No. S-258449
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

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 AND ARRANGEMENT OF SQUARE NINE KING GEORGE DEVELOPMENT LTD. AND SQUARE NINE BUILDERS INC.

PETITIONERS

SEVENTH REPORT OF THE MONITOR

JULY 23, 2026

FTI CONSULTING

SEVENTH REPORT OF THE MONITOR

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INTRODUCTION

1. On November 13, 2025, Square Nine King George Development Ltd. ("**Square Nine King George**") and Square Nine Builders Inc. ("**Square Nine Builders**, and collectively, the "**Petitioners**" or "**Square Nine**") commenced proceedings (the "**CCAA Proceedings**") under the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the "**CCAA**") pursuant to an order granted by this Honourable Court, which was subsequently amended and restated on November 20, 2025 (the "**ARIO**").

2. The ARIO provides for, among other things:

   a. a stay of proceedings against the Petitioners (the "**Stay of Proceedings**") until December 5, 2025;

   b. the appointment of FTI Consulting Canada Inc. as Monitor of the Petitioners (in such capacity, the "**Monitor**");

   c. the approval of an interim financing facility (the "**Pillar DIP Facility**") to be advanced by Pillar Capital Corp.;

   d. certain priority charges against the property of the Petitioners; and

   e. certain expanded powers of the Monitor with respect to Square Nine and its property.

3. On December 2, 2025, this Honourable Court granted an order which, among other things:

   a. extended the Stay of Proceedings until and including January 31, 2026; and

   b. authorized Square Nine to replace the Pillar DIP Facility by way of a credit facility (the "**Replacement DIP Facility**") from Cameron Stephens Mortgage Capital Ltd. ("**CSMC**") up to a maximum amount of $1.0 million with a corresponding charge securing the Replacement DIP Facility.

4. On January 15, 2026, this Honourable Court granted the following:

a. an order which, among other things, approved a sale transaction for five commercial retail units (the "**Commercial Units**") pursuant to a Contract of Purchase and Sale dated September 19, 2025 (as amended, the "**Commercial Unit Transaction**") between Square Nine King George and 1559924 B.C. Ltd.;

b. an order which extended the Stay of Proceedings to April 30, 2026; and

c. an order which declared that strata Plan EPS11017 of Lot 1, Section 34, Block 5 North, Range 2 West, New Westminster District, Plan EPP87598 (the "**Strata Plan**") contains an error within the meaning of s. 14.12 of the Strata Property Regulation, B.C. Reg 43/2000 [***Regulation***] by classifying the "Outdoor Kids Play Area" (as shown on Page 7 of the Strata Plan) as common property, rather than limited common property for exclusive use of strata lot 5 (the "**Error**") and directing the registrar of land titles, pursuant to s. 14.12 of the Regulation, to correct the Error in the Strata Plan.

5. On January 22, 2026, the Commercial Unit Transaction closed and the Replacement DIP Facility was subsequently repaid by the Monitor.

6. On March 26, 2026, this Honourable Court granted the following, among other things:

a. an order (the "**Sales Approval Process Order**") which allowed the Monitor to obtain approval and vesting orders in respect the remaining residential strata units (the "**Strata Units**") by way of desk order by filing with the Court an executed Monitor's Sale Certificate; and

b. an order which extended the Stay of Proceedings to July 31, 2026.

7. On July 23, 2026, the Monitor filed a notice of application returnable July 28, 2026, for the following relief:

a. an order (the "**Distribution Order**") authorizing the Monitor to distribute the net proceeds resulting from the Commercial Unit Transaction and the sale of the Strata Units to CSMC up to the full amount of Square Nine's outstanding indebtedness to CSMC, and to Chin Koon Puah ("**Puah**") up to the full amount of Square Nine's outstanding indebtedness to Puah; and

b. an order (the "**Stay Extension Order**") extending the Stay of Proceedings to January 29, 2027.

PURPOSE

8. The purpose of this report is to provide this Honourable Court and the Petitioners' stakeholders with information with respect to the following:

   a. the activities of the Monitor since the Sixth Report of the Monitor dated March 18, 2026 (the "**Sixth Report**");

   b. an update on the sale of Strata Units;

   c. the Petitioners' actual cash receipts and disbursements for the 36-week period ended July 17, 2026, as compared to the cash flow forecast filed with the Sixth Report (the "**Fourth Cash Flow Forecast**");

   d. an updated cash flow forecast (the "**Fifth Cash Flow Forecast**") prepared in consultation with the Petitioners for the period ending February 5, 2027 (the "**Forecast Period**"), including the key assumptions on which the Fifth Cash Flow Forecast is based;

   e. an independent review of the security held by CSMC and Puah performed by the Monitor's counsel, Dentons Canada LLP ("**Dentons**");

   f. the Monitor's application for the Distribution order;

   g. the Monitor's application for the Stay Extension; and

   h. the Monitor's conclusions and recommendations.

TERMS OF REFERENCE

9. In preparing this report, the Monitor has relied upon certain information (the "**Information**") including the Petitioners' unaudited financial information, books and records and discussions with senior management of the Petitioners ("**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.

MONITOR'S ACTIVITIES

14. The Monitor's activities since the Sixth Report have included, among other things:

    a. attending to sale process matters following the approval of the Sales Approval Process Order, including, among other things:

        i. meeting with Magnum Projects Ltd. ("**Magnum**"), the sales agent leading the sale process for the Strata Units on behalf of the Petitioners, with respect to sale strategy, market conditions, pricing expectations and timelines;

        ii. facilitating repairs to certain Strata Units in order to prepare them for sale;

iii. reviewing weekly activity reports produced by Magnum and reporting same to key stakeholders;

iv. evaluating and accepting offers for Strata Units pursuant to the gross purchase price range approved by this Court pursuant to the Sales Approval Process Order; and

v. corresponding with Dentons with respect to preparation of materials and obtaining vesting orders;

b. reviewing bi-weekly cash reporting and variance analysis and reporting same to key stakeholders;

c. in conjunction with the Petitioners, preparing the Fifth Cash Flow Statement;

d. attending to stakeholder inquiries; and

e. preparing this Seventh Report of the Monitor.

UPDATE ON THE SALE OF STRATA UNITS

15. As described in the Sixth Report, the Monitor, in consultation with Square Nine and CSMC, engaged Magnum to act as the exclusive broker for the Strata Units.

16. To date, the Monitor has completed the sale of 12 Strata Units pursuant to the Sales Approval Process Order resulting in the collection of net sale proceeds totaling approximately $5.1 million.

17. The current sales status of the Strata Units is summarized in the table below:

Sales Status - Strata Units	
Completed	12
Firm Purchase and Sale Agreements	19
Unsold	11
Total	**42**

CASH FLOW VARIANCE ANALYSIS

18. Square Nine's actual cash receipts and disbursements as compared to the Fourth Cash Flow Forecast for the period of November 13, 2025, to July 17, 2026, are summarized below:

Cash Flow Variance Analysis 36-Week Period Ended July 17, 2026 *($000s)*	Actual	Forecast	Variance
Receipts			
Net sale proceeds - Commercial Units	$ 7,611	$ 7,611	$ -
Net sale proceeds - Residential Units	5,122	-	5,122
Rental income	85	85	-
Other receipts	68	17	51
Total Receipts	**12,886**	**7,713**	**5,173**
Operating Disbursements			
Wages & Benefits	(215)	(208)	(7)
Insurance	(18)	-	(18)
Utilities	(5)	(16)	11
Office Rent	(85)	(85)	-
Strata Fee	(172)	(179)	7
Sales and Marketing	(148)	(130)	(18)
Management Fees	(210)	(210)	-
Other	(15)	(107)	91
Total Operating Costs	**(868)**	**(935)**	**67**
Net Change in Cash from Operations	**12,018**	**6,778**	**5,240**
Non-Operating Disbursements			
Restructuring Professional Fees	(910)	(1,073)	163
Net Change in Cash from Non-Operating Item	**(910)**	**(1,073)**	**163**
Financing			
Pillar Interest and Other Financing Fees	(36)	(36)	-
Cameron Stephens Interim Financing	(216)	(216)	-
Net Change in Cash from Financing	**(252)**	**(252)**	**-**
Net Change in Cash	10,856	5,453	5,403
Opening Cash	-	-	-
Ending Cash	**$ 10,856**	**$ 5,453**	**$ 5,403**

19. Overall, Square Nine realized a favourable net cash flow variance of approximately $5.4 million. The key components of the variance are as follows:

a. a variance of approximately $5.1 million in net sale proceeds resulting from the sale of 12 residential units that were not included in the Fourth Cash Flow Statement;

b. a variance of $91,000 relating to unused operating contingency amounts; and

c. a timing variance of approximately $163,000 relating to restructuring professional fees that is expected to reverse in the coming weeks. A summary of the professional fee disbursements incurred since the commencement of the CCAA Proceedings is set out in the table below:

Professional Fee Summary **36-Week Period Ended July 17, 2026** ***($000s)*** **Firm**		**Fees**		**Disbursements**		**Taxes**		**Total**
FTI Consulting Canada Inc.	$	495	$	1	$	25	$	521
Dentons Canada LLP		254		12		30		296
McEwan Cooper Kirkpatrick LLP		83		-		10		93
Total	**$**	**832**	**$**	**13**	**$**	**65**	**$**	**910**

FIFTH CASH FLOW FORECAST

20. The Monitor, in consultation with Square Nine, has prepared the Fifth Cash Flow Statement to set out the liquidity requirements and cash position of Square Nine during the Forecast Period. A copy of the Fifth Cash Flow Statement is attached as Appendix "**A**".

21. A summary of the Fifth Cash Flow Statement is set out in the following table:

Fifth Cash Flow Forecast 65-Week Period Ending February 5, 2027 *($000s)*	Weeks 1-36 Actual	Weeks 37-65 Forecast	Total
Receipts			
Net sale proceeds - Commercial Units	$ 7,611	$ -	$ 7,611
Net sale proceeds - Residential Units	5,122	8,414	13,536
Rental income	85	-	85
Other receipts	68	-	68
Total Receipts	**12,886**	**8,414**	**21,300**
Operating Disbursements			
Wages & Benefits	(215)	(228)	(444)
Insurance	(18)	(12)	(30)
Utilities	(5)	(3)	(8)
Office Rent	(85)	(69)	(154)
Strata Fee	(172)	(49)	(221)
Sales and Marketing	(148)	(140)	(288)
Management Fees	(210)	(184)	(394)
GST Remittance	-	(701)	(701)
Other	(15)	(175)	(190)
Total Operating Costs	**(868)**	**(1,561)**	**(2,429)**
Net Change in Cash from Operations	**12,018**	**6,853**	**18,871**
Non-Operating Disbursements			
Restructuring Professional Fees	(910)	(895)	(1,805)
Net Change in Cash from Non-Operating Items	**(910)**	**(895)**	**(1,805)**
Financing			
Pillar Interim Financing	-	-	-
Pillar Interest and Other Financing Fees	(36)	-	(36)
Cameron Stephens Interim Financing	(216)	-	(216)
Secured Lender Repayment	-	(16,500)	(16,500)
Net Change in Cash from Financing	**(252)**	**(16,500)**	**(16,752)**
Net Change in Cash	10,856	(10,543)	314
Opening Cash	-	10,856	-
Ending Cash	**10,856**	**314**	**314**

22. The Fifth Cash Flow Statement is based on the following key assumptions:

a. Net Sale Proceeds – Commercial Units relate to the funds collected as a result of the sale of the Commercial Units;

b. 12 residential unit transactions have closed as at the date of this report with a further 19 residential unit transactions scheduled to close during the Forecast

Period. Projected sales for the remaining 11 units are not included in the Fifth Cash Flow Statement due to uncertainty around timing and pricing;

c. rental income relates to the monthly rent collected from four commercial units that were included in the Commercial Unit Transaction;

d. other receipts relates to interest and GST refunds;

e. wages and benefits relates to bookkeeping and administrative services provided by three staff;

f. utilities relate to both the Square Nine King George and Square Nine Builders and include BC Hydro, Fortis and other utility costs;

g. office rent relates to the office lease for Square Nine Builders;

h. strata costs relate to the remaining unsold Strata Units in Belvedere;

i. sales and marketing relates to the costs associated with readying the remaining Strata Units for sale;

j. management fees relate to the head office and corporate costs;

k. other costs is a contingency for miscellaneous items not included in the above line items;

l. restructuring professional fees include amounts for Square Nine's legal counsel, the Monitor and the Monitor's legal counsel; and

m. the Pillar DIP Facility was repaid on December 12, 2025, and replaced with the Replacement DIP Facility. The Replacement DIP Facility was repaid on January 27, 2026 upon the closing of the Commercial Unit Transaction.

SECURITY REVIEW

23. Dentons has completed an independent review of the security held by CSMC over certain lands owned by Square Nine King George (the "**CSMC Priority Assets**"). Dentons has

opined that the security held creates a valid and enforceable security interest in the CSMC Priority Assets, subject to the standard qualifications and assumptions.

24. Dentons has completed an independent review of the security held by Puah over certain lands owned by Square Nine King George (the "**Puah Priority Assets**"). Dentons has opined that the security held creates a valid and enforceable security interest in the Puah Priority Assets, subject to the standard qualifications and assumptions.

DISTRIBUTION ORDER

25. As described in the Pre-Filing Report of the Proposed Monitor dated November 13, 2025, the Petitioners owed approximately $39.4 million to third-party creditors, including approximately:

    a. $22.6 million to the secured lenders that provided an inventory loan or other financing for Belvedere, including approximately $18.5 million to CSMC, $400,000 to Puah and $3.7 million to AMRN Holding Ltd. and 1137571 B.C. Ltd., respectively;

    b. $6.0 million to Canada Revenue Agency in respect of outstanding GST amounts;

    c. $6.3 million to various trade creditors; and

    d. $4.5 million to various other third-party creditors.

26. The Monitor is seeking the Distribution Order to repay CSMC, as the senior secured lender, out of available funds to reduce the amount owing to CSMC and mitigate interest costs accruing in priority to other creditors.

27. The Monitor is also seeking the Distribution Order to repay Puah, as the senior secured lender for the Puah Priority Assets, out of the available funds to payout the amount owing to Puah.

28. The Monitor is planning to withhold approximately $1.5 million of the net proceeds from the proposed initial distribution to fund the administration of the CCAA Proceedings. The Monitor anticipates making additional distributions to CSMC and Puah as proceeds are collected from the sale of further Strata Units until CSMC and Puah are fully repaid.

STAY EXTENSION

29. The Monitor is seeking an extension of the Stay of Proceedings to January 29, 2027.

30. The Monitor's comments with respect to its application for the Stay Extension are as follows:

   a. the Fifth Cash Flow Statement forecasts that the Petitioners will have sufficient liquidity to operate during the term of the proposed Stay Extension;

   b. the Petitioners require the Stay Extension to, among other things, to complete the sale of the remaining Strata Units;

   c. the Petitioners are acting in good faith and with due diligence;

   d. the Stay Extension is supported by key stakeholders, including CSMC; and

   e. Square Nine's overall prospects of effecting a viable restructuring will be enhanced by the Stay Extension.

MONITOR'S CONCLUSIONS AND RECOMMENDATIONS

31. Based on the foregoing, the Monitor respectfully recommends that this Honourable Court grant the Distribution Order and the Stay Extension Order.

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All of which is respectfully submitted this 23rd day of July, 2026.

FTI Consulting Canada Inc.
in its capacity as Monitor of Square Nine

Tom Powell
Senior Managing Director

FOR: Mike Clark
Managing Director

Appendix A

Fifth Cash Flow Statement

Square Nine Builders Inc. and Square Nine King George Ltd.
Fifth Cash Flow Statement
For the 65-week period ending February 5, 2027

Week Ending	Notes	Weeks 1-36 17-Jul-26 Actual	Week 37 24-Jul-26 Forecast	Week 38 31-Jul-26 Forecast	Week 39 7-Aug-26 Forecast	Week 40 14-Aug-26 Forecast	Week 41 21-Aug-26 Forecast	Week 42 28-Aug-26 Forecast	Week 43 4-Sep-26 Forecast	Week 44 11-Sep-26 Forecast	Week 45 18-Sep-26 Forecast	Week 46 25-Sep-26 Forecast	Week 47 2-Oct-26 Forecast
Receipts													
Net sale proceeds - Commercial Units	[1]	$ 7,611,149	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net sale proceeds - Residential Units	[2]	5,121,891	-	3,609,699	1,200,093	-	-	-	2,204,662	-	467,978	453,426	477,827
Rental income	[3]	85,108	-	-	-	-	-	-	-	-	-	-	-
Other receipts	[4]	67,922	-	-	-	-	-	-	-	-	-	-	-
Total Receipts		**12,886,070**	-	**3,609,699**	**1,200,093**	-	-	-	**2,204,662**	-	**467,978**	**453,426**	**477,827**
Operating Disbursements													
Wages & Benefits	[5]	(215,401)	-	(16,300)	-	(16,300)	-	(16,300)	-	(16,300)	-	(16,300)	-
Insurance	[6]	(17,878)	-	-	-	-	-	-	-	-	-	-	(12,000)
Utilities	[7]	(4,920)	-	-	-	(1,000)	-	-	-	-	-	-	-
Office Rent	[8]	(84,830)	-	(9,864)	-	-	-	(9,864)	-	-	-	(9,864)	-
Strata Fee	[9]	(171,753)	-	-	(14,000)	-	-	-	(10,000)	-	-	-	-
Sales and Marketing	[10]	(147,547)	-	(35,000)	-	-	-	-	-	(15,000)	-	(15,000)	-
Management Fees	[11]	(210,000)	-	(26,250)	-	-	-	(26,250)	-	-	-	(26,250)	-
GST Remittance	[12]	-	-	(214,675)	-	-	-	(233,950)	-	-	-	(63,235)	-
Other	[13]	(15,467)	-	-	-	(25,000)	-	-	-	(25,000)	-	-	-
Total Operating Costs		**(867,795)**	-	**(302,089)**	**(14,000)**	**(42,300)**	-	**(286,364)**	**(10,000)**	**(56,300)**	-	**(130,649)**	**(12,000)**
Net Change in Cash from Operations		**12,018,275**	-	**3,307,610**	**1,186,093**	**(42,300)**	-	**(286,364)**	**2,194,662**	**(56,300)**	**467,978**	**322,777**	**465,827**
Non-Operating Disbursements													
Restructuring Professional Fees	[14]	(910,081)	(75,546)	-	(69,839)	-	-	(125,000)	-	-	-	(125,000)	-
Net Change in Cash from Non-Operating Items		**(910,081)**	**(75,546)**	-	**(69,839)**	-	-	**(125,000)**	-	-	-	**(125,000)**	-
Financing													
Pillar Interim Financing	[15]	-	-	-	-	-	-	-	-	-	-	-	-
Pillar Interest and Other Financing Fees	[16]	(36,199)	-	-	-	-	-	-	-	-	-	-	-
Cameron Stephens Interim Financing	[17]	(215,964)	-	-	-	-	-	-	-	-	-	-	-
Secured Lender Repayment	[18]	-	-	-	(12,000,000)	-	-	-	-	-	-	-	(4,500,000)
Net Change in Cash from Financing		**(252,164)**	-	-	**(12,000,000)**	-	-	-	-	-	-	-	**(4,500,000)**
Net Change in Cash		10,856,030	(75,546)	3,307,610	(10,883,746)	(42,300)	-	(411,364)	2,194,662	(56,300)	467,978	197,777	(4,034,173)
Opening Cash		-	10,856,030	10,780,484	14,088,095	3,204,349	3,162,049	3,162,049	2,750,685	4,945,347	4,889,047	5,357,024	5,554,801
Ending Cash		$ 10,856,030	$ 10,780,484	$ 14,088,095	$ 3,204,349	$ 3,162,049	$ 3,162,049	$ 2,750,685	$ 4,945,347	$ 4,889,047	$ 5,357,024	$ 5,554,801	$ 1,520,628

Week Ending	Week 48 9-Oct-26 Forecast	Week 49 16-Oct-26 Forecast	Week 50 23-Oct-26 Forecast	Week 51 30-Oct-26 Forecast	Week 52 6-Nov-26 Forecast	Week 53 13-Nov-26 Forecast	Week 54 20-Nov-26 Forecast	Week 55 27-Nov-26 Forecast	Week 56 4-Dec-26 Forecast	Week 57 11-Dec-26 Forecast
Receipts										
Net sale proceeds - Commercial Units	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net sale proceeds - Residential Units	-	-	-	-	-	-	-	-	-	-
Rental income	-	-	-	-	-	-	-	-	-	-
Other receipts	-	-	-	-	-	-	-	-	-	-
Total Receipts	-	-	-	-	-	-	-	-	-	-
Operating Disbursements										
Wages & Benefits	(16,300)	-	(16,300)	-	(16,300)	-	(16,300)	-	(16,300)	-
Insurance	-	-	-	-	-	-	-	-	-	-
Utilities	-	(1,000)	-	-	-	-	-	-	-	-
Office Rent	-	-	-	(9,864)	-	-	-	(9,864)	-	-
Strata Fee	(5,000)	-	-	-	-	(5,000)	-	-	-	(5,000)
Sales and Marketing	-	(15,000)	-	-	-	(15,000)	-	-	-	(15,000)
Management Fees	-	-	-	(26,250)	-	-	-	(26,250)	-	-
GST Remittance	-	-	-	(188,960)	-	-	-	-	-	-
Other	(25,000)	-	-	-	(25,000)	-	-	-	(25,000)	-
Total Operating Costs	**(46,300)**	**(16,000)**	**(16,300)**	**(225,074)**	**(41,300)**	**(20,000)**	**(16,300)**	**(36,114)**	**(41,300)**	**(20,000)**
Net Change in Cash from Operations	**(46,300)**	**(16,000)**	**(16,300)**	**(225,074)**	**(41,300)**	**(20,000)**	**(16,300)**	**(36,114)**	**(41,300)**	**(20,000)**
Non-Operating Disbursements										
Restructuring Professional Fees	-	-	(125,000)	-	-	-	-	(125,000)	-	-
Net Change in Cash from Non-Operating Items	-	-	**(125,000)**	-	-	-	-	**(125,000)**	-	-
Financing										
Pillar Interim Financing	-	-	-	-	-	-	-	-	-	-
Pillar Interest and Other Financing Fees	-	-	-	-	-	-	-	-	-	-
Cameron Stephens Interim Financing	-	-	-	-	-	-	-	-	-	-
Secured Lender Repayment	-	-	-	-	-	-	-	-	-	-
Net Change in Cash from Financing	-	-	-	-	-	-	-	-	-	-
Net Change in Cash	(46,300)	(16,000)	(141,300)	(225,074)	(41,300)	(20,000)	(16,300)	(161,114)	(41,300)	(20,000)
Opening Cash	1,520,628	1,474,328	1,458,328	1,317,028	1,091,954	1,050,654	1,030,654	1,014,354	853,240	811,940
Ending Cash	$ 1,474,328	$ 1,458,328	$ 1,317,028	$ 1,091,954	$ 1,050,654	$ 1,030,654	$ 1,014,354	$ 853,240	$ 811,940	$ 791,940

Week Ending	Week 58 18-Dec-26 Forecast	Week 59 25-Dec-26 Forecast	Week 60 1-Jan-27 Forecast	Week 61 8-Jan-27 Forecast	Week 62 15-Jan-27 Forecast	Week 63 22-Jan-27 Forecast	Week 64 29-Jan-27 Forecast	Week 65 5-Feb-27 Forecast	Week 1-65 Total
Receipts									
Net sale proceeds - Commercial Units	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,611,149
Net sale proceeds - Residential Units	-	-	-	-	-	-	-	-	13,535,576
Rental income	-	-	-	-	-	-	-	-	85,108
Other receipts	-	-	-	-	-	-	-	-	67,922
Total Receipts	-	-	-	-	-	-	-	-	**21,299,754**
Operating Disbursements									
Wages & Benefits	(16,300)	-	(16,300)	-	(16,300)	-	(16,300)	-	(443,601)
Insurance	-	-	-	-	-	-	-	-	(29,878)
Utilities	(1,000)	-	-	-	-	-	-	-	(7,920)
Office Rent	-	(9,864)	-	-	-	-	(9,864)	-	(153,878)
Strata Fee	-	-	-	(5,000)	-	-	-	(5,000)	(220,753)
Sales and Marketing	-	-	-	(15,000)	-	-	-	(15,000)	(287,547)
Management Fees	-	(26,250)	-	-	-	-	(26,250)	-	(393,750)
GST Remittance	-	-	-	-	-	-	-	-	(700,820)
Other	-	-	(25,000)	-	-	-	(25,000)	-	(190,467)
Total Operating Costs	**(17,300)**	**(36,114)**	**(41,300)**	**(20,000)**	**(16,300)**	-	**(77,414)**	**(20,000)**	**(2,428,613)**
Net Change in Cash from Operations	**(17,300)**	**(36,114)**	**(41,300)**	**(20,000)**	**(16,300)**	-	**(77,414)**	**(20,000)**	**18,871,141**
Non-Operating Disbursements									
Restructuring Professional Fees	-	(125,000)	-	-	-	-	(125,000)	-	(1,805,465)
Net Change in Cash from Non-Operating Items	-	**(125,000)**	-	-	-	-	**(125,000)**	-	**(1,805,465)**
Financing									
Pillar Interim Financing	-	-	-	-	-	-	-	-	-
Pillar Interest and Other Financing Fees	-	-	-	-	-	-	-	-	(36,199)
Cameron Stephens Interim Financing	-	-	-	-	-	-	-	-	(215,964)
Secured Lender Repayment	-	-	-	-	-	-	-	-	(16,500,000)
Net Change in Cash from Financing	-	-	-	-	-	-	-	-	**(16,752,164)**
Net Change in Cash	(17,300)	(161,114)	(41,300)	(20,000)	(16,300)	-	(202,414)	(20,000)	313,512
Opening Cash	791,940	774,640	613,526	572,226	552,226	535,926	535,926	333,512	-
Ending Cash	$ 774,640	$ 613,526	$ 572,226	$ 552,226	$ 535,926	$ 535,926	$ 333,512	$ 313,512	$ 313,512

Notes:

Management has prepared this Cash Flow Statement solely for the purposes of determining the liquidity requirements of Square Nine Builders Inc. ("**Square Nine Builders**") and Square Nine King George Ltd. ("**Square Nine King George**" and collectively with Square Nine Builders, the "**Company**") during the CCAA Proceedings.
The Cash Flow Statement is based on the probable and hypothetical assumptions detailed below. Actual results will likely vary from performance projected and such variations may be material.

[1] Net sale proceeds - Commercial Units relates to the sale of Belvedere's five commercial units which closed on January 21, 2026.
[2] As of July 29, 2026, there are 12 completed agreements and 19 accepted agreements with total net proceeds, including GST, of approximately $13.54 million. All closings fall within the forecasted period above. The remaining 11 unsold units are not forecasted as disclosure could impact market integrity.
[3] Rental income relates to the monthly rent collected from the four commercial units that were leased prior to the sale of those units.
[4] Other receipts relates to GST refunds. Given the uncertainty surrounding the timing and quantum of future collections, no amounts in respect of such collections have been reflected in the forecast.
[5] Wages and benefits relates to bookkeeping and administrative services provided by five staff.
[6] Insurance costs for the building are funded through strata fees and unit insurance expires on October 2026, and will be renewed.
[7] Utilities relate to head office costs, including BC Hydro, Fortis and other utility costs.
[8] Office rent relates to the office lease for Square Nine Builders.
[9] Strata Fee relates to the remaining unsold units in the Belvedere development.
[10] Magnum Projects Ltd. was engaged on February 20, 2026 to market the remaining 42 unsold residential units.
[11] Management fees relate to head office and corporate costs.
[12] GST remittance from the residential proceeds is due the following month after a sale is complete. The first GST payments are scheduled for the end of July 2026.
[13] Other costs is a contingency for miscellaneous items not included in the above line items and will be managed by the Monitor.
[14] Restructuring professional fees include amounts for the Company's legal counsel, the Monitor and the Monitor's legal counsel.
[15] The initial interim lender, Pillar Capital, advanced $150,000 which was repaid on December 12, 2025.
[16] Interest and other financing fees include interest amounts charged by Pillar Capital as the initial interim lender as well as other fees such as the facility fee, diligence fee and associated legal fees.
[17] The Court approved the replacement of the Pillar Interim Financing with interim financing from Cameron Stephens Mortgage Capital Ltd. ("CSMC"). Interim financing of $550,000 was funded by CSMC which was repaid, inclusive of interest, fees and professional fees, following the sale of the commercial units on January 21, 2026.
[18] Interim distributions to CSMC are forecasted to be made during the week ending August 7, 2026 and October 2, 2026.