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11, 2024

COURT FILE NUMBER

2403-05996

Clerk's Stamp

COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

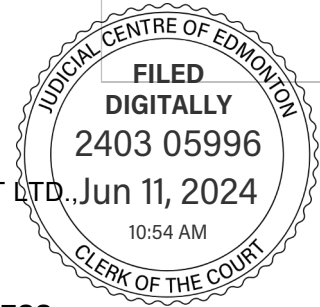
EDMONTON

PLAINTIFF

ROYAL BANK OF CANADA

DEFENDANTS

BEREKET & G HOLDINGS CORP.,
HABESHA AFRICAN SUPERMARKET LTD.,
and SEMERE BERHANE



DOCUMENT

**APPROVAL AND RESTRICTED ACCESS
AND SEALING ORDER**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF PARTY
FILING THIS DOCUMENT

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File No.: 0249783.0002

i)

DATE ON WHICH ORDER WAS PRONOUNCED: JUNE 7, 2024

LOCATION WHERE ORDER WAS PRONOUNCED: EDMONTON, ALBERTA

NAME OF JUSTICE WHO MADE THIS ORDER: THE HONOURABLE JUSTICE J. S. LITTLE

UPON THE APPLICATION by BDO Canada Limited in its capacity as the Court-appointed receiver (the "Receiver") of Bereket & G Holdings Corp. (collectively, the "Debtor"); AND UPON reviewing the First Report of the Receiver dated May 27, 2024 (the "First Report") and the Confidential Supplement to the First Report (the "Confidential Supplement") and the Affidavit of Service;

AND UPON HEARING the submissions of counsel for the Receiver, and such other counsel that appeared, if any, although properly served as appears from the Affidavit of Service;

IT IS HEREBY ORDERED AND DECLARED THAT:

SERVICE

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application and time for service of this application is abridged to that actually given.

1. 77311909.1

ACTIVITIES OF THE RECEIVER

2. The activities, conduct and actions of the Receiver in these proceedings to date, including those described in the First Report and the RFP Process (therein defined) are hereby approved.
3. Without limiting the powers of the Receiver as provided in the Receivership Order whatsoever:
 - (a) the Exclusive Listing Agreement with Cushman & Wakefield Edmonton (the “**Listing Agreement**”) as appended to the First Report is hereby approved, and the Receiver is authorized to execute the Listing Agreement and carry out its terms;
 - (b) the Receiver is authorized to list the lands legally described as:

LOTS 239 – 241 (inclusively)
BLOCK 4
PLAN B4
EXCEPTING THEREOUT ALL MINES AND MINERALS

at the Proposed List Price (as described and defined in the First Report) and adjust the listing price at its discretion.

SEALING ORDER

4. Division 4 of Part 6 of the Rules does not apply to this Order, and the Clerk of the Court be and is hereby directed to seal the Confidential Supplement to the First Report on the Court file until:
 - (a) sixty (60) following an Order discharge of the Receiver; or
 - (b) until such further Order of the Court.

The Clerk of this Honourable Court is hereby directed to seal the Confidential Supplement to the First Report in an envelope setting out the style of cause in the within proceedings and labelled:

THIS ENVELOPE CONTAINS THE CONFIDENTIAL SUPPLEMENT TO THE FIRST REPORT OF THE RECEIVER DATED MAY 27, 2024. THESE CONFIDENTIAL DOCUMENTS ARE SEALED ON THE COURT FILE PURSUANT TO THE ORDER ISSUED BY THE HONOURABLE JUSTICE J.S. LITTLE ON FRIDAY, JANUARY 21, 2022. THE CONFIDENTIAL DOCUMENTS ARE NOT TO BE ACCESSED BY ANY PERSON UNTIL THE EARLIER OF:

(A) 60 DAYS FROM THE GRANTING OF A DISCHARGE ORDER; OR

(B) FURTHER ORDER OF THE COURT.

5. Upon the occurrence of either paragraph 4(a) or 4(b) herein, the Sealed Documents shall be unsealed and filed in these proceedings.



The Honourable Justice J.S. Little