

May 16th, 2025

To: All Known Creditors of Manna Industrial Fund (Value Add) Limited Partnership, Manna Industrial Fund (Value Add) GP Corp., 8826 Jim Bailey Ltd., 375 Potterton Ltd., Genesis Manna Holdings Ltd., and Allion Holdings Ltd. (“Manna” or the “Debtors”).

On May 8, 2024, the Supreme Court of British Columbia granted an order (the “**Receivership Order**”) pursuant to Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and Section 39 of the Law and Equity Act, R.S.B.C. 1996 c. 253, as amended, appointing FTI Consulting Canada Inc. (“**FTI Consulting**”) as Receiver and Manager (in such capacity, the “**Receiver**”) without security, over:

- (a) the real property legally described as:
PID: 024-666-947
Lot 6 Section 2 Township 20 Osoyoos Division Yale District Plan KAP65805 including all rents and leases relating thereto, (the “**Jim Bailey Property**”);
- (b) the real property legally described as:
PID: 023-839-171
Lot D Section 2 Township 20 Osoyoos Division Yale District Plan KAP59703 including all rents and leases relating thereto, (the “**Potterton Property**”, together with the Jim Bailey Property, the “**Real Property**”);
- (c) all present and after-acquired personal property of the Debtors, located on, derived from, arising from, or used in relation to the Real Property;
- (d) all property, assets, and undertakings of 8826 Jim Bailey Ltd. (the “**Jim Bailey Nominee**”) and 375 Potterton Ltd. (the “**Potterton Nominee**”);
- (e) all shares in the capital stock of the Jim Bailey Nominee and the Potterton Nominee; and
- (f) any other assets, undertakings, or property of the Debtors located on or relating to the Real Property (collectively, the “**Property**”).

A copy of the Receivership Order and other public materials in respect of the receivership proceedings are available at the Receiver’s website:

<http://cfcanada.fticonsulting.com/Manna>

Periodic updates on the progress of the receivership will be posted on the Receiver's website. The Receiver may be contacted at:

Manna@fticonsulting.com

Phone: (833) 720-2887

Enclosed is a copy of the Receiver's Notice and Statement provided in accordance with Subsection 245(1) and 246(1) of the BIA.

Yours truly,

FTI Consulting Canada Inc.,
in its capacity as receiver and manager of
the Manna and not in its personal or corporate capacity

FORM 87

NOTICE AND STATEMENT OF THE RECEIVER

(Subsection 245(1) and 246(1) of the *Bankruptcy and Insolvency Act*)

IN THE MATTER OF THE RECEIVERSHIP OF

Manna Industrial Fund (Value Add) Limited Partnership, Manna Industrial Fund (Value Add) GP Corp, 8826 Jim Bailey Ltd., 375 Potterton Ltd., Genesis Manna Holdings Ltd., and Allion Holdings Ltd. ("Manna" or the "Debtors")

The Receiver gives notice and declares that:

1. On the 8th day of May 2025, we, FTI Consulting became the Receiver and manager in respect of the Property:
 - (a) the real property legally described as:
PID: 024-666-947
Lot 6 Section 2 Township 20 Osoyoos Division Yale District Plan KAP65805 including all rents and leases relating thereto, (the "**Jim Bailey Property**");
 - (b) the real property legally described as:
PID: 023-839-171
Lot D Section 2 Township 20 Osoyoos Division Yale District Plan KAP59703 including all rents and leases relating thereto, (the "**Potterton Property**", together with the Jim Bailey Property, the "**Real Property**");
 - (c) all present and after-acquired personal property of the Debtors, located on, derived from, arising from, or used in relation to the Real Property;
 - (d) all property, assets, and undertakings of 8826 Jim Bailey Ltd. (the "**Jim Bailey Nominee**") and 375 Potterton Ltd. (the "**Potterton Nominee**");
 - (e) all shares in the capital stock of the Jim Bailey Nominee and the Potterton Nominee;
and
 - (f) any other assets, undertakings, or property of the Debtors located on or relating to the Real Property.
2. The Receiver was appointed pursuant to the Order of the Supreme Court of British Columbia granted May 8, 2025, and took possession and control of the assets stated above on May 8, 2025.

3. The following information relates to the receivership:

- a) Address of the insolvent person: S207 5811 Cooney Road
Richmond, BC V6X 3M1
- b) Principal line of business: Commercial Real Estate Investment Fund
- c) Location of business: Headquartered in Richmond, BC
- d) The total amount (excluding interest and associated fees) owed to each creditor who holds a security on the property described above was approximately (amounts in Canadian dollars):

National Bank of Canada:	\$26,746,646
IMC Limited Partnership:	\$17,512,962

Note: The amount is as at May 8, 2025, and excludes other amounts in respect of costs and expenses incurred by National Bank including accrued interest.

- e) The detailed listing of other creditors and the amounts due are listed in the schedule attached hereto. As at May 8, 2025, the total amount reported as owed to other creditors was approximately:

Unsecured creditors:	\$ 69,461 (Schedule A)
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- f) The intended plan of action of the Receiver during the receivership is to evaluate and execute on the appropriate steps to realize on the Property with a view to maximizing recoveries for all creditors.

- g) Contact person for the Receiver:

FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450, PO Box 10089
Vancouver, BC V7Y 1B6

Telephone: 1-833-720-2887
Email: Manna@FTIConsulting.com

Dated at the city of Vancouver in the province of British Columbia, this 16th day of May 2025.

FTI Consulting Canada Inc. – Receiver

A handwritten signature in black ink, appearing to read 'Tom Powell', written over a horizontal line.

Tom Powell, CPA, CA, CIRP, LIT
Senior Managing Director

Schedule A

IN THE MATTER OF THE RECEIVERSHIP OF

Manna Industrial Fund (Value-Add) Limited Partnership, Manna Industrial Fund (Value-Add) GP Corp., Genesis Manna Holdings Ltd. and Allion Holdings Ltd. used in relation to the Real Property, and all property assets, and undertakings of 8826 Jim Bailey Ltd. and 375 Potterton Ltd

Consolidated List of Known Creditors as at May 8, 2025

Amounts are presented in CAD

Notes to consolidated list of creditors

1. The list is provided pursuant to section 243(1) of the Bankruptcy and Insolvency Act and regulations made thereunder. The list of creditors has been prepared without admission as to the liability for, or the quantum of, any of the amounts shown.
2. The dollar amounts are not to be used for the purpose of valuing any claims against the Debtors, as they are subject to change based on updated or additional information.
3. If a Claims Procedure is approved by the Court, creditors will be notified by the Receiver and invited to submit a proof of claim at that time.

Creditor Name	Address	City	Province	Postal Code	Country	Estimated Secured Amount	Estimated Unsecured Amount
National Bank of Canada	130 King Street West, Exchange Tower, 29th Floor	Toronto	ON	M5X 1J9	Canada	\$ 26,746,646	\$ -
IMC Limited Partnership	925 W Georgia St #1600	Vancouver	BC	V6C 2L1	Canada	17,512,962	-
Dennison Contracting Ltd	678 Downie Rd	Vernon	BC	V1B 3A9	Canada	-	2,415
National Tire Distributors	8826 Jim Bailey Crescent, Unit A2	Kelowna	BC	V4V 2L7	Canada	-	46,625
United Parcel Service Ltd.	8826 Jim Bailey Crescent, Unit A1	Kelowna	BC	V4V 2L7	Canada	-	7,429
Bronco Industries	375 Potterton Road, Unit A	Kelowna	BC	V4V 2K8	Canada	-	3,276
Pratts Food Service (Alberta) Ltd.	375 Potterton Road, Unit B	Kelowna	BC	V4V 2K8	Canada	-	3,235
Factors Group of Nutritional	375 Potterton Road, Unit C	Kelowna	BC	V4V 2K8	Canada	-	3,223
CHL Farms Ltd	375 Potterton Road, Unit D1	Kelowna	BC	V4V 2K8	Canada	-	1,637
Premium Canada Holdings Ltd.	375 Potterton Road, Unit D2	Kelowna	BC	V4V 2K8	Canada	-	1,621
Total						\$ 44,259,608	\$ 69,461