

INITIAL INFORMATION FOR CREDITORS

**SAYERS ROAD INVESTMENT CO PTY LTD (IN LIQUIDATION) ACN 630 881 720 (“COMPANY”)
AS TRUSTEE FOR THE SAYERS ROAD INVESTMENT CO UNIT TRUST ABN 80 799 110 680 (“TRUST”)**

Joanne Dunn and I, Paul Harlond, were appointed joint and several liquidators (“**Liquidators**”) of the Company by the Federal Court of Australia on 14 April 2026. A sealed copy of the Court Order confirming our appointment is **enclosed at Appendix A**.

We have been appointed to represent the interests of all creditors of the Company. We are responsible for locating the Company’s assets, investigating its affairs, reporting to the Australian Securities and Investments Commission (“**ASIC**”) and, if funds become available, paying money owed to creditors.

According to the Company’s records, you may be a creditor of the Company.

The purpose of this circular is to provide you with information about the liquidation and your rights as a creditor.

We also note that the Company is the trustee of the Trust, and that there are a substantial number of unitholders in the Trust. We recognise that unitholders are interested stakeholders in the winding up of the Company and therefore are sharing this report with all unitholders.

We will provide a further update in our statutory report to creditors, which will be sent to you by 13 July 2026.

Declaration of Independence, Relevant Relationships and Indemnities

A copy of our Declaration of Independence, Relevant Relationships and Indemnities (“**DIRRI**”) is **enclosed at Appendix B**.

The DIRRI assists you to understand any relevant relationships that we have, and any indemnities or upfront payments that have been provided to us. We have considered each relationship, and it is our opinion that none of the relationships disclosed in the DIRRI result in a conflict of interest or duty or affect our independence.

What is a Court Liquidation?

A court liquidation is where an order to place a Company into liquidation is made by the court, usually on application by a creditor where the Company has not paid its outstanding debt. Usually this means that the Company is insolvent.

Information regarding the liquidation process is contained in the ASIC information sheet **enclosed at Appendix C** titled *“Insolvency information for directors, employees, creditors and shareholders”*.

FTI Consulting (Australia) Pty Limited

ABN 49 160 397 811 | ACN 160 397 811 | AFSL Authorised Representative # 001269325

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Information for Creditors

All creditors of the Company are now creditors in the liquidation. If you are a creditor, you have certain rights, although your debt will now be dealt with in the liquidation.

In the event there are monies to be distributed to creditors in the future, you will need to submit a formal proof of debt form. A proof of debt is also required for voting purposes at any meetings of creditors. Should you wish to submit a proof of debt, you may submit an informal proof of debt using the form **enclosed at Appendix D**. However, it is not a requirement to submit a proof of debt at this time and we will not be formally adjudicating on proof of debts received until further notice.

If you have leased the company property, have a retention of title claim or hold a Personal Property Security in relation to the Company, please contact my office as soon as possible.

Information regarding your rights as a creditor is provided in the Australian Restructuring Insolvency & Turnaround Association (“**ARITA**”) information sheet **enclosed at Appendix E**.

Information for Unitholders

As noted above, we understand there are a substantial number of unitholders of the Trust. Unitholders of the Trust are not specifically creditors of the Company, and their rights typically differ from creditors of the Company because of the nature of their legal standing and dealings. The final standing, rights and claims of unitholders will be determined where necessary as the Liquidation progresses.

As the Company was acting as trustee of the Trust, we may have to make an application to Court to be appointed as receivers of the Trust’s assets in order to deal with and realise the assets of the Trust for the benefit of the Company and its creditors under its right of indemnity. We are currently considering what steps may need to be taken in this regard.

Summary of the Company’s affairs and background

Statutory information	
Incorporation Date	8 January 2019
ACN	630 881 720
ABN	80 799 110 680
Registered Address and Principal Place of Business	Suite 2 Level 7, 85 Queen Street, Melbourne VIC 3000
Directors and Officers	Jason Sourasis

We understand:

- the Company was set up for the sole purpose of acting as trustee for the Trust and did not employ any employees or trade in its own right;
- the Company is a non-trading special purpose vehicle set up to raise money to invest into a related entity, WMG Holdings Co Pty Ltd (“**WMG Holdings**”), to fund the development of a sports and recreation hub in Tarneit, Victoria, including a mixed-use stadium precinct and 1,000 lot residential development (“**Development**”);
- the Development site is currently owned by the Wyndham City Council, with parcels of land to be gradually transferred to WMG Holdings based on the satisfaction of specific, staged milestones which we understand are yet to be achieved;
- the Company as trustee of the Trust raised approximately \$75 million from unitholders and \$6.3 million from parties who have loaned money to the Company and/or the Trust; and
- the Company as trustee of the Trust has five main assets:
 - a 71.2% equity interest in WMG Holdings, a related-entity which holds the rights to carry out the Development;
 - a 71.2% equity interest in WMG Football Club Pty Ltd (“**WMG Football**”), an entity which holds the license for the Western United Football Club which competes in the A-League; and
 - loans to three related party entities which are still being investigated.

Pursuant to sections 475(1) and 475(4) of the *Corporations Act 2001* (Cth) (“**the Act**”), the Director is required to submit a Report on Company Activities and Property Part A (“**ROCAP**”) to us within (10) business days. The ROCAP provides details of the Company’s business, property affairs and financial circumstances.

On 28 April 2026, the Director wrote to us seeking an extension to complete the ROCAP, which we subsequently granted through to 5 May 2026. The Director has submitted a ROCAP to us and a review of the ROCAP will form part of our statutory report to creditors to be issued on or before 13 July 2026.

Update on liquidation to date

Major tasks completed to date in relation to the Company include:

- Instructing Australian authorised deposit-taking institutions to immediately freeze any bank accounts held in the name of the Company and/or Trust;
- Contacting relevant authorities, account and legal advisors notifying them of the liquidation;
- Conducting searches of public databases to identify any assets in the name of the Company, including motor vehicle searches and title searches;

- Meeting with the Director to obtain information and discuss the winding up;
- Attending to statutory requirements; and
- Preparing this circular to creditors.

Costs of the Liquidation

Our Initial Remuneration Notice is enclosed at **Appendix G**. This document provides you with information about how we propose to be paid for undertaking the liquidation.

I may write and ask that you approve our remuneration for the work in completing the liquidation. If I do, I will provide you with detailed information so that you can understand what tasks we have undertaken and the costs of those tasks.

At this stage, we have not recovered or realised any material assets and are thus un-funded.

What happens next?

We will proceed with the liquidation, including:

- investigating the Company's affairs;
- recovering and realising available property (if any); and
- reporting to the corporate regulator, ASIC.

If we receive a request for a meeting that complies with the guidelines set out in the creditor rights information sheet, we will hold a meeting of creditors.

We will write to you within three months of our appointment advising whether a dividend is likely and provide an update on the progress of the Liquidation.

We may also write to you again after that with further information on the progress of the liquidation.

Where can you get more information?

The Australian Restructuring Insolvency and Turnaround Association ("**ARITA**") provides information to assist creditors with understanding liquidations and insolvency.

This information is available from ARITA's website at arita.com.au/creditors.

ASIC also provides information sheets on a range of insolvency topics. These information sheets can be accessed on ASIC's website at asic.gov.au (search for "insolvency information sheets").

Statutory notices and advertisements about the Company will be published on ASIC's Published Notices website at publishednotices.asic.gov.au.

Should you have any queries, please contact Daniel Pryce of this office on (03) 9604 0602 or by email at Daniel.Pryce@fticonsulting.com

Dated this 12th day of May 2026



Paul Harlond

Joint and Several Liquidator

Encl.

LIST OF APPENDICES

No	Appendix	Description
1	Appendix A	<i>Court Order from Federal Court of Australia</i>
2	Appendix B	<i>Declaration of Independence, Relevant Relationships and Indemnities</i>
3	Appendix C	<i>ASIC information sheet – “Insolvency information for directors, employees, creditors and shareholders”</i>
4	Appendix D	<i>Informal Proof of Debt or Claim form</i>
5	Appendix E	<i>ARITA information sheet – “Creditor Rights in Liquidations”</i>
6	Appendix F	<i>Important statements for all creditors and suppliers</i>
7	Appendix G	<i>Initial Remuneration Notice</i>

Appendix A

Court Order from Federal Court of Australia



Federal Court of Australia

District Registry: Queensland Registry

Division: General

No: QUD28/2026

GEORGE KOULOURIS

Plaintiff

**SAYERS ROAD INVESTMENT CO PTY LTD AS TRUSTEE FOR THE SAYERS
ROAD INVESTMENT CO UNIT TRUST ACN 630 881 720**

Defendant

ORDER

REGISTRAR: Registrar Buckingham

DATE OF ORDER: 14 April 2026

WHERE MADE: Brisbane

THE COURT ORDERS THAT:

1. SAYERS ROAD INVESTMENT CO PTY LTD AS TRUSTEE FOR THE SAYERS ROAD INVESTMENT CO UNIT TRUST ACN 630 881 720 be wound up in insolvency under the provisions of the *Corporations Act 2001* (Cth).
2. Joanne Emily DUNN and Paul Stuart HARLOND, registered liquidators, be appointed liquidators of the company.
3. The plaintiff's costs be fixed in the sum of \$8,765.72 and reimbursed in accordance with section 466(2) of the *Corporations Act 2001* (Cth).

Date orders authenticated: 14 April 2026


Registrar

Note: Entry of orders is dealt with in Rule 39.32 of the *Federal Court Rules 2011*.

Subsection 35A (5) of the *Federal Court of Australia Act 1976* (the *Act*) provides that a party to proceedings in which a Registrar has exercised any of the powers of the Court under subsection 35A (1) of the Act may, within the time prescribed by the Rules of Court, or within any further time allowed in accordance with the Rules of Court, apply to the Court to review that exercise of power.

Rule 3.11 provides that a party may apply to the Court under subsection 35A (5) of the Act for review of the exercise of a power of the Court by a Registrar and that any application must be made within 21 days after the day on which the power was exercised. A party seeking a review can apply to the Court to dispense with any requirement of the Rules (Rule 1.34).

Appendix B
Declaration of Independence, Relevant Relationships and Indemnities
("DIRRI")

DECLARATION OF INDEPENDENCE, RELEVANT RELATIONSHIPS AND INDEMNITIES

SAYERS ROAD INVESTMENT CO PTY LTD (IN LIQUIDATION) ACN 630 881 720 (“THE COMPANY”) AS TRUSTEE FOR THE SAYERS ROAD INVESTMENT CO UNIT TRUST ABN 80 799 110 680 (“THE TRUST”)

The purpose of this document is to assist creditors with understanding any relevant relationships that we have with parties who are closely connected to the Company and any indemnities or upfront payments that have been provided to us. None of the relationships disclosed in this document are such that our independence is affected.

This information is provided so you have trust and confidence in our independence and, if not, you can ask for further explanation or information and can act to remove and replace us if you wish.

This declaration is made in respect of ourselves, our fellow Senior Managing Directors/Managing Directors, FTI Consulting (Australia) Pty Ltd (“**FTI Consulting**” or “**Firm**”) and associated entities, as detailed in **Annexure A**.

We are Professional Members of the Australian Restructuring Insolvency and Turnaround Association (“**ARITA**”). We acknowledge that we are bound by the ARITA Code of Professional Practice.

Independence

We have assessed our independence and are not aware of any reasons that would prevent us from accepting this appointment.

There are no other known relevant relationships, including personal, business and professional relationships that should be disclosed beyond those we have disclosed in this document.

Circumstances of appointment

How we were referred this appointment

This appointment was referred to us by McInnes Wilson Lawyers (“**McInnes Wilson**”), the lawyers for the petitioning creditor, Mr George Koularis, in the winding up proceedings against the Company.

On 15 January 2026, McInnes Wilson requested that we complete a check to confirm we were free of any conflict of interest, and if no conflict was identified, that we provide a consent to act to be appointed by the Federal Court of Australia (“**Court**”) as liquidators of the Company in the event the Court ordered that the Company be wound up.

On 16 January 2026, after confirming that we were free of any conflict of interest, we provided a consent to act to McInnes Wilson, which was subsequently filed with the Court on 20 January 2026.

On 14 April 2026, the Court ordered that the Company be wound up and we be appointed as liquidators.

We did not receive any remuneration for the time incurred in conducting conflict checks, providing a consent to act or communicating with McInnes Wilson.

We believe this referral does not result in us having a conflict of interest or duty because:

- McInnes Wilson refers insolvency-related engagements to FTI Consulting from time to time. Neither we nor FTI Consulting have any formal or informal referral arrangements with McInnes Wilson, and to our knowledge they do not exclusively refer such work to us or FTI Consulting.
- FTI Consulting is not reliant upon referrals from McInnes Wilson, who are one of a considerable number of firms, organisations and persons who refer work to, or seek advice from, FTI Consulting. This engagement is not financially significant to FTI Consulting and the receiving or otherwise of other referrals from McInnes Wilson is not material to FTI Consulting.
- Work referrals arising from networks of business professionals, advisors and other persons are normal and accepted arrangements, and do not inherently impact on us discharging our statutory duties and obligations with independence and impartiality.
- There is no expectation, agreement or understanding between us and the referrer regarding the conduct of the liquidation, and we are free to act independently and in accordance with the law and the requirements of the ARITA Code of Professional Practice.
- While FTI Consulting has in the past engaged McInnes Wilson to provide legal advice, this has been for separate, non-related insolvency/restructuring engagements. McInnes Wilson is one of many external firms who provide such advice and assistance to FTI Consulting from time to time, which is on a non-exclusive basis and based upon professional service and expertise.

Did we meet with the Company or their advisers before we were appointed?

Yes No

Declaration of Relationships

Within the previous 2 years, have we, or our firm, have had a relationship with:

The Company?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
The directors?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Any associates of the Company?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
A former insolvency practitioner appointed to the Company?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
A secured creditor entitled to enforce a security over the whole or substantially the whole of the Company's property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Do we have any other relationships that we consider are relevant to creditors assessing our independence?

Yes No

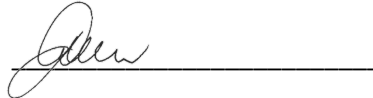
Indemnities and up-front payments

We have not received any up-front payments or indemnities for this appointment. This does not include any indemnities we may be entitled to under the law.

Dated this 12 day of May 2026



Paul Harlond



Joanne Dunn

Notes:

1. *The assessment of independence has been made based on an evaluation of the significance of any threats to independence and in accordance with the requirements of the relevant legislation and professional Standards.*
2. *If circumstances change, or new information is identified, we are required under the Corporations Act 2001 or Bankruptcy Act and ARITA's Code of Professional Practice to update this Declaration and provide a copy to creditors with our next communication as well as table a copy of any replacement declaration at the next meeting of the insolvent's creditors. For creditors' voluntary liquidations and voluntary administrations, this document and any updated versions of this document are required to be lodged with ASIC.*

ANNEXURE A

FTI Consulting (Australia) Pty Ltd and associated entities

FTI Consulting Inc (ultimate holding entity)

FTI Consulting – FD Australia Holdings Pty Ltd

FTI Consulting (Australia) Pty Ltd

FTI Technology (Sydney) Pty Ltd

FTI Consulting (Perth) Pty Ltd

FTI Consulting (Sydney) Pty Ltd

FTI Capital Advisors (Australia) Pty Ltd

FTI Consulting Australia Nominees Pty Lt

Appendix C

ASIC information sheet titled “Insolvency information for directors, employees, creditors and shareholders”



[Home](#)

> [Regulatory resources](#)

> [Insolvency](#)

> [Insolvency information for directors, employees, creditors and shareholders](#)

Insolvency information for directors, employees, creditors and shareholders

This information sheet (INFO 39) lists ASIC's information sheets for directors, employees, creditors and shareholders affected by a company's insolvency.

We have produced these with endorsement from the Australian Restructuring Insolvency & Turnaround Association (ARITA).

The information sheets give a basic understanding of the three most common company insolvency procedures – liquidation, voluntary administration and receivership – as well as the independence requirements for external administrators and approving external administrator remuneration. There is also a glossary of commonly used insolvency terms.

List of information sheets

- [INFO 41](#) Insolvency: A glossary of terms
- [INFO 42](#) Insolvency: A guide for directors
- [INFO 43](#) Insolvency: A guide for shareholders
- [INFO 45](#) Liquidation: A guide for creditors
- [INFO 46](#) Liquidation: A guide for employees
- [INFO 54](#) Receivership: A guide for creditors
- [INFO 55](#) Receivership: A guide for employees
- [INFO 74](#) Voluntary administration: A guide for creditors
- [INFO 75](#) Voluntary administration: A guide for employees
- [INFO 84](#) Independence of external administrators: A guide for creditors
- [INFO 85](#) Approving fees: A guide for creditors

Where can I get more information?

Further information is available from the [ARITA website](#). The ARITA website also contains the [ARITA Code of Professional Practice for Insolvency Practitioners](#).

This is **Information Sheet 39 (INFO 39)** updated on 1 September 2017. Information sheets provide concise guidance on a specific process or compliance issue or an overview of detailed guidance.

Last updated: 01/09/2017 10:57

Appendix D
Informal Proof of Debt or Claim form

INFORMAL PROOF OF DEBT OR CLAIM

**SAYERS ROAD INVESTMENT CO PTY LTD (IN LIQUIDATION) ACN 630 881 720 ("COMPANY")
AS TRUSTEE FOR THE SAYERS ROAD INVESTMENT CO UNIT TRUST ABN 80 799 110 680 ("TRUST")**

To the Liquidator of Sayers Road Investment Co Pty Ltd (In Liquidation) ACN 630 881 720 as trustee for the Sayers Road Investment Co Unit Trust ABN 80 799 110 680

1. This is to state that the Company was on 14 April 2026 and still is, justly and truly indebted to:

..... (full name, ABN and address of the creditor and, if applicable, the creditor's partners)

for \$ (dollars and cents)

Particulars of the debt are:

Date	Consideration	Amount (\$/c)	Remarks
	<i>(state how the debt arose)</i>		<i>(include details of voucher substantiating payment)</i>

2. To my knowledge or belief, the creditor has not, nor has any person by the creditor's order, had or received any satisfaction or security for the sum or any part of it except for the following:.....

.....
(insert particulars of all securities held. If the securities are on the property of the company, assess the value of those securities. If any bills or other negotiable securities are held, show them in a schedule in the following form).

Date	Drawer	Acceptor	Amount (\$/c)	Due Date
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3. Signed by *(select correct option)*:

- I am the creditor personally
- I am employed by the creditor and authorised in writing by the creditor to make this statement. I know that the debt was incurred for the consideration stated and that the debt, to the best of my knowledge and belief, remains unpaid and unsatisfied
- I am the creditor's agent authorised in writing to make this statement in writing. I know the debt was incurred for the consideration stated and that the debt, to the best of my knowledge and belief, remains unpaid and unsatisfied.

Signature: Dated:

Name: Occupation:

Address:

** If prepared by an employee or agent of the creditor, also insert a description of the occupation of the creditor*

RECEIVE REPORTS BY EMAIL	YES	NO
Do you wish to receive all future reports and correspondence from our office via email?	<input type="checkbox"/>	<input type="checkbox"/>
Email:		

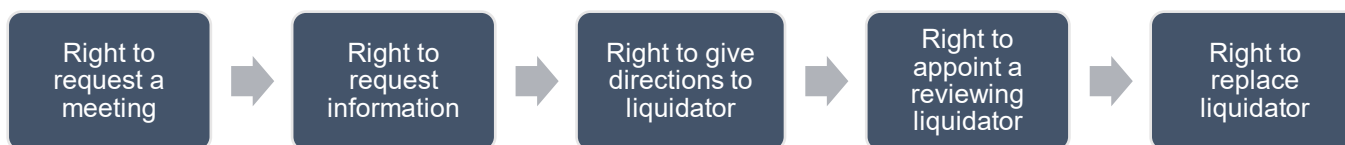
If being used for the purpose of voting at a meeting:

- a) Is the debt you are claiming assigned to you? Yes No
- b) If yes, attach written evidence of the debt, the assignment and consideration given. Attached
- c) If yes, what value of consideration did you give for the assignment (e.g., what amount did you pay for the debt?) \$
- d) If yes, are you a related party creditor of the Company? Yes No
(If you are unsure contact the Liquidator)

Appendix E
ARITA information sheet titled “Creditor Rights in Liquidations”

Creditor Rights in Liquidations

As a creditor, you have rights to request meetings and information or take certain actions:



If a simplified liquidation process is adopted, these rights are effectively limited to the right to request information.

Right to request a meeting

In liquidations, no meetings of creditors are held automatically. However, creditors with claims of a certain value can request in writing that the liquidator hold a meeting of creditors. The right to request meetings, including in the circumstances described below, is not available if a simplified liquidation process is adopted.

A meeting may be requested in the first 20 business days in a creditors' voluntary liquidation by $\geq 5\%$ of the value of the debts held by known creditors who are not a related entity of the company.

Otherwise, meetings can be requested at any other time or in a court liquidation by:

- $> 10\%$ but $< 25\%$ of the known value of creditors on the condition that those creditors provide security for the cost of holding the meeting
- $\geq 25\%$ of the known value of creditors
- creditors by resolution, or
- a Committee of Inspection (this is a smaller group of creditors elected by, and to represent, all the creditors).

If a request complies with these requirements and is 'reasonable', the liquidator must hold a meeting of creditors as soon as reasonably practicable.

Right to request information

Liquidators will communicate important information with creditors as required in a liquidation. In addition to the initial notice, you should receive, at a minimum, a report within the first three months on the likelihood of a dividend being paid.

Additionally, creditors have the right to request information at any time. A liquidator must provide a creditor with the requested information if their request is 'reasonable', the information is relevant to the liquidation, and the provision of the information would not cause the liquidator to breach their duties.

A liquidator must provide this information to a creditor within 5 business days of receiving the request, unless a longer period is agreed. If, due to the nature of the information requested, the liquidator requires more time to comply with the request, they can extend the period by notifying the creditor in writing.

Requests must be reasonable.

They are not reasonable if:

Both meetings and information:

- (a) complying with the request would prejudice the interests of one or more creditors or a third party
- (b) there is not sufficient available property to comply with the request
- (c) the request is vexatious

Meeting requests only:

- (d) a meeting of creditors dealing with the same matters has been held, or will be held within 15 business days

Information requests only:

- (e) the information requested would be privileged from production in legal proceedings
- (f) disclosure would found an action for breach of confidence
- (g) the information has already been provided
- (h) the information is required to be provided under law within 20 business days of the request

If a request is not reasonable due to (b), (d), (g) or (h) above, the liquidator must comply with the request if the creditor meets the cost of complying with the request.

Otherwise, a liquidator must inform a creditor if their meeting or information request is not reasonable and the reason why.

Right to give directions to liquidator

Creditors, by resolution, may give a liquidator directions in relation to a liquidation. A liquidator must have regard to these directions, but is not required to comply with the directions.

If a liquidator chooses not to comply with a direction given by a resolution of the creditors, they must document their reasons. An individual creditor cannot provide a direction to a liquidator.

If a simplified liquidation process is adopted, you may not be able to give directions, because meetings cannot be held to pass a resolution.

Right to appoint a reviewing liquidator

Creditors, by resolution, may appoint a reviewing liquidator to review a liquidator's remuneration or a cost or expense incurred in a liquidation. This right is not available if a simplified liquidation process is adopted. The review is limited to:

- remuneration approved within the six months prior to the appointment of the reviewing liquidator, and
- expenses incurred in the 12 months prior to the appointment of the reviewing liquidator.

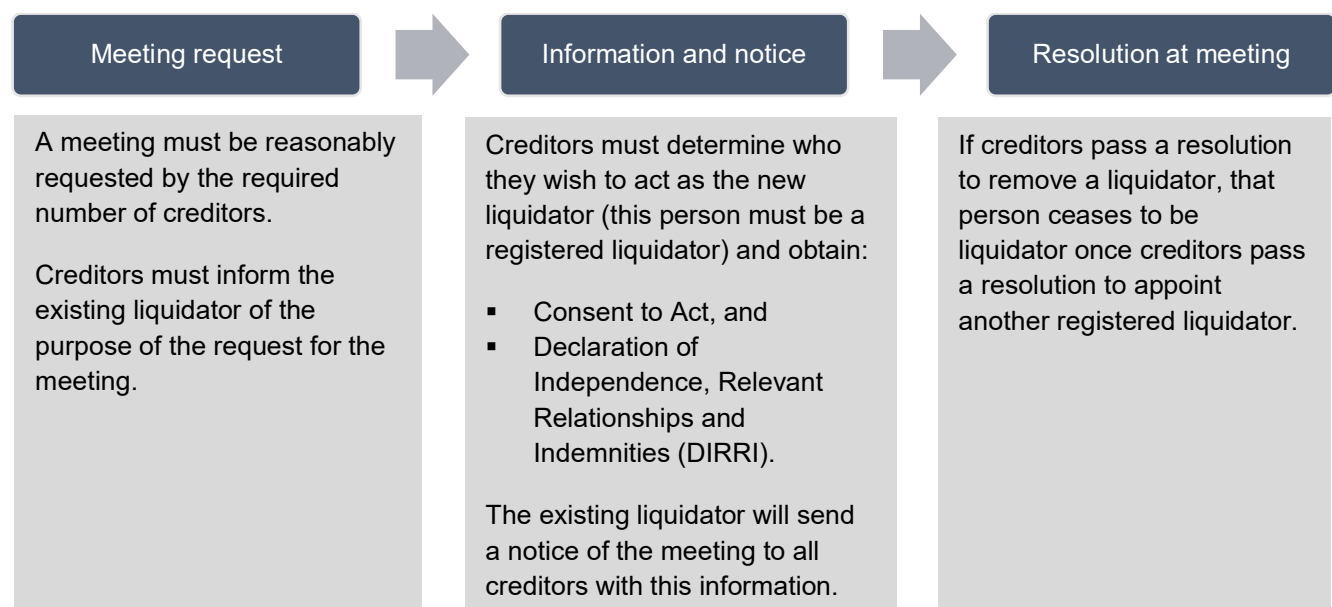
The cost of the reviewing liquidator is paid from the assets of the liquidation, in priority to creditor claims.

An individual creditor can appoint a reviewing liquidator with the liquidator's consent, however the cost of this reviewing liquidator must be met personally by the creditor making the appointment.

Right to replace liquidator

Creditors, by resolution, have the right to remove a liquidator and appoint another registered liquidator. This right is not available if a simplified liquidation process is adopted, because meetings cannot be held.

To replace a liquidator, there are certain requirements that must be complied with:



**For more information, go to www.arita.com.au/creditors.
Specific queries about the liquidation should be directed to the liquidator's office.**

Appendix F
Important statements for all creditors and suppliers

IMPORTANT STATEMENTS FOR ALL CREDITORS AND SUPPLIERS

NO ADOPTION OF ANY CONTRACTS OR ASSUMPTION OF LIABILITIES OF THE COMPANY BY THE LIQUIDATOR

The Liquidators are not personally adopting, and will not adopt, any agreement or contract that you may have with the Company. The Liquidators will not be liable for any liability of the Company under any agreement or contract with you. Any payments made by the Liquidators for any goods or services does not constitute, nor in any way imply, adoption of any contract or an assumption of any liability of the Company by the Liquidators.

PARTIES WHO ARE REQUIRED TO CONTACT US

Please contact us as soon as possible if you:

- Have supplied any goods or collateral to the Company and you have registered a security interest in such property on the Personal Property Security Register (“PPSR”);
- Are otherwise claiming security or proprietary rights in any asset or property owned by or in possession of the Company;
- Lease or hire goods or property to the Company;
- Are claiming a lien over property of the Company; and/or
- Have commenced legal proceedings against the Company.

PARTIES WITH PMSI, RETENTION OF TITLE AND CONSIGNMENT CLAIMS OVER PROPERTY

Parties with these claims are requested as soon as possible to give us details of the items supplied to the Company (including any features by which that property is able to be identified, for example - serial number/s) and which remain unpaid for, and provide details of your registration on the PPSR with all relevant supporting documents.

GENERAL STATEMENT

The Liquidators will consider the information and details provided to him/her in support of any claims. Where a claim is valid and not disputed, the Liquidator will comply with his/her obligations at law. This should not be interpreted as, in any way, limiting or restricting the rights of the Liquidator or the Company, whose rights are expressly reserved.

Please note the Liquidators may require payment of his/her reasonable expenses and remuneration incurred in the identification, preservation and distribution of property to secured parties, purchasers and/or other persons that the property belongs to. This also includes circumstances where property (such as inventory, for example) is made available for collection.

Affected parties should seek their own advice as applicable and as they deem appropriate.

Appendix G
The Liquidators' Initial Remuneration Notice

INITIAL REMUNERATION NOTICE

**SAYERS ROAD INVESTMENT CO PTY LTD (IN LIQUIDATION) ACN 630 881 720 (“COMPANY”)
AS TRUSTEE FOR THE SAYERS ROAD INVESTMENT CO UNIT TRUST ABN 80 799 110 680 (“TRUST”)**

Remuneration methods

There are four basic methods that can be used to calculate the remuneration charged by an insolvency practitioner. They are:

- **Time based / hourly rates** | This is the most common method. The total fee charged is based on the hourly rate charged for each person who carried out the work multiplied by the number of hours spent by each person on each of the tasks performed.
- **Fixed fee** | The total fee charged is normally quoted at the commencement of the liquidation and is the total cost for the liquidation. Sometimes a practitioner will finalise an liquidation for a fixed fee.
- **Percentage** | The total fee charged is based on a percentage of a particular variable, such as the gross proceeds of assets realisations.
- **Contingency** | The practitioner’s fee is structured to be contingent on a particular outcome being achieved.

Method proposed

We propose that our remuneration is calculated on a time basis. We believe this method is appropriate as it ensures that only the actual work performed is charged for. There are also various tasks required to be completed which do not involve the realisation of assets, such as reporting to ASIC, undertaking investigations, corresponding with creditors and answering their queries, and completing other statutory tasks required by law.

Estimate of remuneration for the liquidation

We estimate our remuneration for undertaking the liquidation will be between \$100,000 to \$200,000 (exclusive of GST). However, we note that this is subject to the following variables which may have a significant effect on this estimate:

- The extent of work necessary to realise the Company’s assets;
- The extent of investigations required into the Company’s and the Director’s conduct and affairs;
and

- The full scope and extent of work necessary to conduct the liquidation. From experience, unforeseen matters typically arise and may require us to perform additional work beyond that currently anticipated.

Explanation of hourly rates

The rates for our remuneration calculation are **enclosed** together with a general guide showing the qualifications and experience of staff that will be engaged in the liquidation and the role they take in the liquidation. The hourly rates charged encompass the total cost of providing professional services and should not be compared to an hourly wage.

Disbursements

Disbursements are divided into three types:

- Externally provided professional services - these are recovered at cost. An example of an externally provided professional service disbursement is legal fees.
- Externally provided non-professional costs such as travel, accommodation and search fees - these are recovered at cost.
- Internal disbursements such as photocopying, printing and postage. These disbursements, if charged to the liquidation, would generally be charged at cost; though some expenses such as telephone calls, photocopying and printing may be charged at a rate which recoups both variable and fixed costs.

We are not required to seek creditor approval for disbursements paid to third parties but must account to creditors. However, we must be satisfied that these disbursements are appropriate, justified and reasonable.

We are required to obtain creditors' approval for the payment of internal disbursements which were not charged at cost (and which may therefore have a profit or advantage attached to them), prior to these disbursements being paid from the liquidation. These disbursements typically would include internal photocopying, printing, mail out and facsimile costs.

Details of the basis of recovering internal and external disbursements in this liquidation are provided in the table below. Full details of any actual costs incurred will be provided with future reporting.

FTI Disbursements Schedule

Disbursement type	Charge type	Charge rate (excl GST)
Advertising	External, non-professional	At cost
ASIC Industry Funding Model Levy – metric events	External, non-professional	At cost (at prescribed ASIC rates)
Couriers and deliveries	External, non-professional	At cost
Data Room Charges	External, professional	At cost
Facsimile	Internal (FTI)	Not charged
Legal Fees	External, professional	At cost
Mail out – using Eloqua system	Internal (FTI)	20 cents per email
Postage	External, non-professional	At cost
Photocopying – internal	Internal (FTI)	Not charged
Photocopying – outsourced	External, non-professional	At cost
Printing – internal	Internal (FTI)	Not charged
Printing – outsourced	External, non-professional	At cost
Records costs – storage, destruction, boxes	External, non-professional	At cost
Search fees	External, non-professional	At cost
Staff motor vehicle use - mileage	Cents per km	At prescribed ATO rates
Staff travel - accommodation, meals etc	External, non-professional	At cost
Stationery and other incidental disbursements	External, non-professional	At cost
Telephone	Internal (FTI)	Not charged
Valuation Fees	External, professional	At cost
Other externally provided professional services		At Cost
Other externally provided non-professional services		At Cost

FTI Consulting CF&R Standard Rates effective 1 July 2025 (excluding GST)

Typical classification	Standard Rate \$/hour	General guide to classifications
Senior Managing Director 2	980	Registered Liquidator and/or Trustee or corporate advisory professional, with extensive specialist skills, experience in all forms of insolvency engagements, turnaround scenarios or restructures over many years. A market leader with proven leadership experience in business or industry, bringing recognised specialist expertise and knowledge to the engagement.
Senior Managing Director 1	900	Registered Liquidator and/or Trustee or corporate advisory professional, with specialist skills and experience in all forms of insolvency engagements, turnaround scenarios and restructures. Proven leadership experience in business or industry, bringing specialist expertise and knowledge to the engagement.
Managing Director	840	Broad specialist skills brought to the engagement. Extensive experience in managing large, complex engagements at a senior level over many years. May also be a Registered Liquidator and/or Trustee or has extensive leadership/senior management experience in business or industry.
Senior Director	760	Strong technical and commercial skill with significant experience in managing all types of large, complex engagements. Alternatively, has significant senior management experience in business or industry, with specialist skills and/or qualifications.
Director	700	Significant experience across all types of engagements. Strong technical and commercial skills. Has primary conduct of small to medium engagements, managing a team of professionals. Alternatively, has senior management experience in business or industry, with specialist skills and/or qualifications.
Senior Consultant	620	Typically studying to become or qualified to be a professional member of the Australian Restructuring Insolvency & Turnaround Association. Well developed technical and commercial skills. Has experience in large and complex engagements and may have primary conduct of small engagements, supervising a small team of professionals.
Consultant	500	Typically qualified chartered accountant and member of Chartered Accountants Australia & New Zealand (or similar). Required to control the tasks on small engagements or responsible for select aspects on medium to large-sized engagements under supervision of senior staff.
Associate	420	Typically a degree qualified accountant, who assists with day-to-day tasks under the supervision of senior staff.
Treasury	360	Typically, qualified accountant and/or bookkeeper. Undertakes treasury activities and is skilled in bookkeeping and funds handling activities.
Junior Associate	300	Undergraduate in the latter stage of their university degree.
Administration 2	300	Well developed administrative skills with significant experience supporting professional staff, including superior knowledge of software packages, personal assistance work and/or office management.
Administration 1	250	Has appropriate skills and experience to support professional staff in an administrative capacity.

FTI Consulting's Standard Rates above apply to the Corporate Finance & Restructuring practice and are subject to periodical review.