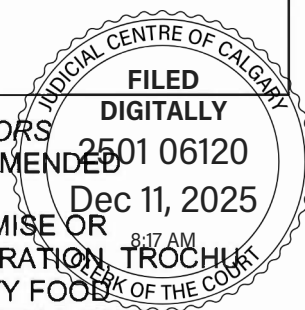


COURT FILE NUMBER 2501-06120
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY

Clerk's Stamp

IN THE MATTER OF THE COMPANIES' CREDITORS
ARRANGEMENT ACT, R.S.C. 1985, c C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF SUNTERRA FOOD CORPORATION, TROCHUT
MEAT PROCESSORS LTD., SUNTERRA QUALITY FOOD
MARKETS INC., SUNTERRA FARMS LTD., SUNWOLD FARMS
LIMITED, SUNTERRA BEEF LTD., LARIAGRA FARMS LTD.,
SUNTERRA FARM ENTERPRISES LTD., SUNTERRA
ENTERPRISES INC.



DOCUMENT

**AFFIDAVIT #6 OF RAYMOND PAI
SWORN DECEMBER 10, 2025**

PARTY FILING THIS
DOCUMENT

NATIONAL BANK OF CANADA

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT

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**AFFIDAVIT #6 OF RAYMOND PAI
Sworn on December 10, 2025**

I, RAYMOND PAI, the City of Calgary, in the Province of Alberta, SWEAR AND SAY
THAT:

1. I am an Assistant Vice President, Special Asset Management Unit ("**SAMU**"), with National Bank of Canada ("**NBC**"), previously Canadian Western Bank ("**CWB**"). NBC is a Schedule I bank incorporated under the *Bank Act*, S.C. 1991, c. 46, as amended, with its head office in the City of

Montreal, Quebec. On March 1, 2025, CWB and NBC amalgamated and continued under the name “National Bank of Canada”. Until March 1, 2025, the dealings between NBC and the Applicants (as defined below) were between the Applicants and NBC’s predecessor, CWB, and thereafter have been between the Applicants and NBC. References in this Affidavit to NBC include, as and where applicable, matters including CWB prior to amalgamation.

2. This affidavit supplements the previous affidavits that I have sworn in this matter.

3. This affidavit is specifically directed toward the Application by Sunterra Food Corporation, Trochu Meat Processors Ltd., Sunterra Quality Food Markets Inc., Sunterra Farms Ltd., Sunwold Farms Limited, Sunterra Beef Ltd., Lariagra Farms Ltd., Sunterra Farm Enterprises Ltd., and Sunterra Enterprises Inc. (collectively, the “**Applicants**”) to approve, among other things, an interim financing facility.

4. As of December 10, 2025, the Applicants were indebted to NBC, in the amount of \$10,980,156.65, plus any and all accruing interest, fees (including, without limitation, legal fees, on a solicitor and their own client, full indemnity basis), costs, and expenses, pursuant to and in accordance with the terms of the relevant agreements between NBC and the Applicants, as applicable (the “**Indebtedness**”). Attached hereto and marked as **Exhibit “A”**, to this, my Affidavit, is a true copy of NBC’s payout statement with respect to the Indebtedness, as at December 10, 2025.

SWORN BEFORE ME at the City of)
Calgary, in the Province of Alberta, this)
10th day of December, 2025.)

SA

A COMMISSIONER FOR OATHS
in and for the Province of Alberta

Raymond Pai

**Samantha Arbor
Barrister & Solicitor**

This is Exhibit "A" referred to in the Affidavit #6 of Raymond Pai
sworn before me this 10th day of December, 2025.



A Commissioner for Oaths in and for the Province of Alberta

Samantha Arbor
Barrister & Solicitor



Sunterra Food Corporation	
Indebtedness to National Bank of Canada	
10/12/2025	
Credit facility loan # 060028265776 (2) (P+1.50%)	\$9,005,997.40
Accrued Interest	\$13,212.91
Per diem : \$1,468.1	
Credit facility loan CWB CRF LOC # 101020109565(0%)	\$1,960,946.34
Accrued Interest	\$0.00
Per diem : \$0.00	
Subtotal	10,980,156.65 \$
Legal Fee(s)	TBD
Additional Fee(s)	
Total	10,980,156.65 \$

(1) Subject to balance fluctuations daily.

(2) Subject to Prime Rate change. Canadian Prime is 4.45% as of the date of this statement


Raymond Pai
Senior Director