



<b>COURT FILE NUMBER:</b>	2503 11512
<b>COURT:</b>	COURT OF KING'S BENCH OF ALBERTA
<b>JUDICIAL CENTRE:</b>	EDMONTON
<b>PLAINTIFF:</b>	BUSINESS DEVELOPMENT BANK OF CANADA
<b>DEFENDANTS:</b>	2358573 ALBERTA LTD., 2004736 ALBERTA LTD., 2004736 ALBERTA LTD. operating as CATCH OF THE WEEK, THOMAS YOK CHEUNG CHIU also known as THOMAS CHIU, ALLAN YOK LEN CHIU also known as ALLAN CHIU, MICHELLE HONG XIA TIAN also known as MICHELLE TIAN, and LUC GUY NOEL also known as LUC NOEL
<b>DOCUMENT:</b>	<b>TEMPORARY SEALING ORDER</b>
<b>ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT:</b>	<b>WITTEN LLP</b> Barristers & Solicitors Suite 2500, Canadian Western Bank Place 10303 Jasper Avenue Edmonton, AB T5J 3N6 Solicitors for D. Manning & Associates Inc. in its capacity as Receiver of 2358573 Alberta Ltd.  ATTN: Bren R. Cargill FILE: 135976.2/BRC PHONE: (780) 428-0501 FAX: (780) 429-2559
<b>DATE ORDER WAS PRONOUNCED:</b>	December 8, 2025
<b>LOCATION ORDER WAS PRONOUNCED:</b>	Law Courts, 1A Sir Winston Churchill Square, Edmonton, AB
<b>NAME OF JUSTICE WHO MADE THIS ORDER:</b>	L. K. Harris

UPON THE APPLICATION of D. Manning & Associates Inc. in its capacity as the Court-appointed receiver and manager (the "Receiver") of 2358573 Alberta Ltd. (the "Debtor") for an order approving the Offer to Purchase dated October 22, 2025 received from 2035818 Alberta Inc. (the "Purchaser")(the "Sale Agreement") and the transaction contemplated therein, appended to the First Confidential Supplement (the "Confidential Supplement") to the First Report of the Receiver dated November 24, 2025 (the "Receiver's First Report") providing for the vesting in the Purchaser of the Debtor's right, title and interest in and to certain lands and personal property (collectively, the "Assets"); AND UPON HAVING READ the Receivership Order dated August 25, 2025 (the "Receivership Order"),

the Receiver's First Report, the Supplemental Receiver's First Report (the "**Supplemental Report**"), the Confidential Supplement, the Second Confidential Supplement to the Receiver's First Report (the "**Second Confidential Supplement**"), the Brief of the Receiver dated November 28, 2025, and the Affidavit of Service; AND UPON noting that the media was provided prior notice of the Application; AND UPON finding that this Order is necessary in order to prevent a serious risk to the commercial interests of the estate of the Debtor and that its salutary effects outweigh its deleterious effects; AND UPON hearing counsel for the Receiver and counsel for various other interest persons;

**IT IS HEREBY ORDERED THAT:**

**SERVICE**

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given.

**SEALING**

2. The Confidential Supplement shall be sealed and kept confidential, to be shown only to a Justice of the Court of King's Bench of Alberta and the Clerk of the Court be and is hereby directed to seal the Confidential Supplement on the Court file until the filing of a letter with the Clerk of the Court from the Receiver confirming the sale of the Assets has been completed, or until such further Order of the Court.
3. The Clerk of this Honourable Court is hereby directed to seal the Confidential Supplement in an envelope setting out the style of cause in the within proceedings and labelled:

THIS ENVELOPE CONTAINS THE CONFIDENTIAL SUPPLEMENT TO THE FIRST REPORT TO THE COURT OF D. MANNING & ASSOCIATES INC. IN ITS CAPACITY AS RECEIVER OF 2358573 ALBERTA LTD. DATED NOVEMBER 24, 2025, AND THE SECOND CONFIDENTIAL SUPPLEMENT TO THE FIRST REPORT TO THE COURT OF D. MANNING & ASSOCIATES INC. IN ITS CAPACITY AS RECEIVER OF 2358573 ALBERTA LTD. DATED DECEMBER 8, 2025 THESE CONFIDENTIAL SUPPLEMENTS ARE SEALED ON THE COURT FILE PURSUANT TO THE ORDER ISSUED BY THE HONOURABLE JUSTICE L. K. HARRIS ON DECEMBER 8, 2025. THESE CONFIDENTIAL SUPPLEMENTS ARE NOT TO BE ACCESSED BY ANY PERSON UNTIL THE FILING OF A LETTER FROM D. MANNING & ASSOCIATES INC. IN ITS CAPACITY AS RECEIVER OF 2358573 ALBERTA LTD. CONFIRMING THAT THE SALE OF THE ASSETS HAS BEEN COMPLETED, OR UNTIL SUCH FURTHER ORDER OF THIS COURT.

4. Service of this Order shall be deemed good and sufficient by:
  - (a) Serving the same on:
    - (i) the persons listing on the service list created in these proceedings;

- (ii) any other person served with notice of the application for this Order;
  - (iii) any other parties attending or represented at the application for this Order; and
  - (b) Posting a copy of this Order on the Receiver's website at: <https://manning-trustee.com/2358573-alberta-ltd>; and
  - (c) Service on any other person is hereby dispensed with.
5. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.



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JUSTICE OF THE COURT OF KING'S  
BENCH OF ALBERTA