

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA
MIAMI DIVISION
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In re:

CINEMEX HOLDINGS USA, INC.,
CMX CINEMAS, LLC, and CB
THEATER EXPERIENCE LLC,¹

Chapter 11 (Subchapter V)

Case No. 25-17559-LMI

(Jointly Administered)

Reorganized Debtors.

**REORGANIZED DEBTORS' SECOND AGREED *EX PARTE* MOTION
FOR ENTRY OF AN ORDER EXTENDING THEIR PERIOD TO
ASSUME OR REJECT HALCYON LEASE**

Cinemex Holdings USA, Inc., CMX Cinemas, LLC, and CB Theater Experience LLC (collectively, the “Reorganized Debtors” or “Cinemex”) by and through their undersigned counsel, hereby file this *Reorganized Debtors’ Second Agreed Ex Parte Motion for Entry of an Order Extending Their Period to Assume or Reject Halcyon Lease* (the “Motion”). In support of this Motion, the Reorganized Debtors rely upon the *Declaration of Rafael Muñoz Pedregal, in Support of Subchapter V Petitions and First Day Motions* (Dkt. No. 13) (the “First Day Declaration”) and respectfully represent as follows.

JURISDICTION AND VENUE

1. The United States Bankruptcy Court for the Southern District of Florida (the “Court”) has jurisdiction over this matter pursuant to 28 U.S.C. § 1334. Venue is proper in this district pursuant to 28 U.S.C. § 1408.

2. Consideration of this motion is a core proceeding under 28 U.S.C. § 157.

¹ The Reorganized Debtors in these cases and the last four digits of each Reorganized Debtors’ federal tax identification number are as follows: (1) Cinemex Holdings USA, Inc. (5502); (2) CMX Cinemas, LLC (1938); and (3) CB Theater Experience LLC f/k/a Cobb Theater Experience LLC f/k/a Cinemex NC, LLC (0563). The address for the Reorganized Debtors is 4300 Biscayne Blvd, Suite 203, Miami, FL 33137.

3. The statutory predicate for the relief requested herein is 11 U.S.C. § 365.

RELIEF REQUESTED

4. By this Motion, Reorganized Debtors seek entry of an order (the “Order”), substantially in the form attached hereto, extending until February 27, 2026 the period described in 11 U.S.C. § 365(d)(4)(A) of the Bankruptcy Code during which the Reorganized Debtors may determine whether to assume or reject the Halcyon Lease before the lease is deemed rejected.

BACKGROUND

5. Cinemex Holdings USA, Inc., which was incorporated in Delaware on February 24, 2014, is the holding company for Cinemex Cinemas, LLC and CB Theater Experience LLC. Cinemex Holdings USA, Inc. is based in Miami.

6. The Reorganized Debtors are in the movie theater business, operating movie theaters in dozens of cities. The theaters operate under the brand names “CMX Cinemas” and “CMX CinéBistro.”

7. On June 30, 2020 (the “Petition Date”), the Reorganized Debtors commenced the instant cases upon the filing of voluntary petitions for relief under the United States Bankruptcy Code in the United States Bankruptcy Court for the Southern District of Florida.

8. On November 17, 2025, the court entered its *Order Confirming Amended Plan of Reorganization* (Dkt. No. 394)

9. Through the proceeding, the Reorganized Debtors sought to: 1) identify which theaters are not profitable, which ones are profitable, and which ones can be profitable; and 2) renegotiate leases with landlords and revenue-sharing agreement with studios.

10. The Reorganized Debtors identified a potential assignee for the lease (the “Halcyon Lease”) with landlord GT RP Halcyon, LLC (the “Landlord”), which will benefit the

Reorganized Debtors and the creditors in these proceedings. However, the terms of such assignment and negotiations with the Landlord are continuing and will require additional time beyond the current deadline of January 26, 2026.

11. The Landlord has consented in writing to an extension of the deadline to assume or reject the Halcyon Lease until February 27, 2026.

12. Accordingly, Reorganized Debtors seek to extend the deadlines set forth in 11 U.S.C. § 365(d)(4) to allow them to finalize the terms of the potential assumption and assignment of the Halcyon Lease.

13. The Court previously extended the deadlines set forth in 11 U.S.C. § 365(d)(4) to January 26, 2026, which is 210 days after the Petition Date. *See* Dkt. No. 397. It has now become apparent that the Reorganized Debtors need an extension of the deadline to February 27, 2026, solely with respect to the Halcyon Lease.

BASIS FOR RELIEF

14. The Bankruptcy Code states that an unexpired lease of nonresidential real property under which the debtor is the lessee shall be deemed rejected if the trustee or debtor-in-possession does not assume or reject the unexpired lease by the earlier of 120 days after the commencement of the chapter 11 case, or the date of entry of an order confirming a plan. *See* 11 U.S.C. § 365(d)(4)(A).

15. Pursuant to 11 U.S.C. § 365(d)(4)(B) of the Bankruptcy Code, the Court may, upon consideration of a motion filed before expiration of the 120-day assumption or rejection period set forth in Section 365(d)(4)(A), extend said period by 90 days for cause. *See* 11 U.S.C. § 365(d)(4)(B)(i). After such period, “the court may grant a subsequent extension only upon prior written consent of the lessor in each instance.” 11 U.S.C. § 365(d)(4)(B)(ii).

16. As noted above, the Landlord has consented in writing to the extension of the deadline to assume or reject the Halcyon Lease until February 27, 2026.

17. The Reorganized Debtors submit that grounds exist to to extend the Section 365(d)(4) period, beyond the consent of the Landlord. As explained above, the Reorganized Debtors are in the movie theater businesses, and they show movies at various leased locations, including the Halcyon location. It follows that the Halcyon Lease is among the Reorganized Debtors' primary assets. Additionally, the Reorganized Debtors and the Landlord are still engaged in productive negotiations for the Halcyon Lease's assumption and assignment.

18. The Landlord will not be prejudiced by an extension. The Landlord has consented, and will suffer no harm that cannot be addressed by the Bankruptcy Code. For these reasons, grounds exists to extend the Section 365(d)(4) deadline through to February 27, 2026 with respect to the Halcyon Lease.

WHEREFORE, the Reorganized Debtors respectfully request that the Court enter the Order granting the relief requested herein and such other relief as the Court deems appropriate under the circumstances.

Dated: January 23, 2026

Respectfully Submitted,

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Counsel for the Reorganized Debtors

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on January 23, 2026, I electronically filed the foregoing document with the Clerk of the Court using CM/ECF. I also certify that the foregoing document is being served this day by transmission of Notices of Electronic Filing generated by CM/ECF to those parties registered to receive electronic notices of filing in this case.

/s/ Jaime B. Leggett
Jaime B. Leggett, Esq.

EXHIBIT A
(Proposed Order)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA
MIAMI DIVISION
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In re:

CINEMEX HOLDINGS USA, INC.,
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THEATER EXPERIENCE LLC,¹

Chapter 11 (Subchapter V)

Case No. 25-17559-LMI

(Jointly Administered)

Reorganized Debtors.

**ORDER GRANTING REORGANIZED DEBTORS' *EX PARTE* SECOND
AGREED MOTION FOR ENTRY OF AN ORDER EXTENDING THEIR
PERIOD TO ASSUME OR REJECT HALCYON LEASE**

THIS MATTER came before the Court upon *Reorganized Debtors' Ex Parte Second Agreed Motion for Entry of an Order Extending Their Periods to Assume or Reject Halcyon Lease* (Dkt. No. ____) (the "Motion") of the above-captioned Reorganized Debtors (collectively, the "Reorganized Debtors"), for an order pursuant to 11 U.S.C. § 365, extending the period described in Section 365(d)(4)(A) during which Reorganized Debtors may determine whether to

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assume or reject the lease with landlord GT RP Halcyon, LLC (the “Halcyon Lease”) before the lease is deemed rejected, through and including February 27, 2026; and appearing that no other notice need be given; and it appearing that the relief requested in the Motion is in the best interest of Reorganized Debtors and the creditors; after due deliberation and sufficient cause appearing therefore, it is hereby

1. **ORDERED** that the Motion be, and is hereby granted.
2. **ORDERED** that, in accordance with Section 365(d)(4) of the Bankruptcy Code, the period during which Reorganized Debtors may determine whether to assume or reject the Halcyon Lease before the lease is deemed rejected is extended through and to February 27, 2026.
3. **ORDERED** that this Order is without prejudice to any arguments that Halcyon may have with respect to the potential assumption or assumption and assignment of the Halcyon Lease.
4. **ORDERED** that the Reorganized Debtors shall continue the timely performance of their obligations under the Halcyon Lease until such time as the Halcyon Lease is rejected or assumed and assigned.
5. **ORDERED** that this Court shall retain jurisdiction with respect to all matters arising or related to the implementation of this order.

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Submitted By:

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Copies to:

Attorney Jaime B. Leggett, who shall serve a copy of this order on all interested parties and file a certificate of service reflecting same.