

**QUEST UNIVERSITY CANADA
MONITOR'S FIRST REPORT TO COURT**

January 24, 2020

Liabilities and Other Financial Obligations

2.28. Quest's liabilities are summarized in the table below:

	Amount at Dec 31, 2019 (millions)	Description
General unsecured debt	\$8.4	This includes trade payables and accrued liabilities incurred in the normal course of business, including refundable deposits.
Secured debt		
– Capilano University (“ Capilano ”)	2.2	All secured loans were advanced during the period 2011 to 2019 to fund cash flow deficits. Each lender holds security consisting of general security agreements, mortgages and assignments of rents as applicable.
– Vanchorverve Foundation	23.6	
– Pacific Coastal Financial Group (“ Pacific ”)	1.0	
– 1114586 B.C. Ltd. (“ 1114 ”)	1.5	
– Fivestone Capital Corp. (“ Fivestone ”)	0.3	
Total secured debt	\$28.6	
Capital leases	\$34.7	This balance represents an estimated present value of commitments under capital lease agreements. This relates primarily to the leases with Southern Star LP for the student residences.
Total	\$71.7	