



# Grant Thornton

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## ALL CREDITORS

6 December 2019

Dear Sir / Madam

**The Ralan Group Pty. Ltd. & Associated Entities  
(Administrators Appointed)  
(Receivers and Managers Appointed to entities within the Group)  
(Collectively “the Group”)**

We refer to our previous correspondence regarding the Voluntary Administration of the Group and the second meeting of creditors to be held on Monday, 9 December 2019 at 2.00pm.

### Meeting Logistics - Observers

As detailed in our previous correspondence, all creditors are asked to attend the second meeting alone or with a fellow creditor due to venue capacity restrictions.

Should you attend the meeting as an observer you will not be granted access to the auditorium where the meeting will take place. All observers will only have access to an alternative room within the Wesley Conference Centre which will have webinar facilities providing an audio feed of the meeting being held in the auditorium.

### Meeting Logistics - Identification

You will need to bring photo identification to confirm your identity as a creditor before being admitted to the meeting.

### Meeting Logistics – Voting

Pursuant to Insolvency Practice Rule 75-110, any resolution at a meeting is put to creditors on the voices (show of hands), unless a poll is demanded. It is the Administrators' current intention to call a poll in regards to the following resolutions for the 7 DOCA Entities and Ralan Arncliffe Pty Ltd only:

1. That the Company enters Liquidation; or
2. That the Company executes the Deed of Company Arrangement.

To vote in a poll, creditors will be asked to complete and return (at the end of the meeting) the documentation provided by Link Market Services when they sign in to the meeting, if they have not already cast their vote by submitting a proxy form. These forms have a unique bar code to ensure creditors' votes are properly counted and there is no risk of double counting votes.

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The meeting will be conducted as normal and creditors will be provided the opportunity to ask questions of the chairman. At the end of the meeting, when resolutions are put to the floor, the meeting will be adjourned for 6 business days to allow time for the poll to be conducted and counted. The meeting will reconvene on Tuesday, 17 December 2019 at 2 pm, at which time the Chairman will announce the result of the poll.

We advise that a resolution is passed in a poll if the majority of creditors' in number and value vote in favor at the meeting either in person or by proxy.

If there is not a majority in both number and value, the Chairman of the meeting, being the Administrator, may exercise a casting vote in which it will be decided if the resolution(s) passes or fails. If a casting vote is exercised by the Chairman the reasons and the basis on which his vote is cast will be provided to all creditors.

Creditors should note that if creditors in any one of the seven (7) DOCA Entities fail to vote in favor of the DOCA, the DOCA fails and cannot be entered into by the other DOCA Entities.

#### **Meeting Logistics - Signing into the Meeting**

Creditors are reminded to bring a copy of the Proof of Debt that they lodged with Link Market Services to the meeting to ensure a quick and efficient sign-in process.

If you do not bring a copy of your Proof of Debt you may be refused entry to the meeting.

Creditors are also requested to also bring a form of photo Identification (driver's license etc) with them to confirm their identity as a creditor before being admitted as a creditor into the meeting.

#### **DOCA Update**

We enclose for creditors' information a copy of correspondence we have recently received from Mr O'Dwyer's solicitor regarding additional details regarding the proposed DOCA from Mr O'Dwyer.

#### **Administrators' Report**

We are aware that the director, Mr William O'Dwyer, has been holding meetings with creditors regarding the proposed DOCAs. During these meetings Mr O'Dwyer has denied that the Group were maintaining two (2) sets of books and records and that as such our report cannot be relied upon. We maintain our position and advise that there is no factual misstatement within our report in regards to this issue.

Yours faithfully



**Said Jahani**  
**Joint and Several Administrator**

# JOHNSON WINTER & SLATTERY

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5 December 2019

Mr Said Jahani  
Grant Thornton  
Level 17  
383 Kent Street  
SYDNEY NSW 2000

**BY EMAIL**

Dear Mr Jahani

## **The Ralan Group**

We refer to your email dated 18 November 2019 in which you informed us that you were not prepared to provide a confidentiality undertaking in relation to the letter from the proposed developer for the DOCAs if that meant that you were not able to disclose the contents of the letter to the creditors. We are instructed that our client acknowledges and accepts your reasons for taking that position.

Our client has instructed us to disclose the terms of the business plan between him and the proposed developer the subject of the DOCAs. We confirm that we have read a letter from the developer's lawyers to ourselves and that letter provides:

- 1 Our client or his nominated entity will be appointed as the exclusive selling agent to market pre-sale units on any residential development undertaken by the developer within Sydney, NSW over the next 5 years.
- 2 Creditors who have entered into purchase contracts with the Ralan entities the subject of the DOCAs will be offered the first right to acquire an apartment developed by the developer in Sydney, NSW over the next 5 years at a discount which equates to the value of the deposit paid by the creditor.
- 3 The minimum number of apartments in each new development which will be offered at this discount will be 50% of the apartments for sale in the development.
- 4 The developer is working on a number of residential developments as part of the Business Plan and will secure sites for those developments once the DOCAs are approved.

We are instructed that our client intends to circulate this letter amongst the creditors.

Yours faithfully,



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