



This is the 1st affidavit of
Thomas Powell in this case and was
made on March 3, 2026

No. S-246877
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

NATIONAL BANK OF CANADA

PETITIONER

AND

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED PARTNERSHIP,
MANNA INDUSTRIAL FUND (VALUE-ADD) GP CORP, 1578199 B.C.
LTD., GENESIS MANNA HOLDINGS LTD. AND ALLION HOLDINGS LTD.

RESPONDENTS

AFFIDAVIT

I, **Thomas Powell**, of Suite 1450 – 701 West Georgia Street, Vancouver, British Columbia, Senior Managing Director, AFFIRM THAT:

1. I am a Senior Managing Director of FTI Consulting Inc. in its capacity as Court-appointed receiver and manager ("**FTI**" or the "**Receiver**") of Manna Industrial Fund (Value-Add) Limited Partnership, Manna Industrial Fund (Value-Add) GP Corp, Genesis Manna Holdings Ltd. and Allion Holdings Ltd. and as such I have personal knowledge of the matters deposed to in this Affidavit except where I depose to a matter based on information from an informant I identify in which case I believe that both the information from the informant and the resulting statement are true.
2. I have had primary carriage of this matter on behalf of FTI and I am authorized to make this affidavit on behalf of FTI.

Receiver's Invoices and Fees

3. Attached collectively as **Exhibit "A"** are copies of the following invoices (collectively, the "**Receiver's Invoices**") issued by FTI showing fees for services rendered and disbursements incurred in this matter:

Invoice No.	Date	Fees	Disburs.	Tax (GST)	Total
102900002454	June 10, 2025	\$94,328.00	-	\$4,716.40	\$99,044.40
102900002558	July 14, 2025	\$60,239.00	\$2,066.46	\$3,115.28	\$65,420.74
102900002643	August 11, 2025	\$39,360.00	-	\$1,968.00	\$41,328.00
102900002766	September 11, 2025	\$36,915.00	\$34.58	\$1,847.48	\$38,797.06
102900002850	October 07, 2025	\$37,950.00	-	\$1,897.50	\$39,847.50
102900002994	November 14, 2025	\$68,645.50	\$12.00	\$3,432.88	\$72,090.38
102900003104	December 11, 2025	\$55,738.00	-	\$2,786.90	\$58,524.90
102900003176	January 05, 2026	\$28,359.00	-	\$1,417.95	\$29,776.95
102900003334	February 9, 2026	\$44,855.00	-	\$2,242.75	\$47,097.75
102900003379	February 28, 2026	\$62,506.00	-	\$3,125.30	\$65,631.30
TOTAL		\$528,895.50	\$2,113.04	\$26,550.44	\$557,558.98

4. As detailed in the Receiver's Invoices, for the period from May 8, 2025 to February 28, 2026, FTI invoiced fees amounting to \$528,895.50 and incurred and invoiced disbursements in the amount of \$2,113.04 and taxes in the amount of \$26,550.44 for a total of \$557,558.98 (the "**Receiver's Fees**").

5. The Receiver's Fees as set out in the Receiver's Invoices are calculated on the basis of the hours spent by the Receiver's personnel, multiplied by the applicable standard hourly rates charged by FTI in its insolvency practice.

6. Several professionals at FTI expended time on this matter. The following is a summary of the time expended by each professional on the Receiver's Invoices for the period from May 8, 2025, until February 28, 2026, and each professional's hourly rate:

- (a) Thomas Powell, Senior Managing Director, who recorded approximately 243 hours at an average annual rate of \$1,074 per hour;
- (b) Michael Clark, Managing Director, who recorded approximately 257 hours at an average annual rate of \$864 per hour;
- (c) Tessa Chiricosta, Senior Consultant, who recorded approximately 82 hours at an average annual rate of \$525 per hour; and
- (d) Longmai Yan, Director, who recorded approximately 3 hours at an average annual rate of \$700 per hour.

7. To the best of my knowledge, information and belief, the information contained in the Receiver's Invoices is true and accurate in all respects as to:

- (a) the number of hours worked;
- (b) the nature of work performed;
- (c) the identity of the individuals who performed the work; and
- (d) the rates charged for the work performed.

8. I have reviewed the Receiver's Invoices and verily believe that:

- (a) the Receiver's professional fees and disbursements have been properly incurred and are fair and reasonable in the circumstances;
- (b) the work completed by the Receiver was delegated to the appropriate professionals at FTI with the appropriate seniority and hourly rates;

- (c) the Receiver's fees in this matter are consistent with fees charged by other insolvency firms of a similar size for work of a similar nature and complexity in Canadian insolvency proceedings; and
- (d) the services were provided by the Receiver in a prudent and economical manner.

9. I estimate that the cost for FTI to conclude the outstanding matters in this receivership that relate to the receiver's mandate as it pertains to the Kelowna properties over which the Receiver was originally appointed and those matters contemplated in the Receiver's Reports (defined below) from and after February 28, 2026 will be approximately \$25,000, although this amount could differ should any unforeseen issues arise.

The Receiver's Reports

10. The activities of the Receiver from the commencement of its appointment until December 2, 2025 are described in detail in the First Report of the Receiver dated December 2, 2025 (the "**First Report**"). The activities of the Receiver from the commencement of its appointment until March 3, 2026 are described in detail in the Second Report of the Receiver dated March 3, 2026 (together with the First Report, the "**Receiver's Reports**").

11. The activities for which the Court's approval is sought at this time are set out in the Receiver's Reports.

12. I have reviewed the Receiver's Reports and confirm that, to the best of my knowledge, the work detailed therein was carried out by the Receiver, and that such work was necessary for the Receiver in carrying out its duties and obligations in relation to this matter pursuant to the Receivership Order.

Blakes Invoices

13. The Receiver engaged Blake, Cassels & Graydon LLP ("**Blakes**") to assist it in carrying out the Receiver's duties and obligations in these proceedings. I have reviewed the invoices of Blakes that were issued starting on December 31, 2024 (the "**Blakes Invoices**"). I am satisfied that the work detailed therein was completed by Blakes at the request of the Receiver, the work was necessary, and the fees incurred are fair and reasonable in the circumstances.

This is Exhibit "A" referred to in Affidavit #1 of Tom Powell made before me at Vancouver, British Columbia on March 3, 2026.



A Commissioner for taking Affidavits for
British Columbia

Jennifer Underwood.



Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	June 10, 2025
Job No.	102900002454
Terms	500002.5379
Due Date:	Due Upon Receipt
Currency	June 10, 2025
Tax Registration:	CAD

Re: Receiver

Current Invoice Period: Charges posted through May 31, 2025

Amount Due Current Invoice **\$99,044.40**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. June 10, 2025
 102900002454
 Job No. 500002.5379
 Terms Due Upon Receipt
 Due Date: June 10, 2025
 Currency CAD
 Tax Registration:

Re: Receiver

Current Invoice Period: Charges posted through May 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	42.90	\$45,903.00
Michael Clark	Managing Director	\$850.00	46.50	\$39,525.00
Tessa Chiricosta	Senior Consultant	\$500.00	17.80	\$8,900.00
Total Professional Services			107.20	\$94,328.00

Invoice Total	CAD Amount
	\$94,328.00
GST (5%)	\$4,716.40
Total Due	\$99,044.40

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K 1G8 Canada
 GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

June 10, 2025
102900002454
500002.5379

Total Professional Services Thomas Powell

05/08/2025	Initial receivership activities; discussions with management and former management; discussions with property manager; updates to bank; attend to banking matters;	6.80
05/09/2025	Initial receivership activities; discussions with management and former management; discussions with property manager; updates to bank; attend to banking matters;	7.40
05/13/2025	Correspondence with property managers; solicit AY appraisal; consideration of stalking horse options; operational matters	2.20
05/15/2025	Correspondence with property managers; solicit AY appraisal; consideration of stalking horse options; operational matters	4.00
05/16/2025	Correspondence with property managers; solicit AY appraisal; consideration of stalking horse options; operational matters	3.50
05/20/2025	Stalking horse discussions with Blakes; Cash Flow projections; property tax matters; Brokerage RFP, discussions with property manager and file oversight;	2.20
05/21/2025	Stalking horse discussions with Blakes; Cash Flow projections; property tax matters; Brokerage RFP, discussions with property manager and file oversight;	2.00
05/22/2025	Stalking horse discussions with Blakes; Cash Flow projections; property tax matters; Brokerage RFP, discussions with property manager and file oversight;	5.50
05/23/2025	Stalking horse discussions with Blakes; Cash Flow projections; property tax matters; Brokerage RFP, discussions with property manager and file oversight;	2.30
05/28/2025	Review and preparation of stalking horse bid; monthly payment matters; reply to lender inquiries	4.80
05/29/2025	Review and preparation of stalking horse bid; monthly payment matters; reply to lender inquiries	2.20
\$1,070.00		
per hour x total hrs		42.90
		\$45,903.00

Michael Clark

05/06/2025	Attend to receivership prep	1.30
05/07/2025	Attend to receivership prep; internal discussions re. same	1.80
05/08/2025	attend to initial activities matters	3.30
05/09/2025	Attend office building re. head office; attend calls with P. Rubin, M. Chiang, N. Wei re. information requests	6.30
05/12/2025	Attend call with property manager; review notice of Receiver; correspondence with T. Chiricosta re. property visit	2.80

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

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Invoice Detail

Invoice No.
Job No.

June 10, 2025
102900002454
500002.5379

05/13/2025	correspondence with property manager; review documents provided by property manager; correspondence with secured creditors	3.30		
05/20/2025	Prepare for and attend call with CMI re. update; attend call with Avison Young re. process; review draft stalking horse bid purchase price; attend to GST matters; internal discussions re. same; prepare RFP document	5.80		
05/21/2025	Review AY budget; draft email re. GST	3.30		
05/22/2025	Prepare for and attend call with NBC; attend call with AY re. budget; draft cash flow forecast; attend call with N. Loi re. books and records; update summary of outstanding debts; attend to GST matters	5.30		
05/23/2025	Finalize cash flow forecast and creditor analysis; attend to GST matters; finalize and send requests for proposal re. brokerage firms; internal discussions re. same	5.80		
05/26/2025	Review draft LOI and provide comments	0.80		
05/27/2025	Attend to insurance matters; correspondence with the OSB re estate number;	1.30		
05/28/2025	Attend to email correspondence re. cash flow forecast; review revised LOI	1.30		
05/29/2025	Attend to insurance matters; attend to inquiries re. RFP	2.30		
05/30/2025	Review proposal for cracked wall; attend to email correspondence with property manager; review LOI and draft email to Blakes	1.80		
	\$850.00	per hour x total hrs	46.50	\$39,525.00

Tessa Chiricosta

05/12/2025	Manna site visit	8.00		
05/15/2025	Receivership notice mail out	1.50		
05/20/2025	Catchup call with AY	1.00		
05/20/2025	Faxing estate ID request; follow up material request; faxing Notice of Receivership	0.50		
05/20/2025	Phone call with CRA to get GST filing info	1.00		
05/20/2025	Uploading site visit pictures	0.20		
05/21/2025	Creating draft receivership budget	4.00		
05/22/2025	Review of 2025 budget with AY	0.50		
05/28/2025	Call with CRA to get contact receivership contact person	1.00		
05/30/2025	Follow up call to CRA	0.10		
	\$500.00	per hour x total hrs	17.80	\$8,900.00

Total Professional Services CAD \$94,328.00

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TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	July 14, 2025
Job No.	102900002558
Terms	500002.5379
Due Date:	Due Upon Receipt
Currency	July 14, 2025
Tax Registration:	CAD

Re: Receiver

Current Invoice Period: Charges posted through June 30, 2025

Amount Due Current Invoice **\$65,420.74**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. July 14, 2025
 102900002558
 Job No. 500002.5379
 Terms Due Upon Receipt
 Due Date: July 14, 2025
 Currency CAD
 Tax Registration:

Re: Receiver

Current Invoice Period: Charges posted through June 30, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	29.70	\$31,779.00
Michael Clark	Managing Director	\$850.00	27.60	\$23,460.00
Tessa Chiricosta	Senior Consultant	\$500.00	10.00	\$5,000.00
Total Professional Services			67.30	\$60,239.00
Expenses				Total
Air Travel				\$1,495.12
Business Meals				\$93.02
Car Rental				\$72.43
Gasoline				\$8.29
Miscellaneous Expense				\$364.00
Taxi				\$33.60
Total Expenses				\$2,066.46
Invoice Total				CAD Amount
				\$62,305.46
GST (5%)				\$3,115.28
Total Due				\$65,420.74

FTI Consulting Canada, Inc.
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 Toronto, ON M5K 1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

July 14, 2025
10290002558
500002.5379

Total Professional Services
Thomas Powell

06/04/2025	Negotiation of potential stalking horse; calls with potential real estate brokers; responding to lender inquiries; review and approval of disbursements; attend to rent matters include collections and correspondence with tenants	2.20
06/05/2025	Negotiation of potential stalking horse; calls with potential real estate brokers; responding to lender inquiries; review and approval of disbursements; attend to rent matters include collections and correspondence with tenants	1.50
06/06/2025	Negotiation of potential stalking horse; calls with potential real estate brokers; responding to lender inquiries; review and approval of disbursements; attend to rent matters include collections and correspondence with tenants	3.20
06/11/2025	Broker proposals and meetings; operations matters; reviewing and approving payments; discussions with M. Chiang regarding potential stalking horse bids; discussions with counsel	2.60
06/12/2025	Broker proposals and meetings; operations matters; reviewing and approving payments; discussions with M. Chiang regarding potential stalking horse bids; discussions with counsel	4.00
06/13/2025	Broker proposals and meetings; operations matters; reviewing and approving payments; discussions with M. Chiang regarding potential stalking horse bids; discussions with counsel	4.50
06/16/2025	Correspondence with brokers; review revised pricing guidance; review and approval of payments; file oversight	2.00
06/17/2025	Correspondence with brokers; review revised pricing guidance; review and approval of payments; file oversight	0.80
06/18/2025	Correspondence with brokers; review revised pricing guidance; review and approval of payments; file oversight	2.40
06/19/2025	Correspondence with brokers; review revised pricing guidance; review and approval of payments; file oversight	1.00
06/20/2025	Correspondence with brokers; review revised pricing guidance; review and approval of payments; file oversight	1.50
06/24/2025	Listing agreement matters; corresponding with property manager; review and approval of payments	1.00
06/25/2025	Listing agreement matters; corresponding with property manager; review and approval of payments	1.00
06/26/2025	Listing agreement matters; corresponding with property manager; review and approval of payments	1.60
06/27/2025	Listing agreement matters; corresponding with property manager; review and approval of payments	0.40
\$1,070.00		
per hour x total hrs		
		29.70
		\$31,779.00

FTI Consulting Canada, Inc.
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Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

July 14, 2025
102900002558
500002.5379

06/02/2025	Email communications with AY	0.30		
06/02/2025	May payment approval	0.20		
06/02/2025	Setting up Ascend estate; TR forms	0.60		
06/03/2025	Call with Dennison Contracting	0.20		
06/03/2025	Hotline review	0.50		
06/03/2025	May payment approval; preparing cheques; receivership notice	0.80		
06/03/2025	Phone call with AY; follow up call with AY regarding receivership process	0.50		
06/05/2025	Call with Mike Clark and Lindsay Shierman	0.50		
06/06/2025	Email with AY; notifying vendors of Receivership	1.50		
06/09/2025	Communication with Dennison Contracting	0.20		
06/09/2025	Spoke with CRA agent	0.20		
06/12/2025	Call with City of Kelowna	0.50		
06/13/2025	Cutting cheques; sending out Receivership notices; updating payment tracker	1.00		
06/16/2025	Communication with AY; notifying vendors	1.00		
06/26/2025	Reviewing payment run; approval process; preparing receivership notices	1.50		
06/30/2025	Initiating payment run; retrieving payment details	0.50		
			\$500.00	
			per hour x total hrs	10.00
				\$5,000.00

Total Professional Services	CAD	\$60,239.00
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Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	August 11, 2025 102900002643
Job No.	500002.5379
Terms	Due Upon Receipt
Due Date:	August 11, 2025
Currency	CAD
Tax Registration:	

Re: Receiver

Current Invoice Period: Charges posted through July 31, 2025

Amount Due Current Invoice **\$41,328.00**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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 Toronto, ON M5K 1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. August 11, 2025
 Job No. 102900002643
 Terms 500002.5379
 Due Date: Due Upon Receipt
 Currency August 11, 2025
 Tax Registration: CAD

Re: Receiver

Current Invoice Period: Charges posted through July 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	25.50	\$27,285.00
Michael Clark	Managing Director	\$850.00	12.50	\$10,625.00
Tessa Chiricosta	Senior Consultant	\$500.00	2.90	\$1,450.00
Total Professional Services			40.90	\$39,360.00

Invoice Total	CAD Amount
	\$39,360.00
GST (5%)	\$1,968.00
Total Due	\$41,328.00

FTI Consulting Canada, Inc.
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 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

August 11, 2025
102900002643
500002.5379

Total Professional Services Thomas Powell

07/02/2025	Preparation for sales launch; review of payments and AY reporting	1.00	
07/03/2025	Preparation for sales launch; review of payments and AY reporting	2.60	
07/04/2025	Preparation for sales launch; review of payments and AY reporting	0.80	
07/09/2025	Review of materials; corresponding with CBRE and Royal Lepage; internal discussions with M. Clark; sales process matters	3.00	
07/10/2025	Review of materials; corresponding with CBRE and Royal Lepage; internal discussions with M. Clark; sales process matters	2.60	
07/11/2025	Review of materials; corresponding with CBRE and Royal Lepage; internal discussions with M. Clark; sales process matters	0.80	
07/14/2025	Sales launch; correspondence with lenders and creditors; internal discussions with M. Clark; review and approve payments; file oversight	1.20	
07/15/2025	Sales launch; correspondence with lenders and creditors; internal discussions with M. Clark; review and approve payments; file oversight	1.00	
07/16/2025	Sales launch; correspondence with lenders and creditors; internal discussions with M. Clark; review and approve payments; file oversight	2.40	
07/18/2025	Sales launch; correspondence with lenders and creditors; internal discussions with M. Clark; review and approve payments; file oversight	0.80	
07/24/2025	Sales process matters; review update from CBRE; review receipts and disbursements	1.40	
07/25/2025	Sales process matters; review update from CBRE; review receipts and disbursements	3.50	
07/29/2025	Sales process matters; meeting with brokers; lender updates	2.80	
07/30/2025	Sales process matters; meeting with brokers; lender updates	1.60	
	\$1,070.00	per hour x total hrs	25.50
			\$27,285.00

Michael Clark

07/04/2025	Attend call with CBRE	0.40	
07/07/2025	Review CBRE marketing materials and appraisal	2.30	
07/08/2025	Send comments to CBRE; review Court materials re. NBC debts; attend call with CBRE re. marketing materials	1.30	
07/09/2025	Review final version of marketing materials; review comments from Blakes on confidentiality agreement	1.30	
07/11/2025	Attend to email correspondence with CBRE; internal discussions re. same	0.30	
07/14/2025	Review data room; review amendments to CA re. Slate; review Factors lease renewal	2.80	

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Invoice Detail

Invoice No.
Job No.

August 11, 2025
102900002643
500002.5379

07/15/2025	Review comments from Blakes on Factors lease extension; review CAs received	1.30	
07/16/2025	Attend to email updates re. sale process; review data room changes; attend call with J. Karkoutlian	1.80	
07/17/2025	Attend to correspondence re. receiver's certificate payout	0.20	
07/25/2025	Review sale process update from CBRE; email correspondence re. same	0.80	
	\$850.00	per hour x total hrs	12.50 \$10,625.00

Tessa Chiricosta

07/03/2025	Call to vendor to confirm banking details; cheque run; update to AY	1.00	
07/15/2025	Payment run for appraisal and professional fees	0.40	
07/17/2025	Wire payment and approval requests	0.10	
07/23/2025	Couriering keys; call with Richard Ladd	0.50	
07/23/2025	Cutting extra key set	0.20	
07/24/2025	TR forms	0.50	
07/24/2025	TR forms	0.20	
	\$500.00	per hour x total hrs	2.90 \$1,450.00

Total Professional Services		CAD	\$39,360.00
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Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	September 11, 2025
Job No.	102900002766
Terms	500002.5379
Due Date:	Due Upon Receipt
Currency	September 11, 2025
Tax Registration:	CAD

Re: Receiver

Current Invoice Period: Charges posted through August 31, 2025

Amount Due Current Invoice **\$38,797.06**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. September 11, 2025
 Job No. 102900002766
 Terms 500002.5379
 Due Date: Due Upon Receipt
 Currency September 11, 2025
 Tax Registration: CAD

Re: Receiver

Current Invoice Period: Charges posted through August 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	26.50	\$28,355.00
Michael Clark	Managing Director	\$850.00	5.60	\$4,760.00
Longmai Yan	Director	\$700.00	1.50	\$1,050.00
Tessa Chiricosta	Senior Consultant	\$500.00	5.50	\$2,750.00
Total Professional Services			39.10	\$36,915.00

Expenses	Total
Delivery & Courier	\$34.58
Total Expenses	\$34.58

Invoice Total	CAD Amount
	\$36,949.58
GST (5%)	\$1,847.48
Total Due	\$38,797.06

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No. September 11, 2025
Job No. 102900002766
500002.5379

Total Professional Services Thomas Powell

08/01/2025	Corresponding with Ms. Wei; prepare for and attend meeting	1.00	
08/03/2025	Corresponding with Ms. Wei; prepare for and attend meeting	2.00	
08/07/2025	Meetings and discussions with Nancy Wei; review and approve payments; correspondence with strata manager; file oversight	3.00	
08/08/2025	Meetings and discussions with Nancy Wei; review and approve payments; correspondence with strata manager; file oversight	2.50	
08/11/2025	Sales matters; discussions with Mike re payments and collection of rents; file oversight	1.00	
08/14/2025	Sales matters; discussions with Mike re payments and collection of rents; file oversight	1.60	
08/15/2025	Sales matters; discussions with Mike re payments and collection of rents; file oversight	2.40	
08/18/2025	Sale process update; corresponding with lenders; reviewing and approving payments; operations matters	2.50	
08/19/2025	Sale process update; corresponding with lenders; reviewing and approving payments; operations matters	3.00	
08/20/2025	Sale process update; corresponding with lenders; reviewing and approving payments; operations matters	1.00	
08/26/2025	Sales matters; review correspondence from brokers; review status of Bronco Glass lease; review and approve payments	0.30	
08/28/2025	Sales matters; review correspondence from brokers; review status of Bronco Glass lease; review and approve payments	4.20	
08/29/2025	Sales matters; review correspondence from brokers; review status of Bronco Glass lease; review and approve payments	2.00	
	\$1,070.00	per hour x total hrs	26.50
			\$28,355.00

Michael Clark

08/11/2025	Review payments, review email correspondence re. insurance renewal; internal discussions re same	1.30
08/12/2025	review email correspondence re. lease renewal	0.30
08/13/2025	attend to insurance matters; follow up with CBRE re. progress report	0.30
08/14/2025	attend to insurance matters	0.30
08/18/2025	Review CBRE progress report; attend call with CBRE; provide progress report to secured creditors	1.30

FTI Consulting Canada, Inc.
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Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

September 11, 2025
 Invoice No. 102900002766
 Job No. 500002.5379

08/20/2025	Review correspondence re. roof repairs; Attend call with property manager re. roof repairs	0.80	
08/25/2025	Review lease extension and sign; review quote on road repair	1.30	
	\$850.00	per hour x total hrs	5.60 \$4,760.00

Longmai Yan

08/03/2025	Meeting with former principal of Manna Industrial Fund re: change in control of GP entity, sale proceeds of related property and dispute over it, pending receivership application of related entities, go forward plan re entire fund, etc.	1.50	
	\$700.00	per hour x total hrs	1.50 \$1,050.00

Tessa Chiricosta

08/11/2025	call with Fortis	0.50	
08/11/2025	Call with Maintenance home	0.50	
08/11/2025	Call with TELUS regarding pre-filing services on invoices	0.50	
08/11/2025	Email to confirm Boughton law	0.50	
08/11/2025	Manna payment run - approval process	1.50	
08/11/2025	Manna payment run - cheques	1.50	
08/12/2025	Wire payments and approvals	0.20	
08/18/2025	Email with AY	0.10	
08/29/2025	Mailbox review and response to inquiries	0.20	
	\$500.00	per hour x total hrs	5.50 \$2,750.00

Total Professional Services CAD \$36,915.00



Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	October 07, 2025
Job No.	102900002850
Terms	500002.5379
Due Date:	Due Upon Receipt
Currency	October 07, 2025
Tax Registration:	CAD

Re: Receiver

Current Invoice Period: Charges posted through September 30, 2025

Amount Due Current Invoice **\$39,847.50**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Bank of Nova Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 King Street West	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. C/O T10073 P.O. Box 10073 Postal Station A Toronto, ON M5W 2B1 Canada
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FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. **October 07, 2025**
 Job No. **102900002850**
 Terms **500002.5379**
 Due Date: **Due Upon Receipt**
 Currency **October 07, 2025**
CAD
 Tax Registration:

Re: Receiver

Current Invoice Period: Charges posted through September 30, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,070.00	18.50	\$19,795.00
Michael Clark	Managing Director	\$850.00	17.30	\$14,705.00
Longmai Yan	Director	\$700.00	1.50	\$1,050.00
Tessa Chiricosta	Senior Consultant	\$500.00	4.80	\$2,400.00
Total Professional Services			42.10	\$37,950.00

Invoice Total	CAD Amount
	\$37,950.00
GST (5%)	\$1,897.50
Total Due	\$39,847.50

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

October 07, 2025
102900002850
500002.5379

Total Professional Services Thomas Powell

09/08/2025	Sales process matters; discussions with lenders; discussions with brokers; operational matters	1.00		
09/11/2025	Sales process matters; discussions with lenders; discussions with brokers; operational matters	4.50		
09/12/2025	Sales process matters; discussions with lenders; discussions with brokers; operational matters	3.00		
09/16/2025	Update report; sales process matters; operational matters; attend to file administration	2.50		
09/17/2025	Update report; sales process matters; operational matters; attend to file administration	4.00		
09/25/2025	Sales process matters; review insurance coverage; review of receipts and disbursements; attend to file administration	3.50		
			\$1,070.00	per hour x total hrs
			18.50	\$19,795.00

Michael Clark

09/05/2025	Attend to insurance matters; review outline for report to NBC	0.80		
09/09/2025	Attend to insurance matters	0.50		
09/11/2025	Review bi-weekly report from CBRE; attend to email correspondence with CMI	0.50		
09/12/2025	Attend meeting with CBRE; review outstanding GST	1.30		
09/15/2025	Review insurance quotes; attend to Lender update	4.30		
09/16/2025	Finalize secured lender update	5.30		
09/18/2025	Attend to inquiry from CMI	0.40		
09/22/2025	Attend to insurance matters	0.80		
09/24/2025	Attend to insurance matters; Attend call with Blakes re. form of offer	0.80		
09/25/2025	Attend SPA matters; review leases	1.30		
09/26/2025	Attend call with insurance broker re. loss payee; review insurance binders received; attend to email correspondence re. sale process	1.30		
			\$850.00	per hour x total hrs
			17.30	\$14,705.00

Longmai Yan

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Toronto, ON M5K1G8 Canada
GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No. **October 07, 2025**
 Job No. **102900002850**
500002.5379

09/12/2025	Prepare and attend call with lender of Manna LP re status update and issues regarding proceeds from Brampton property; Various emails re same.	1.00		
09/26/2025	Call with lender to Manna Fund LP re status update and potential receivership appointment.	0.50		
			\$700.00	per hour x total hrs 1.50 \$1,050.00

Tessa Chiricosta

09/02/2025	Responding to general inbox inquiries	0.10		
09/10/2025	Payment run; wire approval; approval request	0.20		
09/10/2025	Template deck for update to lenders	0.50		
09/16/2025	Payment run review; obtaining wire details; preparing cheques; wire approval; obtaining management agreements	3.50		
09/16/2025	Review of general hotline	0.30		
09/24/2025	Payment run; banking requests	0.20		
			\$500.00	per hour x total hrs 4.80 \$2,400.00

Total Professional Services CAD \$37,950.00

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 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	November 14, 2025
Job No.	102900002994
Terms	500002.5379
Due Date:	Due Upon Receipt
Currency	November 14, 2025
Tax Registration:	CAD

Re: Receiver

Current Invoice Period: Charges posted through October 31, 2025

Amount Due Current Invoice **\$72,090.38**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:	FTI Consulting Canada Inc. A/S T10073 C.P. 10073, Succursale A Toronto, ON M5W 2B1 Canada
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FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K 1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. November 14, 2025
 Job No. 102900002994
 Terms 500002.5379
 Due Date: Due Upon Receipt
 Currency: November 14, 2025
 Tax Registration: CAD

Re: Receiver

Current Invoice Period: Charges posted through October 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	27.10	\$29,268.00
Michael Clark	Managing Director	\$875.00	40.10	\$35,087.50
Tessa Chiricosta	Senior Consultant	\$550.00	7.80	\$4,290.00
Total Professional Services			75.00	\$68,645.50
Expenses				Total
Miscellaneous Expense				\$12.00
Total Expenses				\$12.00
Invoice Total				Amount CAD
				\$68,657.50
GST (5%)				\$3,432.88
Total Due				\$72,090.38



Invoice Detail

Invoice No. November 14, 2025
Job No. 102900002994
500002.5379

Total Professional Services Thomas Powell

10/01/2025	Sales process matters	1.50	
10/02/2025	Sales process matters	1.00	
10/03/2025	Sales process matters	1.40	
10/08/2025	Sales process matters; evaluating bids; follow-up with stakeholders	2.00	
10/09/2025	Sales process matters; evaluating bids; follow-up with stakeholders	3.80	
10/10/2025	Sales process matters; evaluating bids; follow-up with stakeholders	3.50	
10/16/2025	Bid matters; discussions with lenders; update to John K	2.00	
10/17/2025	Bid matters; discussions with lenders; update to John K	2.80	
10/23/2025	Internal discussions with M. Clark; evaluation of second round bids	1.00	
10/24/2025	Internal discussions with M. Clark; evaluation of second round bids	1.20	
10/28/2025	Sales matters; discussions re recommended path forward; prepare for and attend call with IMC	2.40	
10/29/2025	Sales negotiations and diligence matters	1.40	
10/30/2025	Sales negotiations and diligence matters	1.40	
10/31/2025	Sales negotiations and diligence matters	1.70	
	\$1,080.00	per hour x total hrs	27.10
			\$29,268.00

Michael Clark

10/01/2025	review draft PSA; attend call with Blakes re PSA; provide draft PSA to CBRE	1.30	
10/06/2025	Attend to insurance matters	0.30	
10/07/2025	Attend call with CBRE re. offers; review email correspondence re. break fee	0.80	
10/08/2025	Attend to sale process matters re. bid deadline; internal discussions re. same	0.80	
10/09/2025	Review bids received; Attend call with CBRE re. bid summary; prepare bid summary for secured lenders; review email correspondence re. bid summary	3.80	
10/10/2025	Attend call with NBC re. bid update; attend call with IMC re bid update;	1.80	
10/14/2025	Attend to email correspondence re. sale process; attend to Phase I ESA matters; attend call with A. Liang re. communication to bidders	2.30	
10/15/2025	Attend to Phase I ESA matters; attend to security review matters	0.80	
10/17/2025	Attend to email correspondence with NBC re. communications with bidders	0.20	
10/20/2025	Review security opinion	0.80	
10/21/2025	Attend to sale process matters re. round 2 deadline; attend call with Blakes re. security opinion	2.80	
10/22/2025	Review comments from Blakes re. sale process; attend to email correspondence re. creditor inquiries; internal discussions re. same	1.30	

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Toronto, ON M5K1G8 Canada

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Invoice Detail

Invoice No. **November 14, 2025**
 Job No. **102900002994**
500002.5379

10/23/2025	Attend to sale process matters		0.80	
10/24/2025	prepare for and attend call with IMC; review email correspondence from IMC; prepare timeline to closing in consultation with Blakes; review evidence of financial wherewithal provided by bidders; attend call with CBRE		5.30	
10/27/2025	Attend to draft report re. sale; attend call with Blakes re. Nanite SPA; draft correspondence to IMC; review revised SPA		7.10	
10/28/2025	Prepare and attend call with IMC; internal discussions re. same; attend call with S. Laursen re. Bronco Glass; review professional fee summary; attend to draft report; attend call with Blakes re. next steps		4.30	
10/29/2025	Attend call with Blakes re. APA; draft update to IMC; provide update to CBRE; provide counteroffer to Nanite		2.80	
10/31/2025	Review correspondence re. SPA; Attend call with Blakes re. SPA; Provide update to IMC; internal discussions re. same; attend call with AY re. Bronco Glass renewal		2.80	
		\$875.00	per hour x total hrs	40.10
				\$35,087.50

Tessa Chiricosta

10/08/2025	Banking matters; wire payment; approval requests		0.40	
10/14/2025	Payment review and approvals; payment record keeping; communication with vendors		2.00	
10/15/2025	Preparing CRA Receivership account opening forms; faxing to the CRA		1.00	
10/17/2025	Reviewing hotline inquires		0.50	
10/21/2025	Banking matters; new account opening		0.40	
10/22/2025	Payment run; wire approval		0.20	
10/28/2025	Professional fee summary tables for report		2.00	
10/29/2025	Wire payments; approval request		0.20	
10/30/2025	Month end bank reconciliation		1.00	
10/31/2025	Communication with AY management		0.10	
		\$550.00	per hour x total hrs	7.80
				\$4,290.00

Total Professional Services CAD \$68,645.50

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | ficonsulting.com



Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	December 11, 2025
Job No.	102900003104
Terms	500002.5379
Due Date:	Due Upon Receipt
Currency	December 11, 2025
Tax Registration:	CAD

Re: Receiver

Current Invoice Period: Charges posted through November 30, 2025

Amount Due Current Invoice **\$58,524.90**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
 A/S T10073
 C.P. 10073, Succursale A
 Toronto, ON M5W 2B1
 Canada

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. December 11, 2025
 Job No. 102900003104
 Terms 500002.5379
 Due Date: Due Upon Receipt
 Currency December 11, 2025
 Tax Registration: CAD

Re: Receiver

Current Invoice Period: Charges posted through November 30, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	25.10	\$27,108.00
Michael Clark	Managing Director	\$875.00	29.20	\$25,550.00
Tessa Chiricosta	Senior Consultant	\$550.00	5.60	\$3,080.00
Total Professional Services			59.90	\$55,738.00

Invoice Total	Amount CAD
	\$55,738.00
GST (5%)	\$2,786.90
Total Due	\$58,524.90

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

December 11, 2025
102900003104
500002.5379

Total Professional Services Thomas Powell

11/06/2025	Meetings with counsel; review of marked up purchase and sale agreement; update lenders; discuss GST matters with counsel	2.40	
11/07/2025	Meetings with counsel; review of marked up purchase and sale agreement; update lenders; discuss GST matters with counsel	3.20	
11/12/2025	Discussions with IMC team; meeting with Blakes.	1.80	
11/13/2025	Transaction matters; review and finalize purchase agreement; discussions with legal counsel; updates to lenders	2.00	
11/14/2025	Transaction matters; review and finalize purchase agreement; discussions with legal counsel; updates to lenders	2.50	
11/15/2025	Transaction matters; review and finalize purchase agreement; discussions with legal counsel; updates to lenders	0.70	
11/18/2025	Transaction application materials; Receiver's report; updates to lenders; corresponding with counsel	1.50	
11/19/2025	Transaction application materials; Receiver's report; updates to lenders; corresponding with counsel	4.50	
11/21/2025	Transaction application materials; Receiver's report; updates to lenders; corresponding with counsel	0.80	
11/26/2025	Transaction matters; Bronco glass renewal; conversations with AY and S. Laursen; review revisions to Receiver's report; corresponding with Blakes	2.20	
11/27/2025	Transaction matters; Bronco glass renewal; conversations with AY and S. Laursen; review revisions to Receiver's report; corresponding with Blakes	2.80	
11/28/2025	Transaction matters; Bronco glass renewal; conversations with AY and S. Laursen; review revisions to Receiver's report; corresponding with Blakes	0.70	
	\$1,080.00	per hour x total hrs	25.10
			\$27,108.00

Michael Clark

11/01/2025	Attend call with CBRE re. RVO; attend to email correspondence with Blakes re. same	0.80
11/02/2025	Attend to email correspondence with Blakes/CBRE re. RVO	0.50
11/04/2025	Review email updates re. status of SPA; draft updates to secured lenders	1.80
11/05/2025	Attend call with AY re. information request; review email correspondence re. information requests; attend call with CBRE re status	0.80
11/06/2025	Review revised SPA; attend call with Blakes; internal discussions re. same	1.30
11/07/2025	Draft update to IMC; attend call with Blakes re. SPA	0.80

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Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

		December 11, 2025
		102900003104
		500002.5379
		Invoice No.
		Job No.
11/10/2025	Review revised PSA; attend to email correspondence with IMC; attend call with Blakes re. status; attend to email correspondence re. minute books; attend to email correspondence re. purchaser request for contracts	2.80
11/11/2025	Attend to email correspondence re. diligence request	0.30
11/12/2025	prepare for and attend call with IMC re status; review email correspondence re. revised SPA; correspondence with AY re. contracts; attend to reporting matters	5.30
11/13/2025	Attend to reporting matters; review and approve disbursements	1.80
11/14/2025	Review revised SPA: attend call with Blakes re same; attend to reporting matters	2.80
11/17/2025	Attend call with Blakes re. minute books; attend to email correspondence re. PSA matters	0.80
11/18/2025	Review draft RVO; internal discussions re. RVO; Attend to reporting matters	1.30
11/19/2025	Finalize report re. sale approval; internal discussions re same	2.30
11/20/2025	Attend to correspondence with stakeholders/Blakes re. Court application for sale approval	0.30
11/23/2025	Attend to email correspondence re. interested parties	0.30
11/24/2025	Attend calls with CBRE re. closing matters; attend call with Royal Lepage re. interested parties; attend call with Blakes re. Bronco glass; Attend call with CBRE re. Bronco Glass: review PSA re. closing matters	1.80
11/25/2025	Attend call with Avison Young re. Bronco Glass; review email correspondence with Blakes re. same; attend to reporting matters	1.30
11/26/2025	review Blakes Comments on report; update report	1.80
11/28/2025	Attend to reporting matters	0.30
\$875.00		per hour x total hrs
		29.20
		\$25,550.00

Tessa Chiricosta

11/03/2025	Email with Avison Young; cheque run	0.30
11/10/2025	Payment run communication	0.10
11/10/2025	Reviewing hotline inquiries; updating claims register	1.00
11/12/2025	Payment run; invoice review; wires; cheque run	2.50
11/17/2025	Banking matter; requesting approval	0.10
11/19/2025	Payment run; approval request; record filing; correspondence with A&D asphalt regarding refund payment	0.30
11/21/2025	Banking matter; follow up approval request	0.10
11/24/2025	Banking matters; following up on requested returned payment	0.10
11/25/2025	Record keeping; filing of monthly financial statements	0.40
11/27/2025	TR forms; month end bank reconciliation	0.50
11/28/2025	Payment processing; approval requests	0.20

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

December 11, 2025
 Invoice No. 102900003104
 Job No. 500002.5379

\$550.00	per hour x total hrs	5.60	\$3,080.00
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Total Professional Services		CAD	\$55,738.00
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Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	January 05, 2026 102900003176
Job No.	500002.5379
Terms	Due Upon Receipt
Due Date:	January 05, 2026
Currency	CAD
Tax Registration:	

Re: Receiver

Current Invoice Period: Charges posted through December 31, 2025

Amount Due Current Invoice **\$29,776.95**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest Toronto, Ontario M5H 1H1 Canada	Swift/BIC Code:	NOSCCATT
		Transit Code:	47696
		Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to: FTI Consulting Canada Inc.
 A/S T10073
 C.P. 10073, Succursale A
 Toronto, ON M5W 2B1
 Canada

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K 1G8 Canada
 GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. January 05, 2026
 Job No. 102900003176
 Terms 500002.5379
 Due Date: Due Upon Receipt
 Currency: January 05, 2026
 Tax Registration: CAD

Re: Receiver

Current Invoice Period: Charges posted through December 31, 2025

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	13.30	\$14,364.00
Michael Clark	Managing Director	\$875.00	10.40	\$9,100.00
Tessa Chiricosta	Senior Consultant	\$550.00	8.90	\$4,895.00
Total Professional Services			32.60	\$28,359.00

Invoice Total	Amount CAD
	\$28,359.00
GST (5%)	\$1,417.95
Total Due	\$29,776.95

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K 1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

January 05, 2026
102900003176
500002.5379

Total Professional Services Thomas Powell

12/01/2025	Transaction matters; Bronco glass; sale approval application	0.80		
12/04/2025	Transaction matters; Bronco glass; sale approval application	1.50		
12/05/2025	Transaction matters; Bronco glass; sale approval application	1.20		
12/11/2025	Bronco glass lease matters; correspond with brokers; review of budget; correspondence with property managers	2.50		
12/12/2025	Bronco glass lease matters; correspond with brokers; review of budget; correspondence with property managers	3.00		
12/17/2025	Review and approval of payments; sales process matters; corresponding internally re Bronco Glass matter and financing considerations	2.80		
12/18/2025	Review and approval of payments; sales process matters; corresponding internally re Bronco Glass matter and financing considerations	1.50		
			\$1,080.00	per hour x total hrs
				13.30
				\$14,364.00

Michael Clark

12/01/2025	Attend to email correspondence with IMC re. status; attend to email correspondence with AY re budget; attend call with CBRE re. Nanite financing; attend call with S. Laursen re. Bronco	1.80		
12/02/2025	Finalize report; review notice of application; attend to email correspondence with IMC re. bronco glass	2.80		
12/03/2025	Review budget proposed by AY; attend call with Blakes re. closing matters	1.30		
12/08/2025	attend call with CBRE re next steps; attend call with Royal LePage re Bronco; attend to email correspondence re same	0.80		
12/09/2025	Attend call with Blakes re. CBRE communications with Purchaser	0.30		
12/10/2025	Prepare for and attend Court hearing; update CBRE re outcome	2.30		
12/19/2025	Attend to closing matters	0.30		
12/22/2025	Attend to transaction matters re. closing	0.80		
			\$875.00	per hour x total hrs
				10.40
				\$9,100.00

Tessa Chiricosta

12/01/2025	Variance analysis	3.00		
12/02/2025	Budget Review	0.50		

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TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No. **January 05, 2026**
 Job No. **102900003176**
500002.5379

12/02/2025	Website update request		0.10	
12/03/2025	Budget review call; email follow up		1.00	
12/04/2025	Budget review call; email follow up		0.10	
12/04/2025	Payment run; invoice review; banking matters		1.50	
12/04/2025	Website update		0.30	
12/08/2025	Follow up call to CRA regarding 0002 account opening; account opened		1.50	
12/10/2025	Website update request		0.10	
12/16/2025	Payment run; wire approval; banking matters		0.30	
12/17/2025	TR forms; banking matters		0.50	
		\$550.00	per hour x total hrs	8.90
				\$4,895.00

	Total Professional Services	CAD	\$28,359.00
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Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	February 09, 2026 102900003334
Job No.	500002.5379
Terms	Due Upon Receipt
Due Date:	February 09, 2026
Currency	CAD
Tax Registration:	

Re: Receiver

Current Invoice Period: Charges posted through January 31, 2026

Amount Due Current Invoice	\$47,097.75
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Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest Toronto, Ontario M5H 1H1 Canada	Swift/BIC Code:	NOSCCATT
		Transit Code:	47696
		Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
 A/S T10073
 C.P. 10073, Succursale A
 Toronto, ON M5W 2B1
 Canada

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. February 09, 2026
 Job No. 102900003334
 Terms 500002.5379
 Due Date: Due Upon Receipt
 February 09, 2026
 Currency CAD
 Tax Registration:

Re: Receiver

Current Invoice Period: Charges posted through January 31, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	20.00	\$21,600.00
Michael Clark	Managing Director	\$875.00	21.80	\$19,075.00
Tessa Chiricosta	Senior Consultant	\$550.00	7.60	\$4,180.00
Total Professional Services			49.40	\$44,855.00

Invoice Total	Amount CAD
	\$44,855.00
GST (5%)	\$2,242.75
Total Due	\$47,097.75

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada
 GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

February 09, 2026
102900003334
500002.5379

Total Professional Services Thomas Powell

01/02/2026	Lender inquiries; bronco glass matters; internal review of expected realizations;	1.60		
01/08/2026	Realtor and Bronco Glass lease matters; discussions with Lawsons re closing matters and potential bankruptcy of the LP; discussions with Dentons regarding preparations to close	3.40		
01/09/2026	Realtor and Bronco Glass lease matters; discussions with Lawsons re closing matters and potential bankruptcy of the LP; discussions with Dentons regarding preparations to close	0.70		
01/15/2026	Closing matters; discussions with brokers; lease renewal matters; corresponding with property management company	2.60		
01/16/2026	Closing matters; discussions with brokers; lease renewal matters; corresponding with property management company	1.50		
01/22/2026	Closing matters; Bronco glass; discussions and correspondence with brokers re potential extension; cash flow matters	2.50		
01/23/2026	Closing matters; Bronco glass; discussions and correspondence with brokers re potential extension; cash flow matters	2.20		
01/27/2026	Corresponding with property manager; discussions with brokers; review IMC application materials	1.00		
01/29/2026	Corresponding with property manager; discussions with brokers; review IMC application materials	2.50		
01/30/2026	Corresponding with property manager; discussions with brokers; review IMC application materials	2.00		
	\$1,080.00		per hour x total hrs	20.00
				\$21,600.00

Michael Clark

01/05/2026	Prepare estimated realization schedule; follow up with CBRE re. Bronco; prepare interim statement of receipts and disbursements; review proposed payments	3.80		
01/06/2026	Correspondence with CBRE re listing agreement; review update to IMC; attend to email correspondence with IMC and NBC re. realization analysis	1.30		
01/07/2026	revise deck re estimated realization to IMC	0.80		
01/12/2026	Review lease listing agreement; attend to email correspondence re. sale closing matters	1.30		
01/14/2026	Review email correspondence re. closing matters	0.50		

FTI Consulting Canada, Inc.
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Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

February 09, 2026
102900003334
500002.5379

01/16/2026	prepare for and attend call with CBRE re. transaction matters; attend call with AY re information requests	1.80		
01/19/2026	Attend to sale process matters re. closing	0.80		
01/20/2026	Attend to closing matters re. diligence requests	0.80		
01/21/2026	Review documents received re. GST; attend to closing matters; attend call with Blakes re. closing matters	2.30		
01/23/2026	prepare for and attend call with NBC re update; draft letter to Lawson re GST	3.80		
01/26/2026	Prepare for and attend call with CBRE/Royal Lepage; provide summary to T. Powell; review payments; review application materials re. enhanced order	2.80		
01/27/2026	Review Blakes comments on application materials; internal discussions re same	1.30		
01/29/2026	Attend to closing matters;	0.50		
			\$875.00	
			per hour x total hrs	21.80
				\$19,075.00

Tessa Chiricosta

01/02/2026	Payment run; invoice review; communication with AY group	1.50		
01/05/2026	Payment run; invoice review;	2.00		
01/06/2026	Payment wires; request and approval	0.30		
01/08/2026	Email with claimant regarding payment run	0.30		
01/23/2026	GST filing matters; reconciliation of post filing GST	1.50		
01/26/2026	Payment run; invoice review and filing	0.50		
01/26/2026	Payment run; invoice review; communication with AY	1.00		
01/27/2026	Payment run; invoice review and filing	0.50		
			\$550.00	
			per hour x total hrs	7.60
				\$4,180.00

Total Professional Services CAD \$44,855.00

FTI Consulting Canada, Inc.
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Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Remittance

MANNA INDUSTRIAL FUND (VALUE-ADD)
 LIMITED PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No.	February 28, 2026 102900003379
Job No.	500002.5379
Terms	Due Upon Receipt
Due Date:	February 28, 2026
Currency	CAD
Tax Registration:	

Re: Receiver

Current Invoice Period: Charges posted through February 28, 2026

Amount Due Current Invoice **\$65,631.30**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest Toronto, Ontario M5H 1H1 Canada	Swift/BIC Code:	NOSCCATT
		Transit Code:	47696
		Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to: **FTI Consulting Canada Inc.**
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

MANNA INDUSTRIAL FUND (VALUE-ADD) LIMITED
 PARTNERSHIP
 c/o FTI Consulting Canada Inc.
 1450 - 701 West Georgia Street
 Vancouver, BC V7Y 1B6
 Canada

Invoice No. February 28, 2026
 Job No. 102900003379
 Terms 500002.5379
 Due Date: Due Upon Receipt
 Currency February 28, 2026
 Tax Registration: CAD

Re: Receiver

Current Invoice Period: Charges posted through February 28, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	14.70	\$15,876.00
Michael Clark	Managing Director	\$875.00	46.00	\$40,250.00
Tessa Chiricosta	Senior Consultant	\$550.00	11.60	\$6,380.00
Total Professional Services			72.30	\$62,506.00

Invoice Total	Amount CAD
	\$62,506.00
GST (5%)	\$3,125.30
Total Due	\$65,631.30



Invoice Detail

February 28, 2026
Invoice No. 102900003379
Job No. 500002.5379

Total Professional Services Thomas Powell

02/02/2026	Transaction and pre-closing matters; corresponding with counsel and stakeholders	1.40
02/04/2026	Transaction and pre-closing matters; corresponding with counsel and stakeholders	1.80
02/05/2026	Transaction and pre-closing matters; corresponding with counsel and stakeholders	0.60
02/11/2026	Closing matters; statement of adjustments; discussions with AY	1.50
02/12/2026	Closing matters; statement of adjustments; discussions with AY	1.50
02/13/2026	Closing matters; statement of adjustments; discussions with AY	2.80
02/15/2026	Closing matters; statement of adjustments; discussions with AY	1.20
02/17/2026	Closing matters; planning regarding distribution order application	1.40
02/19/2026	Closing matters; planning regarding distribution order application	1.00
02/23/2026	Post-closing and application matters	1.00
02/25/2026	Post-closing and application matters	0.50
	\$1,080.00	per hour x total hrs
		14.70
		\$15,876.00

Michael Clark

02/02/2026	attend call with CBRE re. closing matters; correspondence with Blakes re. same	0.80
02/03/2026	Attend call with Royal LePage re. outstanding closing items; Review correspondence from CBRE re. closing; attend to update to stakeholders	1.30
02/04/2026	Address query from NBC re. closing matters	0.30
02/05/2026	Attend to closing matters re. estoppel certificates.	0.80
02/06/2026	Attend to closing matters; attend call with AY re. assistance with estoppel certificates; correspondence with Blakes re. same.	2.30
02/07/2026	Attend to closing matters re. statement of adjustments	1.30
02/09/2026	Attend to closing matters re. tenant credits; review contracts not being assigned; review statement of adjustments; internal discussions re. same; attend to correspondence with AY re estoppel certificates and closing matters; attend to correspondence with CBRE re. closing matters	5.80
02/10/2026	Attend to closing matters re. estoppel certificates; correspondence with AY re. Touchette	1.30
02/11/2026	Attend call with Blakes re. receivership application; attend to closing matters	4.80
02/12/2026	Attend to closing matters	2.30
02/13/2026	Review email correspondence re. closing; attend call with T. Powell re. same	0.80

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No. **February 28, 2026**
 Job No. **102900003379**
500002.5379

02/17/2026	Review closing schedules; attend to correspondence with AY; review updated general ledger; provide update to IMC; internal discussions re. same; attend to closing matters; provide final update to lenders re. closing	4.80		
02/18/2026	Attend to closing matters; attend to email correspondence with IMC	1.80		
02/19/2026	Attend call with AY; review updated statement of adjustments; review estimated recoveries	1.80		
02/20/2026	prepare for and attend call with Blakes re. next steps; coordinate collection of proceeds re. Kelowna properties/Brampton LP	1.30		
02/23/2026	Attend to draft report re. distribution	4.30		
02/24/2026	Attend to reporting matters; update estimated realization analysis; attend call with AY re. statement of adjustments; review supporting documentation re. statement of adjustments	6.30		
02/25/2026	Attend to reporting matters; attend to correspondence with IMC re realization analysis	1.80		
02/26/2026	Attend to email correspondence re. court hearing; provide update to secured lenders; review email correspondence re. same	0.30		
02/27/2026	Review draft bankruptcy filing documents; attend to correspondence with Blakes re. CRA	1.80		
	\$875.00	per hour x total hrs	46.00	\$40,250.00

Tessa Chiricosta

02/05/2026	Communication with AY; GST filing; bank matters for government remittance	1.50		
02/06/2026	Email with AY regarding TELUS invoice	0.50		
02/06/2026	Request with NBC regarding bill payment set up	0.50		
02/17/2026	Re-issuing cheques; correspondence with Avison Young	0.40		
02/17/2026	Remittance payment; approval request	1.00		
02/19/2026	Correspondence regarding bank letter; void cheque	0.30		
02/19/2026	Preparing payment run tracker; reconciling to bank balance	1.00		
02/20/2026	Payment run; approval request	0.40		
02/23/2026	Estate set up; filing form preparation	1.50		
02/24/2026	Preparing professional fee summary tables; reconciling bank reports	2.00		
02/25/2026	Updating estate set up per M.Clark comments	0.50		
02/27/2026	Finalizing bankruptcy filing forms; review with Mike Clark	2.00		
	\$550.00	per hour x total hrs	11.60	\$6,380.00

Total Professional Services CAD \$62,506.00

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

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