

30 August 2019

TO THE PURCHASER AS ADDRESSED

Dear Sir/Madam

**Ralan Arncliffe Pty Ltd
(Receivers and Managers Appointed) (Administrators Appointed)
ACN 159 766 757
(the Company)**

I advise that Timothy Heenan, Salvatore Algeri and I were appointed as Receivers and Managers of the Company on 22 August 2019 pursuant to the provisions contained in a Security Agreement entered into by the Company in favour of a Wingate company (Win Mezz No. 271 Pty Ltd). If you or your lawyers would like copies of the security please let us know and we will provide the documents to you. Alternatively, if your lawyers would like to contact our lawyers would you please ask them to call our lawyers Leon Zwier or Ben Mahoney of Arnold Bloch Leibler on (03) 9229 9999.

To avoid any future misunderstanding, we are seeking to recover money for the secured creditor, Wingate, in accordance with its securities. Grant Thornton, the Administrators, have been appointed to act in the best interests of all creditors.

Based on our preliminary investigations, it appears that you may have entered into a Contract for Sale to purchase a property located in the Arncliffe development at 213 Princes Highway, Arncliffe NSW. You may also have paid a deposit to the Company and/or consented to the release of that deposit and then loaned that deposit to Mr William O'Dwyer and/or the Ralan group.

We are conducting our own investigations into these matters. We are seeking to obtain copies of all relevant documents from you including copies of contracts of sale, details of deposits that may have been paid by the purchasers of apartments to the Company, documents that record the release of those deposits, loans that may have been made by purchasers to Mr William O'Dwyer and/or the Ralan group. As you may appreciate, because the Receivers and Wingate are not parties to those matters, we trying to piece together what has happened.

Would you kindly provide us with a copy of the following documents within 21 days:

- Copy of the Contract for Sale.
- Bank statements that record the payment of the deposit in connection with the Contract for Sale.
- Evidence that the deposit amount/s was remitted or otherwise paid to the Company or its agent.
- Copy of agreement/s entered into with Mr William O'Dwyer or any other party for the release of the deposit/s.
- Contact details of the solicitor or agent representing you in relation to the sale.
- Details as to how you agreed the purchase price under the Contract for Sale with the Company, (including details of any selling agent on behalf of the Company).
- Copies of all correspondence between yourself (or your solicitor or agent) and the Company regarding the Contract for Sale, including in relation to the release of any deposit/s.
- Any other documentation that may be relevant in connection with the sale.

The above information can be provided to Andrew Han of this office by email at ralan@deloitte.com.au.

For the avoidance of any doubt we are not adopting or ratifying any agreement, arrangement or understanding that you have entered into or made with the Company, any other Ralan group company or Mr William O'Dwyer.

Should you require any further information, please contact Andrew Han by telephone on +61 7 3308 7341 or at the above email address.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jason Tracy', with a stylized, flowing script.

Jason Tracy
Receiver and Manager