

SUPREME COURT OF QUEENSLAND

Registry: Brisbane  
No 4023 of 2023

IN THE MATTER OF: **PCA (QLD) PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT)**

ACN: **141 148 245**

Applicants: **DESTINATION BRISBANE CONSORTIUM INTEGRATED RESORT OPERATIONS PTY LTD AS TRUSTEE FOR THE DESTINATION BRISBANE CONSORTIUM INTEGRATED RESORT OPERATING TRUST AND ANOTHER ACCORDING TO THE ATTACHED SCHEDULE**

Respondents **PCA (QLD) PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT) AND OTHERS ACCORDING TO THE ATTACHED SCHEDULE**

**THIRD AFFIDAVIT OF DAVID MICHAEL ORR**

**DAVID MICHAEL ORR**, of Deloitte Financial Advisory Pty Ltd (**Deloitte**), at Riverside Centre, 123 Eagle Street, Brisbane City, Queensland, 4000, registered liquidator and chartered accountant, states on oath:

**PART A – INTRODUCTION**

***A1. Introduction***

1 I am a partner in the Turnaround & Restructuring practice of the professional services firm trading as Deloitte. I am a chartered accountant and a registered liquidator and I have practised for more than 21 years as an accountant specialising in insolvency related matters in Australia.

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Page 1

  
Signed:

Taken by: 



**AFFIDAVIT**  
Filed on behalf of the Second Respondents

---

King & Wood Malletson  
Level 33, Waterfront Place, 1 Eagle Street,  
Brisbane Qld 4000  
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F +61 7 3244 8999  
Ref: SJK/PXM:603-0072630

- 2 I have previously sworn two affidavits in this proceeding, on 7 June 2023 (the **First Orr Affidavit**), and on 15 December 2023 (the **Second Orr Affidavit**). Capitalised terms used in this affidavit and not otherwise defined have the meaning given in the First Orr Affidavit or the Second Orr Affidavit.
- 3 I am authorised by my fellow Deed Administrators to make this affidavit on behalf of PCAQ, the other **DOCA Companies** (i.e., the sixteen companies subject to the DOCA) and the Deed Administrators. Where I depose to the view or the views of the Deed Administrators, they are the view(s) which each of Mr Algeri, Mr Tracy, Mr Donnelly and I hold at the date of swearing this, my affidavit.
- 4 In deposing this affidavit, I am not authorised to, and nor do I intend to, waive any legal professional privilege on behalf of the DOCA Companies, the Administrators or the Deed Administrators. Further, nothing in this affidavit should be taken as an admission in relation to any claim or potential claim a third party may have against any of the Companies. To the extent I depose to these claims or potential claims, it is solely for the purposes of this affidavit, and is not intended to prejudice the rights any of the Companies may have in relation to any insurance which may respond to claims against them.
- 5 Unless otherwise stated, this affidavit is based on my own knowledge and belief and from information I, and staff members at Deloitte, have obtained through my role as an Administrator or Deed Administrator of the Companies, which I believe to be true.
- 6 Where I refer to my experience, I am referring to my experience as a registered liquidator, chartered accountant, partner at Deloitte and my over 21 years' of experience in financial services, as outlined in my CV (a copy of which is located at **tab 1 of Exhibit DMO-1** which was attached to the First Orr Affidavit).
- 7 In preparing this affidavit I have had regard to a number of documents to which I refer to in this affidavit. This bundle of documents is marked "**DMO-3**" (**Exhibit**



Signed:

Taken by:



**DMO-3**) and exhibited to this affidavit. A reference to a tab in this, my affidavit is a reference to a tab in Exhibit DMO-3, unless otherwise stated.

8 In preparing this affidavit I have also had regard to the affidavit of Patrick Mackenzie filed in this proceeding on 16 June 2023 (the **Mackenzie Affidavit**).

*A2. Outline of Affidavit*

9 I swear this affidavit with the support of my fellow Deed Administrators in opposition to the relief sought by the applicants, DBC, in the amended originating application filed in this proceeding on 6 March 2024 (the **Applicants' Amended Application**).

10 I also swear this affidavit in support of the Deed Administrators' Second IA, filed in this proceeding on 19 December 2023.

11 The purpose of this affidavit is to provide this Honourable Court with:

- (a) an update on the outstanding litigation against the Deed Companies (**Part B**); and
- (b) as was foreshadowed at the last Review by senior counsel for the second respondents, the Deed Administrators' further amendments to the deed of company arrangement in respect of which the Deed Administrators are seeking judicial advice (**Part C**).

**PART B – UPDATE ON OUTSTANDING LITIGATION**

*B1. Additional grants of leave to proceed against the Deed Companies*

12 As stated at paragraph 4 above, I am not authorised to, and I do not make any admissions on behalf of any insurers nor in respect of any insured claims.

13 As described in the First Orr Affidavit and Second Orr Affidavit, there remain numerous ongoing proceedings in various courts and tribunals *against* the DOCA Companies, in respect of which leave to proceed has been granted pursuant to section 444E of the Corporations Act. Since the Second Orr

  
Signed:

Taken by:



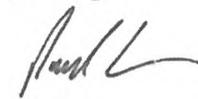
Affidavit, there have been further developments in relation to this active litigation, including:

- (a) leave to proceed pursuant to section 444E of the Act being granted against Probuild in Supreme Court of Victoria Proceeding S ECI 2023 05663 in respect of a personal injury claim;
- (b) leave to proceed pursuant to section 444E of the Act being granted against Probuild in Supreme Court of Victoria Proceeding S ECI 2023 05733 in respect of a personal injury claim;
- (c) a matter in which no leave to proceed has been granted nevertheless continuing to proceed with programming and other orders being made (NSWSC 2023/00356408); and
- (d) one of the proceedings against Probuild being dismissed by consent (CI-22-00900).

14 At paragraph 28 of the Second Orr Affidavit, I foreshadowed a potential claim against Probuild Civil Pty Ltd or Probuild Pty Ltd which had been brought to my attention. I am not aware of any application for leave to proceed having been made under section 444E of the Act, in relation to that proceeding.

15 The following table summarises the current state of litigation against the DOCA Companies, and shows how this position has changed since 15 December 2023, being the date of the Second Orr Affidavit:

Description of type of claim	As at 15 December 2023	As at 11 March 2024
Personal injury / workers' compensation claims ( <b>with</b> leave to proceed granted)	13	14
Personal injury / workers' compensation claims (where a leave to proceed application is on foot)	1	0
Personal injury / workers' compensation claims ( <b>without</b> leave to proceed)	7	6



Signed:

Taken by:



Claims in respect of allegedly defective building or design work ( <b>with</b> leave to proceed granted)	2 (DBC Claim, Werribee Claim)	2 (DBC Claim, Werribee Claim)
Proceedings in respect of allegedly defective building or design work <b>with confined leave</b> to proceed	1	1
Other claims which the Deed Administrators are aware of in relation to allegedly defective building or design work	7 (including foreshadowed claims by the third and sixth respondents)	8 (including foreshadowed claims by the third and sixth respondents)
Other claims	1	1
Claims resolved since 7 June 2023	(3)	(4)
<b>Total</b>	<b>29</b>	<b>28</b>
Net <b>increase</b> in claims since 15 December 2023	N/A	(1)

16 In late January 2024, I received a subpoena purportedly addressed to Probuild, seeking documents allegedly relevant to a personal injury claim commenced against one of Probuild's insurers in Supreme Court of NSW proceeding 2021 00181372. This subpoena was not served on me personally and its existence was only brought to my attention after the last date for service stated in the subpoena.

17 While Probuild is not a party to these proceedings, I raise this matter to highlight the increasing risk of Probuild's insurance policies being eroded by multiple claims. I instructed KWM to respond to the subpoena and correspondence from the issuing parties' lawyers.

Copies of the correspondence from Taylor Scott dated 10 January 2024 and 5 February 2024 are at **tab 1 of Exhibit DMO-3**.

***B2. The costs being incurred by the Deed Administrators in responding to insured claims***

18 As explained in the Second Orr Affidavit, there are significant cost implications for the Deed Administrators in managing this volume of litigation against the Deed Companies. Since the Second Orr Affidavit, our solicitors have spent more



Signed:

Taken by:



than 40 hours in dealing with these matters, incurring more than \$25,000 in legal fees.

- 19 The Deed Administrators are also continuing to incur costs in dealing with these issues and requests from third parties.
- 20 In these circumstances, and based on my experience, I therefore maintain my view the Deed Fund will continue to be eroded by the Deed Administrators, their staff, and their solicitors continuing to deal with these insured claims for an extended period.

## **PART C – THE DEED ADMINISTRATORS’ POSITION**

### *C1. Deed Administrators’ position in respect of the Applicants’ Amended Application*

- 21 The proposed amendments to the DOCA shown at Annexure A of the Applicants’ Amended Application (the **DBC Proposed Amendments**) include certain amendments which I understand to have been agreed between the parties as the best mechanism by which the DOCA should be amended to introduce what I describe as the ‘partial effectuation’ of the DOCA.
- 22 While certain of the DBC Proposed Amendments will cause a reduction in the DOCA Holding Costs (as explained at [66] to [75] of the Second Orr Affidavit) and will allow most of the DOCA Companies to be deregistered in a timely fashion, other DBC Proposed Amendments still cause significant prejudice to the Pool C Creditors. Most importantly, as a consequence of the proposed deferred effectuation of the DOCA as regards the Deed Companies other than the Released Entities until all of the insured claims have been released, discharged, abandoned or Finally Determined and any amounts payable under the DOCA in respect of those claims have been paid,<sup>1</sup> there will be a considerable delay in the timing of any distributions to Pool C Creditors, during which period the Deed Fund will be eroded.

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<sup>1</sup> Refer to (a)(ii) of the definition of Effectuation in the DBC Proposed Amendments.



Signed:

Taken by:



- 23 If directions are made that the Deed Administrators are justified in convening a meeting to put the DOCA Amendments (as defined below) to the creditors, the Deed Administrators will convene a meeting to consider the DOCA Amendments as soon as practicable, in accordance with the usual statutory timeframes.
- 24 The costs and inconvenience of convening a meeting of creditors are relatively fixed, and as such, there is no material difference to the Deed Administrators regardless of the number of resolutions to be put. As such, if a meeting is otherwise to be convened, the Deed Administrators intend to put the DBC Proposed Amendments to creditors to consider and vote on, as an alternative to the DOCA Amendments. As a consequence, there would be no efficiencies to be realised by the Court making the orders to implement the DBC Proposed Amendments in the manner sought in the Applicants' Amended Application.
- 25 In light of the matters set out above, the Deed Administrators oppose orders being made in the form of the Applicants' Amended Application.

*C2. Further proposed amendments to the DOCA*

- 26 At **tab 2** of **Exhibit DMO-3** is an updated version of the amendments to the DOCA which the Deed Administrators propose to put to creditors at a creditors' meeting. This version of the DOCA has been prepared by KWM by using the marked-up version of the DOCA at Annexure A of the Applicants' Amended Application (which shows the DBC Proposed Amendments) and this has then been further marked-up to reflect the amendments necessary to implement, in substance, the Deed Administrators' Revised Amendments as set out in Annexure A to the Deed Administrators' Second IA (the **Costs Mechanism Amendments**). As part of the Costs Mechanism Amendments, it has been necessary to also make some changes to the DBC Proposed Amendments. For convenience, I refer to the altered DBC Proposed Amendments and the Costs Mechanism Amendments together as the **DOCA Amendments**.
- 27 This version of the DOCA shows:

  
Signed:

Taken by:



- (a) in ~~strikeout and underline~~, the DBC Proposed Amendments proposed by the Applicants;
- (b) in blue underline, and ~~red strikeout~~, the alterations that have been made to the DBC Proposed Amendments (as part of the Costs Mechanism Amendments); and
- (c) in blue underline, and ~~red strikeout~~, the other Costs Mechanism Amendments.

28 The Costs Mechanism Amendments shown in the version of the DOCA at **tab 2** reflect the same concepts as the Deed Administrators' Revised Amendments in the Deed Administrators' Second IA, but with some minor changes to align with the DBC Proposed Amendments. These changes include:

- (a) aligning the definition of Insured Claim with the definition of Claim to Which Clause 8.5 Applies to ensure consistency between the DBC Proposed Amendments and the Costs Mechanism Amendments;
- (b) removing the definition of Applicable Insurance (which is now obsolete); and
- (c) including additional drafting in clause 13.11(h) to avoid any concerns about the Costs Mechanism Amendments cutting across Insured Creditors' rights under the Uniform Law (as defined).

29 The explanation of, and rationale behind, the Costs Mechanism Amendments are otherwise the same as set out in Part C of the Second Orr Affidavit.

### *C3. Meetings of creditors*

30 Should the Deed Administrators convene a meeting of creditors to consider the DOCA Amendments, I intend to put the DBC Proposed Amendments on the one hand, and the DOCA Amendments on the other, to creditors as alternative resolutions.



Signed:

Taken by:



- 31 The insured creditors will be invited to participate at any meeting of creditors convened to consider the DOCA Amendments and the DBC Proposed Amendments. While the insured creditors may not be able to precisely quantify the value of their potential claims, the Deed Administrators will assess their proofs of debt for voting purposes in the usual way and decide whether to admit their proofs of debt, and for what value, for the purposes of voting at a meeting.
- 32 Should the insured creditors' claims be admitted for voting purposes, they will be able to vote in favour of, or in opposition to, the DOCA Amendments and the DBC Proposed Amendments at any meeting to consider these resolutions.
- 33 For the reasons set out above and in my previous affidavits in this proceeding, the Deed Administrators seek the relief sought in the Deed Administrators' Second IA (with Annexure A replaced by the version at **tab 2 of Exhibit DMO-3**).

#### *C4. 'Oppression and unfair prejudice'*

- 34 Even if the DOCA Amendments are supported by creditors and the DOCA is amended by a resolution of creditors in accordance with section 445A of the Corporations Act, given the attitude of the insured creditors to date, I apprehend the insured creditors, or some of them, may seek to bring an application to have the Costs Mechanism Amendments set aside by the Court as being 'unfairly prejudicial' to the interests of those other parties to this proceeding who are being asked to contribute to the Direct Holding Costs and Holding Costs of the DOCA (i.e., the insured creditors).
- 35 I remain of the view the DOCA Amendments, including the Costs Mechanism Amendments are fair and reasonable in the context of the external administration of the Probuild Group as a whole, for the reasons set out in the First and Second Orr Affidavits. However, I do not consider it would be in the best interests of the creditors for the Deed Administrators to incur the costs associated with convening a meeting of creditors to consider, and if thought fit, approve the DOCA Amendments, if the Court is of the view the Costs Mechanism

  
Signed:

Taken by:



Amendments are 'oppressive or unfairly prejudicial', and liable to be set aside by a Court on a subsequent application by an insured creditor under section 445D(1)(f) of the Act. On that basis, I humbly request that the Court consider

  
Signed:

Taken by:



these matters in considering whether to grant the relief sought in the Deed Administrators' Second IA.

**The contents of this affidavit are true, except where they are stated on the basis of information and belief, in which case they are true to the best of my knowledge.**

**I understand that a person who provides a false matter in the affidavit commits an offence.**

I state that:

- (A) This affidavit was made in the form of an electronic document.
- (B) This affidavit was electronically signed.
- (C) This affidavit was made, signed and witnessed under part 6A of the *Oaths Act 1867*.

SWORN by DAVID MICHAEL ORR at Brisbane



.....  
signature of deponent

12 March 2024  
.....  
date

BEFORE ME:

Zachary Sharp



.....  
signature of witness

Australian legal practitioner, King & Wood Mallesons

I am a **special witness** under the *Oaths Act 1867*.

12 March 2024  
.....  
date

This affidavit was made in the form of an electronic document.

I electronically signed this affidavit.

This affidavit was made, signed and witnessed under part 6A of the *Oaths Act 1867* – I understand the requirements for witnessing a document by audio visual link and have complied with those requirements. The affidavit was made, signed and witnessed under *Oaths Act 1867* part 6A.

  
Signed:

Taken by: 

## SCHEDULE OF PARTIES

First Applicant:	<b>DESTINATION BRISBANE CONSORTIUM INTEGRATED RESORT OPERATIONS PTY LTD AS TRUSTEE FOR THE DESTINATION BRISBANE CONSORTIUM INTEGRATED RESORT OPERATING TRUST</b>
Second Applicant:	<b>QWB RESIDENTIAL PRECINCT OPERATIONS PTY LTD AS TRUSTEE FOR THE QWB RESIDENTIAL PRECINCT OPERATIONS TRUST</b>
First Respondent:	<b>PCA (QLD) PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT)</b>
Second Respondents:	<b>SALVATORE ALGERI, JASON TRACY, DAVID ORR AND MATTHEW DONNELLY IN THEIR CAPACITIES AS JOINT AND SEVERAL DEED ADMINISTRATORS OF THE DEED COMPANIES</b>
Third Respondent:	<b>DEXUS FUNDS LIMITED AS TRUSTEE FOR THE DEXUS MARTIN PLACE TRUST</b>
First Fourth Respondent:	<b>WADREN PTY LTD AS TRUSTEE FOR THE HOPPERS CROSSING UNIT TRUST</b>
Second Fourth Respondent:	<b>QIC WERRIBEE PTY LTD AS TRUSTEE FOR THE QIC WERRIBEE TRUST</b>
Fifth Respondent:	<b>WBHO CONSTRUCTION (PTY) LIMITED</b>
Sixth Respondent:	<b>CBUS PROPERTY BRISBANE PTY LTD (ACN 169 683 292) AS TRUSTEE FOR THE BRISBANE UNIT TRUST</b>



Signed:

Taken by:



**SUPREME COURT OF QUEENSLAND**

Registry: Brisbane

No 4023 of 2023

**IN THE MATTER OF PCA (QLD) PTY LTD (SUBJECT TO DEED OF  
COMPANY ARRANGEMENT)**

**ACN 141 148 245**

Applicants: **DESTINATION BRISBANE CONSORTIUM INTEGRATED  
RESORT OPERATIONS PTY LTD AS TRUSTEE FOR THE  
DESTINATION BRISBANE CONSORTIUM INTEGRATED  
RESORT OPERATING TRUST AND ANOTHER  
ACCORDING TO THE ATTACHED SCHEDULE**

Respondents **PCA (QLD) PTY LTD (SUBJECT TO DEED OF COMPANY  
ARRANGEMENT) AND OTHERS ACCORDING TO THE  
ATTACHED SCHEDULE**

Exhibit "DMO-3" to the affidavit of **DAVID MICHAEL ORR** sworn on 12 March 2024



Deponent



Witness

Australian legal practitioner, King & Wood  
Mallesons

CERTIFICATE OF EXHIBIT  
Filed on behalf of the Defendant  
Form 47, Version 3  
Uniform Civil Procedure Rules 1999  
Rule 435

King & Wood Mallesons  
Level 33, Waterfront Place, 1 Eagle Street,  
Brisbane Qld 4000  
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F +61 7 3244 8999  
Ref: SJK/PXM:603-0072630

**INDEX TO BUNDLE OF DOCUMENTS**

**MARKED EXHIBIT "DMO-3"**

<b>No</b>	<b>Description</b>	<b>Page</b>
1	Correspondence from Taylor Scott Lawyers dated 10 January 2024 and 5 February 2024.	14 – 28
2	Updated mark-up of the Deed Administrators proposed amendments to the DOCA.	29 – 71

YOUR REF:  
 OUR REF: SPM:619210  
 DIRECT LINE: (02) 9265 2530  
 EMAIL: smeigan@taylorscott.com.au



ABN 56 612 312 913  
 www.taylorandscott.com.au

10 January 2024

Mr David Michael Orr  
 Administrator for  
 Probuild Constructions (Aust) Pty Ltd  
 Deloitte "Riverside Centre Deloitte"  
 Level 23  
 123 Eagle Street  
 BRISBANE QLD 4000

**BY EXPRESS POST**

**Partners:**  
 Ray McClenahan  
 Accredited Specialist  
 (Personal Injury)  
 Ivan Simic  
 Simon Meigan  
 Accredited Specialist  
 (Personal Injury)  
 Evelyn Gardis  
 Mark Youssef  
 Accredited Specialist  
 (Family Law)  
 Tim McCauley  
**Consultants:**  
 Gervase Liddy  
**Special Counsel:**  
 David Hartstein  
 Accredited Specialist  
 (Personal Injury)  
**Senior Associates:**  
 Michelle Meigan  
 Kimberley Becker  
**Associates:**  
 Andrew Woo  
 Susan Eshaghi

Dear Sir

Re: ADAM STEPHAN V XL INSURANCE COMPANY SE & ANOR

We act for Mr Adam Stephan.

We enclose, by way of service:-

1. Subpoena for Production (with Form 2 attached); and
2. Our cheque in the sum of \$35.00 in payment of conduct money.

To comply with the subpoena you must produce to the court at the registry identified in the subpoena:

1. a copy of the subpoena; and
2. the documents referred to in the schedule to the subpoena.

You should also complete the declaration set out on the final page of the subpoena indicating whether:

1. the documents you produce are to be returned to you by the court at the completion of the proceedings; or
2. shredded by the court.

Any queries in relation to the requirements of the subpoena should be addressed to the writer.

Yours faithfully  
**TAYLOR & SCOTT LAWYERS**

Per

Simon Meigan  
 Accredited Specialist



plh:stephena\_619210\_157.docx

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Level 12  
 276 Pitt Street  
 SYDNEY NSW 2000

T: (02) 9265 2500  
 F: (02) 9265 2555  
 Toll Free 1800 600 664

Offices also at Parramatta,  
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The online service is free to use - saves on postage and courier fees.

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NSW courts encrypt your data to keep your documents secure.

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Your uploaded items are received immediately by the court.

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All files are destroyed after the appeal period for the case has expired.

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<https://subpoenaresponse.justice.nsw.gov.au>

- Create an account in seconds to respond
- Support for different file types and sizes
- Email acknowledgement for all documents submitted
- Ability to indicate if you are unable to respond to request

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Filed: 10 January 2024 1:12 PM



D0001VRKGB

Form 26A  
UCPR 33.3

**SUBPOENA TO PRODUCE WITH EARLY RETURN DATE**

**COURT DETAILS**

Court	Supreme Court of NSW
Division	Common Law
List	Common Law General
Registry	Supreme Court Sydney
Case number	2021/00181372

**TITLE OF PROCEEDINGS**

First Plaintiff	ADAM STEPHAN
First Defendant	XL INSURANCE COMPANY SE
Second Defendant	CERTAIN UNDERWRTERS AT LLOYDS OF LONDON SUBSCRIBING TO POLICY B126BW0019718

**ISSUING DETAILS**

Issued at request of	ADAM STEPHAN, Plaintiff 1
Legal representative	Simon Meigan
Legal representative reference	
Telephone	02 9265 2500
Address for service	Level 12 276 Pitt Street SYDNEY NSW 2000
Your reference	SPM:619210

**DATE TIME AND PLACE AT WHICH YOU MUST ATTEND TO PRODUCE THE SUBPOENA OR A COPY OF IT AND DOCUMENTS OR THINGS**

Refer to date, time and place in the attached subpoena.

**ORDER TO THE SUBPOENA RECIPIENT**

Name	David Michael Orr as administrator for - Probuild Constructions (Aust) Pty Ltd
Address	Beloitte "Riverside Centre Deloitte" Level 123 123 Eagle Street BRISBANE CITY QLD 4000
Court Item ID	2555299

You must comply with this subpoena:

mhowar7

- by uploading documents at NSW Subpoena Response (<https://subpoenaresponse.justice.nsw.gov.au>).
- by attending to produce this subpoena or a copy of it and the documents or things in the Schedule to the place at the date and time specified in the attached subpoena
- by delivering or sending this subpoena or a copy of it and the documents or things in the Schedule to the place specified in the attached subpoena not less than 2 clear days before the date for production. (See notes 5 - 9 in the attached subpoena)

**ATTACHMENT DETAILS**

In accordance with Part 3 of the UCPR, this coversheet confirms that both the Subpoena for Production with early return date (e-Services), along with any other documents listed below, were filed by the Court.

Subpoena to Produce Items Before Hearing (UCPR 26A) (STP administrator.pdf)

[attach.]

Form 26A (version 4)  
UCPR 33.3

**SUBPOENA TO PRODUCE  
with SUBPOENA NOTICE AND DECLARATION**

**COURT DETAILS**

Court Supreme Court of NSW  
List Common Law General  
Registry Sydney  
Case number 2021 / 00181372

**TITLE OF PROCEEDINGS**

Plaintiff **ADAM STEPHAN**

First Defendant **XL INSURANCE COMPANY SE**  
**(ABN 36083 570 441)**

Second Defendant **CERTAIN UNDERWRITERS AT LLOYDS OF LONDON**  
**SUBSCRIBING TO POLICY B1262BW0019718**

**ISSUING DETAILS**

Issued at request of **Adam Stephan, the plaintiff**  
Legal representative Simon Meigan  
Taylor & Scott Lawyers ABN 56612 312 913  
Legal representative reference PCN 35676  
Contact name and telephone Simon Meigan (02) 9265 2530  
Contact email smeigan@tayscott.com.au  
Address for service c/- Taylor & Scott Lawyers  
Level 12, 276 Pitt Street  
SYDNEY NSW 2000  
Taylor & Scott reference SPM:619210

**ORDER TO THE SUBPOENA RECIPIENT**

Name            **DAVID MICHAEL ORR as administrator for  
PROBUILD CONSTRUCTIONS (AUST) PTY LTD**

Address        **Deloitte "Riverside Centre Deloitte"  
Level 23, 123 Eagle Street  
BRISBANE QLD 4000**

You are ordered to produce this subpoena or a copy of it and the documents or things specified in the Schedule to the court.

**Note:** The person to whom this subpoena is addressed to is the 'addressee' defined in UCPR 33.1(1) and is referred to in this document as the 'subpoena recipient'.

**PROPOSED ACCESS ORDER**

First Defendant to have first access for 7 days because that party may be entitled to claim privilege; thereafter, in the absence of further application, access to all parties.

**NOTICE TO THE SUBPOENA RECIPIENT**

1. Failure to comply with this subpoena without lawful excuse is a contempt of court and may result in your arrest.
2. The last day for service of this subpoena is **20 January 2024** (see note 1).
3. Please read notes 1 to 15 included in this document.
4. You must complete the Declaration appearing on the last page of this document and attach it to the subpoena or copy of the subpoena that accompanies the documents or things produced to the Court under the subpoena.

Any enquiries concerning compliance with the subpoena should be directed to the Contact person named above.

**HOW TO RESPOND**

You must comply with this subpoena:

- By uploading documents specified in the Schedule below to NSW Subpoena Response (<https://subpoenaresponse.justice.nsw.gov.au>) so that they are received before the time and date specified for production, or

- by attending to produce this subpoena or a copy of it and the documents or things specified in the Schedule below to the address below at the time, date and place specified for production, or
- by delivering or sending this subpoena or a copy of it and the documents or things specified in the Schedule below to the address below so that they are received not less than 2 clear days before the date specified for production. (See notes 5 – 9)

**DATE, TIME AND PLACE AT WHICH YOU MUST ATTEND TO PRODUCE THE SUBPOENA OR A COPY OF IT AND DOCUMENTS OR THINGS**

Date           **30 January 2024**  
 Time           **9.00 am**  
 Place           Supreme Court of New South Wales  
                   Level 4, Law Courts Building, Queens Square  
                   184 Phillip Street  
                   SYDNEY NSW 2000

**ADDRESS TO WHICH THE SUBPOENA (OR COPY) AND DOCUMENTS AND THINGS MAY BE DELIVERED OR POSTED**

The Registrar, Supreme Court of NSW  
<https://subpoenaresponse.justice.nsw.gov.au>

Street address           Supreme Court of New South Wales Sydney Registry  
                                   Level 4, Law Courts Building, Queens Square  
                                   184 Phillip Street  
                                   SYDNEY NSW 2000  
 Postal address           GPO Box 3  
                                   SYDNEY NSW 2001  
 Telephone               (02) 9230 8111

**SCHEDULE**

The documents or things you must produce are as follows:

- 1) A copy of this subpoena.

- 2) A copy of all or any records relating to any accidents or injuries to workers at the premises located at 115 Bathurst Street, Sydney and 339 Pitt Street, Sydney ("the premises") for the period 1 January 2019 to 11 September 2019.
- 3) All or any records relating to the injuries sustained by the plaintiff (Adam Stephan, DOB: 6/06/1990) on 11 September 2019 at the premises including any statements, incident or accident reports, reports of injury, first aid records, videos, films or photographs relating to the incident.
- 4) All or any records relating to toolbox talks or any safety meetings on site, including any records relating to attendance of such meetings, for the period 1 August 2019 to 11 September 2019.
- 5) All or any Safe Work Method Statements relevant to the plaintiff's duties on 11 September 2019.
- 6) All or any records relating to the induction of the plaintiff (Adam Stephan, DOB: 6/06/1990) at the premises any time prior to 11 September 2019.
- 7) All or any records relating to the creation and use of the access hole the plaintiff fell into at the premises.

*Without limiting the generality of the meaning of the words "documents", where that word appears in this notice it includes letters, correspondence, electronic mails, facsimile transmissions, file notes, memoranda, accounting records, statements, order forms, invoices, receipts, drawings, plans and specifications, minutes of meetings and notes of meetings, deeds, dealings, authorities, consents and anything from which sounds, images or writings can be reproduced with or without the aid of anything else.*

## NOTES

### Last day for service

1. You need not comply with the subpoena unless it is served on you on or before the date specified in the subpoena as the last date for serving the subpoena.

### Informal service

2. Even if this subpoena has not been served personally on you in accordance with the rules, you must, nevertheless, comply with its requirements, if you have, by the last date for service of the subpoena, actual knowledge of the subpoena and of its requirements.

### Addressee a corporation

3. If the subpoena is addressed to a corporation, the corporation must comply with the subpoena by its appropriate or proper officer.

### Conduct money

4. You need not comply with the subpoena in so far as it requires you to attend to give evidence unless conduct money sufficient to meet your reasonable expenses of attending as required by the subpoena is handed or tendered to you a reasonable time before the date on which your attendance is required.

### Production of subpoena or copy of it and documents or things by delivery or post

5. In so far as this subpoena requires production of the subpoena or a copy of it and a document or thing, instead of attending to produce the subpoena or a copy of it and the document or thing, you may comply with the subpoena by delivering or sending the subpoena or a copy of it and the document or thing to the Registrar at the address specified in the subpoena for the purpose, or if more than one address is so specified, to any one of those addresses, so that they are received not less than 2 clear days before the date specified in the subpoena for attendance and production.
6. If you object to a document or thing produced in response to this subpoena being inspected by a party to the proceeding or any other person, you must, at the time of production, notify the registrar in writing of your objection and of the grounds of your objection.
7. Unless the court otherwise orders, if you do not object to a document or thing produced by you in response to the subpoena being inspected by any party to the proceeding, the registrar may permit the parties to the proceeding to inspect the document or thing.

### Production of a number of documents or things

8. If you produce more than one document or thing, you must, if requested by the registrar, produce a list of the documents or things produced.

**Production of copy instead of original**

9. If the subpoena requires you to produce a document, you may produce a copy of the document unless the subpoena specifically requires you to produce the original.
- 9A. The copy of a document may be:
- (a) a photocopy; or
  - (b) in any electronic form that the issuing party has indicated will be acceptable.
10. You must complete the Declaration appearing on the last page of this document and attach it to the subpoena or copy of the subpoena that accompanies the documents or things produced to the Court under the subpoena.
11. If you declare that the material you produce is copies of documents, the Registrar may, without further notice to you, destroy the copies after the expiry of a period of four months from the conclusion of the proceeding or, if the documents become exhibits in the proceeding, when they are no longer required in connection with the proceeding, including on any appeal.
12. If the material you produce to the Court is or includes any original document, the Court will return all of the material to you at the address specified by you in the Declaration below.

**Applications in relation to subpoena**

13. You have the right to apply to the Court:
- (a) for an order setting aside the subpoena (or a part of it) or for relief in respect of the subpoena, and
  - (b) for an order with respect to your claim for privilege, public interest immunity or confidentiality in relation to any document or thing the subject of the subpoena.

**Loss or expense of compliance**

14. If you are not a party to the proceeding, you may apply to the court for an order that the issuing party pay an amount (in addition to conduct money and any witness's expenses) in respect of the loss or expense, including legal costs, reasonably incurred in complying with the subpoena.

**Failure to comply with subpoena - arrest**

15. Failure to comply with a subpoena without lawful excuse:
- (a) is a contempt of court and may be dealt with accordingly.
  - (b) may lead to your arrest under section 97 *Civil Procedure Act* or under rules of the court to enforce compliance with a subpoena.

**DECLARATION BY SUBPOENA RECIPIENT**

[tick the relevant option below, (provide your address as appropriate), sign and date]

- All of the material I am providing to the Court in compliance with the attached subpoena is copies of documents. I acknowledge that the Court will destroy the copies once they are no longer required, without further notice to me.
  
- Some or all of the material I am providing to the Court in compliance with the attached subpoena is an **original** document. Once the material is no longer required, all of the material should be returned to me at the following address:

Address at which produced items should be returned (if applicable)

---



---



---



---



---

Signature of subpoena recipient

---

Name of subpoena recipient

Date of signature

---

## **NOTICE TO WITNESS**

*Service and Execution of Process Act 1992 - Form 2 (Section 31)*

**THIS NOTICE IS VERY IMPORTANT**

**PLEASE READ IT AND THE ATTACHED DOCUMENT OR DOCUMENTS VERY CAREFULLY**

**IF YOU HAVE ANY TROUBLE UNDERSTANDING THEM YOU SHOULD  
GET LEGAL ADVICE AS SOON AS POSSIBLE**

Attached to this notice is a subpoena ("the attached subpoena") that is a subpoena for the purposes of Part 3 of the *Service and Execution of Process Act 1992* issued by the Supreme Court of NSW at Sydney.

Service of the attached subpoena outside New South Wales is authorised by that Act.

### **YOUR RIGHTS**

You may be able to apply to a court or authority to set aside or obtain other relief in respect of the attached subpoena. If you would like to make an application you should get legal advice as soon as possible.

### **YOUR OBLIGATIONS**

You must obey the attached subpoena if:

- (a) at the time of service or at some reasonable time before the return date you were offered or given either:
  - (i) enough money to meet your reasonable expenses in obeying it, including any travel and accommodation costs; or
  - (ii) a combination of money; travel tickets and vouchers to meet those expenses; and
- (b) either:
  - (i) you received the attached subpoena at least 14 days before the return date; or
  - (ii) you received the attached subpoena less than 14 days before the return date and you received with the attached subpoena a copy of an order made by the Supreme Court of NSW at Sydney permitting the attached subpoena to be served less than 14 days before the return date.

If the attached subpoena only requires production of documents or things, you may comply with the attached subpoena by delivering the documents or things at least 2 clear days before the date specified for production to the Supreme Court of NSW at Sydney.

### **THIS IS MOST IMPORTANT**

If you are subject to a restriction on your movements that you might breach if you comply with the attached subpoena, there are some additional actions you must take for your own protection.

The restriction on you could be imposed as:

- (a) conditions of bail; or
- (b) conditional release from prison; or
- (c) conditions of probation; or

- (d) home or periodic detention; or
- (e) a community service order, community based order, attendance order or work and development order; or
- (f) some other restriction on your movements imposed by law or by order of a court.

If you are under a restriction of this kind, you must, as soon as practicable after you receive the attached subpoena, inform your supervisor of the service of the attached subpoena. If you are on bail, and your bail is subject to a condition that you report periodically, your supervisor is the police officer or correction service officer you report to. If you are not on bail, or if you are on bail but are not required to report periodically, your supervisor is the person who supervises your compliance with an order or restriction.

Also, you must, as soon as practicable, inform the Supreme Court of NSW at Sydney and the issuing party of the restriction to which you are subject.

You must take all reasonable steps to have the restriction varied so that you can comply with the attached subpoena.

If the restriction is not varied, you must inform the Supreme Court of NSW at Sydney and the issuing party either:

- (a) of the steps you took to have the restriction or obligation varied, and that the restriction or obligation has not been varied; or
- (b) that the law does not permit that variation,

whichever is the case.



ABN 56 612 312 913  
www.taylorandscott.com.au

YOUR REF:  
OUR REF: SPM:619210  
DIRECT LINE: (02) 9265 2530  
EMAIL: smeigan@tayscott.com.au

5 February 2024.

Mr David Michael Orr  
Administrator for  
Probuild Constructions (Aust) Pty Ltd  
Deloitte "Riverside Centre Deloitte"  
Level 23  
123 Eagle Street  
BRISBANE QLD 4000

**BY EXPRESS POST**

**Partners:**  
Ray McClenahan  
Accredited Specialist  
(Personal Injury)  
Ivan Simic  
Simon Meigan  
Accredited Specialist  
(Personal Injury)  
Evelyn Gardis  
Mark Youssef  
Accredited Specialist  
(Family Law)  
Tim McCauley  
**Consultants:**  
Gervase Liddy  
**Special Counsel:**  
David Hartstein  
Accredited Specialist  
(Personal Injury)  
**Senior Associates:**  
Michelle Meigan  
Kimberley Becker  
**Associates:**  
Andrew Woo  
Susan Eshaghi

Dear Sir

Re: **ADAM STEPHAN V XL INSURANCE COMPANY SE & ANOR**

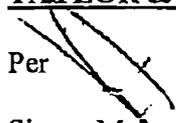
We refer to the above matter and our letter dated 10 January 2024 serving Subpoena to Produce.

We note that to date, no documents have been produced by you.

The Supreme Court has allocated a further return date for our Subpoena to Produce of 16 February 2024.

Please ensure documents are produced on or prior to that date.

Yours faithfully  
**TAYLOR & SCOTT LAWYERS**

Per 

Simon Meigan  
Accredited Specialist

Level 12  
276 Pitt Street  
SYDNEY NSW 2000  
T: (02) 9265 2500  
F: (02) 9265 2555  
Toll Free 1800 600 664

Offices also at Parramatta,  
Campbelltown, Newcastle  
& Wollongong

## Annexure A

*Execution Version*

# Deed of Company Arrangement

The companies listed at Schedule 1  
Deed Companies

Salvatore Algeri, Jason Tracy, Matthew Donnelly and David Orr in their  
capacities as joint and several voluntary administrators of the Deed  
Companies  
Deed Administrators

WBHO Construction (Pty) Ltd, a company incorporated pursuant to the  
laws of South Africa with Registration Number 1983/011953/07  
Proponent

Clayton Utz  
Level 15 1 Bligh Street  
Sydney NSW 2000  
GPO Box 9806  
Sydney NSW 2001  
Tel +61 2 9353 4000  
Fax +61 2 8220 6700  
[www.claytonutz.com](http://www.claytonutz.com)

Our reference 20556/19580/81021333

## Contents

<b>1.</b>	<b>Definitions and interpretation</b> .....	<b>1</b>
1.1	Definitions .....	1
1.2	Interpretation.....	9
1.3	Inconsistency .....	9
1.4	Business Days .....	10
1.5	Bar to claims .....	10
1.6	Prescribed Provisions .....	10
1.7	Required provisions .....	10
1.8	Deed components.....	10
<b>2.</b>	<b>Operation of this Deed</b> .....	<b>10</b>
2.1	Commencement Date.....	10
2.2	Interim effect.....	10
2.3	Termination.....	10
<b>3.</b>	<b>Objective and effect</b> .....	<b>11</b>
3.1	Objectives .....	11
3.2	Effect of the Deed on Officers of the Deed Companies .....	11
3.3	Effect of this Deed on Members .....	11
<b>4.</b>	<b>Conditions Precedent</b> .....	<b>12</b>
4.1	Conditions.....	12
4.2	Obligation to satisfy Conditions and transparency .....	12
4.3	Waiver of Conditions .....	12
4.4	Consequence of non-satisfaction of the Conditions .....	12
4.5	Non-execution.....	12
<b>5.</b>	<b>Pooling</b> .....	<b>12</b>
5.1	Pooling .....	12
5.2	Intercompany loan balances.....	13
5.3	Books and records.....	13
<b>6.</b>	<b>Deed Fund</b> .....	<b>13</b>
6.1	Establishment of Deed Fund .....	13
6.2	Accounts .....	14
6.3	Monies held by Deed Administrators.....	14
<b>7.</b>	<b>Cash Contribution</b> .....	<b>14</b>
7.1	Contribution Amount .....	14
7.2	Caulfield Contingent Payment .....	14
7.3	Application of Initial Contribution Amount .....	14
7.4	Transfer of Caulfield Contingent Amount .....	15
7.5	Certificate of Satisfaction .....	15
<b>8.</b>	<b>Distribution of Deed Fund</b> .....	<b>15</b>
8.1	Pool A Fund .....	15
8.2	Pool B Fund .....	15
8.3	Pool C Fund and Pool D Fund.....	16
8.4	Administrators' Liabilities and Deed Administrators' Liabilities.....	16
8.5	Insured Claims.....	16
8.6	Manner of distribution .....	16
<b>9.</b>	<b>CBA Bank Guarantees</b> .....	<b>17</b>
9.1	Guarantee Recovery Payment .....	17
9.2	Assignment of Claims .....	17
<b>10.</b>	<b>Termination of the Deed</b> .....	<b>17</b>
10.1	Termination on effectuation of Deed .....	17

10.2	Termination on failure of Deed .....	17
10.3	Notice of Effectuation of Deed .....	17
10.4	Effect of Termination .....	18
10.5	Severance.....	18
10.6	Consequences of Termination of the Deed for non-performance .....	18
10.7	Survival of clauses.....	18
10.8	Termination Amount Payable on Termination .....	18
<b>11.</b>	<b>Deed Administrators' appointment.....</b>	<b>19</b>
11.1	Appointment.....	19
11.2	Acceptance of appointment .....	19
11.3	Deed Administrators are agents .....	19
11.4	Joint and several.....	19
11.5	Deed Administrators' resignation.....	19
<b>12.</b>	<b>Powers of the Deed Administrators .....</b>	<b>19</b>
12.1	Powers .....	19
12.2	Solicitors, advisers and consultants .....	21
12.3	Creditors' meetings.....	21
12.4	Reporting .....	21
12.5	Books and records.....	21
12.6	Proponent's reporting obligations .....	22
<b>13.</b>	<b>Remuneration and indemnity .....</b>	<b>22</b>
13.1	Remuneration .....	22
13.2	No personal liability .....	22
13.3	Indemnity .....	23
13.4	Indemnity not to be affected or prejudiced .....	24
13.5	Satisfaction of Claims .....	24
13.6	Deed Administrators' lien.....	24
13.7	Insufficient funds.....	24
13.8	Priority.....	24
13.9	Statutory liability and indemnity .....	24
13.10	Deed Administrators' Liabilities if pooling does not occur .....	25
<b>14.</b>	<b>Making of claims by Creditors.....</b>	<b>26</b>
14.1	Proofs of debt .....	26
14.2	Request notice to Creditors .....	26
14.3	Determination .....	26
14.4	Adjudication of Claims .....	27
14.5	Admitted Employee Creditors.....	27
14.6	Claims against two or more Deed Companies .....	27
14.7	Intragroup Claims .....	27
14.8	Unclaimed moneys .....	27
14.9	Costs.....	27
14.10	Interest.....	28
14.11	Abandonment of Claims .....	28
14.12	Conversion of foreign currency.....	28
14.13	The whole of a Superannuation Contribution debt.....	28
14.14	Part of a Superannuation Contribution debt .....	28
14.15	<a href="#">Insured Claim Notices.....</a>	<a href="#">29</a>
<b>15.</b>	<b>Moratorium and release .....</b>	<b>29</b>
15.1	Binding effect.....	29
15.2	Moratorium.....	29
15.3	Release and discharge of Claims.....	30
15.4	Execution of all necessary documents .....	30
15.5	Bar to Creditors' Claims.....	30
<b>16.</b>	<b>Tax.....</b>	<b>30</b>

16.1	Interpretation.....	30
16.2	Reimbursements and similar payments .....	31
16.3	GST payable.....	31
16.4	Tax invoice.....	31
16.5	Variation to GST payable .....	31
16.6	Taxation obligations.....	31
<b>17.</b>	<b>Notices .....</b>	<b>32</b>
17.1	How to give notices .....	32
17.2	Change of details.....	32
17.3	Notice details .....	32
<b>18.</b>	<b>General.....</b>	<b>33</b>
18.1	Variation.....	33
18.2	Assignment.....	33
18.3	Further assurances.....	33
18.4	Governing law and jurisdiction.....	33
18.5	Waiver.....	33
18.6	Counterparts .....	33
18.7	Creditor's power of attorney.....	33
18.8	Joint Parties .....	34
18.9	Costs.....	34
18.10	Acknowledgement .....	34
18.11	Accumulative rights .....	34
18.12	Entire agreement .....	34
18.13	Further cooperation .....	34
18.14	Relationship of the parties .....	34
	<b>Schedule 1 - Deed Companies .....</b>	<b>38</b>

## Deed of Company Arrangement

---

### Date

### Parties

The companies listed at Schedule 1 (**Deed Companies**)

**Salvatore Algeri, Jason Tracy, David Orr and Matt Donnelly in their capacities as joint and several voluntary administrators of each of the Deed Companies of C/- Deloitte Financial Advisory, 477 Collins Street, Melbourne VIC 3000 (Deed Administrators)**

**WBHO Construction (Pty) Ltd**, a company incorporated pursuant to the laws of South Africa with Registration Number 1983/011953/07 of 53 Andries Street, Wynberg Sandton 2090, South Africa (**Proponent**)

### Background

- A. On 23 February 2022, Sal Algeri, Jason Tracy, David Orr and Matt Donnelly were appointed as joint and several voluntary administrators of the Deed Companies pursuant to section 436A of the Corporations Act.
- B. At a meeting held on 30 June 2022 and convened pursuant to section 439A of the Corporations Act (**Second Meeting**), the Creditors of the Deed Companies resolved under section 439C of the Corporations Act that the Deed Companies execute the deed of company arrangement proposed by the Proponent under section 444B(2) of the Corporations Act (**Section 439C Resolution**).
- C. The Deed Companies, the Deed Administrators and the Proponent have agreed to execute this Deed to give effect to the Section 439C Resolution.
- D. The Deed Administrators have consented to be the administrators of this Deed.
- E. Subject to the terms of this Deed, this Deed binds all Creditors of the Deed Companies, in accordance with section 444D of the Corporations Act and also binds the Deed Companies and their Officers and Members in accordance with section 444G of the Corporations Act.

### Operative provisions

## 1. Definitions and interpretation

### 1.1 Definitions

In this Deed:

**Administrators** means Sal Algeri, Jason Tracy, David Orr and Matt Donnelly in their capacities as joint and several voluntary administrators of the Deed Companies (and any successor to that office appointed pursuant to the Corporations Act) as set out in Schedule 1.

**Administrators' Liabilities** means the remuneration (as approved in accordance with the Corporations Act), costs, charges, liabilities and expenses (including legal expenses and claims made against the Administrators) of the Administrators.

**Admitted Claim** means a Claim admitted by the Deed Administrators after adjudication in accordance with this Deed.

**Admitted Creditor** means a Claim against the Deed Companies that is admitted by the Deed Administrators in accordance with the terms of this Deed.

**Admitted Employee Creditor** means an Employee Creditor who has an Admitted Claim.

**Admitted Insurance Bond Creditor** means an Insurance Bond Creditor who has an Admitted Claim.

**Admitted Small Creditor** means a Small Creditor who has an Admitted Claim.

**Admitted Unsecured Creditor** means an Unsecured Creditor who has an Admitted Claim.

**Amendment Date** means the date on which the amendments to this Deed take effect, either by resolution of Creditors or by an order of a Court.

**Appointment Date** means 23 February 2022.

**ASIC** means the Australian Securities and Investments Commission.

**ATO GST Priority Amount** means the lesser of:

- (a) an amount equal to the Proceeds of Realisable Assets of Prodev 4 (prior to pooling of such assets in accordance with the terms of this Deed) less costs of realisation (including the Administrators' or Deed Administrators' fees and expenses) and any priority entitlements pursuant to section 556 of the Corporations Act; and
- (b) amounts owing to the Australian Taxation Office in respect of unpaid GST owed by the relevant tax group including Prodev 4.

**ATO Income Tax Priority Amount** means the lesser of:

- (a) an amount equal to the Proceeds of Realisable Assets of Northcoast Holdings (prior to pooling of such assets in accordance with the terms of this Deed) less costs of realisation (including the Administrators' or Deed Administrators' fees and expenses) and any priority entitlements pursuant to section 556 of the Corporations Act; and
- (b) amounts owing to the Australian Taxation Office in respect of unpaid income tax owed by the relevant tax group including Northcoast Holdings.

**BLU System** means the software platform owned and operated by the Proponent.

**Business Day** means a day (other than a Saturday or Sunday) on which banks are open for business generally in Melbourne.

**Called Guarantees** means CBA Bank Guarantees, which have been called by the relevant holder and in respect of which the Proponent has paid an amount equivalent to the amount called to CBA.

**CBA** means Commonwealth Bank of Australia in its capacity as "Fronting Bank" under the CBA Facility Agreement.

**CBA Bank Guarantees** means bank guarantees issued under the CBA Facility Agreement.

**CBA Facility Agreement** means the Bank Guarantee Facility and Reimbursement Agreement dated 14 December 2017 between, among others, CBA and Probuild (as amended from time to time).

**CBA Guarantee Recovered Funds** means any amounts recovered by the Deed Companies in respect of the Called Guarantees but does not include amounts recovered in respect of the Curtin Uni Performance Guarantees.

**Caulfield Contingent Amount** means \$500,000 (GST inclusive, if any).

**Caulfield Conditions** means each of the conditions precedent contain in clause 7.2(a) of this Deed.

**Caulfield Satisfaction Date** means the date on which all of the Caulfield Conditions have been satisfied.

**Claim** means any action, demand, suit, proceeding, debt, claim, loss, damage or other liability (whether present or future, certain or contingent, ascertained or sounding only in damages) whatsoever and however incurred, arising directly or indirectly from any act or omission by the Deed Companies (or any one of them) or by any agreement, circumstance or event, occurring on or before the Appointment Date, but does not include an Excluded Claim.

**Claim To Which Clause 8.5 Applies** means a Claim referred to in Schedule 2.

**Commencement Date** means that date upon which each relevant party executes this Deed.

**Completion** means the date being 5 Business Days after the date that each of the Conditions are satisfied.

**Conditions** means each of the conditions precedent contained in clause 4 of this Deed.

**Corporations Act** means the *Corporations Act 2001* (Cth).

**Court** means the Federal Court of Australia or the Supreme Court of any Australian State or Territory ~~Victoria~~.

**CP Satisfaction Date** means the date that is no later than 8 weeks after the Commencement Date.

**Creditor** means a person who, or an entity that, has a Claim against a Deed Company.

**Curtin Uni Performance Guarantees** means:

- (a) bank guarantee G636680 issued by CBA in favour of Live-In Learning Custodians Pty Ltd guaranteeing an amount equal to \$504,043.28; and
- (b) bank guarantee G636676 issued by CBA in favour of National Australia Bank Limited guaranteeing an amount equal to \$7,956,892.67.

**Deed** means this Deed of Company Arrangement between the Parties.

**Deed Administrators' Liabilities** means the remuneration (as approved in accordance with the Corporations Act), costs, charges, liabilities and expenses (including reasonable legal expenses and claims made against the Deed Administrators) of the Deed Administrators.

**Deed Fund** has the meaning given to it in clause 6.1.

**Deed Period in respect of a Deed Company** means the period commencing on the Commencement Date and ending on the date this Deed Terminates in respect of the relevant Deed Company.

**Determination Date** means the earliest date by which, in respect of all known Insured Claims, at least one of the following has occurred:

- (a) ~~an insurer pays all amounts for which it assumes liability or agrees to pay or is found by a court to be liable to pay under a relevant insurance policy in respect of an Insured Claim which has been Finally Determined;~~
- (b) ~~the date on which the Insured Creditor or the relevant Deed Company exhausts all reasonably available remedies against the insurer;~~
- (c) ~~the date on which the relevant Deed Company insurer is found by a court to be not liable to pay under a relevant insurance policy and the finding is Finally Determined;~~  
or
- (d) ~~the Insured Creditor has been issued with an Insured Claim Termination Notice in respect of their Insured Claim.~~

**Directors** has the meaning ascribed to that term in section 9 of the Corporations Act.

**Direct Holding Costs** means the Deed Administrators' Liabilities incurred after the Longstop Date in respect of or in relation to a specific Insured Claim, to the extent that the relevant Deed Company is not indemnified for such Deed Administrators' Liabilities pursuant to the terms of a relevant insurance policy, or where such Deed Administrators' Liabilities are not otherwise paid by the Deed Company's insurer. For the avoidance of doubt, such costs include the costs associated with any appeal arising out of the Deed Administrators' adjudication of an Insured Claim.

**Effectuation** means the date upon which effectuation of this Deed is to occur:

- (a) as regards each Deed Company other than the Released Entities, being the day that is one month after the latest of the date that on which:
  - (i) the final distribution is made from the Deed Fund (or the Deed Administrators notify all Creditors there are insufficient funds in the Deed Fund for any further distributions to be made);
  - (ii) ~~all Insured Claims to Which Clause 8.5 Applies~~ in respect of the relevant Deed Company have been released (or deemed released), discharged (or deemed discharged), abandoned (or deemed abandoned) or Finally Determined and any amounts payable under this Deed in respect of those Claims have been paid ~~Finally Determined and all amounts in respect of those Claims have been paid in accordance with clause 8.5;~~ and
  - (iii) the Deed Administrators have attended to all matters necessary to certify that the Deed has been effectuated in respect of the relevant Deed Company;
- (b) as regards the Released Entities, on the date which is 30 days after the Amendment Date.

**Employee Creditor** means an employee Creditor with a Claim that, in a liquidation of the Deed Companies, would be entitled to priority of payment pursuant to sections 556(1)(e), (f) to (h) (inclusive), 560 or 561 of the Corporations Act and:

- (a) includes:
  - (i) an employee Creditor that would otherwise be an "excluded employee" pursuant to subsection (c) of the definition of "excluded employee" in section 556(2) of the Corporations Act; and

- (ii) an employee Creditor that would otherwise be impacted by subsection (c) of the definition of “non-priority day” in section 556(2) of the Corporations Act; and
- (b) does not include an employee whose employment with a Deed Company was transferred to a third party prior to the Commencement Date.

**Enforcement Process** has the meaning ascribed to that term in section 9 of the Corporations Act.

**Excluded Assets** are:

- (a) any loans owing to any of the Deed Companies by Brad Duggan; and
- (b) CBA Guarantee Recovered Funds.

**Excluded Claim** means:

- (a) a Claim by any of the Deed Companies to receive a distribution in respect of an intercompany receivable;
- (b) a Claim by the Proponent to receive a distribution as an Admitted Creditor; or
- (c) a Claim by a relevant finance party or relevant guarantor under the CBA Facility Agreement to receive a distribution as an Admitted Creditor.

**Final Distribution Date** means the date upon which the final distribution is made to Creditors from the Deed Fund.

**Finally Determined** means that the Claim has been finally determined by way of a binding settlement of the whole of the Claim or by a judgment of a court of competent jurisdiction (at first instance or on appeal) in respect of which no appeal or application for leave to appeal has been made, filed or served by any party to the original proceedings within 30 days of the end of the relevant appeal period in respect of the judgment.

**Finance Party and Proponent Consent** means the agreement of the Proponent, relevant finance parties and relevant guarantors under the CBA Facility Agreement not to receive a distribution as an Admitted Creditor pursuant to the terms of this Deed.

**GST** has the meaning given to that term in the GST Act.

**GST Act** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

**Guarantee Recovery Payment** means an amount equal to the CBA Guarantee Recovered Funds.

**Holding Costs** means all Deed Administrators' Liabilities incurred after the Longstop Date, excluding Direct Holding Costs, capped at \$10,000 per month.

**Initial Contribution Amount** means \$9,080,000.

**Initial Insured Claim Contribution Notice** means a notice issued in accordance with clause 13.11(a).

**Insured Claim** means a Claim to Which Clause 8.5 Applies and in respect of which an Insured Claim Notice has been issued.

**Insured Claim Contribution Amount** means any amount payable to the Deed Administrators in accordance with an Initial Insured Claim Contribution Notice or Insured Claim Contribution Notice.

**Insured Claim Contribution Default Notice** means a notice issued in accordance with clause 13.11(e).

**Insured Claim Contribution Notice** means a notice issued in accordance with clause 13.11(c).

**Insured Claim Election** means a notice to the Deed Administrators in their Insured Claim Notice that the Creditor irrevocably agrees to accept, in full satisfaction of their Insured Claim, any proceeds of any relevant insurance policy to which they would be entitled under clause 8.5 of this Deed.

**Insured Claim Notice** means a notice of an Insured Claim which contains a reasonable estimate of the quantum of the Insured Claim, and may include an Insured Claim Election.

**Insured Claim Termination Notice** means a notice issued in accordance with clause 13.11(f).

**Insured Creditor** means a Creditor with an Insured Claim.

**Intragroup Claim** means all Claims as between each of the Deed Companies and the Proponent.

**Insolvency Practice Rules** means the *Insolvency Practice Rules (Corporations) 2016* (Cth).

**Insolvency Practice Schedule** means Schedule 2 of the Corporations Act.

**Insurance Bond Creditor** means AAI Limited t/as Vero Insurance, Allianz Australia Insurance Limited, Tokio Marine & Nichido Fire Insurance Co Limited C/- BCC Surety Pty Ltd and AIG Australia Limited.

**Longstop Date** means 21 July 2025, or such later date as notified by the Deed Administrators (acting reasonably in their sole discretion).

**Members** means all the shareholders of the Deed Companies.

**Net Holding Costs** means the estimated amount of Holding Costs notified under clause 13.11(c)(ii), adjusted for the difference between previous Insured Claim Contribution Amounts paid by the Insured Creditor and the amount of actual Holding Costs notified under 13.11(c)(i) for the previous Notice Period.

**Northcoast Holdings** means Northcoast Holdings Pty Ltd (Administrators Appointed) ACN 009 296 780.

**Notice Period** means any time period, after the Longstop Date, over which the Deed Administrators have or will incur Holding Costs, as determined by the Deed Administrators, provided that the time period does not exceed 3 months.

**Officers** has the meaning ascribed to that term in section 9 of the Corporations Act.

**Operating Expenditure Amount** means a cash payment in the amount of \$580,000 payable by the Proponent in recognition of operating expenditure incurred or to be incurred by the Administrators or Deed Administrators (as applicable) that has, or will, provide a benefit to the Proponent.

**Parties** means the Deed Companies listed at Schedule 1, the Deed Administrators and the Proponent and **Party** means any one of them.

**PCQ** means PCA (QLD) Pty Ltd (subject to deed of company arrangement) (formerly Probuild Constructions (QLD) Pty Ltd) ACN 141 148 245.

**Pool A Fund** means the Pool A Fund Amount, to be made available for distribution in accordance with clause 8.1.

**Pool A Fund Amount** means:

- (a) \$6,000,000 by way of cash payment by Proponent;
- (b) the Operating Expenditure Amount (subject to clause 7.3(b));
- (c) the Caulfield Contingent Amount (subject to satisfaction of the Caulfield Conditions);
- (d) Proceeds of the Realisable Assets; and
- (e) the SRG DOCA Distribution.

**Pool B Fund** means the Pool B Fund Amount, to be made available for distribution in accordance with clause 8.2.

**Pool B Fund Amount** means \$2,500,000.

**Pool C Fund** means the Pool C Fund Amount, to be made available for distribution in accordance with clause 8.3(a)(i).

**Pool C Fund Amount** means any amounts remaining in the Pool A Fund after the distributions have been made in accordance with clause 1.1, ~~4.5~~, 2.3, 10.1, 10.2, 10.3, 10.4, 14.11, 15.1(a), 15.3, 15.4 and 15.5.

**Pool D Fund** means the Pool D Fund Amount to be made available for distribution in accordance with clause 8.3(a)(ii).

**Pool D Fund Amount** means the Proceeds of the Realisable Assets from the Pool A Fund in an amount equal to the ATO GST Priority Amount and the ATO Income Tax Liability Amount.

**Pooled Companies** means the Deed Companies.

**PPSA** means the *Personal Property Securities Act 2009* (Cth) and any regulations made pursuant to it.

**PPSR** means the register established pursuant to the PPSA and any regulations made pursuant to it.

**Prescribed Provisions** means the provisions set out in Schedule 8A to the Regulations.

**Probuild** means Probuild Constructions (Aust) Pty Ltd (Administrators Appointed) ACN 095 250 945.

**Proceeds** means, in relation to a Realisable Asset, the proceeds from the sale or other dealing with a Realisable Asset excluding GST.

**Prodev 4** means Prodev Investments 4 Pty Ltd (Administrators Appointed) ACN 629 246 653.

**Proponent Bank Account** means the following AUD bank account operated by the Proponent:

Account name:	Korda Client ADM
BSB:	013 040
Account number:	837288181

**Realisable Assets** means all assets of the Deed Companies, with the exception of the Excluded Assets, which will be available to be realised by the Deed Administrators to form the Pool A Fund, Pool C Fund and Pool D Fund (as applicable).

**Regulations** means the *Corporations Regulations 2001* (Cth).

**Related Party** means a Related Body Corporate or Related Entity (as those terms are defined in the Corporations Act) of a Deed Company.

**Released Entities** means the Deed Companies other than Probuild, PCQ, WBHO and any other Deed Companies in respect of which an Insured Claim to Which Clause 8.5 Applies is continuing on the Amendment Date.

**Second Meeting** has the meaning given to that term in Recital B.

**Section 439C Resolution** has the meaning given to that term in Recital B.

**Security** means a mortgage, charge, pledge, lien, security interest, title retention, preferential right, trust arrangement, contractual right of set-off and any other encumbrance, security agreement or arrangement in favour of any person, including any Security Interest (as that term is defined in section 12 of the PPSA).

**Small Creditor** means a Creditor with a total Claim not exceeding \$25,000 (inclusive of GST).

**SRG Assignment Consent** means the consent of the Proponent and the relevant finance parties under the CBA Facility Agreement to assign their interests in the SRG DOCA Distribution to the Deed Fund.

**SRG DOCA Distribution** means any entitlement of the relevant finance parties under the CBA Facility Agreement and the Proponent to receive a distribution under the deed of company arrangement entered into by, among others, SRG Global Infrastructure Pty Ltd (formerly WBHO Infrastructure Pty Ltd).

**Superannuation Contribution** has the meaning given to that term in section 556(2) of the Corporations Act.

**Superannuation Guarantee Charge** has the meaning given to that term in the *Superannuation Guarantee (Administration) Act 1992* (Cth).

**Termination** means the termination of this Deed pursuant to clause 10.

**Termination Amount** means \$8,500,000.

**Trust Account** means the following AUD bank account operated by the Deed Administrators:

Account name:	Probuild Constructions (Aust) Pty Ltd DOCA Trust
BSB:	014-002
Account number:	838464677

**Uniform Law** means the *Legal Professional Uniform Law (Vic)*, as enacted by the *Legal Profession Uniform Law Application Act 2014 (Vic)*.

**Unsecured Creditor** means an unsecured Creditor who is not:

- (a) a Small Creditor;
- (b) an Insurance Bond Creditor;

- (c) a Related Party; or
- (d) if they are a Small Creditor, has not submitted a proof of debt in respect of the Pool B Fund.

WBHO means WBHO Australia Pty Ltd ACN 095 983 681 (subject to Deed of Company Arrangement).

## 1.2 Interpretation

In this Deed:

- (a) headings and the table of contents are for convenience only and do not affect interpretation;

and unless the context indicates a contrary intention:

- (b) an obligation or a liability assumed by, or a right conferred on, 2 or more persons binds or benefits them jointly and severally;
- (c) "**person**" includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
- (d) a reference to a Party includes that Party's executors, administrators, successors and permitted assigns, including persons taking by way of novation and, in the case of a trustee, includes a substituted or an additional trustee;
- (e) a reference to a document (including this Deed) is to that document as varied, novated, ratified or replaced from time to time;
- (f) a reference to a statute includes its delegated legislation and a reference to a statute or delegated legislation or a provision of either includes consolidations, amendments, re-enactments and replacements;
- (g) a word importing the singular includes the plural (and vice versa), and a word indicating a gender includes every other gender;
- (h) a reference to a party, clause, schedule, exhibit, attachment or annexure is a reference to a party, clause, schedule, exhibit, attachment or annexure to or of this Deed, and a reference to this Deed includes all schedules, exhibits, attachments and annexures to it;
- (i) if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning;
- (j) "**includes**" in any form is not a word of limitation; and
- (k) a reference to "**AUD**" or "**\$**" is a reference to Australian currency.

## 1.3 Inconsistency

- (a) If there is any inconsistency between the provisions of this Deed and the Corporations Act, the Regulations, the Insolvency Practice Schedule, or the Insolvency Practice Rules, this Deed prevails to the extent permitted by law.
- (b) If there is any inconsistency between this Deed and the constitution of the Deed Companies or any other obligations binding on the Deed Companies, then this Deed prevails to the extent of that inconsistency, and all persons bound by this

Deed agree to sign all documents and do all things necessary to remove such inconsistency.

#### 1.4 Business Days

Except where otherwise expressly provided, if the day on or by which any act, matter or thing is to be done as required by this Deed is a day other than a Business Day, that act, matter or thing will be done on the immediately succeeding Business Day.

#### 1.5 Bar to claims

Subject to section 444D of the Corporations Act, this Deed may be pleaded and tendered by:

- (a) the Deed Companies or the Deed Administrators against any person having or asserting a Claim released, discharged and extinguished by clause 15.3; and
- (b) the recipient of any release or covenant contained in this Deed,

as an absolute bar and defence to any legal proceeding brought or made at any time in respect of a claim, release or covenant as the case may be.

#### 1.6 Prescribed Provisions

- (a) Subject to clause 1.6(b), the Prescribed Provisions are deemed to be incorporated in and form part of this Deed, save that to the extent of any inconsistency between the terms of this Deed and the Prescribed Provisions, the terms of this Deed will prevail.
- (b) Clause 3 (*Termination of deed where arrangement fails*) and clause 11 (*Committee of inspection*) of the Prescribed Provisions are excluded in their entirety from the terms of this Deed.

#### 1.7 Required provisions

To the extent that the Corporations Act requires any provision to be included in this Deed which is not expressly included in this Deed, such provision will be deemed to be included in this Deed.

#### 1.8 Deed components

This Deed includes any Schedule.

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## 2. Operation of this Deed

### 2.1 Commencement Date

This Deed will commence and take effect on the Commencement Date.

### 2.2 Interim effect

To the extent that a person would be bound by this Deed if it had already been executed, the person must not, at any time after the Section 439C Resolution is passed but before this Deed is executed, do anything inconsistent with the terms of this Deed, except with the leave of the Court.

### 2.3 Termination

This Deed continues in respect of each Deed Company until it is terminated in respect of that Deed Company in accordance with this Deed.

### 3. Objective and effect

#### 3.1 Objectives

- (a) The purpose and objective of the arrangements set out in this Deed, amongst other matters, are to provide:
- (i) a better return than liquidation for all Creditors;
  - (ii) a quicker return for Employee Creditors than liquidation;
  - (iii) a quicker return for Small Creditors than liquidation; and
  - (iv) continued access and ongoing support available to the Deed Administrators in respect of the BLU System.

#### 3.2 Effect of the Deed on Officers of the Deed Companies

- (a) The Directors of the Deed Companies will remain in office throughout the Deed Period unless they resign or are removed by the Deed Administrators in accordance with this Deed.
- (b) During the Deed Period, unless authorised in writing by the Deed Administrators, the Directors and Officers of the Deed Companies cannot perform or exercise, and must not purport to perform or exercise, a right, function or power as a Director or Officer of the Deed Companies.
- (c) For the avoidance of doubt, the Directors of the Deed Companies will not pass a resolution to place the Deed Companies into voluntary administration or take any step to wind up the Deed Companies except with the written approval of the Deed Administrators.
- (d) While they remain Directors of the Deed Companies, the Directors of the Deed Companies will not be relieved of their statutory duties as Directors of the Deed Companies and for the avoidance of doubt, the Deed Administrators will not be responsible for such statutory obligations during the Deed Period.
- (e) During the Deed Period, the Directors of the Deed Companies must:
- (i) co-operate with and assist the Deed Administrators in the performance by the Deed Administrators of their obligations under this Deed;
  - (ii) carry out and perform such operations, functions, powers and other matters as may be delegated to them by the Deed Administrators; and
  - (iii) perform their obligations pursuant to the Deed.

#### 3.3 Effect of this Deed on Members

- (a) Until this Deed Terminates, any Member, and any Creditor holding any Security over any shares in the Deed Companies must not without the prior written consent of the Deed Administrators deal with, or attempt to deal with any shares in the Deed Companies or exercise shareholder rights over any shares in the Deed Companies in a way that is contrary to this Deed or the purpose of the Deed.
- (b) The Deed Administrators must not, and must not allow:
- (i) the shares in the Deed Companies to be transferred; or

- (ii) further shares of any class to be issued in the Deed Companies.

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## 4. Conditions Precedent

### 4.1 Conditions

The following Conditions must be satisfied by the CP Satisfaction Date:

- (a) execution of this Deed by each Party;
- (b) the provision of the Finance Party and Proponent Consent; and
- (c) the provision of the SRG Assignment Consent.

### 4.2 Obligation to satisfy Conditions and transparency

- (a) To the extent that it is within the relevant Party's control, that Party must use reasonable endeavours to ensure that the Conditions are satisfied as soon as possible and prior to the CP Satisfaction Date.
- (b) On and from the Commencement Date, the Parties must respond promptly to all reasonable requests for information from any other Party in relation to the status and expected timing for satisfaction of the Conditions.

### 4.3 Waiver of Conditions

The Conditions in clauses 4.1 may only be waived or amended in writing by all of the Parties.

### 4.4 Consequence of non-satisfaction of the Conditions

- (a) In the event:
  - (i) one or more of the Conditions is not satisfied, or waived or amended in accordance with clause 4.3, by the CP Satisfaction Date; or
  - (ii) the Deed Administrators and the Proponent are of the opinion that one or more of the Conditions are incapable of being satisfied by the CP Satisfaction Date,
 

then:

    - (iii) the Parties will cease to be bound by this Deed on and from the CP Satisfaction Date and will have no liability under it; and
    - (iv) the Deed Administrators will convene a meeting of the Creditors to determine the future of the Deed Companies.

### 4.5 Non-execution

If this Deed is not executed in accordance with clause 4.1(a) on or prior to the expiration of 15 Business Days (or such further period as the Court allows) after the Section 439C Resolution is passed, then this Deed will terminate automatically.

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## 5. Pooling

### 5.1 Pooling

- (a) Upon satisfaction of the Conditions, for the purposes of this Deed:

- (i) the Assets of the Pooled Companies and any other amounts received by the Pooled Companies during the Deed Period will be pooled;
  - (ii) the Pooled Companies will be treated as a single company (namely, as if the Pooled Companies were Probuild); and
  - (iii) a Creditor of a Pooled Company will be treated as a Creditor of the Pooled Companies as a whole.
- (b) On and from the Amendment Date:
- (i) the assets of the Pooled Companies will be treated as if the assets of the Pooled Companies are assets of Probuild; and
  - (ii) a Creditor of a Released Entity who was treated as a Creditor of the Pooled Companies as a whole in accordance with clause 5.1(a)(iii) of this Deed, will be treated as a Creditor of, and will have a Claim against Probuild to the extent of the Creditors' Claim against the Released Entity.
- (c) The amendment of this Deed does not affect the previous operation of this Deed.

## 5.2 Intercompany loan balances

- (a) Immediately upon pooling taking place in accordance with clause 5.1 of this Deed:
- (i) each debt payable by a Pooled Company to any Pooled Company is satisfied or extinguished; and
  - (ii) each Claim that a Pooled Company has against any Pooled Company, including a Claim against the Proponent is satisfied or extinguished.

## 5.3 Books and records

The books and records of each Deed Company transfers to Probuild upon pooling.

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## 6. Deed Fund

### 6.1 Establishment of Deed Fund

- (a) On payment of the Initial Contribution Amount the following funds are established, which together constitute the Deed Fund:
- (i) Pool A Fund;
  - (ii) Pool B Fund;
  - (iii) Pool C Fund; and
  - (iv) Pool D Fund.
- (b) The Deed Fund will comprise funds to discharge the following:
- (i) Administrators' Liabilities;
  - (ii) Deed Administrators' Liabilities; and
  - (iii) Admitted Claims.

- (c) The Excluded Assets are excluded from the Deed Fund.
- (d) The money in the Deed Fund from time to time is held by the Deed Administrators on trust for the benefit of those so entitled and will be distributed in accordance with this Deed.

## 6.2 Accounts

The Deed Administrators may establish any interest bearing accounts controlled by the Deed Administrators and held with an "authorised deposit taking institution" (as that term is defined in the *Banking Act 1959* (Cth)) that they consider appropriate.

## 6.3 Monies held by Deed Administrators

The Deed Administrators are entitled to use the Deed Fund to make distributions in accordance with clause 8.

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## 7. Cash Contribution

### 7.1 Contribution Amount

The Proponent must pay or procure the payment of the Initial Contribution Amount to the Trust Account operated by the Deed Administrators within 4 Business Days of the Commencement Date.

### 7.2 Caulfield Contingent Payment

- (a) The Proponent agrees to transfer the Caulfield Contingent Amount to the Trust Account to be applied to the Pool A Fund on the satisfaction of the following conditions:
  - (i) practical completion of the project known as "Caulfield Village Precinct 2 North" (**Caulfield Village Project**);
  - (ii) entry into a deed of release by the Administrators or Deed Administrators (as relevant) releasing BPG Caulfield Village Pty Limited in respect of all claims in connection with the Caulfield Village Project;
  - (iii) return of bank guarantees (reference numbers G666422 and G666423) by BPG Caulfield Village Pty Limited in connection with the Caulfield Village Project totalling \$9,559,881 in return for a settlement payment by the Proponent of not more than \$5,700,000; and
  - (iv) BPG Caulfield Village Pty Limited to replace cash security deposits held by Glen Eira City Council in the amount of \$300,000 and Department of Transport in the amount of \$400,000 and procure the return of these deposits to the Administrators or Deed Administrators.
- (b) Subject to clause 7.2(a), the Proponent must pay or procure the payment of the Caulfield Contingent Amount to the Trust Account operated by the Deed Administrators within 5 Business Days of the Caulfield Satisfaction Date.

### 7.3 Application of Initial Contribution Amount

- (a) On the date that is 10 weeks from the Commencement Date, the Deed Administrators will apply the Initial Contribution Amount strictly in accordance with this Deed as follows:

- (i) \$6,580,000 to the Pool A Fund to form part of the Pool A Fund Amount; and
  - (ii) \$2,500,000 to the Pool B Fund to form the Pool B Fund Amount.
- (b) The Deed Administrators acknowledge that the Initial Contribution Amount includes the Operating Expenditure Amount and is only payable upon receipt of an invoice from the Deed Administrators or Administrators (as applicable).

#### **7.4 Transfer of Caulfield Contingent Amount**

Subject to satisfaction of the Caulfield Conditions, the Deed Administrators will apply the Caulfield Contingent Amount strictly in accordance with this Deed to the Pool A Fund to form part of the Pool A Fund Amount.

#### **7.5 Certificate of Satisfaction**

- (a) Within 3 Business Days of receiving payment in full of the Initial Contribution Amount in accordance with clause 7.1, the Deed Administrators shall provide the Proponent with a certificate in writing stating all non-contingent financial obligations of the Proponent under this Deed have been satisfied.
- (b) Within 3 Business Days of receiving payment in full of the Caulfield Contingent Amount (subject to satisfaction of the Caulfield Conditions) in accordance with clause 7.2, the Deed Administrators shall provide the Proponent with a certificate in writing stating all financial obligations of the Proponent under the Deed have been satisfied.

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### **8. Distribution of Deed Fund**

#### **8.1 Pool A Fund**

- (a) Subject to clause 8.4, on or after the date that is 10 weeks from the Commencement Date, the Deed Administrators must pay or procure the payment of the Pool A Fund as follows:
  - (i) first, in payment of the Administrators' Liabilities (to the extent not already paid in full);
  - (ii) second, in payment of each Admitted Employee Creditor in full;
  - (iii) third, once the distributions in 8.1(a)(i) and 8.1(a)(ii) have been made in full, from the Proceeds of the Realisable Assets, to the Pool D Fund in an amount that is equal to the ATO GST Priority Amount plus the ATO Income Tax Liability Amount; and
  - (iv) fourth, to the extent that the payments made in accordance with clause 8.1(a)(i), 8.1(a)(ii) and 8.1(a)(iii) are less than the total value of the Pool A Fund, any excess funds will be made available to the Pool C Fund.

#### **8.2 Pool B Fund**

- (a) Within 45 Business Days of Admitted Employee Creditors having been paid in full in accordance with clause 8.1(a)(ii), the Deed Administrators must distribute or procure the distribution of the Pool B Fund as follows:
  - (i) first, in payment of each Admitted Small Creditor on a pro-rata basis; and
  - (ii) second, to the Pool A Fund to the extent that:

- A. Admitted Small Creditors have been paid in full; and
- B. any residual funds remain in the Pool B Fund.

### 8.3 Pool C Fund and Pool D Fund

- (a) Subject to clause 8.4, the Deed Administrators must distribute or procure the distribution of the Pool C Fund and Pool D Fund, including by way of interim distributions, as follows:
  - (i) In respect of the Pool C Fund:
    - A. first, in payment of the Deed Administrators' Liabilities; and
    - B. second, in payment of each Admitted Unsecured Creditor and Insurance Bond Creditor on a pro rata basis.
  - (ii) In respect of the Pool D Fund:
    - A. first, in payment of an Admitted Claim of the Australian Taxation Office in respect of GST liabilities up to the ATO GST Priority Amount; and
    - B. second, in payment of an Admitted Claim of the Australian Taxation Office in respect of income liabilities up to the ATO Income Tax Liability Amount.
- (b) The Deed Administrators must not make any distributions from the Pool C Fund and the Pool D Fund until the Pool B Fund has been distributed in full in accordance with clause 8.2.

### 8.4 Administrators' Liabilities and Deed Administrators' Liabilities

Notwithstanding any other term of this Deed, the Deed Administrators may draw:

- (a) the Administrators' Liabilities from Pool A at any time on or after the Commencement Date; and
- (b) the Deed Administrators' Liabilities, but only in relation to third party costs and liabilities, not related to remuneration, from Pool A or Pool C from time to time.

### 8.5 Insured Claims

Subject to the terms of this Deed, section 562 of the Corporations Act is to be incorporated into this Deed as if references to a liquidator were references to the Deed Administrators and with any other amendments as necessary in the context of this Deed.

### 8.6 Manner of distribution

Subject to the other provisions of this Deed:

- (a) distributions may be paid by the Deed Administrators from the Deed Fund in a manner (including by way of interim distribution) and at the time determined by the Deed Administrators in their absolute discretion;
- (b) the Deed Administrators may declare and pay distributions from different Pools at different times;
- (c) the Deed Administrators need not pay a distribution to an Admitted Creditor if the amount due to them in respect of the distribution would be less than \$25.00; and

- (d) the Deed Administrators may pay distributions to Admitted Creditors by electronic funds transfer.

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## 9. CBA Bank Guarantees

### 9.1 Guarantee Recovery Payment

- (a) The Parties acknowledge that as at the Commencement Date, the Proponent has made payments to CBA equal to the value of the Called Guarantees.
- (b) The Deed Administrators agree to pay to the Proponent any CBA Guarantee Recovered Funds by way of the Guarantee Recovery Payment immediately on receipt of any CBA Guarantee Recovered Funds.

### 9.2 Assignment of Claims

- (a) The Deed Administrators agree to assign, transfer or otherwise convey the rights and interests of the Deed Companies in respect of the CBA Bank Guarantees, including any Called Guarantees to the Proponent on the Proponent's request.

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## 10. Termination of the Deed

### 10.1 Termination on effectuation of Deed

The Deed will Terminate as regards a Deed Company immediately on Effectuation of this Deed in respect of that Deed Company, unless terminated earlier in accordance with this Deed.

### 10.2 Termination on failure of Deed

This Deed automatically Terminates as regards each Deed Company upon the happening of any one of the following events in respect of that Deed Company:

- (a) the Court makes an order terminating this Deed under section 445D of the Corporations Act;
- (b) by a resolution of the Creditors passed at a meeting convened pursuant to Division 75-10 of the Insolvency Practice Schedule; or
- (c) the creditors of the Deed Companies pass a resolution terminating this Deed in accordance with sections 445C(b) of the Corporations Act, in the event that any of the Conditions are not satisfied (or waived or amended in accordance with clause 4.3) on or before the CP Satisfaction Date in accordance with clause 4.4.

### 10.3 Notice of Effectuation of Deed

- (a) Upon Termination of this Deed as regards each Deed Company in accordance with clause 10.1, the Deed Administrators or one of them must immediately certify, in writing that the terms of this Deed have been fulfilled as regards that Deed Company and, as soon as practicable, must lodge with ASIC a notice substantially in the following form in respect of that Deed Company:

'We, [***name of administrators***] of [***address***] as administrators of the deed of company arrangement executed on [date], CERTIFY that the deed has been wholly effectuated in respect to [***name of relevant Deed Company***].'

and all Claims of Creditors of the Deed Company the subject of any such notice will be extinguished, discharged and released if not extinguished or released earlier under this Deed.

#### 10.4 Effect of Termination

- (a) In accordance with section 445H of the Corporations Act, the Termination or avoidance, in whole or in part, of this Deed does not affect the previous operation of this Deed.
- (b) The Termination of this Deed in respect of a Deed Company does not affect the operation of this Deed as regards another Deed Company.
- (c) Unless the context indicates a contrary intention, as and from Effectuation of this Deed in respect of a Deed Company, the references to "Deed Companies" in this Deed shall be taken to be references to only such of the Deed Companies as continue to be subject to this Deed and not to any Deed Company or Deed Companies in respect of which this Deed has been terminated by reason of Effectuation.

#### 10.5 Severance

If any part of this Deed is or becomes illegal, ineffective, invalid or unenforceable, that part will be severed from this Deed and that severance will not affect the effectiveness, validity or enforceability of the remaining part of this Deed.

#### 10.6 Consequences of Termination of the Deed for non-performance

Upon Termination of the Deed under clause 10.2, unless the Deed Administrators and the Proponent consider it appropriate to convene a further meeting of Creditors pursuant to Division 75-10 of the Insolvency Practice Schedule to consider a variation of the Deed:

- (a) the Deed Companies will be taken to have passed special resolutions under section 491 of the Corporations Act that each the Deed Companies be voluntarily wound up and that the Deed Administrators be the Deed Companies' liquidators; and
- (b) the Deed Companies will be wound up.

#### 10.7 Survival of clauses

Despite any other provision of this Deed, clauses 1 (*Definitions and interpretation*), 10 (*Termination of the Deed*), 13 (*Remuneration and indemnity*), 15 (*Moratorium and release*), 16 (*Tax*), 17 (*Notices*) and 18 (*General*) survive the Termination of this Deed.

#### 10.8 Termination Amount Payable on Termination

- (a) Notwithstanding clause 10.7, if this Deed is Terminated or terminates for whatever reason prior to the Deed Administrators having completed (or substantially completed as agreed and determined by the Proponent acting reasonably) distribution of the Pool B Fund, the Deed Administrators must promptly pay into the Proponent Bank Account the Termination Amount.
- (b) For the avoidance of doubt, the Termination Amount will not be payable by the Deed Administrators to the Proponent if this Deed is Terminated or terminates for whatever reason following the distribution of the Pool B Fund.

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## **11. Deed Administrators' appointment**

### **11.1 Appointment**

On the Commencement Date, the Deed Administrators are appointed joint and several administrators of the Deed.

### **11.2 Acceptance of appointment**

The Deed Administrators:

- (a) accept the appointment as administrators of the Deed; and
- (b) agree to act as administrators of the Deed during the Deed Period or until the Deed Administrators retire or are removed from office in accordance with the Deed or the Corporations Act.

### **11.3 Deed Administrators are agents**

In exercising the powers conferred by the Deed and carrying out the duties arising under the Deed, the Deed Administrators will act as agent for and on behalf of the Deed Companies.

### **11.4 Joint and several**

The rights, powers and privileges of the Deed Administrators may be exercised by them jointly and severally.

### **11.5 Deed Administrators' resignation**

Any Deed Administrator may resign at any time by giving not less than 28 days' prior written notice to each of the Parties unless that resignation would result in there being no remaining Deed Administrator in which event the Deed Administrator must:

- (a) convene meetings of Creditors of the Deed Companies in accordance with clause 12.3 for the purpose of nominating a replacement deed administrator;
- (b) assign to a replacement deed administrator nominated by the Creditors the Deed Administrators' rights, title and benefit under this Deed subject to any accrued rights, indemnities or liens the Deed Administrators may have as at the date of the assignment; and
- (c) do all things reasonably necessary to effect the assignment referred to in clause 11.5(b).

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## **12. Powers of the Deed Administrators**

### **12.1 Powers**

- (a) For the purposes of administering this Deed, the Deed Administrators shall have all of the powers set out in this Deed, in the Prescribed Provisions and as otherwise provided to deed administrators by the Act, Regulations or generally at law or in equity.
- (b) The powers of the Deed Administrators shall include:
  - (i) the power to remove from office a Director or company secretary in accordance with the terms of this Deed;

- (ii) to convene and hold meetings of Creditors in accordance with clause 12.3;
- (iii) to adjudicate Claims in accordance with this Deed;
- (iv) to insure property of the Deed Companies;
- (v) to repair, renew or enlarge property of the Deed Companies;
- (vi) to administer the assets available for the payments of Claims or Creditors in accordance with the provisions of this Deed;
- (vii) to bring, prosecute and defend in the name and on behalf of the Deed Companies or in the name of the Deed Administrator any actions, suits or proceedings (subject to obtaining the prior written consent of the Proponent, unless such action, suit or proceeding has been commenced by or involves a claim against the Proponent);
- (viii) to refer to arbitration any question affecting the Deed Companies (subject to obtaining the prior written consent of the Proponent, unless such question directly relates to the rights or obligations of the Proponent);
- (ix) to make payments to any Secured Creditor of the Deed Companies and any person who is the owner or lessor of property possessed used or occupied by Deed Companies in accordance with this Deed;
- (x) to make interim or other distributions of the Proceeds of the realisation of the assets available for the payment of Claims of Creditors in accordance with this Deed;
- (xi) to permit any person authorised by the Deed Administrator to operate any account in the name of the Deed Companies;
- (xii) to do all acts and execute in the name and on behalf of the Deed Companies all deeds, receipts and other documents, using the Deed Companies' common or official seal when necessary subject to and in accordance with the provisions of this Deed;
- (xiii) subject to the *Bankruptcy Act 1966*, to prove in the bankruptcy of any contributory or debtor of the Deed Companies or under any deed executed under that act;
- (xiv) subject to the Corporations Act, to prove in the winding up of any contributory or debtor of the Deed Companies or under any scheme of arrangement entered into, or deed of company arrangement executed, under the Corporations Act;
- (xv) to defend an application for the winding up of the Deed Companies;
- (xvi) subject to the terms of this Deed, to compromise any debts or claims brought by or against the Deed Companies on such terms as the Deed Administrator thinks fit and to take security for the discharge of any debt forming part of the property of the Deed Companies;
- (xvii) to do anything that is incidental to exercising a power set out in this clause 12.1;
- (xviii) the power to access, control and retain custody of the books and records of the Deed Companies for the purposes of administering this Deed; and

- (xix) to do anything else that is necessary or convenient for the purpose of administering this Deed.
- (c) Where a right, power, privilege, authority or discretion is conferred on the Deed Administrators (whether by this Deed, the Corporations Act or otherwise), the Deed Administrators may exercise that right, power, privilege, authority or discretion in such manner as they, in their absolute discretion, consider fit.

## 12.2 Solicitors, advisers and consultants

- (a) The Deed Administrators may engage the services of their partners, employees, directors, officers, contractors, advisers, delegates, solicitors and consultants to assist them in the performance or exercise of their duties, obligations, responsibilities and powers under this Deed and the Deed Companies will pay such Deed Administrators' Liabilities, including costs of any solicitors and consultants engaged by the Deed Administrators up to the maximum amount of the Deed Administrators' Liabilities.
- (b) The Deed Administrators may delegate their powers under this clause 12 including by way of appointing agents and authorising such agents to act on behalf of the Deed Administrators or the Deed Companies.

## 12.3 Creditors' meetings

The Deed Administrators may convene a meeting or meetings of Creditors at any time, and except to the extent (if any) they are excluded or modified by or are inconsistent with the terms of this Deed, Division 75 of Part 3 of the Insolvency Practices Rules applies, with such modifications as are necessary, to meetings of Creditors held under this Deed as if references to the 'external administrator' or chairperson, as the case may be, were references to the Deed Administrators.

## 12.4 Reporting

- (a) Except as required by law, the Deed Administrators are not required to report to Creditors. However, the Deed Administrators will advise all Creditors of the date of the Termination of this Deed as regards each Deed Company and may, in their absolute discretion, otherwise report to Creditors during the Deed Period at such times as the Deed Administrators consider appropriate and on matters which the Deed Administrators consider ought to be brought to the attention of Creditors.
- (b) The Deed Administrators are required to report generally on a collective basis the status of realisations of the Deed Companies' assets (including all funds and recoveries under its control) to Creditors from time to time.

## 12.5 Books and records

- (a) The Administrators and Deed Administrators must provide or procure that the Proponent be provided with access to any financial or other records of the Deed Companies and any other information as requested by the Proponent from time to time, including any records or information being held by third parties.
- (b) On the Commencement Date, the Proponent agrees to provide access to the BLU System to the Deed Administrators and the Deed Administrators' staff to the extent required for the Deed Administrators to fulfil their obligations under this Deed, subject to the conditions set out in clause 12.5(c) below.
- (c) The Proponent will provide access to the BLU System as contemplated by clause 12.5(b):

- (i) by granting one user licence to the Deed Administrators for the operation and control of the BLU System on the basis that the ongoing use will be subject to the Deed Administrators and their staff complying with all security requirements as specified by the Proponent from time to time during the Deed Period; and
- (ii) until the earlier of:
  - A. the date this Deed Terminates; and
  - B. 24 months after the Commencement Date.
- (d) For the avoidance of doubt:
  - (i) access to the BLU System as contemplated by clause 12.5(b) and 12.5(c) is only being granted to the Deed Companies; and
  - (ii) the Proponent may revoke the Deed Administrators and the Deed Administrators' staff's access to the BLU System in the event the Deed Administrators or their staff fail to comply with the conditions set out in clause 12.5(b) of this Deed.

## 12.6 Proponent's reporting obligations

The Proponent is required to prepare any financial or other reporting it requires in respect of the Deed Companies to the extent necessary to comply with its own reporting obligations.

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## 13. Remuneration and indemnity

### 13.1 Remuneration

- (a) The Deed Administrators, their partners and employees will be remunerated by the Deed Companies in respect of the Deed Administrators' Liabilities at the hourly rates charged from time to time by the firm of which the Deed Administrators are partners or employees as set out in the report to Creditors issued with their notice of the meeting of Creditors.
- (b) The Deed Administrators' may draw the Deed Administrators' Liabilities from the Deed Fund in accordance with the terms of this Deed.
- (c) The Deed Administrators are entitled to be reimbursed from the Deed Fund in respect of all Deed Administrators' Liabilities in accordance with the terms of this Deed.
- (d) Subject to clause 8.3(a)(i) and 8.4(b), the Deed Administrators may draw the Deed Administrators' Liabilities at the end of each month.

### 13.2 No personal liability

Subject to the Corporations Act and to the extent permitted by law, the Deed Administrators will not be personally liable for:

- (a) any debts incurred or any claims, demands, actions, loss, damage, costs, charges, expenses or liabilities caused by any act, omission or default by or on behalf of the Deed Administrators in administering this Deed or exercising their duties and obligations under this Deed;

- (b) any debts incurred or any claims, demands, actions, loss, damage, costs, charges, expenses or liabilities caused by any act, omission or default by or on behalf of the Deed Companies; or
- (c) any debts incurred or any claims, demands, actions, loss, damage, costs, charges, expenses or liabilities suffered or sustained or incurred by any directors, officers or Creditors of the Deed Companies.

### 13.3 Indemnity

- (a) The Deed Administrators and Administrators (whether or not they are still acting in either capacity and whether or not the Deed remains on foot) are entitled to be indemnified out of the assets of the Deed Companies up to the maximum amount of the Deed Administrators' Liabilities (in the case of the Deed Administrators) and the maximum amount of the Administrators' Liabilities (in the case of the Administrators) for:
  - (i) as to the Deed Administrators in their capacities as Deed Administrators:
    - A. the Deed Administrators' right to remuneration and reimbursement under the Deed and otherwise at law and in equity; and
    - B. all actions, demands, suits, proceedings, debts, claims, losses, damages or other liabilities (whether present or future, certain or contingent, ascertained or sounding only in damages) arising out of, in connection with or incidental to any debts incurred by the Deed Companies, the Deed Administrators or the Deed Administrators' partners or employees in the course of the administration of this Deed; and
    - C. all actions, demands, suits, proceedings, debts, claims, losses, damages or other liabilities (whether present or future, certain or contingent, ascertained or sounding only in damages) against the Deed Administrators or the Deed Administrators' partners or employees, arising out of, or in connection with or incidental to the Deed Administrators' administration of this Deed;
  - (ii) as to the Deed Administrators in their former capacities as Administrators of the Deed Companies:
    - A. the Administrators' right of remuneration and reimbursement as voluntary administrators of the Deed Companies pursuant to Part 5.3A of the Corporations Act; and
    - B. all actions, demands, suits, proceedings, debts, claims, losses, damages or other liabilities (whether present or future, certain or contingent, ascertained or sounding only in damages) arising out of, or in connection with or incidental to any debts incurred by the Deed Companies, the Administrators or the Administrators' partners or employees in the course of the administration of the Deed Companies; and
    - C. all actions, demands, suits, proceedings, debts, claims, losses, damages or other liabilities (whether present or future, certain or contingent, ascertained or sounding only in damages) against the Administrators or the Administrators' partners or employees, arising out of, or in connection with or

incidental to the Administrators' administration of the Deed Companies.

- (b) The Deed Administrators are not entitled to an indemnity out of the assets of the Deed Companies against any claims arising out of any fraudulent or negligent act or omission by the Deed Administrators or the Deed Administrators' partners or employees.

### **13.4 Indemnity not to be affected or prejudiced**

The indemnities under clause 13.3 will not:

- (a) be affected, limited or prejudiced in any way by any irregularity, defect or invalidity in the appointment of the Administrators or Deed Administrators and extends to all actions, suits, proceedings, accounts, liabilities, claims and demands arising in any way out of any defect in the appointment of the Deed Administrators, the approval or execution of the Deed or otherwise;
- (b) affect or prejudice all or any rights that the Deed Administrators may have against the Deed Companies or any person to be indemnified against the Costs, charges, expenses and liabilities incurred by the Deed Administrators by or incidental to the exercise or performance of any of the powers or authorities conferred on the Deed Administrators by this Deed or otherwise; or
- (c) be affected by the removal of the Deed Administrators and the appointment of a replacement deed administrator or the termination of this Deed for any reason.

### **13.5 Satisfaction of Claims**

The Deed Administrators are entitled to exercise the Deed Administrators' right of indemnity conferred by clause 13.3(a) whether or not the Administrators have paid or satisfied the Claims.

### **13.6 Deed Administrators' lien**

Until this Deed Terminates in respect of a Deed Company, the Deed Administrators are entitled to exercise a lien on all property and assets of that Deed Company to secure the Administrators' right of indemnity under clause 13.3(a) of this Deed and otherwise at law and equity.

### **13.7 Insufficient funds**

The Deed Administrators are not obliged to take any action under this Deed in the event there are insufficient funds to pay the Administrators' Liabilities or Deed Administrators' Liabilities.

### **13.8 Priority**

The Deed Administrators' right of indemnity under clause 13.3 and their lien under clause 13.6 have priority over the Claims of Creditors to the extent set out in this Deed.

### **13.9 Statutory liability and indemnity**

Nothing in this Deed will affect or limit the operation of Subdivision B of Division 9 of Part 5.3A of the Corporations Act, which is to apply with all necessary modifications to the Administrators' voluntary administration of the Deed Companies and Deed Administrators' subsequent administration of this Deed.

### 13.10 Deed Administrators' Liabilities if pooling does not occur

If this Deed Terminates prior to pooling occurring in accordance with clause 5.1, the Deed Administrators' right of indemnity under clause 13.3 and lien under clause 13.6 with respect to the Deed Administrators' Liabilities will attach to and be recoverable from the assets and property of the respective Deed Companies in proportion to their estimated realisable value as at the Commencement Date.

### 13.11 Insured Claim Contributions

- (a) No less than 5 Business Days before the Longstop Date, the Deed Administrators may issue each Insured Creditor with a notice:
- (i) setting out the estimated Holding Costs anticipated to be incurred by the Deed Administrators to 31 August 2025 (or such earlier other date as determined by the Deed Administrators);
  - (ii) stating each Insured Creditor's equal share of the estimated Holding Costs, with such share to be determined by reference to the number of Insured Claim Notices received by the Deed Administrators in respect of Insured Claims (other than workers' compensation claims); and
  - (iii) requiring payment of an amount of \$5,000 as an advance payment in respect of Direct Holding Costs which may be incurred by the Deed Administrators in dealing with the Insured Creditor's Insured Claim,

**(Initial Insured Claim Contribution Notice).**

- (b) Each Insured Creditor must pay the amount notified in any Initial Insured Claim Contribution Notice within 30 days of the Longstop Date.
- (c) On and from the Longstop Date, the Deed Administrators may from time to time at their absolute discretion issue each Insured Creditor with a notice setting out:
- (i) the Deed Administrators' actual Holding Costs incurred over the previous Notice Period;
  - (ii) the Deed Administrators' estimated Holding Costs to be incurred over the upcoming Notice Period;
  - (iii) each Insured Creditor's equal share of the Net Holding Costs payable in respect of the upcoming Notice Period, with such share to be determined by reference by the number of Insured Claims (other than workers' compensation claims) still on foot as at the date of the notice; and
  - (iv) each Insured Creditor's Direct Holding Costs incurred by the Deed Administrators in relation to that Insured Creditor's Insured Claim (less part or all of the \$5,000 advance payment contained in the Initial Insured Claim Contribution Notice).

**(Insured Claim Contribution Notice).**

- (d) Each Insured Creditor must pay the amount notified in any Insured Claim Contribution Notice within 30 days of receiving the Insured Claim Contribution Notice.
- (e) If any Insured Creditor fails to pay an Insured Claim Contribution Amount within the time required by clause 13.11(b) or 13.11(d), the Deed Administrators may issue a default notice to the Insured Creditor requiring payment of any outstanding Insured

Claim Contribution Amount within 20 Business Days of the date of the notice (Insured Claim Contribution Default Notice).

- (f) If any Insured Creditor fails to comply with an Insured Claim Contribution Default Notice, the Deed Administrators may, in their absolute discretion, immediately issue a termination notice to the Insured Creditor (Insured Claim Termination Notice).
- (g) If any Insured Creditor is issued with an Insured Claim Termination Notice, the Insured Creditor is deemed to have irrevocably:
- (i) electd to fully release and discharge each Deed Company in respect of any Claims the subject of the Insured Claim Termination Notice, including in respect of any costs incurred in relation to the Claim and to waive any entitlement to insurance proceeds to which it otherwise would have been entitled in accordance with clause 8.5 of this Deed; and
- (ii) authorised the Deed Administrators to execute, in the name of the Insured Creditor, any document required to give effect to this clause 13.11(g).
- (h) Notwithstanding any other provision of this Deed, this Deed is not intended to restrict or alter any rights that any person may have as a "third party payer" pursuant to section 198 of the Uniform Law or any equivalent legislation in any other State or Territory.

## 14. Making of claims by Creditors

### 14.1 Proofs of debt

Creditors who have submitted a proof of debt to the Administrators before the Commencement Date are taken to have submitted a final proof of debt in respect of their Claims with the Deed Administrators on the basis of that proof of debt.

### 14.2 Request notice to Creditors

- (a) To the extent that clause 14.1 does not adequately address the Claims to be paid under this Deed, or in the Deed Administrators' discretion, the Deed Administrators may ask the Creditors to formally submit a proof of debt for their Claims within 14 days of such request. Any such request notice to Creditors will comply with Regulation 5.6.48 of the Regulations, with such modifications as the Deed Administrators may deem necessary, including:
- (i) references to the 'liquidator' to be read as references to the Deed Administrators; and
- (ii) references to a 'creditor' to be read as references to a Creditor.
- (b) For the purposes of this clause 14.2 and Regulation 5.6.39 of the Regulations, the Deed Administrators may fix different times for lodgement of proofs of debt for Creditors.

### 14.3 Determination

- (a) The Deed Administrators will determine (including by adjudicating on those formal proofs of the Claims that have been submitted in accordance with paragraph 14.1 and 14.2) the amount required to satisfy the relevant Creditor's entitlement to receive a distribution from the Deed Fund in accordance with this Deed.

- (b) Subject to any appeal rights under the Corporations Act, any determination by the Deed Administrators in accordance with clause 14.3 is final and binding.

#### **14.4 Adjudication of Claims**

Regulations 5.6.53 to 5.6.56 of the Regulations will apply to the adjudication of Claims with such modifications as the Deed Administrators may deem necessary, including:

- (a) references to the 'liquidator' to be read as references to the Deed Administrators; and
- (b) references to a 'creditor' to be read as references to a Creditor.

#### **14.5 Admitted Employee Creditors**

In accordance with section 444DA of the Corporations Act, the Deed Administrators are to apply the Deed Fund so that an Admitted Employee Creditor will be entitled to a priority at least equal to what they would have been entitled if the Deed Fund were applied in accordance with sections 556, 560 and 561 of the Corporations Act.

#### **14.6 Claims against two or more Deed Companies**

If a Creditor is a Creditor of two or more Deed Companies in respect of Claims that arise from a common underlying obligation or in connection with the same underlying transaction (for example, where one Deed Company is a guarantor, indemnifier or co-obligor of an obligation or debt owing by another Deed Company) that Creditor is only entitled to receive a distribution under this Deed for one of those Claims, and where they are for different amounts, for the largest Claim.

#### **14.7 Intragroup Claims**

The Deed Administrators agree:

- (a) they will not pursue any Intragroup Claims of any kind other than those expressly dealt with under the terms of this Deed; and
- (b) immediately upon and with effect from the date that the Pool B Fund is distributed and the Termination Amount is no longer payable by the Deed Administrators to the Proponent in accordance with clause 10.8, all such Intragroup Claims are otherwise extinguished and released.

For the avoidance of doubt, this clause 14.7 includes any Claims against the Proponent.

#### **14.8 Unclaimed moneys**

If the Deed Administrators have under their control any assets being distributed that have remained unclaimed for more than 6 months after the day when the amount payable to an Admitted Creditor became payable or transferable, the Deed Administrators may pay or transfer those assets to ASIC to be dealt with under Part 9.7 of the Corporations Act or any other relevant statutory authority, and the Deed Administrators will cease to be under any further obligation or liability in respect of them.

#### **14.9 Costs**

Any costs or expenses incurred by a Creditor in seeking to prove a Claim will be borne by the respective Creditor and will not form part of the Creditor's Claim.

#### 14.10 Interest

Interest shall not accrue, and shall not be payable, in respect of any Claims of any Creditor.

#### 14.11 Abandonment of Claims

- (a) ~~A Except for a Claim to Which Clause 8.5 Applies, a~~ A Creditor other than an Insured Creditor will be deemed to have abandoned its Claim if, before the payment of a final dividend from the relevant Pool, the Creditor:
- (i) fails to submit a formal proof of debt or claim in respect of its Claim; or
  - (ii) having submitted a formal proof of debt or claim in respect of its Claim which is rejected, that Creditor fails to appeal to the Court against the rejection, within the time allowed for such an appeal under the Regulations as if the proof were rejected in the liquidation of the Deed Companies.
- (b) An Insured Creditor who provides an Insured Claim Election will be deemed to have irrevocably elected not to prove for its Claim under this Deed. For the avoidance of doubt, the Insured Creditor who provides an Insured Claim Election is not taken to have otherwise abandoned their Insured Claim.

#### 14.12 Conversion of foreign currency

Conversion of foreign currency debts into Australian currency shall be converted in accordance with the “general rate sheet of historical foreign exchange rates provided by the Reserve Bank of Australia on the Relevant Date.”

#### 14.13 The whole of a Superannuation Contribution debt

- (a) In accordance with sections 444DB(1) and 444DB(2) of the Corporations Act, the Deed Administrators must determine that the whole of a Claim by way of a Superannuation Contribution is not admissible to proof against a Deed Company if:
- (i) a Claim by way of Superannuation Guarantee Charge:
    - A. has been paid; or
    - B. is, or is to be, admissible to proof against that Deed Company; and
  - (ii) the Deed Administrators are satisfied that that Superannuation Guarantee Charge is attributable to the whole of the first mentioned Claim.
- (b) If the Deed Administrators determine, under clause 14.13(a), that the whole of the first mentioned Claim is not admissible to proof against the Deed Company, the whole of the Claim is extinguished.

#### 14.14 Part of a Superannuation Contribution debt

- (a) In accordance with sections 444DB(3) and 444DB(4) of the Corporations Act, the Deed Administrators must determine that a particular part of a Claim by way of a Superannuation Contribution is not admissible to proof against a Deed Company if:
- (i) a Claim by way of Superannuation Guarantee Charge:
    - A. has been paid; or

- B. is, or is to be, admissible to proof against that Deed Company; and
- (ii) the Deed Administrators are satisfied that the Superannuation Guarantee Charge is attributable to that part of the first-mentioned Claim.
- (b) If the Deed Administrators determine, under clause 14.14(a), that a part of the first mentioned Claim is not admissible to proof against the Deed Company, that part of the Claim is extinguished.

### **14.15 Insured Claim Notices**

- (a) Either a Creditor or the Deed Administrators may issue an Insured Claim Notice but only a Creditor can make an Insured Claim Election.
- (b) An Insured Claim Notice may be issued:
- (i) by a Creditor, not less than 10 Business Days before the Longstop Date; and
- (ii) the Deed Administrators, at any time on and from 5 Business Days before the Longstop Date.

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## **15. Moratorium and release**

### **15.1 Binding effect**

Without limiting sections 444D and 444G of the Corporations Act this Deed binds:

- (a) each Creditor in relation to Claims arising on or before the Appointment Date; and
- (b) each Member and Officer of the Deed Companies.

### **15.2 Moratorium**

- (a) While this Deed remains in force, no Creditor, in relation to that Creditor's Claim, or Officer or Member, may:
- (i) make or concur in an application for an order to wind up the Deed Companies;
- (ii) proceed with such an application made before this Deed became binding on such person;
- (iii) begin, revive or continue or take any further steps in any action, suit, mediation or proceeding against the Deed Companies or in relation to any of its property;
- (iv) begin, revive or continue or take any further steps in respect of any Enforcement Process in relation to the Deed Companies' property;
- (v) commence, continue or take any additional step in any arbitration against the Deed Companies or to which the Deed Companies are a party;
- (vi) exercise any right of set-off or defence, cross-claim or cross action to which that Creditor would not have been entitled had the Deed Companies been wound up on the Appointment Date;

- (vii) take any action whatsoever to seek to recover any part of its Claim from the Deed Companies; or
- (viii) otherwise enforce any right it may have or acquire against the Deed Companies,

except, in the case only of clauses 15.2(a)(iii) and 15.2(a)(iv), with the consent in writing of the Deed Administrators or the leave of a Court and in accordance with such terms (if any) as a Court imposes.

- (b) For the purposes of this clause 15.2, "**property**" includes property used or occupied by, or in the possession of, the Deed Companies except if the Administrators have issued a notice under section 443B of the Corporations Act in relation to that property.
- (c) A person who is an Officer or a Member of a Deed Company shall not, during the term of the Deed Period exercise any rights it has or may have as an Officer or a Member (as applicable) of that Deed Company.

### 15.3 Release and discharge of Claims

- (a) Creditors must accept their entitlements under the Deed Fund (if any) in full satisfaction and complete release and discharge of all Claims which they have, or claim to have, against the Deed Companies on or before the Appointment Date.
- (b) Notwithstanding any other provision of this Deed except for clause 15.2, this Deed does not affect any rights of recourse Creditors may have in respect of bank guarantees, insurance bonds, other sureties and insurers.
- (c) Each Creditor must, if required by the Deed Companies or the Deed Administrators, execute any document that the Deed Companies or a Deed Administrator may require from time to time to give effect to the releases in clause 15.3(d).
- (d) Immediately upon and with effect from the Final Distribution Date Effectuation of this Deed in respect of a Deed Company, the Claims of all Creditors against or in respect of that Deed Company will be fully released and extinguished.
- (e) Effectuation of this Deed in respect of a Deed Company will not release or extinguish a Creditor's Claim against another Deed Company, and that Creditor's Claim will survive in respect of the other Deed Company.

### 15.4 Execution of all necessary documents

Each Creditor must, if required by the Deed Administrators, execute and deliver to the Deed Administrators such form of acknowledgement or release of any Claim as reflects the release and discharge of that Claim pursuant to clause 15.3.

### 15.5 Bar to Creditors' Claims

Subject to section 444D of the Corporations Act, this Deed may be pleaded by the Deed Companies or the Deed Administrators against any Creditor as an absolute bar and defence to any Claim to the extent that the Deed Companies' liability has been released and discharged in relation to that Claim pursuant to clause 15.3.

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## 16. Tax

### 16.1 Interpretation

The Parties agree that:

- (a) except where the context suggests otherwise, terms used in this clause 16 have the meanings given to those terms by the GST Act (as amended from time to time);
- (b) any part of a supply that is treated as a separate supply for GST purposes (including attributing GST payable to tax periods) will be treated as a separate supply for the purposes of this clause 16;
- (c) unless otherwise expressly stated, all consideration to be provided under any other provision of this Deed is exclusive of GST. Any consideration that is specified to be inclusive of GST must not be taken into account in calculating the GST payable in relation to a supply for the purpose of this clause 16;
- (d) a reference to the GST payable by an entity or the input tax credit entitlements of an entity will include a reference to the GST payable or input tax credit entitlements of the representative member of any GST group to which that entity may belong;
- (e) a reference to something done (including a supply made) by a party includes a reference to something done by any entity through which that party acts; and
- (f) if any value added tax, goods and services tax or other similar tax is payable pursuant to a law of another jurisdiction on any supply made under or in connection with this Deed, then the provisions of this clause 16 apply as if references to a word or expression defined in the GST Act were to the corresponding concepts in the law of that other jurisdiction.

## 16.2 Reimbursements and similar payments

Any reimbursement or similar payment required to be made under this Deed that is calculated by reference to a cost, expense, or other amount paid or incurred will be limited to the total cost, expense or amount less the amount of any input tax credit to which an entity is entitled for the acquisition to which the cost, expense or amount relates plus an amount calculated in accordance with clause 16.3 where applicable.

## 16.3 GST payable

If GST is payable in relation to a supply made by a party (**Supplier**) under or in connection with this Deed then the party providing consideration for the supply (**Recipient**) must pay an additional amount to the Supplier equal to the amount of GST payable in relation to the supply at the same time as the other consideration is to be provided for that supply.

## 16.4 Tax invoice

The Supplier must issue a valid tax invoice to the Recipient for any taxable supply it makes under this Agreement, except where the Recipient is required to issue the tax invoice.

## 16.5 Variation to GST payable

If the GST payable in relation to a supply made under or in connection with this Deed varies from the additional amount paid by the Recipient under clause 16.3 then the Supplier must promptly issue an adjustment notice to the Recipient and will provide a corresponding refund or credit to, or will be entitled to receive the amount of that variation from, the Recipient. Any payment, credit or refund under this paragraph is deemed to be a payment, credit or refund of the additional amount payable under clause 16.3.

## 16.6 Taxation obligations

The Deed Administrators must ensure that the Deed Companies meet all of their taxation obligations as and when they fall due throughout the Deed Period.

## 17. Notices

### 17.1 How to give notices

- (a) Any notice to a party under the provisions of this Deed is valid and effective if delivered personally, by courier or e-mail, to or, if given by registered mail, postage prepaid, addressed to, the details for that party specified in clause 17.3 and is deemed to have been given on the date of delivery personally or by courier or e-mail if so delivered prior to 5:00 pm (Sydney time) and otherwise on the next calendar day, or on the fifth Business Day after such letter has been mailed, as the case may be.
- (b) Any notice provided for in this Deed may be waived in writing by the party entitled to receive such notice, either before or after the event.
- (c) A notice in connection with this Deed must be:
- (i) in writing in English; and
  - (ii) signed by the party or its agent.
- (d) Where two or more persons comprise a party, notice to or by one is effective notice to and by all.

### 17.2 Change of details

- (a) A party may at any time change its contact details by notice to each other party.
- (b) If details are so changed, this clause applies as if those changed details were set out in the 'Parties' section of this Deed.

### 17.3 Notice details

#### Administrators

Name: Salvatore Algeri, Jason Tracy, Matthew Donnelly and David Orr in their capacities as joint and several voluntary administrators of the Deed Companies

Address: C/- Deloitte Financial Advisory Pty Ltd,  
477 Collins Street,  
Melbourne VIC 3000

Email: saalgeri@deloitte.com.au

For the attention of: Salvatore Algeri

#### Deed Companies

Name: The companies as listed in Schedule 1

Address: C/- Deloitte Financial Advisory Pty Ltd,  
477 Collins Street,  
Melbourne VIC 3000

Email: saalgeri@deloitte.com.au

For the attention of: Salvatore Algeri

#### Proponent

Name: WBHO Construction (Pty) Ltd

Address: 53 Andries Street, Wynberg Sandton 2090, South Africa

Email: Charles-henwood@wbho.co.za

For the attention of: Charles Henwood

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## **18. General**

### **18.1 Variation**

- (a) Subject to the provisions of the Corporations Act, this Deed may only be varied:
  - (i) by a resolution passed at a meeting of the Creditors convened in accordance with Division 75-10 of the Insolvency Practice Schedule, but only if the variation is not materially different from a proposed variation set out in a notice of meeting; and
  - (ii) with written agreement of the Parties.
- (b) Nothing in any variation of this Deed shall limit the operation of sections 445D and 445E of the Corporations Act.

### **18.2 Assignment**

Rights arising out of or under this Deed are not assignable by a party, except if the assignor is required to make the assignment pursuant to clause 11.5(b) or makes the assignment with the prior written consent of the other parties.

### **18.3 Further assurances**

Each party and each person bound by this Deed must, at its own expense, do all things and execute all documents necessary to give full effect to this Deed and the transactions contemplated by it.

### **18.4 Governing law and jurisdiction**

This Deed is governed by the law in force in Victoria and the Parties submit to the non-exclusive jurisdiction of the Courts of Victoria and any Court which may hear appeals from those Courts.

### **18.5 Waiver**

The non-exercise of or delay in exercising any power or right of a party does not operate as a waiver of that power or right, nor does any single exercise of a power or right preclude any other or further exercise of it or the exercise of any other power or right. A power or right may only be waived in writing, signed by the parties to be bound by the waiver.

### **18.6 Counterparts**

- (a) This Deed may be executed in any number of counterparts.
- (b) All counterparts, taken together, constitute one and the same instrument.
- (c) A party may execute this Deed by signing any counterpart.
- (d) Without limitation, the Parties agree that their communication of an offer or acceptance of this Deed, including exchanging counterparts, may be by any electronic method that evidences each Parties' execution of this Deed.

### **18.7 Creditor's power of attorney**

Each Creditor irrevocably appoints each of the Deed Administrators jointly and severally as its attorney to execute any document to give effect to the releases in clause 15.

## 18.8 Joint Parties

If two or more parties are included within the same defined term in this Deed:

- (a) liability of those parties under this Deed is a joint liability of all of them and a several liability of each of them;
- (b) a right given to those parties under this deed is a right given severally to each of them; and
- (c) a representation, warranty or undertaking made by those parties is made by each of them.

## 18.9 Costs

- (a) Each party must pay its own costs of negotiating, preparing and executing this Deed.
- (b) The Administrators' costs of and incidental to the preparation and execution of this Deed are taken to be costs, charges and expenses incurred by the Deed Administrators in connection with or incidental to the administration of this Deed,

## 18.10 Acknowledgement

The Parties acknowledge that the terms set out in this Deed are subject to the obligations the Administrators and Deed Administrators have to Creditors under law and statute.

## 18.11 Accumulative rights

The rights, power and remedies provided by this Deed are accumulative and do not exclude any rights, powers, authorities, discretions or remedies provided by law.

## 18.12 Entire agreement

This Deed contains everything that the parties have agreed on in relation to the matters it deals with. No party can rely on an earlier document, or anything said or done by another party before this Deed was executed.

## 18.13 Further cooperation

Each party must do anything (including executing a document) another party reasonably requires in writing to give full effect to this Deed.

## 18.14 Relationship of the parties

This Deed does not create a partnership, agency, fiduciary or any other relationship, except the relationship of contracting parties.

EXECUTED as a deed.

The Deed Companies

SIGNED, SEALED AND DELIVERED for  
and on behalf of **WBHO Australia Pty Ltd** )  
**(Administrators Appointed) ACN 095 983** )  
**681; WBHO Construction Australia Pty** )  
**Ltd (Administrators Appointed) ACN 149** )  
**901 931; Northcoast Holdings Pty Ltd** )  
**(Administrators Appointed) ACN 009 296** )  
**780; Probuild Constructions (Aust) Pty** )  
**Ltd (Administrators Appointed) ACN 095** )  
**250 945; Probuild Civil Pty Ltd (formerly** )  
**Probuild Civil (QLD) Pty Ltd** )  
**(Administrators Appointed) ACN 010 870** )  
**587; PCA (QLD) Pty Ltd (Administrators** )  
**Appointed) (formerly Probuild** )  
**Constructions (QLD) Pty Ltd) ACN 141** )  
**148 245; Probuild Constructions (NSW)** )  
**Pty Ltd (Administrators Appointed) ACN** )  
**165 675 874; Probuild Constructions** )  
**(VIC) Pty Ltd (Administrators Appointed)** )  
**ACN 165 675 865; Probuild** )  
**Constructions (WA) Pty Ltd** )  
**(Administrators Appointed) ACN 165 676** )  
**095; Probuild Constructions (QLD) Pty** )  
**Ltd (Administrators Appointed) ACN 166** )  
**966 034; ACN 098 866 794 Pty Ltd** )  
**(Administrators Appointed) (formerly** )  
**Probuild Constructions (NSW) Pty Ltd)** )  
**ACN 098 866 794; Contexx Holdings Pty** )  
**Ltd (Administrators Appointed) ACN 144** )  
**707 022; Contexx Pty Ltd (Administrators** )  
**Appointed) ACN 147 249 796; Prodev** ) .....  
**Murphy Pty Ltd (Administrators** ) Signature of Administrator  
**Appointed) ACN 120 758 803; Prodev** )  
**Investments 4 Pty Ltd (Administrators** ) .....  
**Appointed) ACN 629 246 653 and Monaco** ) Name of Administrator (block letters)  
**Hickey Pty Ltd (Administrators** )  
**Appointed) ACN 144 945 611** by its one of )  
its joint and several voluntary )  
administrators: )  
)

.....  
Signature of witness

.....  
Name of witness (block letters)

By signing this document the witness states that they witnessed the signature of the signatory over audio visual link in accordance with s12 of the *Electronic Transactions (Victoria) Act 2000* (Vic).

**Deed Administrators**

**SIGNED, SEALED AND DELIVERED** )  
by **SALVATORE ALGERI** in his )  
capacity as joint and several voluntary )  
administrator of the Deed Companies in )  
the presence of: )

..... )  
Signature of witness )

..... )  
Name of witness (block letters) )

By signing this document the witness )  
states that they witnessed the signature )  
of the signatory over audio visual link in )  
accordance with s12 of the *Electronic* )  
*Transactions (Victoria) Act 2000* (Vic). )

..... )  
Signature of SALVATORE ALGERI )

**SIGNED, SEALED AND DELIVERED** )  
by **JASON TRACY** in his capacity as )  
joint and several voluntary )  
administrator of the Deed Companies in )  
the presence of: )

..... )  
Signature of witness )

..... )  
Name of witness (block letters) )

By signing this document the witness )  
states that they witnessed the signature )  
of the signatory over audio visual link in )  
accordance with s12 of the *Electronic* )  
*Transactions (Victoria) Act 2000* (Vic). )

..... )  
Signature of JASON TRACY )

**SIGNED, SEALED AND DELIVERED** )  
by **DAVID ORR** in his capacity as joint )  
and several voluntary administrator of )  
the Deed Companies in the presence )  
of: )

..... )  
Signature of witness )

..... )  
Name of witness (block letters) )

By signing this document the witness )  
states that they witnessed the signature )  
of the signatory over audio visual link in )  
accordance with s12 of the *Electronic )  
Transactions (Victoria) Act 2000 (Vic).* )

..... )  
Signature of DAVID ORR )

**SIGNED, SEALED AND DELIVERED** )  
by **MATTHEW DONNELLY** in his )  
capacity as joint and several voluntary )  
administrator of the Deed Companies in )  
the presence of: )

..... )  
Signature of witness )

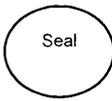
..... )  
Name of witness (block letters) )

By signing this document the witness )  
states that they witnessed the signature )  
of the signatory over audio visual link in )  
accordance with s12 of the *Electronic )  
Transactions (Victoria) Act 2000 (Vic).* )

..... )  
Signature of MATTHEW DONNELLY )

**Proponent**

**SIGNED, SEALED AND DELIVERED** )  
by **WBHO CONSTRUCTION (PTY)** )  
**LTD** in the presence of: )



..... )  
Signature of witness )

..... )  
Name of witness (block letters) )

..... )  
Signature of authorised signatory )

..... )  
Name of authorised signatory )

## Schedule 1 - Deed Companies

1. WBHO Australia Pty Ltd (Administrators Appointed) ACN 095 983 681
2. WBHO Construction Australia Pty Ltd (Administrators Appointed) ACN 149 901 931
3. Northcoast Holdings Pty Ltd (Administrators Appointed) ACN 009 296 780
4. Probuild Constructions (Aust) Pty Ltd (Administrators Appointed) ACN 095 250 945
5. Probuild Civil Pty Ltd (formerly Probuild Civil (QLD) Pty Ltd (Administrators Appointed) ACN 010 870 587
6. PCA (QLD) Pty Ltd (Administrators Appointed) (formerly Probuild Constructions (QLD) Pty Ltd) ACN 141 148 245
7. Probuild Constructions (NSW) Pty Ltd (Administrators Appointed) ACN 165 675 874
8. Probuild Constructions (VIC) Pty Ltd (Administrators Appointed) ACN 165 675 865
9. Probuild Constructions (WA) Pty Ltd (Administrators Appointed) ACN 165 676 095
10. Probuild Constructions (QLD) Pty Ltd (Administrators Appointed) ACN 166 966 034
11. ACN 098 866 794 Pty Ltd (Administrators Appointed) (formerly Probuild Constructions (NSW) Pty Ltd) ACN 098 866 794
12. Contexx Holdings Pty Ltd (Administrators Appointed) ACN 144 707 022
13. Contexx Pty Ltd (Administrators Appointed) ACN 147 249 796
14. Prodev Murphy Pty Ltd (Administrators Appointed) ACN 120 758 803
15. Prodev Investments 4 Pty Ltd (Administrators Appointed) ACN 629 246 653
16. Monaco Hickey Pty Ltd (Administrators Appointed) ACN 144 945 611

## Schedule 2 - Claims to Which Clause 8.5 Applies

The following Claims are Claims to Which Clause 8.5 Applies:

1. Any Claims that Wadren Pty Ltd (ACN 005 537 235) in its capacity as trustee for the Hoppers Crossing Unit Trust and/or QIC Werribee Pty Ltd as trustee of the QIC Werribee Trust has against Probuild Constructions (Aust) Pty Ltd (subject to Deed of Company Arrangement) including, but not limited to, the matters the subject of:
  - (a) Supreme Court of Victoria matter S ECI 2023 00960;
  - (b) Supreme Court of Victoria matter S ECI 2023 03803; and
  - (c) Supreme Court of Queensland matter BS 13331 of 2023;
2. Any Claims that Destination Brisbane Consortium Integrated Resort Operations Pty Ltd as trustee for The Destination Brisbane Consortium Integrated Resort Operating Trust and QWB Residential Precinct Operations Pty Ltd as trustee for the QWB Residential Precinct Operations Trust has against PCA (QLD) Pty Ltd (subject to Deed of Company Arrangement) including, but not limited to, the matters the subject of Supreme Court of Queensland matter BS 4023 of 2023;
3. Any Claims that Dexus Funds Management Limited (ABN 24 060 920 783) as trustee of the Dexus Martin Place Trust (ABN 56 642 654 890) has or may have against Probuild Constructions (Aust) Pty Ltd (ABN 93 095 250 945) (subject to Deed of Company Arrangement) including, but not limited to, Claims arising out of or in connection with the performance by Probuild Constructions (Aust) Pty Ltd (ABN 93 095 250 945) of design and construction work at the MLC Centre, Retail Redevelopment at 25 Martin Place, Sydney.
4. Any Claims that Cbus Property Brisbane Pty Ltd (ACN 169 683 292) as trustee for the Brisbane Unit Trust has against PCA (QLD) Pty Ltd ACN 141 148 245 (subject to Deed of Company Arrangement) and / or WBHO Australia Pty Ltd ACN 095 983 681 (subject to Deed of Company Arrangement) including, but not limited to, Claims in respect of the facade design and construction and/or rectification of wet areas, bathrooms, planter boxes and resultant damage in relation to defective waterproofing design or work undertaken as part of the design and construction of 443 Queen Street Brisbane QLD.
5. Any other Claims in respect of which clause 8.5 of the Deed applies.