

20 January 2025

**CIRCULAR TO CREDITORS**

Dear Sir/Madam

**EDEN AUSTRALASIA PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT)**

**ACN 653 282 609**

**THE SAPPHIRE AUSTRALASIA PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT)**

**ACN 655 675 442**

**("THE COMPANIES")**

We refer to our previous correspondence and to the resumed second meeting of creditors of the Companies held on 6 January 2025.

At the meeting, creditors resolved to accept a Deed of Company Arrangement ("DOCA") in the form proposed. On 16 January 2025, the DOCA was executed.

The primary purpose of the DOCA is to provide a short holding period until the sale of the Hotel Australasia can be completed. As you will be aware, contracts for the sale were exchanged late last year and settlement is scheduled to occur in the first week of February 2025. We anticipate that upon completion of the sale, the Deed Administrators will convene a meeting of creditors, where we are likely to recommend creditors place the Companies into Liquidation.

We enclose a formal notice of the execution of the deed as required by the legislation.

Our records indicate that there are a substantial number of creditors who are yet to submit a claim. We encourage creditors who have not done so already to complete the attached proof of debt form and provide relevant supporting documentation.

Should you have any queries, please contact Mr Mankirth Mandair of this office on (02) 8263 2333 or by email to [mmandair@brifnsw.com.au](mailto:mmandair@brifnsw.com.au).

Yours faithfully

**EDEN AUSTRALASIA PTY LTD**

**THE SAPPHIRE AUSTRALASIA PTY LTD**

**(BOTH SUBJECT TO DEED OF COMPANY ARRANGEMENT)**

A handwritten signature in black ink, appearing to read "Peter Krejci".

**PETER KREJCI**

Joint and Several Deed Administrator

Novabrif Pty Ltd Trading as BRI Ferrier ABN 61 643 013 610  
Chartered Accountants  
Level 26, 25 Bligh Street NSW 2000 GPO Box 7079, Sydney NSW 2001  
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FORM 509E

Paragraph 450B(a)

CORPORATIONS ACT 2001

NOTICE TO CREDITORS OF EXECUTION OF A DEED OF  
COMPANY ARRANGEMENT

EDEN AUSTRALASIA PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT)  
ACN 653 282 609  
THE SAPPHIRE AUSTRALASIA PTY LTD (SUBJECT TO DEED OF COMPANY ARRANGEMENT)  
ACN 655 675 442  
("THE COMPANIES")

TO CREDITORS OF THE COMPANIES

- ▲ Notice is given under Section 450B that the Company executed a Deed of Company Arrangement on 16 January 2025.
- ▲ A copy of the Deed may be inspected at the offices of BRI Ferrier, Level 26, 25 Bligh Street, Sydney NSW 2000.

DATED this 20<sup>th</sup> day of January 2025.



PETER KREJCI  
DEED ADMINISTRATOR

FORMAL PROOF OF DEBT OR CLAIM (GENERAL FORM)

To the Joint and Several Deed Administrators of: (please tick one)

Eden Australasia Pty Ltd (Subject to Deed of Company Arrangement) ACN 653 282 609  
The Sapphire Australasia Pty Ltd (Subject to Deed of Company Arrangement) ACN 655 675  
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1. This is to state that the company was, on 24 September 2024<sup>(1)</sup> and still is, justly and truly indebted to<sup>(2)</sup> (full name):

.....  
('Creditor')

.....  
of (full address)

for \$ ..... dollars and ..... cents.

Particulars of the debt are:

Date	Consideration <sup>(3)</sup> state how the debt arose	Amount \$	GST included \$	Remarks <sup>(4)</sup> include details of voucher substantiating payment

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

Insert particulars of all securities held. Where the securities are on the property of the company, assess the value of those securities. If any bills or other negotiable securities are held, specify them in a schedule in the following form:

Date	Drawer	Acceptor	Amount \$ c	Due Date

I am **not** a related creditor of the Company <sup>(5)</sup>

I am a related creditor of the Company <sup>(5)</sup>  
relationship: \_\_\_\_\_

3A.<sup>(6)\*</sup> 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, still remains unpaid and unsatisfied.

3B.<sup>(6)\*</sup> I am the creditor's agent authorised to make this statement in writing. I know that the debt was incurred and for the consideration stated and that the debt, to the best of my knowledge and belief, still remains unpaid and unsatisfied.

<input type="checkbox"/>	I authorise the External Administrators' (whether as Voluntary Administrators/Deed Administrators/Liquidators) on behalf of the Company and his or her employees and agents to send and give electronic notification of documents in accordance with Section 105A of the Corporations Act 2001 to the following email address:  Contact Name: _____  Email Address: _____
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DATED this ..... day of ..... 2025

Signature of Signatory .....

NAME IN BLOCK LETTERS .....

Occupation .....

Address .....

**OFFICE USE ONLY**

POD No:		ADMIT ( <b>Voting / Dividend</b> ) - Ordinary	\$
Date Received:	/ /	ADMIT ( <b>Voting / Dividend</b> ) – Preferential	\$
Entered into CORE IPS:		Reject ( <b>Voting / Dividend</b> )	\$
Amount per CRA/RATA	\$	Object or H/Over for Consideration	\$
<b>Reason for Admitting / Rejection</b>			
PREP BY/AUTHORISED		<b>TOTAL PROOF</b>	\$
DATE AUTHORISED	/ /		

### Proof of Debt Form Directions

- \* Strike out whichever is inapplicable.
- (1) Insert date of Court Order in winding up by the Court, or date of resolution to wind up, if a voluntary winding up.
- (2) Insert full name and address (including ABN) of the creditor and, if applicable, the creditor's partners. If prepared by an employee or agent of the creditor, also insert a description of the occupation of the creditor.
- (3) Under "Consideration" state how the debt arose, for example "goods sold and delivered to the company between the dates of .....", "moneys advanced in respect of the Bill of Exchange".
- (4) Under "Remarks" include details of vouchers substantiating payment.
- (5) Related Party / Entity: Director, relative of Director, related company, beneficiary of a related trust.
- (6) If the Creditor is a natural person and this proof is made by the Creditor personally. In other cases, if, for example, you are the director of a corporate Creditor or the solicitor or accountant of the Creditor, you sign this form as the Creditor's authorised agent (delete item 3A). If you are an authorised employee of the Creditor (credit manager etc), delete item 3B.

### Annexures

- A. If space provided for a particular purpose in a form is insufficient to contain all the required information in relation to a particular item, the information must be set out in an annexure.
- B. An annexure to a form must:
  - (a) have an identifying mark;
  - (b) and be endorsed with the words:
    - i) "This is the annexure of *(insert number of pages)* pages marked *(insert an identifying mark)* referred to in the *(insert description of form)* signed by me/us and dated *(insert date of signing)*;  
and
  - (c) be signed by each person signing the form to which the document is annexed.
- C. The pages in an annexure must be numbered consecutively.
- D. If a form has a document annexed the following particulars of the annexure must be written on the form:
  - (a) the identifying mark; and
  - (b) the number of pages.
- E. A reference to an annexure includes a document that is with a form.