there will be additional clarity regarding the ACC Transaction coming shortly (including an offer to purchase and timeline to closing). As such, 200 Ltd. is requesting that this Honourable Court adjourn CWB's application for the appointment of a receiver until May 31, 2024 to allow time for the First Transaction to close and the terms and timing of the ACC Transaction to be developed.
- 30. In exchange for this brief adjournment, 200 Ltd. is prepared to agreed not to oppose the appointment of a receiver over the assets of 200 Ltd., if an offer to purchaser is not received for the purchase of the Leasehold Interest prior to May 31, 2024.
- 31. I swear this affidavit in support of 200 Ltd.'s request for a brief adjournment of CWB's application to appoint a receiver and for no improper purpose.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this 26 day of April, 2024


 Commissioner for Oaths/Notary Public in and for Alberta


 DAVNEET DANNY NIIJAR

ANIL DEEPAK PARMAR
 A Commissioner for Oaths
 in and for the Province of Alberta

This is **Exhibit "A"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025



AIRPORT CORPORATE CENTRE

OFFICE INVESTMENT OPPORTUNITY

1601 Airport Road | Calgary

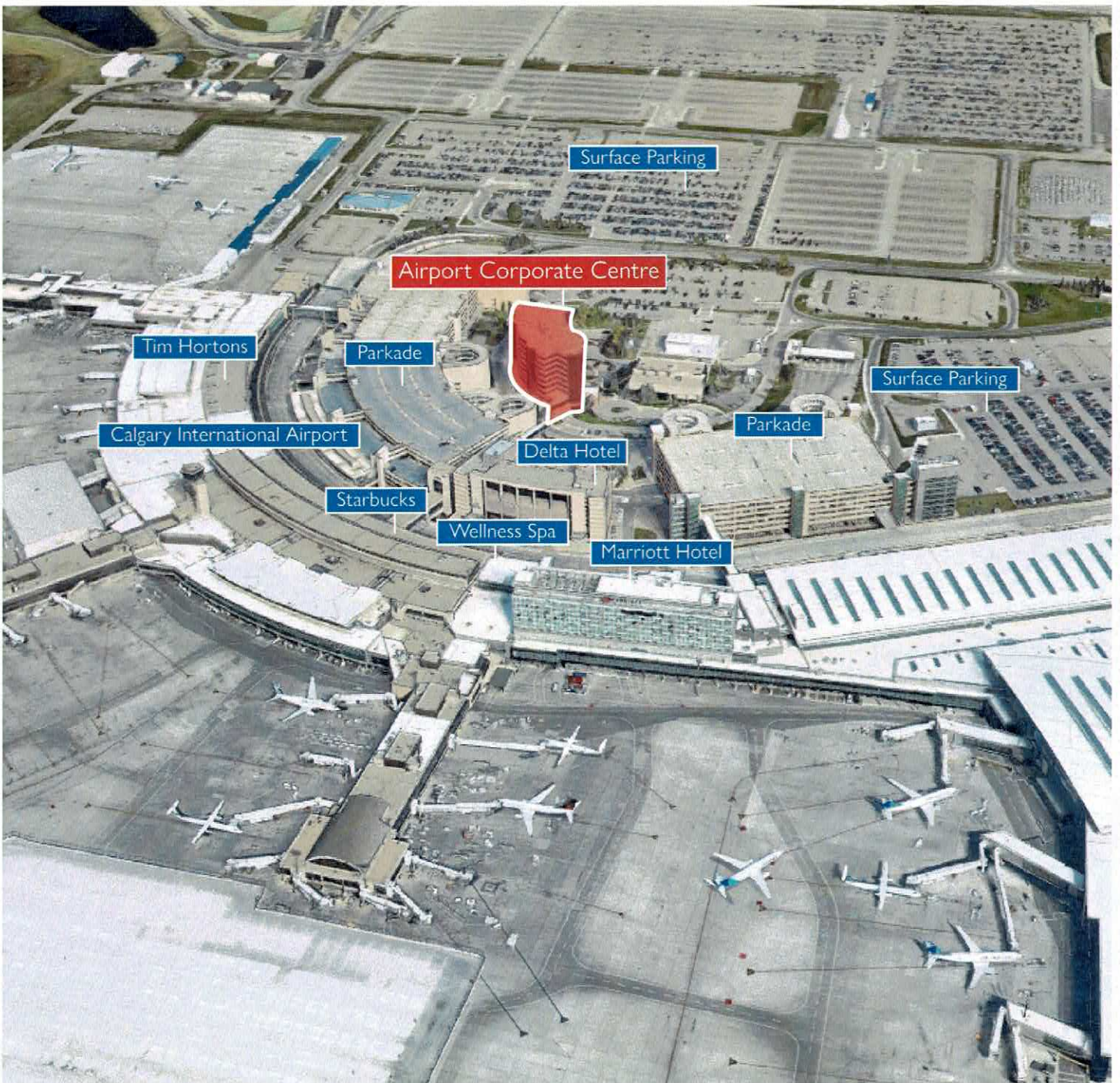
RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Dale James
Associate Broker, Investments
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D: 780.341.2034

Humaira Naikyar
Senior Associate, Investments
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HIGHLIGHTS

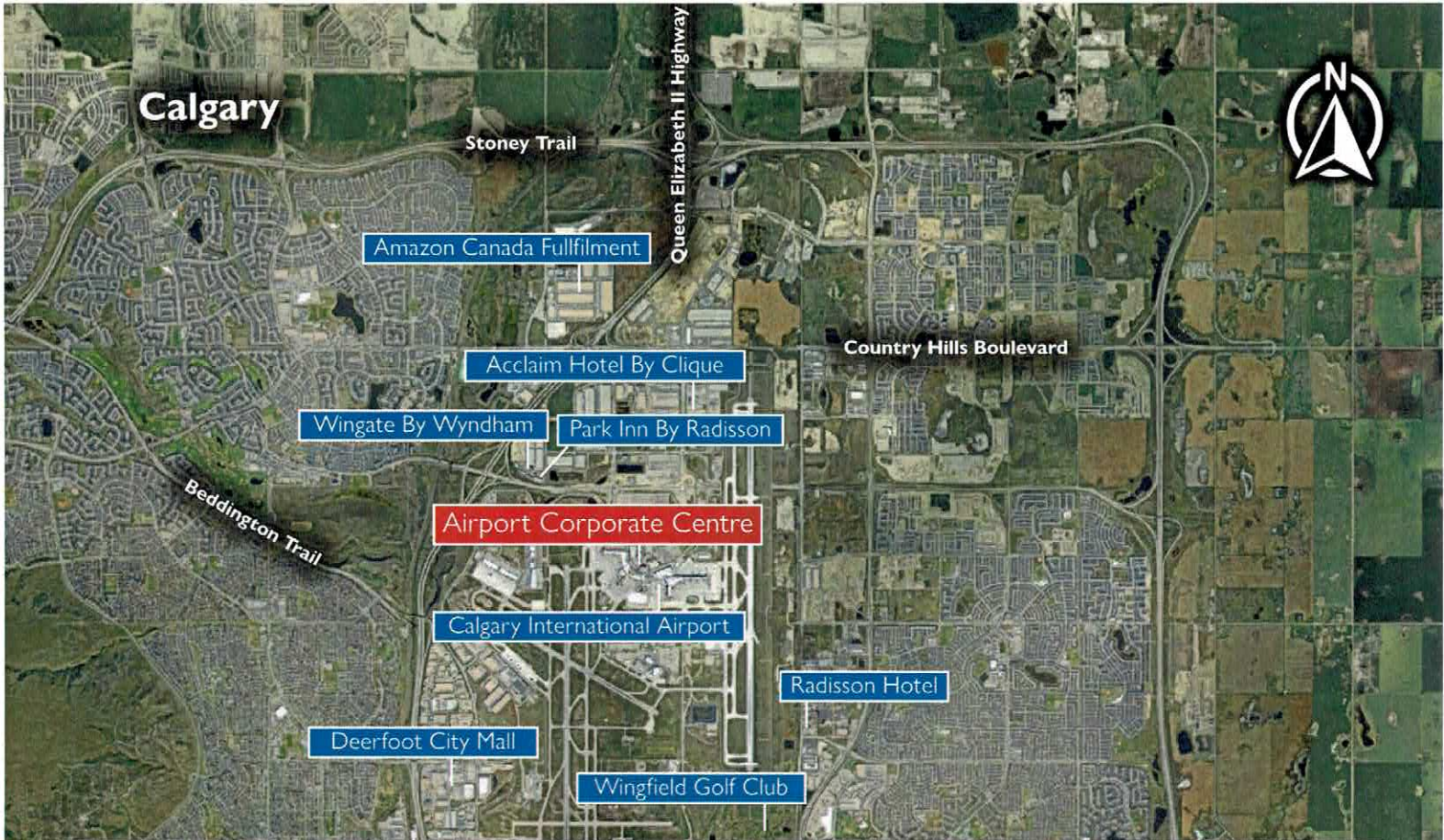
- Office space located within YYC International Airport which transports 39,726 passengers per day (2022)
- Connected directly to airport terminal by above-ground and underground pedways
- Market parking rates with free visitor parking
- Access to Delta Hotel via Calgary Airport In-Terminal and other airport amenities
- Only 53% occupancy with the potential for increased tenancy
- Connected directly to downtown Calgary by the Deerfoot Trail, only 11 miles away



PROPERTY DETAILS

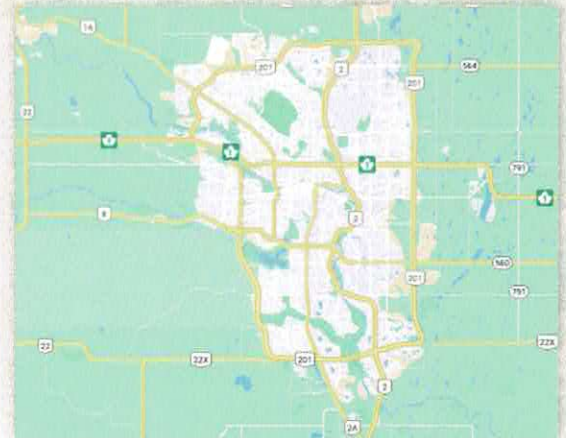
Address:	1601 Airport Rd NE, Calgary International Airport Calgary, AB
Legal Description:	Airport Corporate Centre Strata Plan within Block A, Plan 9210847
Land:	Land Lease (January 1, 2000 - June 29, 2052)
Land Lease Rent:	\$10,000 / year (included in Op. Ex.)
Leasable Area:	±167,115 SF
Zoning:	Special Purpose - City and Regional Infrastructure District (S-CRI) (S-CRI is operated by the federal, provincial and municipal levels of government)
Number of Tenants:	12 Tenants
Occupancy:	53%
Year Built:	2001
Parking:	Covered, surface, and underground parking available at daily or monthly rates. Free visitor parking included.
Property Taxes:	\$354,000 (2023)
Potential Net Operating Income:	\$2,037,000
Price:	Contact for details





LOCATION

Nestled within the Calgary International Airport complex, the Airport Corporate Centre (ACC) is located in northeast Calgary adjacent to the major Deerfoot Trail highway. The airport itself is surrounded by the neighbourhoods of Skyview Ranch, Saddle Ridge, Harvest Hills, Thorncliffe, Martindale, Castleridge, Vista Heights, Falconridge, and Mayland Heights.



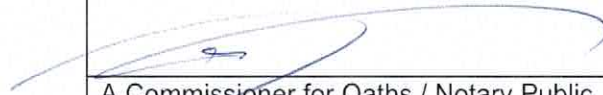
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D: 780.341.2034

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This is **Exhibit "B"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025



GLOBAL GATEWAY TO ALTERNATIVE CAPITAL SOURCES AND FINANCING STRUCTURES

Lux Capital Corporation is a European-Canadian multi-family office undertaking. As part of a global collaborative network of investment banking boutiques we have access to over 500 top executives of leading multi-nationals, industry experts and scientific centers as well as decision-makers of governmental organizations. Our network stretches from Vancouver, Toronto, Montreal, New York, to London, Amsterdam, Luxembourg, Frankfurt and Zurich, as far as Hong Kong, Singapore and Sydney. Our large fleet of investment undertakings are concentrated in Luxembourg, world's second largest fund center, and Toronto, the second largest North American financial center. Although Lux Capital is primarily focused on issuance, investment and trading of financial securities, we hold significant positions in real estate, energy, media, natural resources, life science and other asset classes. Social impact investing has our particular interest. Our large dealflow is funded by several foundations, ultra high networths, asset management firms and in particular by proceeds deriving from our proprietary securities trading with global banks as well as issuance of our own financial securities on global capital markets.

Working with Lux Capital provides significant additional advantages, such as access to relative inexpensive risk capital. We establish relationships with multi-nationals in global markets, and can provide the managerial expertise and experience needed to accelerate profitable growth. Depending on the actual business case we involve business leaders with an impeccable track record of achievement in various industries like telecom, energy, life sciences, media and technology. Our multidisciplinary teams and case managers are based in world's leading financial and business centers, ensuring we have direct access to critical market intelligence, business networks and capital sources.

Lux Capital has several self-owned investment vehicles in North America, Europe and Asia Pacific. We regularly issue bonds to fund start-ups, SMEs or important development projects of multinationals in which we have a special interest and who desire to develop their business with a powerful financial partner. Lux Capital holds numerous stakeholdings in such corporations. Our primary focus is on investments that support social innovation, environmental protection, technologies based on the law of



D BUSINESS ACCELERATOR PROGRAM

Positioning for Success

- Build Unique Value Proposition
- Recruit Exceptional Competencies
- Achieve Operational Perfection
- Understand Market Mechanisms
- Mitigate Risks and Contingencies
- Build Strategic Partnerships
- Secure Entry to Global Markets
- Build Unique Intellectual Properties

Mission Critical Funding

- Understand Value Drivers
- Master Cash Flows
- Secure Access to Affordable Funding
- Utilize Investment Incentives
- Prioritized Capital Allocation
- Maintain Strict Budget Controls
- Reinvest Early Stage Earnings
- Optimize Tax Benefits

Accelerate Growth

- Get Sponsors at Industry Leader
- Build Track Record of Achievement
- Accreditation Industry Experts
- Expand Footprint at Industry Leaders
- Build Synergies with Key Suppliers
- Establish Industry Leadership
- Build Reputation and Brand
- Start Global Roll-Out

Secure High Value Exit

- Maximum Retention Earnings
- Grow Value Intellectual Property
- Year-on-Year sustainable Growth
- Build Strong Balance Sheet
- Steady Growth of Cash Position
- Steadily Reduce Debts
- Optimize Tax Efficiency
- Clean Litigation Sheet





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This is **Exhibit "C"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025



PROJECTS

After a thorough intake assessment of each business opportunity, our investment banking team will position the company or project for success. While most companies believe that their success exclusively requires the injection of new capital, Lux Capital also provides essential experience and expertise as well as access to global markets to ensure accelerated yet sustainable business growth. In the meantime, we also prepare effective exit strategies to ensure that shareholders will obtain the maximum value for their company. Please see below for a general description of some of the industry-specific projects we have completed and/or we are currently undertaking. Due to the confidential nature of our services, Lux Capital only provides references with the explicit consent of our clients.

Environmental Impact

We enabled a North American high-tech company specializing in industrial cleaning to expand their footprint at various petrochemical multi-nationals across the globe. Although the company had for many years offered a superior technology with massive cost savings and a positive environmental impact, the company failed to make a real breakthrough into the market. Lux Capital Corporation worked closely with the Board of Directors to develop a focused strategy, arranged for top-level access to multiple global market leaders, and developed strategic partnerships with multi-billion dollar engineering firms. At present we are in the final stages of preparing a bond issue to raise substantial capital to fund the company's global roll-out.

Renewable Energy

We provided industrial engineering expertise and global market feasibility testing for a North American alternative energy firm. Based on its unique hydrogen generation technology Lux Capital structured 6 product lines for global markets including two unique applications for the automotive sector. Lux Capital arranged research and development partnerships with several multinational engineering firms allowing for zero cost, fast track development and commercialization. In addition Lux Capital paved the path for investments and subsidies for other product lines still in early research stage.

Media and Entertainment

Lux Capital created a special purpose investment structure in cooperation with eight global media and entertainment companies, including some of world leading TV channels, news agencies, film production firms, entertainment, and internet corporations. This incubator accesses global capital markets and invests in a large portfolio of high-tech media solutions for content production and distribution, as well as intelligent applications. Lux Capital is managing the investment structure, providing the incubator with a continuous and substantial flow of capital for the purpose of developing a new world standard for the media technologies of the future. Lux Capital is also one of the major shareholders in the incubator.

Life Sciences

Lux Capital recently launched for one of its clients an investment vehicle that invests in complex insurance derivatives. The vehicle invests the net proceeds in numerous start-ups and SMEs that develop life-extending technologies and health sciences. One of these investment targets is an unique non-invasive solution to accurately diagnose



Property Development

For several clients, Lux Capital has created an investment bond that provides European companies with the required capital to develop several infrastructure and transportation projects across the globe, including harbors and storage facilities for biofuels and food.

For several property developers, Lux Capital has developed investment bonds to fund the construction of iconic buildings in Europe. In addition, funds are utilized to develop high-quality social housing projects for disadvantaged households in Central and Eastern Europe. Lux Capital has also initiated projects in New Orleans, where after the Katrina disaster 90% of the communities' housing is still not restored in disadvantaged areas. Lux Capital aims to build low-cost, high quality, and storm and flood resistant housing with a low environmental footprint.

SERVICE

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This is **Exhibit "D"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025

Government Corporation/Non-Profit Search of Alberta ■ Corporate Registration System

Date of Search: 2024/04/26
 Time of Search: 11:20 AM
 Service Request Number: 42003010
 Customer Reference Number: 05365793-11437127

Corporate Access Number: 2025393790
Business Number: 795808559
Legal Entity Name: ALBERTA OPPORTUNITIES FUND INC.

Legal Entity Status: Active
Alberta Corporation Type: Named Alberta Corporation
Registration Date: 2023/08/14 YYYY/MM/DD

Registered Office:

Street: 2500-10220 103 AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J0K4

Records Address:

Street: 2500-10220 103 AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J0K4

Email Address: CORPORATE.EDMONTON@DENTONS.COM

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
TEJANI	AMEEN		DENTONS CANADA LLP	2500-10220 103 AVE NW	EDMONTON	ALBERTA	T5J0K4	AMEEN.TEJANI@DENTONS.COM

Directors:

Last Name: DE GUZMAN
First Name: ROBERT
Middle Name: J.
Street/Box Number: 2500-10220 103 AVE NW
City: EDMONTON

Province: ALBERTA
Postal Code: T5J0K4

Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

Share Structure: SEE ELECTRONIC ATTACHMENT
Share Transfers Restrictions: SEE ELECTRONIC ATTACHMENT
Min Number Of Directors: 1
Max Number Of Directors: 9
Business Restricted To: NONE
Business Restricted From: NONE
Other Provisions: SEE ELECTRONIC ATTACHMENT

Other Information:

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2023/08/14	Incorporate Alberta Corporation
2023/08/14	Update Business Number Legal Entity


Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Restrictions on Share Transfers	ELECTRONIC	2023/08/14
Other Rules or Provisions	ELECTRONIC	2023/08/14
Share Structure	ELECTRONIC	2023/08/14

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



This is **Exhibit "E"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025

March 15, 2024

This letter is nonbinding

2004639 Alberta Ltd.
6360 30 Street NE
Leduc County, T4X 2C1

RE: Letter of Intent to Purchase Airport Corporate Center

Building Address: 1601 Airport Rd NE, Calgary, AB

Premises: 180,000 square feet (approx.)

Seller: 2004639 ALBERTA LTD

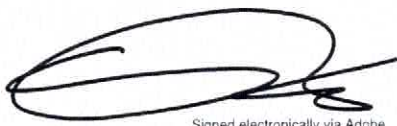
Buyer: Alberta Opportunities Fund Inc.
2500 Stantec Tower
10220-103 Avenue NW, T5J 0K4

We would like to express interest in purchasing the Airport Corporate Center (ACC). This purchase comprises of a commercial asset portfolio, including the ACC property. Details on the full package of buildings cannot be disclosed at this time but will be provided upon an official Offer to Purchase. This letter is non-binding until an Offer to Purchase has been negotiated and executed by both parties.

Purchase Price: To be allocated prior to the execution of the Offer to Purchase. The buyer intends to purchase the ACC property as part of a portfolio purchase including other buildings; exact purchase price and terms will be outlined in the Offer to Purchase.

Closing: The closing date will be determined once final Offer to Purchase details have been coordinated. The closing is expected to occur in a timely manner based on the precedent of previous purchases with the same structure.

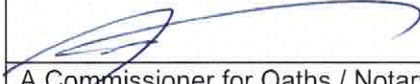
Sincerely,



Signed electronically via Adobe

Sundeep Cheema
Alberta Opportunities Fund Inc.

This is **Exhibit "F"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025

April 23, 2024

Status Update

2004639 Alberta Ltd.
6360 30 Street NE
Leduc County, T4X 2C1

RE: Status Update for Airport Corporate Center Sale- 1601 Airport Rd NE, Calgary, AB

The following serves to provide an update on the sale of the Airport Corporate Center (ACC) and correlated portfolio:

- As indicated, the Offer to Purchase (OTP) the portfolio of buildings including the ACC (Portfolio 2), will follow the purchase of the first portfolio (Portfolio 1);
- The Portfolio 1 sale is underway with an expected closure date of all funds transferred to Citibank BMO by May 3, 2024;
- Upon Portfolio 1 closing, the purchasing group has agreed to provide an OTP (see LOI dated March 15, 2024);
- Due to the size and complexity of international purchasing, the significance of the monetary transactions involved (and subsequent inbound/ outbound banking limits), and new banking directives in place, the purchasing group has faced some delays;
- These delays have been acknowledged and factored in for future transactions including the sale of Portfolio 2 to mitigate risk.

Detailed Schedule for Closing:

- April 22/23/24 - Legal/Risk finish all outstanding matters and obtain sign-off by Deputy Governor.
- April 25 – Legal provides the Notice of Account/Funds release to CAM.
- April 25 – CAM release Accounts / Funds available for Lux Capital
- April 26 – Remittance of the first batch of Funds to CitiBank (Pre-Advice MT199 Notice of Cash Transfers followed by MT103 Cash Transfers)
- April 29- 03 May: Remittance of Funds from Citibank to BMO and subsequently to Project Accounts (sufficient to get all projects fully funded)

Please refer to the email documentation provided to 2004639 Alberta Ltd. for further details and information on all correspondence noted above.

Sincerely,



Sundeeep Cheema
Alberta Opportunities Fund Inc.

This is **Exhibit "G"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025

Marechal, Danielle

Subject: FW: Update

On Thu, Apr 4, 2024, 10:25 a.m. [REDACTED] wrote:

Dear All,

Please see below update from [REDACTED] received in past hour.

Dear Partners,

I herewith confirm HSBC is in receipt of the BoE letter allowing HSBC to lift the account hold.

Notwithstanding a few conditions being satisfied respecting issues like transaction limits, etc. I am confident that we will start with the transfers in the next 24-48 hours.

[REDACTED]

[REDACTED]

USA: [16027 Ventura Blvd., Suite 301, Encino, California 91436 USA](#)

Germany: Opera Tower, Floor 16-24 [Bockenheimer Landstrasse 2-4 60306 Frankfurt am Main Germany](#)

Canada: Stock Exchange Tower, [130 King Street West, Suite 1800, Toronto, M5X 1E3, Ontario Canada](#)

Canada: Oceanic Plaza, [1066 West Hastings Street](#), 20th & 23rd Floors, V6E 3X2 Vancouver BC Canada

United Kingdom: [15 Alexandra Corniche Hythe CT21-5RW United Kingdom](#)

Luxembourg: Atrium Business Park [33 Rue du Puits Romain L-8070 Bertrange Grand Duchy of Luxembourg](#)

Spain: [Calle Santa Isabel 2, Floor 1, 28911 Leganes, Madrid, Spain](#)

Seychelles: The Quadrant, Manglier Street, PO Box 1312 Victoria Mahe, Republic of Seychelles

Cyprus: [Spyrou Kyprianou 84](#), 4004 Limassol. Cyprus

Australia: [56 Kameruka Road, Northbridge, New South Wales 2063 Australia](#)

www.luxcapitalcorp.com

[REDACTED]

[REDACTED]

[REDACTED]

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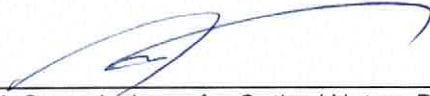
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This is **Exhibit "H"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025

Marechal, Danielle

Subject: FW: Update

From: [REDACTED]

Sent: Friday, April 12, 2024 6:15 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Update

Dear All,

Upon his return from London this evening, [REDACTED] provided the following updated information:

Transactions are fully authorized and HSCBC is ready to initiate transfers.

Additional documents provided from HSBC Legal are fully executed on Lux's side.

HSBC legal only has to countersign additional legal documents on Monday April 15.

Wire transfers will be sent from HSBC to Citi on Tuesday and from Citi to BMO.

Please allow 24-28 hours after Tuesday for funds to clear at BMO in Canada.

Closings will begin before end of next week.

A timeframe for wire transfer windows will be established between HSBC and Citi on Monday 15.

We will advise as to the timing of this window promptly once the arrangements are in place.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Taxation | Trusts | Corporate | Litigation | Mediation

60 Renfrew Drive, Suite 220, Markham, ON L3R 0E1 Canada

This is **Exhibit "I"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025

Marechal, Danielle

Subject: FW: Update

[REDACTED]

Date: Sat, Apr 13, 2024, 8:55 a.m.

Subject: RE: Update

To: [REDACTED]
Cc: [REDACTED]

Hi [REDACTED],

We have delivered all documents to [REDACTED], other than the settled from of officer's certificates and our opinion, as we need to know the funding date in order to insert that date into the documents. Once the funding date is known, please let us know, and we will send the officer's certificates and our opinion to [REDACTED].

Best regards,

[REDACTED]


[REDACTED]

📧 [REDACTED]

Dentons Canada LLP | [Edmonton](#)

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This is **Exhibit "J"** to the Affidavit of **Davneet Danny Nijjar**, sworn this **26th** day of **April, 2024**



A Commissioner for Oaths / Notary Public
In And For Alberta

ANIL DEEPAK PARMAR
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires March 28, 2025

Marechal, Danielle

Subject: FW: Re. Closing of Alberta Opportunities purchase of [REDACTED]
[REDACTED]

[REDACTED]
Date: Thu, Apr 18, 2024, 4:38 p.m.
Subject: Re. Closing of Alberta Opportunities purchase of [REDACTED]
To: [REDACTED]

Hi [REDACTED],

The Closing date for this transaction is set for tomorrow, after the last extension. I spoke with [REDACTED], and we were thinking of suggesting an outside date of Closing for May 3rd, in order to give us time for funding, however [REDACTED] does anticipate that we should have the funds for next week.

Please let me know if that is agreeable, and I will reach out to [REDACTED] to coordinate the same.

Thank You,

[REDACTED]

[REDACTED]

📧 [REDACTED]
[REDACTED]

Dentons Canada LLP | 2500 Stantec Tower, 10220 - 103 Avenue NW, Edmonton, AB, T5J 0K4, Canada



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