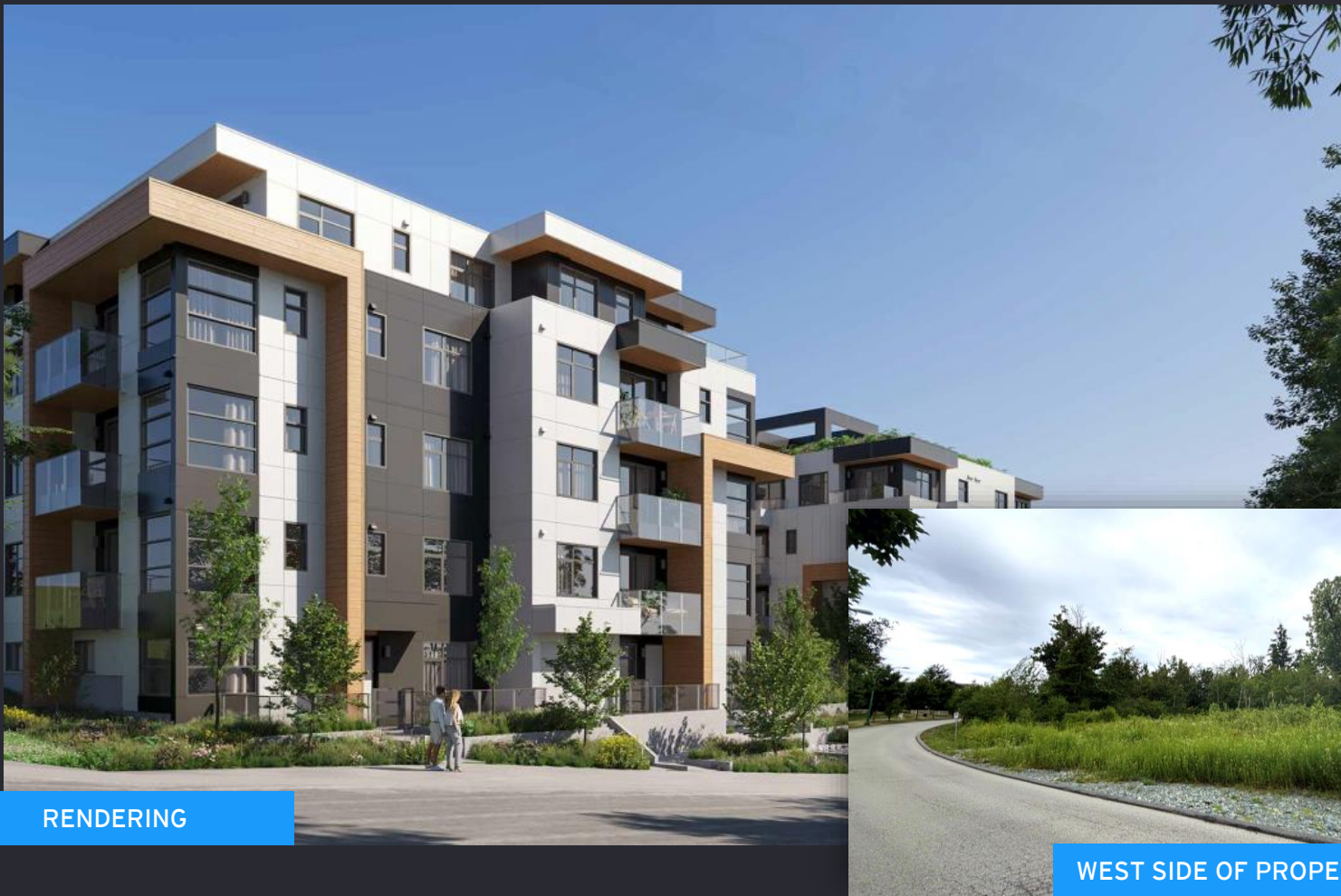


# Acquisition Opportunity

July 2025



## OPPORTUNITY TO ACQUIRE 1.3 ACRES OF DEVELOPMENT APPROVED LAND LOCATED IN EAST CLAYTON, SURREY

On April 11, 2025, 1034786 B.C. Ltd (“103”) was placed into receivership pursuant to an order of the Supreme Court of British Columbia (the “Court”). Ernst & Young Inc. was appointed as receiver and manager (the “Receiver”) over the property, assets, and undertakings of 103.

On June 27, 2025, the Court issued an order authorizing the Receiver to commence a sale and investment solicitation process (“SISP”) to administer and carry out the marketing of the Lands owned by 103, being the following development approved 1.3-acre parcel in East Clayton, Surrey.

### PROPERTY HIGHLIGHTS

- 147 units
- 5 storeys

Type:

Condo | Apartment

Parking:

204 parking stalls proposed

Parks:

69B Neighbourhood Park

Transit:

Walking distance to bus loop

Local Attractions:

Willowbrook Park, Guardian Angel Preschool, Fraser Valley School, Clayton Campus, Cheriton Park



### SITE OVERVIEW



AERIAL PHOTOGRAPH

Source: City of Surrey, Cosmos

## PROPOSED TRANSACTION

In accordance with the SISP, the Receiver is seeking offers for the sale of 103's assets in one transaction.

Further information on the SISP is available on the Receiver's website, located at: [www.ey.com/ca/Insignia](http://www.ey.com/ca/Insignia).

## BID OFFER DEADLINE DATE

The deadline for the submission of non-binding Letters of Intent ("LOI") is **5:00pm PST August 14, 2025**.

## PROPOSED TRANSACTION

Interested parties are requested to contact one of the persons listed below. Access to a data room containing relevant material will be made available to selected parties following signing of a confidentiality agreement.



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