Ernst & Young Inc.
Calgary City Centre
2200 - 215 2nd Street SW
Calgary, AB T2P 1M4

Tel: +1 403 290 4100
Fax: +1 403 290 4265
ey.com

GENCO HOLDINGS LTD.
NOTICE AND STATEMENT OF RECEIVER
(Subsections 245(1) and 246(1) of the Bankruptcy & Insolvency Act)

In the Matter of the Court-appointed Receivership of Certain Real Property of Genco Holdings Ltd. (“Genco”).

1. Please be advised that on Friday, March 22, 2019, Ernst & Young Inc. (the "Receiver") was appointed by an Order of the Honorable Justice P.R. Jeffrey of the Court of Queen’s Bench of Alberta (the “Order”) as receiver and manager of certain of Genco’s real property described as the 634 Lands (as defined in the Order). The Receiver was appointed in respect of the 634 Lands (the “Property”) of Genco, an insolvent person that is described below:

	Net Book Value[1] as at March 31, 2019
Land	$ 2,523,996
Building and other	16,555,336
Total	$19,079,332

[1]Net book value is based on unaudited books and records of Genco as at March 31, 2019 in respect of the Property, which may not represent fair market value. Net book value only relates to the 634 Lands and does not include the net book value of any other properties or assets owned by Genco. Funds are in Canadian dollars.

2. To the extent permitted under the Order, the Receiver took possession and control of the Property on March 22, 2019.

3. The following information relates to the receivership:

a)	Principal address of the insolvent person:	1400, 707 – 7th Avenue SW Calgary, AB T2P 3H6
b)	Principal line of business:	Real Estate (Holding and Development)
c)	Location of the business:	Head Office – Calgary, AB

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d) Amounts owed by Genco are as follows:

Class of Creditor	Claim Amount
Secured creditors – see attached Appendix A	$43,370,537
Unsecured creditors – see attached Appendix A	$3,098,936
Total	$46,469,473

The intended action plan of the Receiver is to realize upon the Property through an orderly sales process.

e) The Receiver contact is:

Ernst & Young Inc.
Calgary City Centre, 2200, 215 - 2nd Street SW
Calgary, AB T2P 1M4

Attention: Jessica Murray
Telephone: (403) 206-5394
Facsimile: (403) 206-5075

Website: www.ey.com/ca/genco

Questions: gencoquestions@ca.ey.com

Dated at Calgary, Alberta this 1st day of April, 2019.

ERNST & YOUNG INC.
Court-appointed Receiver and Manager of
the Property

Peter Chisholm, CPA, CA, CIRP, LIT
Vice President

APPENDIX A

Genco Holdings Ltd.
Creditor listing as at March 22, 2019

Disclaimer: The secured claims identified in this schedule are as per Genco's books and records as at March 21, 2019, as disclosed in the Affidavit of Pali Bedi sworn and filed March 21, 2019. The unsecured claims identified in this schedule are as per Genco's books and records as at March 22, 2019 and are being provided for illustrative purposes only.

<u>This claims listing does not in any way represent a complete or final determination of the classification or quantum of creditors' claims against Genco. Creditors' claims in this listing are those against Genco and are not representative of direct claims against the Property.</u>

Secured Creditors		Amount
Maynbridge Capital Inc.[1]	$	18,000,000
HSBC Bank Canada[2]		8,300,000
Canadian Western Bank[3]		7,100,000
Harbour Mortgage Corp.[4]		3,500,000
Bancorp[5]		3,100,000
Bolero[6]		2,000,000
Crown Capital		TBD
The City of Calgary[7]		1,180,364
Bancorp Financial Services Inc.[5]		97,254
HMT Holdings Inc.[4]		72,493
The City of Edmonton[8]		20,426
Total Secured Creditors	$	43,370,537

[1]Total approximate indebtedness owing to Maynbridge Capital Inc. relates to a loan in a single advance in the principal amount of $18.0 million in respect of Genco's Walden development and real property located at 608 - 7th Avenue SW.

[2]Total approximate indebtedness owing to HSBC Bank Canada of $8.3 million is comprised of $6.2 millon related to the Property and $2.1 million related to the 160 Acres Lands (as defined in the Order).

[3]Total approximate indebtedness owing to Canadian Western Bank of $7.1 million relates entirely to real property located at 1108 - 4th Street SW.

[4]Total approximate indebtedness owing to Harbour Mortgage Corp. of $3.5 million relates entirely to the 160 Acres Lands (as defined in the Order).

[5]Total approximate indebtedness owing to Bancorp of $3.1 million relates entirely to the Property.

[6]Total approximate indebtedness owing to Bolero of $2.0 million relates to Genco's Walden development, the 160 Acres Lands, and real property located at 608 - 7th Avenue SW.

[7]The City of Calgary may have a secured claim in respect of unpaid property taxes in relation to real property owned by Genco, which continue to accrue.

[8]The City of Edmonton may have a secured claim in respect of unpaid property taxes in relation to real property owned by Genco, which continue to accrue.

Unsecured Creditors		Amount
Kanwalpreet Dutt	$	737,500
Avison Young		594,381
Kris Vadan		500,000
Omicron Construction Management Ltd.		292,690
McCOR Management		243,571
MH Kassam Prof Corp		230,000
Norr Architects Engineers Planners		221,197
PB Genco Consulting Ltd.		126,000
JSS Barristers		85,594
Genco (Walden) Ltd		20,489
Altus Group Ltd.		12,443
Vadan Insurance Services Ltd.		10,000
Torys LLP		7,327
Canada Revenue Agency		5,800
KPMG LLP		5,427
J.R. Spronken & Associates Ltd.		2,951
David E. Prasow Professional Corporation		1,477
JASA Engineering Inc.		1,031
Paladin Security Group Ltd.		882
Rite-Way Fencing (2000) Inc.		158
Government of Alberta		20
Total Unsecured Creditors[9]	$	3,098,936

[9]Total claims of unsecured creditors may omit payables recorded separately by property managers of Genco's real property holdings.

Total Secured and Unsecured Creditors	$	46,469,473