

SUPERIOR COURT
(COMMERCIAL DIVISION)

Canada
Province of Québec
District of Montréal

No: 500-11-059536-215

Date: October 26, 2021

Presiding: The Honourable Michel A. Pinsonnault, J.S.C.

In the matter of the *Companies' Creditors Arrangement Act*, RSC 1985, c C-36 of:

Atis Group Inc.

10422916 Canada Inc.

8528853 Canada Inc. (d.b.a. Portes et Fenêtres Altek Inc.)

9060642 Canada Inc.

9092455 Canada Inc. (d.b.a. Alweather Windows & Doors)

Distributeur Vitro Clair Inc.

Solarcan Architectural Holding Limited

Vitrierie Lévis Inc.

Vitrotec Portes & Fenêtres Inc.

Debtors

and

Atis LP

Mise-en-cause

and

Raymond Chabot Inc.

Monitor

and

Gestion Pamaca Inc.

The Land Registrar for the Land Registry Office for the Registration Division of Lotbinière

Mis-en-cause

JP1736

APPROVAL AND VESTING ORDER

HAVING READ the *Application for the Issuance of Approval and Vesting Orders and an Order (i) Authorizing a Distribution, (ii) Discharging the CRO, (iii) Releasing Certain CCAA Charges, (iv) Extending the Stay Period and (v) Granting Ancillary Relief* (the “**Application**”) of Atis Group Inc., 10422916 Canada Inc., 8528853 Canada Inc. (d.b.a. Altek Windows & Doors), 9060642 Canada Inc., 9092455 Canada Inc. (d.b.a. Alweather Windows & Doors), Distributeur Vitro Clair Inc., Solarcan Architectural Holding Limited, Vitrotec Portes & Fenêtres Inc. and Vitrierie Lévis Inc. (collectively, the “**Applicants**”) and Atis LP (together with the Applicants, the “**Debtors**”) pursuant to the *Companies’ Creditors Arrangement Act*, RSC 1985, c C-36 (the “**CCAA**”), the exhibits and the affidavit filed in support thereof and the Sixth Report of the Monitor dated October 25, 2021;

GIVEN the notification of the Application;

GIVEN the Initial Order rendered on February 19, 2021 (as amended and restated on March 1, 2021, the “**Initial Order**”);

GIVEN the submissions of counsel and the testimony of the Monitor;

GIVEN the provisions of the CCAA;

GIVEN that it is appropriate to issue an order approving the transaction (the “**Transaction**”) contemplated by the agreement entitled *Acte de vente* (the “**Purchase Agreement**”), by and between Groupe Atis Inc. (the “**Vendor**”), as vendor, and Gestion Pamaca Inc. (the “**Purchaser**”), as purchaser, a copy of which was filed as Exhibit P-6 to the Application, and vesting in the Purchaser all of Groupe Atis Inc.’s rights, titles and interests in and to the immovable property identified in **Schedule “A”** hereto (the “**Real Property**”).

THE COURT:

- [1] **GRANTS** the Application.
- [2] **DECLARES** that all capitalized terms used but not otherwise defined in the present Order (this “**Order**”) shall have the meanings ascribed to them in the Purchase Agreement.

Notification

- [3] **ORDERS** that any prior delay for the presentation of the Application is hereby abridged and validated so that the Application is properly returnable today and hereby dispenses with any further notification thereof.

- [4] **PERMITS** notification of this Order at any time and place and by any means whatsoever, including by email.

Sale Approval

- [5] **ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the Purchase Agreement by the parties thereto is hereby authorized and approved, with such non-material alterations, changes, amendments, deletions or additions thereto as may be agreed to, but only with the consent of the Monitor.

Authorization

- [6] **ORDERS AND DECLARES** that this Order shall constitute the only authorization required by the Monitor and the Vendor to proceed with the Transaction and that no other approval or authorization, including any board, shareholder or regulatory approval, if applicable, shall be required in connection therewith.

Execution of Documentation

- [7] **AUTHORIZES** the Monitor, for and on behalf of the Vendor, to perform all acts, sign all documents and take any necessary action to execute any agreement, contract, deed, provision, transaction or undertaking stipulated in the Purchase Agreement and any other ancillary document which could be required or useful to give full and complete effect thereto.

Vesting of the Real Property

- [8] **ORDERS AND DECLARES** that upon the issuance of a Monitor's certificate substantially in the form appended as **Schedule "B"** hereto (the "**Certificate**"), all of the Vendor's rights, titles and interests in and to the Real Property shall vest absolutely and exclusively in and with the Purchaser, free and clear of and from any and all rights, titles, benefits, priorities, claims (including claims provable in bankruptcy in the event that the Vendor should be adjudged bankrupt), liabilities (direct, indirect, absolute or contingent), obligations, interests, prior claims, security interests (whether contractual, statutory or otherwise), liens, right of retention, charges, hypothecs, mortgages, pledges, deemed trusts, assignments, judgments, executions, writs of seizure or execution, notices of sale, options, agreements, rights of distress, legal, equitable or contractual setoff, adverse claims, levies, taxes, disputes, debts, charges, options to purchase, rights of first refusal or other pre-emptive rights in favour of third parties, restrictions on transfer of title, or other claims or encumbrances, whether or not they have attached or been perfected, registered, published or filed and whether secured, unsecured or otherwise (collectively, the "**Encumbrances**"), including without limiting the generality of the foregoing all Encumbrances created by order of this Court and all charges or security evidenced by registration, publication or filing pursuant

to the *Civil Code of Québec* or any other applicable legislation providing for a security interest in personal, movable or immovable property and, for greater certainty, **ORDERS** that all of the Encumbrances affecting or relating to the Real Property be cancelled and discharged, but only inasmuch as their registration against the Real Property is concerned, in each case effective as of the applicable time and date of the Certificate.

Monitor's Certificate

- [9] **ORDERS AND DIRECTS** the Monitor, upon receipt of (i) payment in full of the Purchase Price, and (ii) payment of any amount owed under Sections 6 and 7 of the Purchase Agreement, as the case may be, to (a) issue forthwith the Certificate to the Vendor and the Purchaser and (b) file as soon as practicable a copy of the Certificate with the Court.

Cancellation of Security Registrations

- [10] **ORDERS** the Land Registrar of the Land Registry Office for the Registry Division of Lotbinière, upon presentation of the Certificate in the form appended as **Schedule "B"** hereto and a certified copy of this Order accompanied by the required application for registration and upon payment of the prescribed fees, to publish this Order and (i) to make an entry on the Land Register showing the Purchaser as the owner of the Real Property and (ii) to cancel any and all Encumbrances but only inasmuch as their registration against the Real Property is concerned, including, without limitation, the following registrations published at the said Land Registry Office:
- (a) Immovable hypothec registered under number 23 225 562 and its Deed of Correction registered under number 23 244 756;
 - (b) Immovable hypothec registered under number 25 378 853;
 - (c) Immovable hypothec registered under number 25 378 854;
 - (d) Immovable hypothec registered under number 25 378 855; and
 - (e) Immovable hypothec registered under number 25 378 856.

Purchase Price

- [11] **ORDERS** that the Purchase Price shall be remitted to the Monitor and shall be distributed in accordance with applicable legislation.
- [12] **ORDERS** that for the purposes of determining the nature and priority of the Encumbrances, the Purchase Price shall stand in the place and stead of the Real Property, and the upon payment of the Purchase Price by the Purchaser, all Encumbrances shall attach to the Purchase Price with the same priority as they had with respect to the Real Property immediately prior to the sale, as if the Real Property had not been sold and remained in

the possession or control of the person having that possession or control immediately prior to the sale.

Validity of the Transaction

[13] **ORDERS** that notwithstanding:

- (i) the pendency of the proceedings;
- (ii) any assignment in bankruptcy or any petition for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) (the “**BIA**”), and any order issued pursuant to any such petition; or
- (iii) the provisions of any federal or provincial legislation;

the vesting of the Real Property contemplated in this Order, as well as the execution of the Purchase Agreement pursuant to this Order, are to be binding on any trustee in bankruptcy or receiver that may be appointed, and shall not be void or voidable nor deemed to be a preference, assignment, fraudulent conveyance, transfer at undervalue or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, as against the Debtors, the Monitor or the Purchaser, and shall not constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

Protection of Personal Information

[14] **ORDERS** that, pursuant to sub-section 7(3)(c) of the *Canada Personal Information Protection and Electronic Documents Act* or any similar provision of any applicable provincial legislation, the Monitor is authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in the Debtors’ records pertaining to the Vendor’s past and current employees. The Purchaser shall maintain and protect the privacy of such information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use of such information by the Debtors.

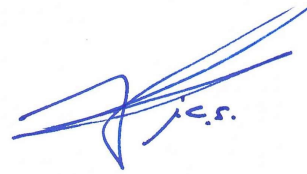
General Provisions

[15] **DECLARES** that this Order shall have full force and effect in all provinces and territories in Canada.

[16] **DECLARES** that the Monitor or the Purchaser shall be authorized to apply as it may consider necessary or desirable, with or without notice, to any other court or administrative body, whether in Canada, the United States of America or elsewhere, for orders which aid and complement the Order and, without limitation to the foregoing, an order under Chapter 15 of the U.S. Bankruptcy Code, for which the Monitor shall be the foreign representative of the Debtors. All courts and administrative bodies of all such jurisdictions

are hereby respectfully requested to make such orders and to provide such assistance to the Monitor as may be deemed necessary or appropriate for that purpose.

- [17] **REQUESTS** the aid and recognition of any court or administrative body in any Province of Canada and any Canadian federal court or administrative body and any federal or state court or administrative body in the United States of America and any court or administrative body elsewhere, to act in aid of and to be complementary to this Court in carrying out the terms of the Order.
- [18] **ORDERS** that Exhibit **P-6** filed in support of the Application is confidential and are filed under seal until the Closing or further order from this Court.
- [19] **ORDERS** the provisional execution of this Order notwithstanding appeal, and without requirement to provide any security or provision for costs whatsoever.
- [20] **THE WHOLE** without costs.



MICHEL A. PINSONNAULT, J.S.C.

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McCarthy Tétrault s.e.n.c.r.l., s.r.l.
Attorneys for the Debtors

Date of hearing: October 26, 2021