Universal Property Group Pty Limited, Raj & Jai Construction Pty Limited & Associated Companies also known as Bathla Group

(All Administrators Appointed)

(the Companies)

Creditors – Frequently Asked Questions

Please note that these FAQs will be regularly updated as required

Version: 26 August 2026

This document is dated 26 August 2026, subject to regular updates, and is intended for use by the creditors of the Bathla Group only. It is not intended for general circulation, publication, reproduction or any other use other than to assist creditors in the administration.

Who are the Administrators?	Stephen Longley, Daniel Walley, Adam Colley, Andrew Scott, and Rebecca Gill of Teneo Financial Advisory Australia Pty Ltd (**Teneo**) were appointed Joint and Several Voluntary Administrators (**Administrators**) of Universal Property Group Pty Limited, Raj & Jai Construction Pty Limited & Associated Companies, collectively referred to as the Bathla Group of Companies (**Bathla Group**) on 25 August 2026 pursuant to Section 436A of the Corporations Act 2001. The Administrators are staff members of Teneo Financial Advisory Australia Pty Ltd (Teneo). Teneo's Financial Advisory business advises clients on strategies and actions to create, protect and realise value across the full spectrum of transactions and industries.
What does this mean for me?	The Administrators are now in control of the Companies' businesses, property and affairs. The Administrators are currently reviewing the ongoing trading position of the Companies, including assessing available cash resources and urgently exploring funding options to allow operations to continue beyond the immediate term.

What is a Voluntary Administration?	A voluntary administration is a process that can be initiated under the Corporations Act 2001 by directors, a secured creditor, or a liquidator of a company when they believe that a company is, or is likely to become, insolvent. This means that the company is unable to pay its debts, or is likely to become unable to pay its debts, as and when they fall due. The role of the voluntary administrator is to investigate the company's affairs, report to creditors and to recommend to creditors whether the company should enter into a deed of company arrangement, go into liquidation or be returned to the control of the director(s). ASIC provides a series of information sheets at: • www.asic.gov.au/for-consumers/insolvency-your-rights/ • http://asic.gov.au/regulatory-resources/insolvency/insolvency-for-creditors/voluntary-administration-a-guide-for-creditors/ Creditors are entitled to vote at the first meeting of creditors which will be held eight business days within appointment (being 4 September 2026) and can consider whether to replace the Administrators or to establish a Committee of Inspection. Details of the first meeting of creditors, including details of how to attend, will be issued to you shortly. Further correspondence will be issued to creditors regarding the status of the voluntary administration and potential recoveries available to creditors in the form of an Administrators' Report, prior to the second meeting of creditors. A second meeting of creditors will be held within 25 business days of the appointment (or later if an extension is approved by the court – **see below**) where creditors will be asked to vote on the outcome of the Companies. The details of the second meeting and options available to the Companies will be set out in a report to be prepared by the Administrators and sent to all known creditors. https://asic.gov.au/regulatory-resources/insolvency/insolvency-for-employees/voluntary-administration-a-guide-for-employees/
How long will the Voluntary Administration process take?	The typical Voluntary Administration timeline is approximately 6 weeks; however, in certain circumstances, this may need to be extended. Given the size and scale of this appointment, it is likely that the Administration convening period will be extended beyond the statutory period. Creditors will be contacted should there be an extension to this timeline.

Who should I contact now that Teneo has been appointed?	You should direct all enquiries to bathla.creditors@teneo.com. The Administrators will endeavour to provide responses to creditors within 24 to 48 hours.
What happens to my debt?	All creditors of each company within the Bathla Group are now creditors in the voluntary administration of that company. As a creditor, you have certain rights, although your debt will now be dealt with in the administration. It is important to note that a voluntary administration creates restrictions on creditors being able to enforce their rights. You generally cannot enforce your claim, recover your property, enforce your security, commence an action to place the company into liquidation or act on a personal guarantee. We intend to utilise Creditor Portals to manage creditor registrations and the submission of creditor claims. We will provide details of the Creditor Portals shortly. We will communicate this information to the email address recorded in the Companies' books and records.
How can I submit a claim?	You can submit a proof of debt form to the Administrators and are required to attach supporting documentation. The proof of debt form will be provided shortly with initial notice to creditors.
When will we know more about what happens to our claim?	The timing and quantum of any returns to unsecured creditors is unknown at this stage. The Administrators will provide a report to all creditors, in relation to the timing and quantum of any returns, in due course. However, the Administrators may not be in a position to report for a number of weeks or months.
I have registered a security interest on the Personal Property Securities Register (PPSR), how do I notify the Administrators?	Please provide details of your security interest, including a copy of any agreements, invoices, and confirmation of supply and details of debt owed to the Administrators via email to: Bathla.pps@teneo.com.

What will happen to ongoing projects?	The Administrators' current intention is to complete the Group's ongoing projects. We are urgently assessing each project to confirm the position and the arrangements required for works to continue. This will require the continued support of all stakeholders, including subcontractors and suppliers. Maintaining progress on the projects is important to preserve value and provide the best opportunity to maximise the outcome for creditors.
Who pays the Administrators?	The Administrators' remuneration is payable from the assets of the Companies, subject to approval by the Committee of Inspection (**COI**), creditors, or the Court. Before any fees are approved, the Administrators are required to provide creditors with a remuneration report detailing their fees. No remuneration will be paid unless and until such approval is obtained.
All other queries	The Administrators will continue to update this FAQ document with additional information on a regular basis. This will be available to you via the Creditor Portal. A link to the Creditor Portal will be sent to your email address shortly. All enquiries should be directed by email to: Bathla.creditors@teneo.com. We will endeavour to provide a response within 24 to 48 hours.