

COURT FILE NUMBER	2501 - 06120
COURT	COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE	CALGARY
APPLICANT	IN THE MATTER OF THE <i>COMPANIES' CREDITORS ARRANGEMENT ACT</i> , R.S.C. 1985, c. C-36, AS AMENDED  AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF 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., SUNTERRA ENTERPRISES INC.
DOCUMENT	FOURTH REPORT OF FTI CONSULTING CANADA INC., IN ITS CAPACITY AS MONITOR OF 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., SUNTERRA ENTERPRISES INC.

**December 8, 2025**

ADDRESS FOR SERVICE AND  
CONTACT INFORMATION OF  
PARTY FILING THIS  
DOCUMENT

**MONITOR**

FTI Consulting Canada Inc.  
Suite 1610, 520 Fifth Avenue S.W.  
Calgary, AB T2P 3R7  
Dustin Olver  
Telephone: (403) 454-6032  
Fax: (403) 232-6116  
E-mail: [dustin.olver@fticonsulting.com](mailto:dustin.olver@fticonsulting.com)

**COUNSEL**

Norton Rose Fulbright Canada LLP  
400 – 3<sup>rd</sup> Avenue SW, Suite 3700  
Calgary, AB T2P 4H2  
Gunnar Benediktsson  
Telephone: (403) 267-8256  
Fax: (403) 264-5973  
E-mail: [gunnar.benediktsson@nortonrosefulbright.com](mailto:gunnar.benediktsson@nortonrosefulbright.com)

# FOURTH REPORT OF THE MONITOR

## Table of Contents

INTRODUCTION .....	1
PURPOSE .....	3
TERMS OF REFERENCE .....	4
UPDATE ON THESE CCAA PROCEEDINGS .....	4
SECOND CASH FLOW STATEMENT .....	12
THIRD CASH FLOW STATEMENT .....	15
EXTENSION OF THE STAY OF PROCEEDINGS .....	20
CONCLUSIONS .....	21

**Appendix A** – Monitor’s July Letter to the Applicants

**Appendix B** – Monitor’s August Letter to the Applicants

**Appendix C** – Third Cash Flow Statement

## INTRODUCTION

1. On March 24, 2025 (the “**NOI Filing Date**”) Sunterra Farms Ltd. (“**Sunterra Farms**”), Sunterra Food Corporation (“**Sunterra Food**”), Sunterra Quality Food Markets Inc. (“**Sunterra Markets**”), Sunwold Farms Limited (“**Sunwold**”) and Trochu Meat Processors Ltd. (“**Trochu**” and with Sunterra Farms, Sunterra Food, Sunterra Markets and Sunwold collectively, the “**BIA Applicants**”) each filed a Notice of Intention to Make a Proposal (“**NOI**”) under Section 50.4 of the Bankruptcy and Insolvency Act, R.S.C 1985, c. B-3, as amended (the “**BIA**”). Harris & Partners Inc. (“**HPI**”) consented to act as proposal trustee of the BIA Applicants under the NOI (the “**Proposal Trustee**”).
2. On April 15, 2025, the BIA Applicants and four additional applicants, Sunterra Beef Ltd. (“**Sunterra Beef**”), Lariagra Farms Ltd. (“**Lariagra**”), Sunterra Farm Enterprises Ltd. (“**Sunterra Farm Enterprises**”) and Sunterra Enterprises Inc. (“**Sunterra Enterprises**” and collectively with the BIA Applicants, Sunterra Beef, Lariagra, Sunterra Farm Enterprises and Sunterra Enterprises, the “**Applicants**”), applied to the Court of King’s Bench of Alberta (the “**Court**”) for an initial order (the “**Initial Order**”) to commence proceedings (the “**CCAA Proceedings**”) under the *Companies’ Creditors Arrangement Act*, RSC 1985, c C-36, as amended (the “**CCAA**”). The Initial Order was granted by the Court on April 22, 2025.
3. The Initial Order established a stay of proceedings (the “**Stay of Proceedings**”) in favour of the Applicants until April 28, 2025, appointed FTI Consulting Canada Inc. as Monitor (the “**Monitor**”) and granted, among other things, the following relief:
  - a. converting the NOI proceedings and continuing the BIA Applicants’ restructuring, and the restructuring of the Applicants as a whole, under the CCAA (the “**CCAA Proceedings**”); and
  - b. granted certain court ordered priority charges in favour of certain parties identified as critical to the success of these CCAA Proceedings, which charges were:

- i. an Administration Charge of \$1,000,000; and
  - ii. a D&O Charge of \$900,000.
- 4. On April 28, 2025, this Court granted an amended and restated Initial Order (the “**ARIO**”) which provided for, among other things:
  - a. an extension of the stay of proceedings until July 31, 2025; and
  - b. request the ability to make payments for pre-filing inventory and other goods or services essential to the Applicants business or delivered by critical suppliers with the consent of the Monitor.
- 5. On July 24, 2025 (the “**July Application**”), the Court granted the following:
  - a. an order (the “**Claims Procedure Order**”) which provided for:
    - i. a process for: (i) the identification, quantification and resolution of pre-filing and restructuring period claims, wherever situated, against the Applicants and their respective current and former directors and officers; and (ii) inter-company claims between the Applicants and its subsidiaries located in the United States (collectively the “**Claims Process**”); and (iii) establishing the process for the adjudication of the claims of two of the Applicants’ major stakeholders Compeer Financial, PCA (“**Compeer**”) and the National Bank of Canada (“**NBC**”) related to an alleged cheque kiting scheme involving certain of the Applicants (the “**Litigation Process**”); and
    - ii. an extension of the stay of proceedings up to and including December 15, 2025 (the “**Stay Period**”); and
  - b. orders which described the litigation timeline to determine the claims of NBC (the “**NBC Scheduling Order**”) and the claim of Compeer (the “**Compeer Scheduling**”

**Order”** and collectively with the NBC Scheduling Order, the “**Scheduling Orders**”) against the Applicants.

6. The Monitor understands that the Applicants intend to file a notice of application on December 8, 2025, returnable December 11, 2025 (the “**December 11 Application**”), seeking an order (the “**Stay Extension Order**”) extending the stay of proceedings up to and including February 28, 2026.

## **PURPOSE**

7. The purpose of this report (this “**Report**” or the “**Fourth Report**”) is to provide an informational update and the Monitor’s comments to the Court and the Applicants’ stakeholders with respect to the following:
  - a. the progress of these CCAA Proceedings since the Monitor’s report dated July 18, 2025 (the “**Second Report**”) was issued;
  - b. actual cash flow for the period of July 5, 2025 to November 28, 2025, as compared to the cash flow forecast filed in these CCAA Proceedings on July 18, 2025 (the “**Second Cash Flow Statement**”);
  - c. the Applicants’ third CCAA cash flow statement (the “**Third Cash Flow Statement**”) for the period commencing November 29, 2025 and ending March 6, 2026; and
  - d. the Monitor’s recommendations in respect of the Applicants’ application to extend the stay of proceedings.
8. The Applicants have advised that they may make an emergency request for interim financing and an interim financing charge, the Monitor’s is not privy to the specific details of this request. If/when details are provided to the Monitor it will address the request in a supplement to this Fourth Monitor’s Report to be filed as soon as practicable.

## TERMS OF REFERENCE

9. In preparing this report, the Monitor has relied upon certain information (the “**Information**”), including the Applicants’ unaudited financial information, books and records, and discussions with the Applicants’ senior management (“**Management**”).
10. Except as described in this Report, the Monitor has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would comply with Generally Accepted Assurance Standards pursuant to the *Chartered Professional Accountants of Canada Handbook*.
11. The Monitor has not examined or reviewed financial forecasts and projections referred to in this report in a manner that would comply with the procedures described in the Chartered Professional Accountants of Canada Handbook.
12. Future-oriented financial information reported to be relied on in preparing this Report is based on Management’s assumptions regarding future events. Actual results may vary from forecast and such variations may be material.
13. Unless otherwise stated, all monetary amounts contained herein are expressed in Canadian dollars.

## UPDATE ON THESE CCAA PROCEEDINGS

14. The Monitor’s activities since the date of the Second Report have included the following:
  - a. ongoing discussions with Management and Blue Rock Law LLP (the “**Applicants’ Counsel**”), regarding the Applicants’ business and financial affairs;
  - b. reviewing and consulting with the Applicants in respect of the cash flow reporting including weekly budget to actual reporting to the Second Cash Flow Statement;

- c. assisting the Applicants in preparing the Third Cash Flow Statement;
  - d. holding discussions with key stakeholders, including:
    - i. the Applicants' senior lenders NBC and its counsel, FCC's counsel; and
    - ii. Compeer, a senior secured lender of the US Subsidiaries (as defined below), and an interested party in the Applicants' restructuring proceedings;
  - e. monitoring the Litigation Process;
  - f. commencing administration of the Claims Process, including sending notices to potential claimants, receiving and recording the claims which were submitted;
  - g. monitoring the Applicants' restructuring efforts and holding weekly update calls with the Applicants' counsel to discuss the progress of the Applicants' preparations for a future sales and investment solicitation process (the "**Future SISP**");
  - h. responding to inquiries from the Applicants' creditors, suppliers and stakeholders; and
  - i. preparing this Report.
15. The Applicants' farming business (the "**Farming Operations**") and retail grocery markets (the "**Markets Operations**") have continued their activities since the date of the Second Report without any material adverse changes to operations. As described in further detail in the cash flow reporting section of this Report, the Applicants' consolidated cash flows have outperformed the Second Cash Flow Statement; this variance is mostly driven by the Farming Operations through strong realized hog pricing and increased hog production.

## LITIGATION ACTIVITY

16. Pursuant to the Litigation Process, the Applicants, Compeer and NBC conducted examinations of various witnesses in preparation for hearings scheduled to be heard on December 4<sup>th</sup> and 5<sup>th</sup>, 2025. The Monitor did not attend those examinations but has obtained and reviewed transcripts of the parties' evidence.
17. On December 4<sup>th</sup> and 5<sup>th</sup>, 2025, the Applicants, Compeer, and NBC appeared before the Court to address the merits of:
  - a. Compeer's application for summary judgment against the Applicants and certain individuals alleged to be jointly and severally liable with the Applicants in respect of Compeer's claims; and
  - b. NBC's application for recognition by the Court of its contingent indemnity claim against the Applicants.
18. Subject to supplemental written argument from the Applicants and Compeer on a narrow issue directed by the Court, the parties concluded their arguments on the Compeer and NBC applications. The Court has reserved its judgment.

## RESTRUCTURING EFFORTS

19. In the Second Report and at the July Application, the Monitor expressed its view that "the Applicants should, in parallel with a Claims Process, be taking active steps to advance a recapitalization or refinancing process of the Applicants' business including making preparations for a sale and investment solicitation process to ensure they are prepared for a refinancing and or sale that will likely be undertaken once a Claims Process has been completed".
20. Subsequent to the July Application, the Monitor sent a letter dated July 31, 2025 (the "**July Letter to the Applicants**") to the Applicants' counsel suggesting a number of steps be



taken by the Applicants to make preparations for the Future SISP. A copy of the July Letter to the Applicants is attached at Appendix A.

21. In the July Letter to the Applicants, the Monitor reiterated its view that the Applicants should be taking steps to prepare for the Future SISP in order to ensure that once the Claims Process and Litigation Plan are completed, the Applicants can immediately move into the next phase of their restructuring. The Monitor suggested that the Future SISP Preparations would be completed prior to the next application which was expected to occur shortly prior to the expiry of the Stay Period.
22. The July Letter to the Applicants included the following proposed steps to prepare for the Future SISP:
  - a. engaging a financial advisor;
  - b. compiling documents for a data room;
  - c. preparing marketing materials; and
  - d. preparing an interested party listcollectively the “**Future SISP Preparations**”).
23. Upon receiving no meaningful response to the July Letter to the Applicants, the Monitor sent a second letter dated August 15, 2025 (the “**August Letter to the Applicants**”) wherein the Monitor asked to be informed on the status of the Future SISP Preparations and to be granted the ability to speak directly with the Applicants’ financial advisor Hawkco Peters & Associates Inc. (the “**Applicants’ Financial Advisor**”).
24. After sending the August Letter to the Applicants the Monitor followed up weekly with the Applicants counsel requesting a meeting with the Applicants’ Financial Advisor. Approximately 2.5 months later, on October 2, 2025, the Applicants agreed to set up an

initial meeting (the “**Initial Future SISP Meeting**”) between the Applicants’ counsel, the Applicants’ Financial Advisor and the Monitor and its counsel. At the Initial Future SISP Meeting, the Monitor was introduced to the Applicants’ Financial Advisor and was advised of the following:

- a. the Applicants’ Financial Advisor has been formally engaged;
  - b. a virtual data room (the “**Data Room**”) had been opened by the Applicants’ Financial Advisor;
  - c. preliminary corporate overview documents had been uploaded to the Data Room. These preliminary documents did not contain any recent financial statements or information relating to the assets owned by the Applicants with respect to the Farming Operations or the Markets Operations;
  - d. uploads to the Data Room did not include any marketing materials and no template Future SISP timeline had been prepared;
  - e. the Applicants’ Financial Advisor had not prepared an interested parties listing that was available to be shared with the Monitor; and
  - f. the Monitor would be granted access to the Data Room in the following days.
25. The Monitor was provided access to the Data Room on October 30, 2025. Upon being granted access, the Monitor reviewed the information contained in the Data Room. It was the Monitor’s view that the Data Room as then populated would not provide sufficient information to inform potentially interested parties about the operations and businesses of the Applicants in the Future SISP.
26. The Monitor advised the Applicants’ counsel of its view that the information in the Data Room was currently insufficient and offered to assist the Applicants and the Applicants’

Financial Advisor by providing a list of data room items which (in the Monitor's experience), were commonly requested by lenders and investors in a sales or investor solicitation process. Additionally, the Monitor advised that it would undertake to prepare a separate interested parties list to ensure a full canvassing of the market once the Future SISP is launched.

27. On October 31, 2025, the Monitor provided the Applicants' Counsel with a detailed listing of documents to be added to the Data Room. The Monitor focused its listing on documents that should be readily available to the Applicants and would be integral in the review that would be completed by potential investors or lenders in the Future SISP.
28. As at the date of this Fourth Report, the Monitor notes that the Data Room still does not contain a level of documentation which would be expected for a robust sales and investment solicitation process to be run. In the Monitor's view, to date, the Applicants' Future SISP Preparations have not progressed with sufficient diligence, and the Monitor believes more progress and more diligent efforts in relation to the Future SISP are required.

#### CLAIMS PROCESS

29. The Claims Procedure Order as granted by this Court, provided for the following timeline for the submission of pre-filing and restructuring period claims:

<u>Timeframe</u>	<u>Activity</u>
August 8, 2025	Monitor to send out General Claims Package in accordance with Claims Procedure Order
September 4, 2025	Pre-Filing Claims Bar Date and Pre-Filing D&O Claims Bar Date
September 4, 2025	Restructuring Period Claims Bar Date and Restructuring Period D&O Claims Bar Date

30. The Monitor completed the following with respect to noticing of the Claims Process:
- posted a notice of the Claims Process (the “**Notice of Claims Process**”) to the Monitor’s website on August 5, 2025;
  - emailed the Notice of Claims Process to all persons on the Service List on August 5, 2025;
  - on or around August 5, 2025, mailed a Notice of Claims Process to all known creditors of the Applicants; and
  - published advertisements in the National Post and Wall Street Journal on August 7, 2025 and August 8, 2025, respectively.
31. The Monitor has prepared the below tables which present the total dollars of claims received (categorized by the entity they are filed against), and noting the claimed priority of the pre-filing and restructuring period claims.

**Pre-Filing Claims**

	Secured	Unsecured	Equity	Total
<b>CCAA Applicants</b>				
Sunterra Farms	\$ 176,078,824	\$ 2,665,672	\$ 1,364,746	<b>\$ 180,109,243</b>
Sunwold Farms	17,624,661	1,348,819	-	<b>18,973,480</b>
Sunterra Food	174,544,725	3,253,661	1,544,324	<b>179,342,710</b>
Trochu	174,544,725	653,222	-	<b>175,197,946</b>
Markets	174,544,725	1,125,293	-	<b>175,670,018</b>
Sunterra Beef	174,544,725	389,961	-	<b>174,934,686</b>
Lariagra Farms	176,078,824	43,326	-	<b>176,122,150</b>
Sunterra Farm Enterprises	174,544,725	3,060,000	6,034,460	<b>183,639,184</b>
Sunterra Enterprises	174,722,911	4,000,000	963,040	<b>179,685,951</b>
All Applicant Entities	-	9	983,791	<b>983,800</b>
<b>US Entities</b>				
Sunterra Farms Iowa	16,090,561	-	-	<b>16,090,561</b>
Sunwold Farms Inc	16,090,561	-	-	<b>16,090,561</b>
<b>Total</b>	<b>\$ 1,449,409,966</b>	<b>\$ 16,539,964</b>	<b>\$ 10,890,361</b>	<b>\$ 1,476,840,291</b>

**Restructuring Period Claims**

	Secured	Unsecured	Equity	Total
<b>CCAA Applicants</b>				
Sunterra Farms	\$ -	\$ 542,521	\$ -	<b>\$ 542,521</b>
Sunwold Farms	-	912,927	-	<b>912,927</b>
Markets	-	124,817	-	<b>124,817</b>
<b>Total</b>	<b>\$ -</b>	<b>\$ 1,580,265</b>	<b>\$ -</b>	<b>\$ 1,580,265</b>

32. As at the date of this Fourth Report, the Monitor has received pre-filing claims totaling \$1.5 billion (the “**Pre-Filing Claims**”) and restructuring period claims of \$1.6 million (the “**Restructuring Period Claims**” and collectively with the Pre-Filing Claims the “**Filed Claims**”). Included in these claims are the claims filed by the Applicants’ subsidiaries located in the United States.
33. The Claims Process also called for claims against the Applicants’ directors and officers. A summary of the claims received is shown in the below table:

**D&O Claims**

	Pre-Filing	Total
Ray Price	\$ 172,733,723	<b>\$ 172,733,723</b>
Joyce Lord	160,183,948	<b>160,183,948</b>
David Price	160,183,948	<b>160,183,948</b>
Allan Price	160,183,948	<b>160,183,948</b>
Glen Price	160,183,948	<b>160,183,948</b>
Arthur Price	160,183,948	<b>160,183,948</b>
<b>Total D&amp;O Claims</b>	<b>\$ 973,653,464</b>	<b>\$ 973,653,464</b>

34. The Monitor notes the following with respect to the claims which have been filed:
- the claims have been reviewed by the Monitor and the Applicants but have not yet been adjudicated;
  - a number of claims have been filed against multiple Applicants and as such the total dollar value of claims filed may not be indicative of the total exposure of the Applicants on a total dollar value basis; and

- c. the above summaries exclude any claims which may arise from NBC or Compeer during the Litigation Process.
35. The Monitor will work with the Applicants to complete an adjudication of the claims received once the Litigation Process is completed and the Applicants are further along in their restructuring efforts.

## SECOND CASH FLOW STATEMENT

36. The Applicants' actual cash flow in comparison to the Second Cash Flow Statement for the period of July 5, 2025 to November 28, 2025 is summarized below:

21-Week Period Ending November 28, 2025			Variance
	Actual	Forecast	\$
<b>(CAD's)</b>			
<b>Receipts</b>			
Farms receipts	\$ 12,941,178	\$ 11,651,539	\$ 1,289,640
Markets receipts	21,593,043	23,240,000	(1,646,957)
<b>Total Receipts</b>	<b>\$ 34,534,221</b>	<b>\$ 34,891,539</b>	<b>\$ (357,318)</b>
<b>Disbursements</b>			
<u>Farms</u>			
Feed purchases	(3,791,355)	(3,525,900)	(265,455)
Barn utilities	(294,970)	(372,930)	77,960
Medication/vaccines	(766,879)	(984,250)	217,371
Transportation	(829,835)	(804,120)	(25,715)
Other opex	(1,531,430)	(1,626,898)	95,468
Employee expenses	(2,461,882)	(2,522,400)	60,518
<u>Markets</u>			
Opex	(15,501,235)	(16,607,992)	1,106,757
Employee expenses	(6,410,378)	(6,525,000)	114,622
<u>Other Entity Operating Expenses</u>	<u>(127,033)</u>	<u>(274,440)</u>	<u>147,407</u>
<b>Total Disbursements</b>	<b>(31,714,997)</b>	<b>(33,243,930)</b>	<b>1,528,932</b>
<b>Operational Cash Flow</b>	<b>\$ 2,819,224</b>	<b>\$ 1,647,609</b>	<b>\$ 1,171,615</b>
<u>Non-Operational Items</u>			
Interest expense	(679,619)	(784,678)	105,059
Professional Fees	(1,158,863)	(1,368,664)	209,801
Inter-company bank transfers	-	-	-
Non-operational receipts	4,218	5,398,700	(5,394,482)
Dedicated Loan Repayment	(4,218)	(5,398,700)	5,394,482
<b>Total Non-Operational Items</b>	<b>(1,838,482)</b>	<b>(2,153,342)</b>	<b>314,860</b>
<b>Total Net Cash flow</b>	<b>\$ 980,742</b>	<b>\$ (505,733)</b>	<b>\$ 1,486,475</b>
<b>Opening Cash</b>	<b>\$ 1,172,891</b>	<b>\$ 1,172,891</b>	<b>\$ -</b>
Net Cash flow	980,742	(505,733)	1,486,475
<b>Ending Balance</b>	<b>\$ 2,153,633</b>	<b>\$ 667,158</b>	<b>\$ 1,486,475</b>

37. The Applicants' Farm Operations have had strong results and had receipts which outperformed the forecast by approximately \$1.3 million, driven by realized pricing and sales volumes. Farms Operations disbursements were slightly lower than forecast as run rates for medication and other operating expenses more than offsetting the higher feed and transportation expenses associated with higher sales volumes.
38. Market Operations have performed worse than forecast by approximately \$425,000, with lower vendor purchases and employee expenses only partially offsetting receipts that were \$1.6 million lower than forecast.
39. The Applicants' non-operating entities (Trochu, Sunterra Food, Sunterra Enterprises and Sunterra Farm Enterprises) have performed slightly better than forecast due to permanent positive variances in run rates of operating expenses.
40. Professional fees have a positive variance of approximately \$210,000, which is timing related and is partly owing to the fact that certain professional fees have been incurred and invoiced to the Applicants and the Applicants have delayed payment of some invoices. Accordingly, this positive variance is expected to reverse in future periods as the Applicants make payment on professional fees invoiced in prior months and further professional fees are incurred through December of 2025.
41. Forecasted non-operational receipts included insurance proceeds of \$3.0 million from an insurance claim with AgriStability related to low hog prices in prior years (the "**AgriStability Claim**") and a land sale for \$600,000. Neither of these receipts were collected, as the AgriStability Claim is still being negotiated with the insurance provider and the land sale has not yet been presented to or approved by this Court. The reduction in non-operational receipts has also reduced dedicated loan repayments by the same negative variance of \$5.4 million, as the Applicants had intended to utilize these proceeds to repay portions of their secured debts once received.

42. The Monitor has been making persistent inquiries of the Applicants with respect to the status of the \$3.0 million AgriStability Claim. The receipt related to the AgriStability Claim was initially forecast to be collected in August 2025. As this is a material forecasted receipt, the Monitor, as part of its duty to review the reasonableness of the cash flow forecast, has been asking for updates on the timing and quantum of the forecast insurance receipt. The Monitor has requested to speak to the Applicants advisor Meyers Norris and Penny LLP (“MNP”) who has been assisting the Applicants with the AgriStability Claim to obtain a further understanding of the claim status, to date the Applicants have not agreed to coordinate a discussion between the Monitor and MNP.
43. The Monitor has the following additional comments with respect to material variances in actual receipts and disbursements as compared to the Second Cash Flow Statement:
- a. receipts are lower than forecast by approximately \$357,000 due to:
    - i. Farms Operations receipts being ahead of forecast by approximately \$1.3 million due to increased sales volumes and realized hog pricing; and
    - ii. Markets Operations receipts being below forecast by approximately \$1.6 million due to lower than forecast weekly sales;
  - b. disbursements were lower than forecast by approximately \$1.5 million, as:
    - i. Farms Operations disbursements were lower than forecast by approximately \$160,000 due to a combination of: medication costs and other operating expenses being lower than expected and run rates and employee expenses being lower than forecast due to lower hourly employee staffing needs. Utilities were also lower than forecast; however, this is partially attributable to timing and is expected to reverse in future periods. These positive variances were offset by feed and transportation costs being permanently higher than expected as a result of higher than expected pig production;



- ii. Markets Operations disbursements are lower than forecast by approximately \$1.2 million, due to a reduction in food purchasing costs and employee costs correlated to lower than forecast sales; and
  - iii. other entity operating expenses were approximately \$147,000 lower than forecast with the majority relating to Trochu whose operating expenses relating to the closed facility were less than expected;
- c. interest expense was lower than forecast by approximately \$105,000 due to variance in prevailing interest rates, resulting in interest charged on indebtedness being lower than forecast;
- d. Non-operational receipts were lower than forecast by approximately \$3.6 million due a vacant land sale for \$600,000 not yet being completed and \$3.0 million in AgriStability insurance proceeds for not being collected as the Applicants were required to provide additional documentation to support their AgriStability insurance claim; and
- e. dedicated loan repayments were approximately \$5.4 million lower than forecast, as they were forecast to be directly tied to collection of non-operational receipts.
44. As at November 28, 2025, the Applicants have an ending cash balance of approximately \$2.2 million, higher than the forecasted ending cash balance by approximately \$1.5 million.

### **THIRD CASH FLOW STATEMENT**

45. Management has prepared the Third Cash Flow Statement to set out the Applicants' liquidity requirements for the 14-week period ending March 6, 2026 (the "**Forecast Period**"). A copy of the Third Cash Flow Statement is attached as Appendix B.

46. The Third Cash Flow Statement is summarized as follows:

Week Ending (Friday)	14-Week Forecast
(CAD's)	Total
<b>Receipts</b>	
Farms receipts	\$ 9,641,250
Markets receipts	15,607,795
<b>Total Receipts</b>	<b>\$ 25,249,045</b>
<b>Disbursements</b>	
<u>Farms</u>	
Feed purchases	(2,464,000)
Barn utilities	(177,000)
Medication/vaccines	(538,500)
Transportation	(564,200)
Other opex	(995,400)
Employee expenses	(1,631,000)
<u>Markets</u>	
Cost of goods sold	(11,745,945)
Employee expenses	(4,345,122)
<u>Other Entity Operating Expenses</u>	(130,020)
<b>Total Disbursements</b>	<b>(22,591,187)</b>
<b>Operational Cash Flow</b>	<b>2,657,858</b>
<u>Non-Operational Items</u>	
Interest expense	(649,865)
Professional fees	(732,500)
Inter-company bank transfers	-
Non-operational receipts	3,000,000
Dedicated Loan Repayment	(3,000,000)
<b>Total Non-Operational Items</b>	<b>(1,382,365)</b>
<b>Total Net Cash flow</b>	<b>\$ 1,275,494</b>
<b>Opening Cash</b>	<b>\$ 2,153,633</b>
Net Cash flow	1,275,494
<b>Ending Balance</b>	<b>\$ 3,429,126</b>

47. As set out in the Third Cash Flow Statement, during the Forecast Period, the Applicants estimate:

- operating cash receipts of approximately \$25.2 million;
- operating disbursements of approximately \$22.6 million;
- interest payments of approximately \$650,000 with respect to the Applicants' secured lenders, NBC, FCC and ATB;

- d. professional fees of approximately \$733,000;
  - e. further Non-operational Receipts of \$3.0 million which (consistent with the Preliminary Cash Flow Statement) are contemplated to be used to repay the Applicants' secured creditors in the same amount; and
  - f. positive operating cash flow of approximately \$2.7 million, and positive net cash flow of approximately \$1.3 million (after interest expense and professional fees), resulting in an ending cash balance of approximately \$3.4 million.
48. Detailed notes to the Third Cash Flow Statement are included as an attachment to the Third Cash Flow Statement; however, the Monitor notes the following key assumptions:
- a. farms receipts are generated through the Farm Operations and are based on lean hog futures pricing published by the CME Group, with consideration for estimated feed and other costs related to raising pigs, and the estimated number of pigs to be sold each week;
  - b. Markets Operations receipts are generated from Sunterra Markets' eight food markets, three Starbucks locations and catering sales;
  - c. farms disbursements relate to the operations of the Applicants' nine barns and include employee expenses for barn and head office staff required to support the barns;
  - d. Markets Operations disbursements include cost of goods to be sold at each of the Markets' retail locations and employee expenses for retail staff and head office staff to support the Markets;
  - e. interest and fees related to borrowing costs paid to NBC, FCC and West Market Square Inc. ("WMSI") on a monthly basis. Sunterra Enterprises holds 50% of the

shares in WMSI, which in turn owns a retail location that one of the Sunterra Markets stores operates out of. Interest payments due to WMSI relate to a loan from WMSI to Sunterra Enterprises;

- f. professional fees for the Applicants' legal counsel, the Monitor, and the Monitor's legal counsel;
- g. Non-operational Receipts relating to insurance proceeds are expected to be completed and received during the forecast period; and
- h. the Third Cash Flow Statement contemplates that the Non-operational Receipts from the AgriStability Claim will be used to repay amounts owed by the Applicants' secured lenders. The repayments are indicative only and sourced from proceeds generated by third parties and, as such, are subject to variances in timing and other factors beyond the control of the Applicants. Any such variations shall not be considered a material adverse event and will be made available as and when received by the Applicants. The repayments as set out in the Second Cash Flow Statement are to be made to secured lenders provided the Monitor consents to such payments being made as contemplated in paragraph 5(d) of the ARIO.

#### **MONITOR'S COMMENTS ON THE THIRD CASH FLOW STATEMENT**

- 49. Section 23(1)(b) of the CCAA states that the Monitor shall, "review the company's cash-flow statement as to its reasonableness and file a report with the court on the Monitor's findings".
- 50. Pursuant to section 23(1)(b) of the CCAA, and in accordance with the Canadian Association of Insolvency and Restructuring Professionals Standard of Practice 09-1, the Monitor hereby reports as follows:

- a. the Third Cash Flow Statement has been prepared by Management for the purpose described in the notes to the Third Cash Flow Statement, using the probable assumptions and the hypothetical assumptions set out therein;
- b. the Monitor's review consisted of inquiries, analytical procedures and discussion related to information supplied by certain of Management and employees of the Applicants. Since hypothetical assumptions need not be supported, the Monitor's procedures with respect to those assumptions were limited to evaluating whether they were consistent with the purpose of the Third Cash Flow Statement. The Monitor has also reviewed the information provided by Management in support of the probable assumptions and the preparation and presentation of the Third Cash Flow Statement;
- c. based on its review, and as at the date of this Report, nothing has come to the attention of the Monitor that causes it to believe that, in all material respects:
  - i. the hypothetical assumptions are not consistent with the purpose of the Third Cash Flow Statement;
  - ii. the probable assumptions developed by Management are not suitably supported and consistent with the plans of the Applicants or do not provide a reasonable basis for the Third Cash Flow Statement, given the hypothetical assumptions; or
  - iii. the Third Cash Flow Statement does not reflect the probable and hypothetical assumptions;
- d. since the Third Cash Flow Statement is based on assumptions regarding future events, actual results will vary from the information presented even if the hypothetical assumptions occur, and the variations may be material. Accordingly, the Monitor expresses no assurance as to whether the Third Cash Flow Statement

will be achieved. The Monitor expresses no opinion or other form of assurance with respect to the accuracy of any financial information present in this Report, or relied upon by the Monitor in preparing this Report; and

- e. the Third Cash Flow Statement has been prepared solely for the purpose of estimating liquidity requirements of the Applicants during the Forecast Period. The Third Cash Flow Statement should not be relied upon for any other purpose.

## **EXTENSION OF THE STAY OF PROCEEDINGS**

51. The Monitor has considered the Applicants' application for the extension of the Stay of Proceedings to February 28, 2026, and has the following comments:

- a. the Applicants are projected to have sufficient available liquidity to fund their ongoing obligations and the costs of the CCAA Proceedings during the term of the proposed extension of the Stay of Proceedings;
- b. the proposed extension of the Stay of Proceedings will allow for the Court to issue a decision (the "**Litigation Decision**") with respect to the ongoing dispute between NBC, Compeer and the Applicants, and then, once the outcome of the Litigation Decision is known, allow sufficient time for the Applicants and other key stakeholders to consider and prepare for next steps;
- c. the Monitor is of the view that the Applicant's creditors and other stakeholders will not be materially prejudiced as a result of the proposed extension of the Stay of Proceedings.

52. As described in the Second Report, the Monitor supported the extension of the Stay of Proceedings at the July Application contingent on what became the Litigation Process and the Applicants commencing preparation steps for a Future SISP. As described above, the Monitor is of the view that the steps taken by the Applicants with respect to Future SISP Preparations have not progressed with due diligence. Despite this, the Monitor is of the

view that the extension of the Stay of Proceedings is necessary to allow for the Litigation Decision to be issued as it is in the best interest of all stakeholders to have clarity with respect to the alleged cheque kiting and the resulting claims from NBC and Compeer. In the meantime, the Monitor urges more diligent efforts and collaboration from the Applicants with respect to the Future SISP Preparations. The Monitor also requests more open and transparent communication on the AgriStability Claim from the Applicants.

## CONCLUSIONS

53. The Monitor is of the view that the extension of the Stay of Proceedings to February 28, 2026 is necessary, reasonable and justified in the circumstances and the Monitor respectfully recommends that this Court grant the Stay Extension Order.

\*\*\*\*\*

All of which is respectfully submitted this 8<sup>th</sup> day of December 2025.

**FTI Consulting Canada Inc.**, in its capacity as  
the Monitor of the Applicants  
and not in its personal or corporate capacity



---

Dustin Oliver, CA, CPA, CIRP, LIT  
Senior Managing Director  
FTI Consulting Canada Inc.

# **Appendix A**

## **Monitor's July Letter to the Applicants**



July 31, 2025

**Sent By Email**

Blue Rock Law LLP  
700, 215 - 9th Avenue SW,  
Calgary, AB T2P 1K3

**Attention: David Mann, K.C.**

Norton Rose Fulbright Canada LLP  
400 3rd Avenue SW, Suite 3700  
Calgary, Alberta T2P 4H2 Canada

F: +1 403.264.5973

**nortonrosefulbright.com**

**Gunnar Benediktsson**  
+1 403.267.8256  
gunnar.benediktsson@nortonrosefulbright.com

Our reference  
1001338711

Your reference

Dear Mr. Mann:

**ITMO 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., SUNTERRA ENTERPRISES INC. (collectively, the Sunterra Group CCAA Entities)**

We write on behalf of FTI Consulting Ltd. (**FTI**, or the **Monitor**) in its capacity as Court-appointed Monitor of the Sunterra Group CCAA entities, and further to the Monitor's prior letter to you of June 16<sup>th</sup>, 2025 (the **June 16<sup>th</sup> Letter**), copied to counsel for National Bank of Canada (**NBC**) and Compeer Financial, PCA (**Compeer**).

The Monitor's June 16<sup>th</sup> Letter expressed the Monitor's recommendation that the Sunterra Group CCAA entities take at least initial steps toward the establishment of a sales and investment solicitation process (a **SISP**), and do so concurrently with any claims process to determine the NBC and Compeer Claims.

The Monitor repeated this comment in its Second Report dated July 18<sup>th</sup>, 2025 (at paragraph 35):

"In order to ensure the Applicants are advancing their CCAA restructuring with due diligence, the Monitor is of the view that the Applicants should, in parallel with a Claims Process, be taking active steps to advance a recapitalization or refinancing process of the Applicants' business including by making preparations for a sale and investment solicitation process to ensure they are prepared for a refinancing and or sale that will likely be undertaken once a Claims Process has been completed (the "**Future SISP**"). Such a Future SISP should include milestones and deadlines in order to ensure timely reporting to the Monitor is fully informed with respect to the Applicants' progress."

The Monitor went on to suggest the following interim steps (Monitor's Second Report at paragraph 37) as potential initial milestones for a SISP:

- engaging a Financial Advisor;
- compiling documents for a date room;
- preparing marketing materials (such as a teaser or invitation to submit proposals; and

CAN\_DMS: \1012201267\1

Norton Rose Fulbright Canada LLP is a limited liability partnership established in Canada.

Norton Rose Fulbright Canada LLP, Norton Rose Fulbright LLP, Norton Rose Fulbright South Africa Inc and Norton Rose Fulbright US LLP are separate legal entities and all of them are members of Norton Rose Fulbright Verein, a Swiss verein. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are at [nortonrosefulbright.com/legal-notices](https://nortonrosefulbright.com/legal-notices).

- preparing an interested party list (refinancing lenders, investors and potential strategic purchasers).

(the **Proposed SISP Milestones**)

Since the June 16<sup>th</sup> Letter, the Monitor has heard from counsel for NBC, Compeer and FCC; all of these lenders have expressed agreement with the Monitor's position as set out in the June 16<sup>th</sup> Letter.

On Friday, June 25<sup>th</sup>, the parties appeared in Court on the matter of the Claims Process; the Court noted the Monitor's position and NBC's comments in that regard but did not make an order on the subject of a SISP, but left that matter for further discussion by the parties.

We write in the interest of resuming that discussion, and to propose that the parties and creditors agree that the Sunterra Group Companies take steps toward the Proposed SISP Milestones, and that these be intended to occur by certain specified dates such that all of the Proposed SISP Milestones are completed during the stay extension period.

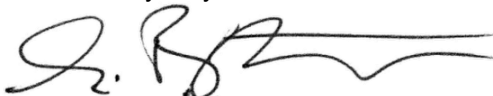
Completion of the Proposed SISP Milestones during that period should be manageable. We understand the companies have already engaged Hawco Peters as a Financial Advisor; that milestone could be satisfied by providing the Monitor with the terms of Hawco Peters' engagement to confirm it includes assistance with a marketing or sales solicitation process. The other Proposed SISP Milestones are not intended to limit the options of the Sunterra Group Companies in any way; rather, the intention is to use the intervening months of this stay extension period to conduct preparatory work for a SISP, such that in the eventuality a refinancing or recapitalization of Sunterra's business is required, the ensuing process will be more efficient and will reduce further delay and cost.

In the Monitor's view, the length and complexity of the upcoming Claims process are reasons that the Sunterra Group Companies should be taking steps now to ensure that (if it is ultimately required) a SISP can be commenced quickly and efficiently. The best way to achieve that is to ensure the completion of at least the Proposed SISP Milestones during the next stay extension period, in order to allow the companies to better consider their options at the end of the Claims process.

Accordingly, the Monitor proposes that the parties engage in discussions intended to lead to a letter agreement whereby the Sunterra Group Companies will take diligent steps toward the Proposed SISP Milestones, with the aim of completing those steps prior to the next stay extension application.

We look forward to your reply. Should you have questions or concerns regarding the foregoing, kindly contact the writer.

Yours very truly,



Gunnar Benediktsson  
Partner

GB/cj

Cop(y/ies) to:      Howard Gorman, K.C. (Norton Rose Fulbright Canada LLP)  
                              Dustin Olver and Robert Kleebaum (FTI Consulting)

# **Appendix B**

**Monitor's August Letter to the Applicants**

August 15, 2025

**Sent By Email**

Blue Rock Law LLP  
700, 215 – 9<sup>th</sup> Avenue SW  
Calgary, AB T2P 1K3

Norton Rose Fulbright Canada LLP  
400 3rd Avenue SW, Suite 3700  
Calgary, Alberta T2P 4H2 Canada

F: +1 403.264.5973

[nortonrosefulbright.com](http://nortonrosefulbright.com)

**Attention: David Mann, K.C., and Scott Chimuk**

**Gunnar Benediktsson**  
+1 403.267.8256  
[gunnar.benediktsson@nortonrosefulbright.com](mailto:gunnar.benediktsson@nortonrosefulbright.com)

Our reference  
1001338711

Your reference

Dear Mr. Mann and Mr. Chimuk:

**ITMO SUNTERRA FOOD CORPORATION, TROCHU MEAT PROCESSORS LTD., SUNTERRA QUALITY FOOD MARKETS INCO., SUNTERRA FARMS LTD., SUNWOLD FARMS LIMITED, SUNTERRA BEEF LTD., LARIAGRA FARMS LTD., SUNTERRA FARM ENTERPRISES LTD., SUNTERRA ENTERPRISES INC. (collectively, the Sunterra Group CCAA Entities)**

We write further to our letters of July 16<sup>th</sup> and 31<sup>st</sup>, in which we raised the Monitor's recommendation regarding the taking of initial steps relating to a SISP.

Since then, we have had a discussion with the Company in which we were advised that a further retainer payment was made in early August to Hawco Peters, presumably further to instructions to commence work on the initial SISP steps set out in our July 31<sup>st</sup> letter. We assume Hawco Peters is now fully engaged and working on some of the initial steps we recommended.

In that regard, we write to request a further progress update. In addition, we had previously requested that FTI be authorized to communicate directly with Hawco Peters regarding its work for Sunterra. Please confirm that we may do so and we will reach out on behalf of our client.

Yours very truly,



Gunnar Benediktsson

GB/cj

Copy to: Howard Gorman, K.C. (Norton Rose Fulbright Canada LLP)

# **Appendix C**

## **Third Cash Flow Statement**

Sunterra Group  
Consolidated Cash Flow Statement

Week Ending (Friday)	5-Dec-25 Forecast	12-Dec-25 Forecast	19-Dec-25 Forecast	26-Dec-25 Forecast	2-Jan-26 Forecast	9-Jan-26 Forecast	16-Jan-26 Forecast	23-Jan-26 Forecast	30-Jan-26 Forecast	6-Feb-26 Forecast	13-Feb-26 Forecast	20-Feb-26 Forecast	27-Feb-26 Forecast	6-Mar-26 Forecast	14-Week Forecast
(CAD's)	Wk 1	Wk 2	Wk 3	Wk 4	Wk 5	Wk 6	Wk 7	Wk 8	Wk 9	Wk 10	Wk 11	Wk 12	Wk 13	Wk 14	Total
<b>Receipts</b>															
Farms receipts	\$ 787,020	\$ 646,316	\$ 478,783	\$ 401,000	\$ 857,549	\$ 659,171	\$ 951,193	\$ 563,148	\$ 836,627	\$ 515,156	\$ 863,435	\$ 606,649	\$ 663,609	\$ 811,595	\$ 9,641,250
Markets receipts	1,078,795	1,139,000	1,500,000	1,500,000	1,039,000	1,039,000	1,039,000	1,039,000	1,039,000	1,039,000	1,039,000	1,039,000	1,039,000	1,039,000	15,607,795
<b>Total Receipts</b>	<b>\$ 1,865,815</b>	<b>\$ 1,785,316</b>	<b>\$ 1,978,783</b>	<b>\$ 1,901,000</b>	<b>\$ 1,896,549</b>	<b>\$ 1,698,171</b>	<b>\$ 1,990,193</b>	<b>\$ 1,602,148</b>	<b>\$ 1,875,627</b>	<b>\$ 1,554,156</b>	<b>\$ 1,902,435</b>	<b>\$ 1,645,649</b>	<b>\$ 1,702,609</b>	<b>\$ 1,850,595</b>	<b>\$ 25,249,045</b>
<b>Disbursements</b>															
<u>Farms</u>															
Feed purchases	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(176,000)	(2,464,000)
Barn utilities	-	-	-	(59,000)	-	-	-	(36,000)	(23,000)	-	-	(36,000)	(23,000)	-	(177,000)
Medication/vaccines	(80,000)	(29,500)	(20,000)	(13,500)	(80,000)	(29,500)	(20,000)	(13,500)	(80,000)	(29,500)	(20,000)	(13,500)	(80,000)	(29,500)	(538,500)
Transportation	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(40,300)	(564,200)
Other opex	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(71,100)	(995,400)
Employee expenses	(48,000)	(185,000)	(48,000)	(185,000)	(48,000)	(185,000)	(48,000)	(185,000)	(48,000)	(185,000)	(48,000)	(185,000)	(48,000)	(185,000)	(1,631,000)
<u>Markets</u>															
Cost of goods sold	(1,058,898)	(832,000)	(1,170,047)	(1,095,000)	(759,000)	(759,000)	(759,000)	(759,000)	(759,000)	(759,000)	(759,000)	(759,000)	(759,000)	(759,000)	(11,745,945)
Employee expenses	(320,122)	(275,000)	(350,000)	(275,000)	(350,000)	(275,000)	(350,000)	(275,000)	(350,000)	(275,000)	(350,000)	(275,000)	(350,000)	(275,000)	(4,345,122)
<u>Other Entity Operating Expenses</u>	<u>(28,500)</u>	<u>(5,300)</u>	<u>-</u>	<u>(40)</u>	<u>(15,900)</u>	<u>(17,900)</u>	<u>-</u>	<u>-</u>	<u>(40)</u>	<u>(28,500)</u>	<u>(5,300)</u>	<u>-</u>	<u>-</u>	<u>(28,540)</u>	<u>(130,020)</u>
<b>Total Disbursements</b>	<b>(1,822,920)</b>	<b>(1,614,200)</b>	<b>(1,875,447)</b>	<b>(1,914,940)</b>	<b>(1,540,300)</b>	<b>(1,553,800)</b>	<b>(1,464,400)</b>	<b>(1,555,900)</b>	<b>(1,547,440)</b>	<b>(1,564,400)</b>	<b>(1,469,700)</b>	<b>(1,555,900)</b>	<b>(1,547,400)</b>	<b>(1,564,440)</b>	<b>(22,591,187)</b>
<b>Operational Cash Flow</b>	<b>42,896</b>	<b>171,116</b>	<b>103,336</b>	<b>(13,940)</b>	<b>356,249</b>	<b>144,371</b>	<b>525,793</b>	<b>46,248</b>	<b>328,187</b>	<b>(10,244)</b>	<b>432,735</b>	<b>89,749</b>	<b>155,209</b>	<b>286,155</b>	<b>2,657,858</b>
<u>Non-Operational Items</u>															
Interest expense	(162,466)	-	-	-	(94,420)	(68,047)	-	-	-	(162,466)	-	-	-	(162,466)	(649,865)
Professional fees	(52,500)	(15,000)	(162,500)	-	(52,500)	-	(132,500)	-	(52,500)	-	(212,500)	-	(52,500)	-	(732,500)
Inter-company bank transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-operational receipts	-	-	-	-	-	-	-	-	3,000,000	-	-	-	-	-	3,000,000
Dedicated Loan Repayment	-	-	-	-	-	-	-	-	(3,000,000)	-	-	-	-	-	(3,000,000)
<b>Total Non-Operational Items</b>	<b>(214,966)</b>	<b>(15,000)</b>	<b>(162,500)</b>	<b>-</b>	<b>(146,920)</b>	<b>(68,047)</b>	<b>(132,500)</b>	<b>-</b>	<b>(52,500)</b>	<b>(162,466)</b>	<b>(212,500)</b>	<b>-</b>	<b>(52,500)</b>	<b>(162,466)</b>	<b>(1,382,365)</b>
<b>Total Net Cash flow</b>	<b>\$ (172,071)</b>	<b>\$ 156,116</b>	<b>\$ (59,164)</b>	<b>\$ (13,940)</b>	<b>\$ 209,329</b>	<b>\$ 76,325</b>	<b>\$ 393,293</b>	<b>\$ 46,248</b>	<b>\$ 275,687</b>	<b>\$ (172,711)</b>	<b>\$ 220,235</b>	<b>\$ 89,749</b>	<b>\$ 102,709</b>	<b>\$ 123,688</b>	<b>\$ 1,275,494</b>
<b>Opening Cash</b>	<b>\$ 2,153,633</b>	<b>\$ 1,981,562</b>	<b>\$ 2,137,678</b>	<b>\$ 2,078,514</b>	<b>\$ 2,064,574</b>	<b>\$ 2,273,903</b>	<b>\$ 2,350,228</b>	<b>\$ 2,743,521</b>	<b>\$ 2,789,769</b>	<b>\$ 3,065,455</b>	<b>\$ 2,892,745</b>	<b>\$ 3,112,980</b>	<b>\$ 3,202,729</b>	<b>\$ 3,305,438</b>	<b>\$ 2,153,633</b>
Net Cash flow	(172,071)	156,116	(59,164)	(13,940)	209,329	76,325	393,293	46,248	275,687	(172,711)	220,235	89,749	102,709	123,688	1,275,494
<b>Ending Balance</b>	<b>\$ 1,981,562</b>	<b>\$ 2,137,678</b>	<b>\$ 2,078,514</b>	<b>\$ 2,064,574</b>	<b>\$ 2,273,903</b>	<b>\$ 2,350,228</b>	<b>\$ 2,743,521</b>	<b>\$ 2,789,769</b>	<b>\$ 3,065,455</b>	<b>\$ 2,892,745</b>	<b>\$ 3,112,980</b>	<b>\$ 3,202,729</b>	<b>\$ 3,305,438</b>	<b>\$ 3,429,126</b>	<b>\$ 3,429,126</b>

Sunterra Group  
Art Price

## **Consolidated Cash Flow of the Sunterra Group**

### **Notes to the Third Statement of Cash Flow for the 14-Week period ending March 6, 2026**

#### **Purpose and General Assumptions of the Cash Flow Statement**

Sunterra Farms Ltd. (“**Sunterra Farms**”), Sunterra Food Corporation (“**Sunterra Food**”), Sunterra Quality Food Markets Inc. (“**Sunterra Markets**”), Sunwold Farms Limited (“**Sunwold**”), Trochu Meat Processors Ltd. (“**Trochu**”), Sunterra Beef Ltd. (“**Sunterra Beef**”), Lariagra Farms Ltd. (“**Lariagra**”), Sunterra Farm Enterprises Ltd. (“**Sunterra Farm Enterprises**”) and Sunterra Enterprises Inc. (“**Sunterra Enterprises**” and collectively, the “**Sunterra Group**” or the “**Applicants**”) have prepared this cash flow statement and the accompanying notes (collectively, the “**Third Cash Flow Statement**”). The Applicants have prepared the Third Cash Flow Statement on a consolidated basis based on probable and hypothetical assumptions that reflect the Applicants’ planned course of action for the period from November 29, 2025, to March 6, 2026 (the “**Forecast Period**”). The Applicant’s management (“**Management**”) is of the opinion that, as at the date of filing the Third Cash Flow Statement, the assumptions used to develop the projection represent the most probable set of economic conditions facing the Applicants and that the assumptions used proved a reasonable basis for and are consistent with the purpose of the Third Cash Flow Statement. This Third Cash Flow Statement should not be used for any other purpose, and creditors are cautioned that the information provided in the Third Cash Flow Statement could vary based on changing future circumstances.

It is assumed that all amounts owing prior to the NOI proceedings are stayed. Post-filing payments are to be made in normal course.

Disbursements are based on historical run-rates and input from Management.

The projected Third Cash Flow Statement is prepared in Canadian dollars.

#### **Hypothetical and Probably Assumptions of the Third Cash Flow Statement**

1. Farm receipts are generated by the Sunterra Group’s farming operations from Sunterra Farms, Sunwold and Lariagra and relate to (i) the revenues generated from the sale of isowean and feeder pigs which are transported to the USA to be marketed and sold each week. The weekly pricing and corresponding receipts are estimated based on lean hog futures pricing published by the CME Group, with consideration for estimated feed and other costs related to raising pigs; and (ii) the revenues from the sale of herd culls and

other fully grown pigs sold within Canada. The pricing for the sale of these pigs is based off current market prices in Canada.

2. Markets receipts are generated by Sunterra Markets and relate to: (i) estimated weekly sales from 8 retail markets locations and 3 licensed Starbucks locations and are based on historical results and input from Management for sale trends consistent with the current business operations; and (ii) sales for catering services based on historical results and input from Management.
3. Feed purchases are weekly purchases required to feed the pigs.
4. Utilities include estimated monthly internet, water, natural gas, heat and electricity.
5. Livestock medications related to monthly costs for vaccinations and medical supplies for the welfare of the pigs.
6. Transportation costs relate to the transport of livestock from the Sunterra Groups barns located in and around Acme, AB to the location of the purchasers barns which is most commonly in the Mid-West United States. Total transportation costs are based on Management's estimate for the number of livestock being transported and the estimated distance of each shipment.
7. Other operating costs include all other expenses incurred for the operations of the farm.
8. Salaries, wages, remittances and all employee benefits for salaries and hourly employees paid on a bi-weekly basis. In the Third Cash Flow Statement, employee expenses are separated between farming operations and the operations of the Sunterra Markets. The employee expenses for farming operations also support the other operating entities, which currently have limited operations.
9. Cost of Goods Sold are estimated based on current inventory levels at each of the Sunterra Markets' locations and information provided through the inventory management system. Weekly disbursements are estimated by Management based on their knowledge of the supplies turnover and payment terms of individual vendors.
10. Operating expenses for other operating entities include the miscellaneous expenses for the operations of Trochu to Sunterra Food, Sunterra Farm Enterprises, Sunterra Enterprises and Sunterra Beef.
11. Interest and fees related to borrowing costs paid on a monthly basis. The interest payments include amounts due to NBC from Sunterra Food, Farm Credit Canada from Sunterra Farms and Lariagra, and West Market Square Inc. ("WMSI") from Sunterra Enterprises. WMSI is a subsidiary of Sunterra Enterprises, but is not a CCAA Applicant.
12. Includes the estimated payments to the Applicants' legal counsel, the Monitor and the Monitor's legal counsel. These are forecast costs that may vary depending on the complexity and uncertainty of these CCAA proceedings.
13. Inter-company bank transfers net to nil in the consolidated Third Cash Flow Statement, include payments via inter-company loan between the Sunterra Group. The majority of transfers originate from Sunwold as the entity which is forecast to generate the most excess cash flow over the Forecast Period. Markets and Sunterra Food are forecast to be



the recipient of inter-company transfers due to operational losses and interest charges, respectively.

14. Non-operational receipts relate to insurance proceeds of \$3.0 million due to Sunwold payable through AgriStability, a federal/provincial program, from a claim relating to previous years operating results are anticipated to be received in Week 9;
15. The Third Cash Flow Statement contemplates that the non-operational receipts from insurance proceeds will be used to repay amounts owed by the Sunterra Group's secured lenders. The repayments are indicative only and sourced from proceeds generated by third parties and, as such, are subject to variances in timing and other factors beyond the control of the Applicants. Any such variations shall not be considered a material adverse event and will be made available as and when received by the Applicants. The repayments as set out in the Third Cash Flow Statement are to be made to secured lenders provided the Monitor consents to such payments being made as contemplated in paragraph 5(d) of the ARIO.
16. Opening cash is expected to be \$2,153,633 for the Sunterra Group as a whole as at November 29, 2025.

**UNAUDITED CASH FLOW FORECAST PREPARED BY MANAGEMENT, MUST BE  
READ IN CONJUNCTION WITH THE NOTES AND ASSUMPTIONS**

Sunterra Group



---

Art Price

Director