



Issued: 27 August 2026 3:46 PM

JUDGMENT/ORDER

COURT DETAILS

Court	Supreme Court of NSW
Division	Equity
List	Corporations List
Registry	Supreme Court Sydney
Case number	2026/00355106

TITLE OF PROCEEDINGS

First Plaintiff	Andrew John Scott, Adam John Colley, Daniel Austin Walley, Rebecca Louise Gill and Stephen Graham Longley in their capacities as joint and several administrators of Universal Property Group Pty Ltd (A
First Defendant	Universal Property Group Pty Ltd (Administrators Appointed) ACN 078 297 748
Corporation subject of the proceeding	Universal Property Group Pty Ltd (Administrators Appointed) ACN 078 297 748 and the companies in Schedule 1

DATE OF JUDGMENT/ORDER

Date made or given	27 August 2026
Date entered	27 August 2026

TERMS OF JUDGMENT/ORDER

Filed in Court for Plaintiff: Originating Process dated 27 August 2026; Affidavit of Andrew John Scott dated 26 August 2026.

VERDICT, ORDER OR DIRECTION:

Hearing of Originating Process filed 27 August 2026.

Exhibit A1 tendered. Submissions.

Ex tempore judgment.

Black J makes orders in accordance with Short Minutes of Order as initialled by him and placed in the file.

THE COURT ORDERS THAT:

1 Leave be granted to the First Plaintiffs to file in Court the Originating Process dated 27 August 2026 and the Supporting Affidavit of Andrew John Scott sworn 26 August 2026.

2 The Originating Process dated 27 August 2026 be made returnable instanter.

3 Pursuant to rule 1.3 of the Supreme Court (Corporations) Rules 1999 (NSW) or section 61(1) of the Civil Procedure Act 2005 (NSW), the requirement of rule 2.4(2) of the Supreme Court (Corporations) Rules 1999 (NSW), to the extent that rule requires the Supporting Affidavit to

annex or exhibit records of a search of the records maintained by the Australian Securities and Investments Commission (ASIC) in respect of the Second to Five Hundred and Forty-Third Plaintiffs, be dispensed with.

Notification to creditors, owners and lessors

4 Pursuant to section 447A(1) of the Corporations Act and section 90-15 of the IPSC, Part 5.3A of the Corporations Act is to operate as if any notice (Notice) required to be given by the First Plaintiffs pursuant to section 436E(3) of the Corporations Act and rule 75-15 of the Insolvency Practice Rules (Corporations) 2016 (Cth) (IPR) has been validly given to the creditors of the Second to Five Hundred and Forty-Third Plaintiffs (Companies) upon the following steps having been taken by 1 September 2026 or, in any event, not less than 4 business days before the first meeting of creditors (First Meeting):

- a. where the First Plaintiffs have an email address for a creditor, by notifying each such creditor, via email, of the Notice;
- b. where the First Plaintiffs do not have an email address for a creditor but have a postal address for that creditor (or have received notification of non-delivery of a notice sent by email in accordance with subparagraph (a) above), by notifying each such creditor, via post, of the Notice;
- c. by causing the Notice to be published on the website maintained by ASIC at <https://insolvencynotices.asic.gov.au/> (ASIC Published Notices Website); and
- d. by causing the Notice to be published on the creditor portal maintained by the First Plaintiffs' third-party provider EXAD.

5 Pursuant to section 447A(1) of the Corporations Act and section 90-15 of the IPSC, if pursuant to any provision of Part 5.3A of the Corporations Act, IPSC or IPR the First Plaintiffs were or are required or permitted to provide any other notification to the creditors of the Companies, or owners or lessors of property occupied by or in the possession of the Companies, during the administration of the Companies, the applicable notice requirements will be or have been satisfied if the Plaintiffs give or gave such notice by taking the following steps:

- a. where the First Plaintiffs have an email address for a creditor, owner or lessor, by notifying each such creditor, owner or lessor, via email;
- b. where the First Plaintiffs do not have an email address for a creditor, owner or lessor but have a postal address for that creditor, owner or lessor (or have received notification of non-delivery of a notice sent by email in accordance with subparagraph (a) above), by notifying each such creditor, owner or lessor, via post;
- c. if applicable to the relevant notification, by causing the relevant notification to be published on the ASIC Published Notices Website; and
- d. by causing the relevant notification to be published on the creditor portal maintained by the First Plaintiffs' third-party provider EXAD.

6 Pursuant to section 447A(1) of the Corporations Act and section 90-15 of the IPSC, section 70-1(2)(a) of the IPR is to operate in relation to the Companies as if the words "5 business days after receiving the request" be read as "30 business days after receiving the request".

Limitation of liability

7 Pursuant to sections 443B(8) and 447A of the Corporations Act and section 90-15 of the IPSC, any personal liability of the First Plaintiffs under section 443B(2) in respect of leases of property leased to the Companies begins from 22 September 2026, and rent and other amounts payable under those leases before that date are not expenses incurred by the First Plaintiffs in carrying on the business of the Companies.

8 Pursuant to section 447A of the Corporations Act, Part 5.3A of the Corporations Act is to operate in relation to the voluntary administration of each of the Companies as if, in relation to each of those Companies, the words "within five business days after the beginning of the administration" in section 443B(3) of the Corporations Act instead read "before 22 September 2026".

Committee of inspection

9 Pursuant to section 447A(1) of the Corporations Act and section 90-15 of the IPSC, Divisions 75 and 80 of the IPSC and Division 75 of the IPR are to operate so that:

- a. a single committee of inspection be formed in respect of the Companies;
- b. at the First Meetings of the Companies, the First Plaintiffs are to put a proposal (Proposal) to the creditors of the Companies that the members of the committee of inspection be the persons as proposed by the First Plaintiffs, in accordance with paragraph 96 of the Supporting Affidavit;
- c. the First Plaintiffs invite the creditors of the Companies to vote either Yes or No to the Proposal;
- d. the creditors of all Companies are to vote jointly in respect of the Proposal;
- e. if the Proposal is taken to have passed in accordance with rules 75-110 and 75-115(1) of the IPR (as applicable), then the members of the committee of inspection be the persons proposed by the First Plaintiffs, as set out under subsection (b); and
- f. if the Proposal is taken to not have passed in accordance with rules 75-110 and 75-115(1) (as applicable), then there is to be no further vote at the first meeting on the question of the formation of a Committee of Inspection for any of the Second to Five Hundred and Forty Third Plaintiffs and there be liberty to apply with respect to the formation of a committee of inspection to the First Plaintiffs and the creditors of the Companies on 3 business days' notice, specifying the relief sought.

10 Pursuant to section 447A(1) of the Corporations Act and section 90-15 of the IPSC, Division 80 of the IPSC and Division 80 of the IPR are to operate so that the committee of inspection may appoint one or more additional members to the committee and a person so appointed represents the creditors.

Payroll

11 Pursuant to section 447A(1) of the Corporations Act and section 90-15 of the IPSC, Part 5.3A of the Corporations Act is to operate, nunc pro tunc, in relation to the First Plaintiffs and each of the Companies as if section 443A(1) of the Corporations Act provides that, with respect to the liabilities of the First Plaintiffs incurred with respect to any obligations or liabilities arising out of, or in connection with, agreements entered into between the Companies and any of the Companies' employees or subcontractors prior to the appointment of the First Plaintiffs, the First Plaintiffs will not be personally liable to repay such debts or satisfy such liabilities to the extent that:

- a. any such obligations or liabilities have been incurred or have arisen, or are incurred or arise in the future, as a consequence of the First Plaintiffs implementing the Pre-Appointment Employee Practices set out in Schedule 2 to these orders; and
- b. the assets of the Companies are insufficient to satisfy any such obligations or liabilities.

Remuneration report

12 Pursuant to section 447A(1) of the Corporations Act and section 90-15 of the IPSC, section 60-10 of the IPSC is to operate, in relation to each of the Companies, as if:

- a. one consolidated remuneration report may be prepared for all Companies (identifying where any Company's provided remuneration is different, for example because of specific work done in respect of that Company, alone), for the purposes of any remuneration determination; and
- b. any remuneration determination may be approved by any single committee of inspection appointed pursuant to the orders made in this proceeding.

Ancillary orders

13 Within 3 business days of the making of these orders, the First Plaintiffs take all reasonable steps to cause a copy of this Originating Process and the orders made to be given to ASIC, as well as the creditors (including persons or entities claiming to be creditors), owners and lessors of the

Companies in the following manner:

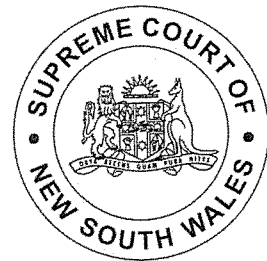
- a. where the First Plaintiffs have an email address for a creditor, owner or lessor, by notifying each such creditor, owner or lessor, via email, of the making of these orders and providing a link to a website where the creditor, owner or lessor may download the orders and the Originating Process;
- b. where the First Plaintiffs do not have an email address for a creditor, owner or lessor but have a postal address for that creditor, owner or lessor (or have received notification of non-delivery of a notice sent by email in accordance with subparagraph (a) above), by notifying each such creditor, owner or lessor, via post;
- c. by causing scanned copies of the Originating Process and the orders to be published on the creditor portal maintained by the First Plaintiffs' third-party provider EXAD; and
- d. in each instance, by stating that a copy of the Supporting Affidavit may be provided upon request sent to a nominated email address that is access and monitored by the First Plaintiffs or their staff.

14 Liberty to apply, to vary or to discharge these orders on 5 business days' written notice to the First Plaintiffs and the Associate of Justice Black.

15 The First Plaintiffs' costs of this Originating Process be costs in the administrations of the Companies.

16 These orders be entered forthwith.

SEAL AND SIGNATURE



Signature Rebel Kenna
Capacity Principal Registrar
Date 27 August 2026

If this document was issued by means of the Electronic Case Management System (ECM), pursuant to Part 3 of the Uniform Civil Procedure Rules (UCPR), this document is taken to have been signed if the person's name is printed where his or her signature would otherwise appear.

ATTACHMENTS TO ORDERS

(Schedule 2 to Orders - 27.8.26.pdf)

[attach.]

SCHEDULE 2

Pre-Appointment Employee Practices

The First Plaintiffs will make reasonable endeavours to cause the Companies to continue their practices that were in place immediately prior to the appointment of the First Plaintiffs in relation to determining the amounts of wages, salaries and other amounts or benefits payable to employees of the Companies and the matter in which they are paid, including as to:

1. determining which industrial instrument applies to each employee;
2. determining the classification of each employee under each such instrument;
3. determining the number of hours worked by each employee and the classification of those hours;
4. the base rate of pay for each employee;
5. the application of any penalties, loadings and allowances to an employee;
6. the taxation or withholding of tax on any payments to employees; and
7. calculation of amounts of superannuation contributions.