

Affidavit

No. _____ of 2026

Federal Court of Australia
District Registry: New South Wales
Division: General Division
National Practice Area: Commercial and Corporations
Sub-area: Corporations and Corporate Insolvency

ADAM WATSON

First Applicant

PIONEER LAKES PTY LTD (ACN 108 681 563)

Second Applicant

MICHAEL JOE BOTICA

First Respondent

STEPHEN BRIAN COLEMAN

Second Respondent

JOHN LESLIE O'TOOLE

Third Respondent

JOMIST DEVELOPMENTS PTY LTD (ACN 104 650 526)

Fourth Respondent

GRASSLAND PROPERTIES PTY LTD (ACN 106 656 802)

Fifth Respondent

Affidavit of: **ADAM WATSON**
Address: 256A Malabar Road, Maroubra NSW 2035
Occupation: Consultant
Date: 3 August 2026

Contents

Document number	Details	Paragraph	Page
1	Affidavit of Adam Watson in support of the Applicants' originating application, affirmed on 3 August 2026		

Deponent:

Witness:

2	Annexure "AW-1", being a copy of the ASIC Current & Historical Company Extract for Pioneer Lakes Pty Ltd (ACN 108 681 563) obtained on 27 July 2026	7	
3	Annexure "AW-2", being a copy of ASIC Form 484 (Change to Company Details) lodged on 14 July 2026, ASIC document number 6EMDF9559, together with the instruments lodged with it	12	
4	Annexure "AW-3", being a copy of the email correspondence between Ms Ursula McKenzie, McKays Solicitors and me dated 29 and 30 July 2026	24	

I, ADAM WATSON of 256A Malabar Road, Maroubra NSW 2035 in the State of New South Wales, Consultant, affirm:

A. The deponent

1. I am the First Applicant in this proceeding. I am also the sole director and secretary of the Second Applicant, Pioneer Lakes Pty Ltd (ACN 108 681 563) (Company), and I am authorised to make this affidavit on the Company's behalf.
2. The facts deposed to in this affidavit are within my own knowledge, save where I state otherwise. Where I depose to a matter on the basis of information given to me by another person, I identify that person and I believe the information to be true. Where I depose to the contents of a document, I have read the document and the copy annexed is a true copy of it.
3. In this affidavit I refer to the First, Second and Third Respondents — Michael Joe Botica, Stephen Brian Coleman and John Leslie O'Toole — collectively as the Former Directors. I refer to the Fourth Respondent, Jomist Developments Pty Ltd (ACN 104 650 526), and the Fifth Respondent, Grassland Properties Pty Ltd (ACN 106 656 802), collectively as the Vendors. I refer to Ms Ursula McKenzie, who is not a party to this proceeding, as Ms McKenzie.
4. I make this affidavit in support of the Applicants' originating application.

B. The Company

5. The Company was registered in Queensland on 8 April 2004. It was formerly named Riverside Country Estate Pty Ltd and took its present name on 30 May 2008.
6. The Company carries on business as a property developer. Its principal undertaking is the Pioneer Lakes residential estate at Mirani, Queensland.
7. On 27 July 2026 I obtained a Current & Historical Company Extract for the Company from ASIC. Annexed and marked "AW-1" is a copy of that extract. I refer to the matters recorded in it in the paragraphs that follow.

Deponent:

Witness:

8. The extract records the Company's registered office as 256A Malabar Road, Maroubra NSW 2035 with effect from 21 July 2026, and its principal place of business as 26 Hitech Drive, Kunda Park QLD 4556.
9. The extract records me as the Company's Director and Secretary, in each case with an appointment date of 3 July 2026, by reference to ASIC document number 6EMDF9559.
10. The extract records each of the Former Directors as a previous director of the Company, in each case with a cessation date of 3 July 2026. It records the Third Respondent, John Leslie O'Toole, as a previous secretary, also with a cessation date of 3 July 2026.
11. The extract records the Company's share structure as 100 ordinary shares fully paid, and records the members as follows: myself, holding 40 ordinary shares; GC Resources Corporate Pty Ltd (ACN 680 386 547), holding 30 ordinary shares; and Watson Family Corporate Pty Ltd (ACN 680 384 347), holding 30 ordinary shares. The previous members are recorded as the Fourth Respondent, which held 70 ordinary shares, and the Fifth Respondent, which held 30 ordinary shares.

C. The Form 484 lodged on 14 July 2026 and the instruments lodged with it

12. Annexed and marked "AW-2" is a copy of the ASIC Form 484 (Change to Company Details) lodged in respect of the Company on 14 July 2026, ASIC document number 6EMDF9559, together with the instruments lodged with it. I have read that document.
13. The cover page of the Form 484 records the lodging agent as Shelf Companies Australia Pty Ltd (ASIC registered agent number 19497), and the contact person as Aaron Adam. The cover page bears my signature in the capacity of Director and is dated 3 July 2026.
14. Section A1 of the Form 484 records the change of the Company's registered office to Maroubra NSW 2035 with a date of change of 3 July 2026.
15. Section B1 of the Form 484 records the cessation of each of the Former Directors as a director of the Company, and of the Third Respondent as secretary, in each case with a date of change of 3 July 2026.
16. Section B2 of the Form 484 records my appointment as director and secretary of the Company with a date of appointment of 3 July 2026.
17. Sections C3 and C4 of the Form 484 record the share structure as 100 ordinary shares and record the changes to the register of members set out in paragraph 11 above, in each case with a date of change of 3 July 2026.
18. Lodged with the Form 484 were the following instruments, each of which forms part of Annexure "AW-2":
 - (a) a Directors Resolution of the Company recording resolutions to change the registered office, to appoint me as director and secretary, to accept the resignations of the Former Directors and of the Third Respondent as secretary,

Deponent:

Witness:

and to approve the transfers of shares referred to below. That resolution is signed and dated 3 July 2026, above the words "Signed by the sole director of the company" and my printed name;

- (b) a letter of resignation as director of the Company dated 3 July 2026 and signed above the printed name JOHN LESLIE O'TOOLE;
- (c) a letter of resignation as director of the Company dated 3 July 2026 and signed above the printed name MICHAEL JOE BOTICA;
- (d) a letter of resignation as director of the Company dated 3 July 2026 and signed above the printed name STEPHEN BRIAN COLEMAN;
- (e) a letter of resignation as secretary of the Company dated 3 July 2026 and signed above the printed name JOHN LESLIE O'TOOLE;
- (f) my Consent to Act as Director and my Consent to Act as Secretary, each dated 3 July 2026;
- (g) share certificates numbered 5, 6 and 7, each dated 3 July 2026, in favour of Watson Family Corporate Pty Ltd (30 ordinary shares), GC Resources Corporate Pty Ltd (30 ordinary shares) and myself (40 ordinary shares) respectively; and
- (h) three Standard Transfer Forms, each dated 3 July 2026, recording the transfers set out in paragraph 19 below.

D. The share transfers and the consideration

19. The three Standard Transfer Forms within Annexure "AW-2" record the following transfers, each dated 3 July 2026:

- (a) the Fourth Respondent, Jomist Developments Pty Ltd (ACN 104 650 526) of 26 Hitech Drive, Kunda Park QLD 4556, as transferor, to Watson Family Corporate Pty Ltd as transferee, of 30 ordinary shares for a consideration of \$3,750,000. The transferee's part is signed by me on behalf of Watson Family Corporate Pty Ltd;
- (b) the Fifth Respondent, Grassland Properties Pty Ltd (ACN 106 656 802) of Unit 1, 80–82 Sixth Avenue, Maroochydore QLD 4558, as transferor, to GC Resources Corporate Pty Ltd as transferee, of 30 ordinary shares for a consideration of \$3,750,000. The transferee's part is signed by me on behalf of GC Resources Corporate Pty Ltd; and
- (c) the Fourth Respondent as transferor, to me as transferee, of 40 ordinary shares for a consideration of \$5,000,000. The transferee's part is signed by me.

20. The total consideration recorded across the three Standard Transfer Forms is \$12,500,000.

Deponent:

Witness:

E. The correspondence of 29 and 30 July 2026

21. Annexed and marked "AW-3" is a copy of an email chain passing between Ms McKenzie, Mr Lloyd Stanger of McKays NQ Pty Ltd (McKays Solicitors) and me on 29 and 30 July 2026, under the subject line "Fraudulent Form 484 lodged 14-07-2026 Document #6EMDF9559". I have read those emails.
22. At 9:16 am on 29 July 2026 Ms McKenzie sent an email addressed to "Aaron", being Mr Aaron Adam of Shelf Companies Australia Pty Ltd, which was copied to me. In that email Ms McKenzie stated that she and others had asked me to instruct Mr Adam to immediately lodge an ASIC Form 106 to withdraw what she described as the fraudulent Form 484 lodged on 14 July 2026, and asked that the matter be resolved that day.
23. At 12:01 pm on 29 July 2026 I replied to Ms McKenzie, copied to Mr Stanger, the Second Respondent and the Third Respondent. I stated that I had requested the Form 484, that I had asked for an extension of time to 31 July 2026, that I was waiting on other parties to provide documents, and that I would provide those documents as soon as they were made available to me.
24. At 1:37 pm on 29 July 2026 Mr Stanger of McKays Solicitors replied. He stated that there were two separate issues: first, what he described as the fraudulent lodgement of an ASIC Form 484 without a duly authorised instrument; and secondly, completion of the Share Sale Agreement. He required a Form 106 to be signed and express posted by 5:00 pm that afternoon to reverse the recording, stated that the request was not negotiable, and requested evidence of the transfer of funds in the form of a transfer receipt or a stamped RTGS transfer form.
25. At 4:55 pm on 30 July 2026 Mr Stanger sent a further email attaching correspondence described as "Letter to Buyer – Form 484 for Signing", "Form 484 and Share Transfer" and "Form 362 – ASIC", marked for my urgent attention.
26. Annexed and marked "AW-4" is a copy of the letter from McKays Solicitors dated 30 July 2026 enclosed with the email referred to in paragraph 25. The letter is marked "Urgent", is addressed to me, GC Resources Pty Ltd and Watson Family Corporate Pty Ltd at 13/1 Lake Serenity Boulevard, Helensvale QLD 4212, and was sent to my email address adam@adamwatson.au. I have read that letter.
27. The letter is headed "Jomist Developments Pty Ltd and Grassland Properties Pty Ltd sale of shares to Watson, GC Resources Pty Ltd and Watson Family Corporate Pty Ltd — Pioneer Lakes Pty Ltd (Company)". In it McKays Solicitors state that they act for the Fourth and Fifth Respondents, and refer to earlier correspondence of theirs dated 28 July 2026 concerning the Company.
28. The letter states that, because an ASIC Form 106 must be lodged in paper form to reverse what are described as the unauthorised lodgements, their client requires the

Deponent:

Witness:

changes to be effected by the more immediate method of completing a Form 484. It encloses for my execution an ASIC Form 362 appointing McKays Solicitors as agent for the Company, and an ASIC Form 484 described as restoring their clients as directors and shareholders of the Company.

29. The letter demands that the enclosed documents be executed and returned to McKays Solicitors by 12:00 pm on 31 July 2026, and states that if they are not, their client will seek urgent relief to rectify the lodgements and that proceedings may be commenced against me without further notice.
30. I did not execute or return the Form 362 or the Form 484 enclosed with that letter. I have not received the correspondence of 28 July 2026 referred to in it.
31. I have not lodged, and have not instructed any person to lodge, a Form 106 in respect of the Form 484.
32. As at the date of this affidavit the ASIC register continues to record the position set out in Annexure "AW-1", namely that I am the sole director and secretary of the Company and that the members of the Company are as set out in paragraph 11 above.

Affirmed by the deponent)
at _____)
in the State of New South Wales)
on 3 August 2026)
Before me:)

—
Signature of deponent

—
Signature of witness
[Name and qualification of witness]

Deponent:

Witness:

Federal Court of Australia
District Registry: New South Wales
Division: General Division

ADAM WATSON — First Applicant
PIONEER LAKES PTY LTD (ACN 108 681 563) — Second Applicant
MICHAEL JOE BOTICA — First Respondent
STEPHEN BRIAN COLEMAN — Second Respondent
JOHN LESLIE O'TOOLE — Third Respondent
JOMIST DEVELOPMENTS PTY LTD (ACN 104 650 526) — Fourth Respondent
GRASSLAND PROPERTIES PTY LTD (ACN 106 656 802) — Fifth Respondent

ANNEXURE “AW-1”

ASIC Current & Historical Company Extract for Pioneer Lakes Pty Ltd (ACN 108 681 563),
obtained 27 July 2026

Referred to at paragraph 7 of the affidavit

This is the annexure marked “AW-1” referred to in the affidavit of ADAM WATSON affirmed on 3 August 2026 before me.

Signature of witness

Name and qualification of witness

Signature of deponent — Adam Watson



ASIC

Australian Securities & Investments Commission

Current & Historical Company Extract

Name: PIONEER LAKES PTY LTD

ACN: 108 681 563

Date/Time: 27 July 2026 AEST 09:04:11 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: PIONEER LAKES PTY LTD	024806405
ACN: 108 681 563	
ABN: 96108681563	
Registered in: Queensland	
Registration date: 08/04/2004	
Next review date: 08/04/2027	
Name start date: 30/05/2008	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	
Previous Organisation Details from 08/04/2004 to 29/05/2008	
Name: RIVERSIDE COUNTRY ESTATE PTY LTD	0E9754689
Name start: 08/04/2004	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: 256A Malabar Road, MAROUBRA NSW 2035	6EMDF9559
Start date: 21/07/2026	
Principal Place Of Business address: 26 Hitech Drive, KUNDA PARK QLD 4556	0E9754689
Start date: 08/04/2004	
Historical	
Registered address: 26 Hitech Drive, KUNDA PARK QLD 4556	0E9754689
Start date: 08/04/2004	
Cease date: 20/07/2026	

Officeholders and Other Roles	Document Number
Director	
Name: ADAM WATSON	6EMDF9559
Address: Not available in this ASIC extract	
Born: 04/02/1976, BRISBANE, QLD	
Appointment date: 03/07/2026	
Secretary	
Name: ADAM WATSON	6EMDF9559
Address: Not available in this ASIC extract	
Born: 04/02/1976, BRISBANE, QLD	
Appointment date: 03/07/2026	

Previous Director			
Appointment date:	Name:	JOHN LESLIE O'TOOLE	1F0410098
	Address:	Not available in this ASIC extract	
	Born:	27/07/1960, BUNDABERG, QLD	
	Cease date:	03/07/2026	
Appointment date:	Name:	STEPHEN BRIAN COLEMAN	1F0410098
	Address:	Not available in this ASIC extract	
	Born:	25/12/1958, TAREE, NSW	
	Cease date:	03/07/2026	
Appointment date:	Name:	MICHAEL JOE BOTICA	7EDQ08909
	Address:	Not available in this ASIC extract	
	Born:	24/02/1958, TE KOPERU, NEW ZEALAND	
	Cease date:	03/07/2026	
Appointment date:	Name:	MICHAEL RONALD COLEMAN	0E9754689
	Address:	Not available in this ASIC extract	
	Born:	23/02/1960, TAREE, NSW	
	Cease date:	25/08/2025	
Appointment date:	Name:	LESLIE JAMES BARTLETT	022597573
	Address:	Not available in this ASIC extract	
	Born:	06/09/1948, WOLLONGONG, NSW	
	Cease date:	03/12/2012	
Previous Secretary			
Appointment date:	Name:	JOHN LESLIE O'TOOLE	7EDP56964
	Address:	Not available in this ASIC extract	
	Born:	27/07/1960, BUNDABERG, QLD	
	Cease date:	03/07/2026	
Appointment date:	Name:	MICHAEL RONALD COLEMAN	0E9754689
	Address:	Not available in this ASIC extract	
	Born:	23/02/1960, TAREE, NSW	
	Cease date:	27/07/2025	

Share Information					
Share Structure					
Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORDINARY	100	20.00	0.00	6EMDF9559
Members					
Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty					

members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: ADAM WATSON
Address: 256A Malabar Road, MAROUBRA NSW 2035

Class	Number held	Beneficially held	Paid	Document number
ORD	40	yes	FULLY	6EMDF9559

Name: GC RESOURCES CORPORATE PTY LTD
ACN: 680 386 547
Address: '13', 1 Lake Serenity Boulevard, HELENSVALE QLD 4212

Class	Number held	Beneficially held	Paid	Document number
ORD	30	yes	FULLY	6EMDF9559

Name: WATSON FAMILY CORPORATE PTY LTD
ACN: 680 384 347
Address: 'U13', 1 Lake Serenity Boulevard, HELENSVALE QLD 4212

Class	Number held	Beneficially held	Paid	Document number
ORD	30	yes	FULLY	6EMDF9559

Previous Members

Name: JOMIST DEVELOPMENTS PTY LTD
ACN: 104 650 526
Address: 26 Hitech Drive, KUNDA PARK QLD 4556

Class	Number held	Beneficially held	Paid	Document number
ORD	70	yes	FULLY	1F0410098

Name: GRASSLAND PROPERTIES PTY LTD
ACN: 106 656 802
Address: Unit 1, 80-82 Sixth Avenue, MAROOCHYDORE QLD 4558

Class	Number held	Beneficially held	Paid	Document number
ORD	30	no	FULLY	7EAL72242

Name: LESLIE JAMES BARTLETT
Address: 21A Wattle Street, ANDERGROVE QLD 4740
Name: TINA BARTLETT
Address: 21A Wattle Street, ANDERGROVE QLD 4740

Class	Number held	Beneficially held	Paid	Document number
ORD	1	no	FULLY	1F0410098

Name: MATTHEW MORRIS COHEN
Address: Unit 6, 71 Duporth Avenue, MAROOCHYDORE QLD 4558

Class	Number held	Beneficially held	Paid	Document number
ORD	4	no	FULLY	1F0410098

Name: STORMPINE PTY. LIMITED
ACN: 010 936 651
Address: 36 Wood Street, MACKAY QLD 4740

Class	Number held	Beneficially held	Paid	Document number
ORD	10	yes	FULLY	0E9754689

Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

Date received	Form type	Date processed	Number of pages	Effective date	Document number
08/04/2004	201C Application For Registration As A Proprietary Company	08/04/2004	3	08/04/2004	0E9754689
15/06/2005	309A Notification Of Details Of A Charge	15/06/2005	20	25/05/2005	020953765
15/02/2006	484A1 Change To Company Details Change Officeholder Name Or Address	23/02/2006	3	15/02/2006	022597573
15/05/2006	484N Change To Company	15/05/2006	6	15/05/2006	022868099

	Details Changes To (Members) Share Holdings				
13/08/2007	312C Notification Of Release Of Property	17/08/2007	2	13/08/2007	024008759
20/08/2007	312C Notification Of Release Of Property	31/08/2007	2	20/08/2007	024013352
20/08/2007	312C Notification Of Release Of Property	31/08/2007	2	20/08/2007	024013353
17/09/2007	312C Notification Of Release Of Property	02/10/2007	2	17/09/2007	024209119
04/02/2008	312C Notification Of Release Of Property	15/02/2008	2	04/02/2008	024522447
29/05/2008	205A Notification Of Resolution Changing Company Name	30/05/2008	2	27/05/2008	024806405
25/05/2009	484 Change To Company Details 484G Notification Of Share Issue 484O Changes To Share Structure 484N Changes To (Members) Share Holdings	25/05/2009	6	25/05/2009	1F0245188
09/06/2009	106 Notice Of Cancellation Or Revocation Of A Lodged Document	10/06/2009	2	09/06/2009	025658211
19/06/2009	2205B Notification Of Resolution Relating To Shares Convert Shares Into Larger Or Smaller Number	06/07/2009	9	15/06/2009	025652979
10/09/2009	484 Change To Company Details 484E Appointment Or Cessation Of A Company Officeholder 484N Changes To (Members) Share Holdings	10/09/2009	6	10/09/2009	1F0271160
22/11/2010	484A1 Change To Company Details Change Officeholder Name Or Address	22/11/2010	3	22/11/2010	1F0341020
23/05/2011	312C Notification Of Release Of Property	27/07/2011	2	23/05/2011	026451823
19/12/2011	312C Notification Of Release Of Property	24/01/2012	2	19/12/2011	027790887
24/01/2012	312C Notification Of Release Of Property	25/01/2012	2	24/01/2012	027961703
14/12/2012	484 Change To Company	14/12/2012	7	14/12/2012	1F0410098

	Details 484E Appointment Or Cessation Of A Company Officeholder 484N Changes To (Members) Share Holdings				
22/07/2016	484N Change To Company Details Changes To (Members) Share Holdings	22/07/2016	3	22/07/2016	7E8180330
28/05/2019	484 Change To Company Details 484A1 Change Officeholder Name Or Address 484A2 Change Member Name Or Address	28/05/2019	2	28/05/2019	7EAL72242
01/12/2022	484A1 Change To Company Details Change Officeholder Name Or Address	01/12/2022	2	01/12/2022	7EBZ10981
25/08/2025	484 Change To Company Details 484E Appointment Or Cessation Of A Company Officeholder 484E1 Cessation Of Company Director Later Than 28 Days	25/08/2025	2	25/08/2025	7EDP56964
05/09/2025	484A1 Change To Company Details Change Officeholder Name Or Address	05/09/2025	2	05/09/2025	7EDQ0890 9
14/07/2026	484 Change To Company Details 484B Change Of Registered Address 484E Appointment Or Cessation Of A Company Officeholder 484O Changes To Share Structure 484N Changes To (Members) Share Holdings	14/07/2026	5	03/07/2026	6EMDF955 9

End of Extract of 6 Pages

Federal Court of Australia
District Registry: New South Wales
Division: General Division

ADAM WATSON — First Applicant
PIONEER LAKES PTY LTD (ACN 108 681 563) — Second Applicant
MICHAEL JOE BOTICA — First Respondent
STEPHEN BRIAN COLEMAN — Second Respondent
JOHN LESLIE O'TOOLE — Third Respondent
JOMIST DEVELOPMENTS PTY LTD (ACN 104 650 526) — Fourth Respondent
GRASSLAND PROPERTIES PTY LTD (ACN 106 656 802) — Fifth Respondent

ANNEXURE “AW-2”

ASIC Form 484 (Change to Company Details) lodged 14 July 2026, ASIC document number
6EMDF9559, together with the instruments lodged with it

Referred to at paragraph 12 of the affidavit

This is the annexure marked “AW-2” referred to in the affidavit of ADAM WATSON affirmed on 3
August 2026 before me.

Signature of witness

Name and qualification of witness

Signature of deponent — Adam Watson

Change to company details

Sections A, B or C may be lodged independently with this signed cover page to notify ASIC of:

A1 Change of address
A2 Change of name - officeholders and proprietary
company members
A3 Change - ultimate holding company

B1 Cease company officeholder
B2 Appoint company officeholder
B3 Special purpose company

C1 Cancellation of shares
C2 Issue of shares
C3 Change to share structure
C4 Changes to the register of members for proprietary
companies

If there is insufficient space in any section of the form, you may photocopy the relevant page(s) and submit as part of this lodgement

Company details

Refer to guide for information about
corporate key

Company name

PIONEER LAKES PTY LTD

ACN/ABN

108681563

Corporate key

Lodgement details

An image of this form will be available as
part of the public register.

Who should ASIC contact if there is a query about this form?

ASIC registered agent number (if applicable)

19497

Firm/organisation

SHELF COMPANIES AUSTRALIA PTY LTD

Contact name/position description

AARON ADAM

Telephone number (during business hours)

Email address (optional)

Postal address

UNIT 4, LEVEL 1 2 RICHARDSON STREET

Suburb/City

WEST PERTH

State/Territory

WA

Postcode

6005

Signature

This form must be signed by a current officeholder of the company.

I certify that the information in this cover sheet and the attached sections of this form are true and complete.

Name

ADAM WATSON

Capacity

☒ Director

☐ Company secretary

Signature

Date

03 / 07 / 2016
[D] [M] [Y]

A1 Change of address

This section allows a new address to be applied to one or more purposes (ie registered office, principal place of business, company officeholder and/or proprietary company member.) You must copy and attach another Section A1 for each new address.

New address

A PO Box is only allowed for a member address

At the office of, C/- (if applicable)

Office, unit, level, or PO Box number (A PO Box is only allowed for a member address)

Street number and Street name

Suburb/City

MAROUBRA

State/Territory

NSW

Postcode

2035

Country (if not Australia)

Date of change

For members' address changes, use the date of change to the members' register

Date of change

03/07/26
[D] [D] [M] [M] [Y] [Y]

Apply address to

You can apply the new address to one or more of the following — registered office, principal place of business, etc.

Registered office address

A change to the registered office address takes effect either 7 days after lodgement of the notice or a later date specified in the notice.

☒ Registered office address

If the registered office has changed, does the company occupy the premises?

☒ yes

☐ no

If no, name of occupier?

☐

Occupier's consent (Select box to indicate the statement below is correct)

The occupier of the premises has consented in writing to the use of the specified address as the address of the registered office of the company and has not withdrawn that consent.

☐ Principal place of business address

☐ Company officeholder's residential address

Family name

Given names

1

Date of birth

/ / /
[D] [D] [M] [M] [Y] [Y]

Place of birth (town/city)

(state/country)

Family name

Given names

2

Date of birth

/ / /
[D] [D] [M] [M] [Y] [Y]

Place of birth (town/city)

(state/country)

Proprietary company member's address

If there are more than 20 members in a share class, only address changes for the top 20 need be notified.

☐ Proprietary company member's address

Family name

Given names

1

Family name

Given names

2

When a proprietary company member is a company, not an individual

Company name (only if a member)

1

ACN/ ARBN/ ABN

Country of incorporation (if not Australia)

B1 Cease company officeholder

Use this section to notify if a company officeholder has ceased to be a company officeholder. You need to notify details separately for each ceased officeholder.

Role of ceased officeholder
Select one or more boxes

☒

Director

☐

Secretary

☐

Alternate director — Person alternate for

Date officeholder ceased

Date of change

0	3	/	0	7	/	2	6
[D]	[D]		[M]	[M]		[Y]	[Y]

Name

The name of the ceased officeholder is

Family name

Given names

Date of birth

Place of birth (town/city)

(state/country)

B1 Continued... Cease another company officeholder

Use this section to notify if a company officeholder has ceased to be a company officeholder. You need to notify details separately for each ceased officeholder.

Role of ceased officeholder
Select one or more boxes

☐

Director

☐

Secretary

☐

Alternate director — Person alternate for

Date officeholder ceased

Date of change

		/			/		
[D]	[D]		[M]	[M]		[Y]	[Y]

Name

The name of the ceased officeholder is

Family name

Given names

Date of birth

		/			/		
[D]	[D]		[M]	[M]		[Y]	[Y]

Place of birth (town/city)

(state/country)

B1 Cease company officeholder

Use this section to notify if a company officeholder has ceased to be a company officeholder. You need to notify details separately for each ceased officeholder.

Role of ceased officeholder

Select one or more boxes

☒

Director

☐

Secretary

☐

Alternate director — Person alternate for

Date officeholder ceased

Date of change

[D

D]

[M

M]

[Y

Y]

Name

The name of the ceased officeholder is

Family name

COLEMAN

Given names

STEPHEN BRIAN

Date of birth

[D

D]

[M

M]

[Y

Y]

Place of birth (town/city)

(state/country)

B1 Continued... Cease another company officeholder

Use this section to notify if a company officeholder has ceased to be a company officeholder. You need to notify details separately for each ceased officeholder.

Role of ceased officeholder

Select one or more boxes

☐

Director

☐

Secretary

☐

Alternate director — Person alternate for

Date officeholder ceased

Date of change

[D

D]

[M

M]

[Y

Y]

Name

The name of the ceased officeholder is

Family name

Given names

Date of birth

[D

D]

[M

M]

[Y

Y]

Place of birth (town/city)

(state/country)

B1 Cease company officeholder

Use this section to notify if a company officeholder has ceased to be a company officeholder. You need to notify details separately for each ceased officeholder.

Role of ceased officeholder

Select one or more boxes

- ☒ Director
- ☒ Secretary
- ☐ Alternate director — Person alternate for

Date officeholder ceased

Date of change

03/ 07/ 26
[D] [D] [M] [M] [Y] [Y]

Name

The name of the ceased officeholder is

Family name

O'TOOLE

Given names

JOHN LESLIE

Date of birth

[D] [D] [M] [M] [Y] [Y]

Place of birth (town/city)

(state/country)

B1 Continued... Cease another company officeholder

Use this section to notify if a company officeholder has ceased to be a company officeholder. You need to notify details separately for each ceased officeholder.

Role of ceased officeholder

Select one or more boxes

- ☐ Director
- ☐ Secretary
- ☐ Alternate director — Person alternate for

Date officeholder ceased

Date of change

/
[D] [D] [M] [M] [Y] [Y]

Name

The name of the ceased officeholder is

Family name

Given names

Date of birth

/
[D] [D] [M] [M] [Y] [Y]

Place of birth (town/city)

(state/country)

B2 Appoint company officeholder

Use this section to notify appointment of a company officeholder. You need to notify details separately for each new officeholder.

Role of appointed officeholder

Select one or more boxes

- ☒ Director
☒ Secretary
☐ Alternate director

Date of appointment

Date of appointment

[D] [D] [M] [M] [Y] [Y]

Name

The name of the appointed officeholder is (provide full given names, not initials)

Family name

WATSON

Given names

ADAM

Date of birth

[D] [D] [M] [M] [Y] [Y]

Place of birth (town/city)

(state/country)

Former name

Eg change by deed poll or marriage

Their previous name was (provide full given names, not initials)

Family name

Given names

Residential address

The residential address of the appointed officeholder is

Street number and Street name

Suburb/City

MAROUBRA

State/Territory

NSW

Postcode

2035

Country (if not Australia)

If an 'Alternate director', for whom

Note:

Where an Alternate director is appointed, please attach the terms of appointment to this change form. (Refer to the guide for annexure requirements)

The appointed 'Alternate director' is alternate for (person alternate for)

Family name

Given names

Expiry date (if applicable)

[D] [D] [M] [M] [Y] [Y]

☐ Alternate director terms of appointment attached

Section C completion guide

Standard share codes

Refer to the following table for the share class codes for sections C1, C2, C3 and C4

Share class code	Full title	Share class code	Full title
A	A	PRF	preference
B	B ...etc	CUMP	cumulative preference
EMP	employee's	NCP	non-cumulative preference
FOU	founder's	REDP	redeemable preference
LG	life governor's	NRP	non-redeemable preference
MAN	management	CRP	cumulative redeemable preference
ORD	ordinary	NCRP	non-cumulative redeemable preference
RED	redeemable	PARP	participative preference
SPE	special		

If you are using the standard share class codes you do not need to provide the full title for the shares, just the share class code.

If you are not using the standard share class code, enter a code of no more than 4 letters and then show the full title.

Sections to complete

Use the table below to identify the sections of this form to complete (please indicate the sections that have been completed). Completion of this table is optional.

	C1 - Cancellation of shares	C2 - Issue of shares	C3 - Change to share structure table	C4 - Change to members register
Issue of shares				
☐ Proprietary company	Not required	✓	✓	✓
☐ Public company				
☐ if in response to the Annual company statement	Not required	✓	✓	Not required
☐ if not in response to the Annual company statement	Not required	✓	✓ Preferred	Not required
Cancellation of shares				
☐ Proprietary company	✓	Not required	✓	✓
☐ Public company				
☐ if in response to the Annual company statement	✓	Not required	✓	Not required
☐ if not in response to the Annual company statement	✓	Not required	✓ Preferred	Not required
Transfer of shares				
☒ Proprietary company	Not required	Not required	Not required	✓
☐ Public company				
☐ if in response to the Annual company statement	Not required	Not required	Not required	Not required
☐ if not in response to the Annual company statement	Not required	Not required	Not required	Not required
Changes to amounts paid				
☐ Proprietary company	Not required	Not required	✓	✓
☐ Public company				
☐ if in response to the Annual company statement	Not required	Not required	✓	Not required
☐ if not in response to the Annual company statement	Not required	Not required	Not required	Not required
Changes to beneficial ownership				
☐ Proprietary company	Not required	Not required	Not required	✓
☐ Public company				
☐ if in response to the Annual company statement	Not required	Not required	Not required	Not required
☐ if not in response to the Annual company statement	Not required	Not required	Not required	Not required

To notify ASIC about a division or conversion of a class of shares, you must lodge a Form 211 within 28 days after the change occurring.

To notify ASIC about a conversion of shares into larger or smaller numbers, you must lodge a Form 2205B within 28 days after the change occurring.

C1 Cancellation of shares

Reason for cancellation

Please indicate the reason that shares have been cancelled (select one or more boxes)

☐	Redeemable preference shares — S.254J
☐	Redeemed out of profits
☐	Redeemed out of proceeds of a fresh issue of shares
☐	Capital reduction — S.256A – S.256E
☐	Single shareholder company
☐	Multiple shareholder company. A Form 2560 must be lodged before a capital reduction takes place
☐	Share buy-back. — ss.257H(3)
☐	Minimum holding buy-back by listed company
☐	Other buy-back type. A form 280 or 281 must be lodged at least 14 days, and no more than 1 year before the share buy-back can take place
☐	Forfeited shares — S.258D
☐	Shares returned to a public company — ss.258E(2) & (3)
☐	Under section 651C, 724(2), 737 or 738
☐	Under section 1325A (court order)
☐	Other
	Description
	Give section reference

Details of cancelled shares

List the details of shares cancelled in the following table

Share class code	Number of shares cancelled	Amount paid (cash or otherwise)

Earliest date of change

Please indicate the earliest date that any of the above changes occurred.

		/			/		
[D]	[D]		[M]	[M]		[Y]	[Y]

C2 Issue of shares

List details of new share issues in the following table.

Share class code	Number of shares issued	Amount paid per share	Amount unpaid per share

Earliest date of change

Please indicate the earliest date that any of the above changes occurred

/ /

[D D] [M M] [Y Y]

If shares were issued for other than cash, were some or all of the shares issued under a written contract?

☐

Yes

if yes, proprietary companies must also lodge a Form 207Z certifying that all stamp duties have been paid. Public companies must also lodge a Form 207Z and either a Form 208 or a copy of the contract.

☐

No

if no, proprietary companies are not required to provide any further documents with this form. Public companies must also lodge a Form 208.

C3 Change to share structure

Where a change to the share structure table has occurred (eg. as a result of the issue or cancellation of shares), please show the updated details for the share classes affected. Details of share classes not affected by the change are not required here.

Share class code	Full title if not standard	Total number of shares (current after changes)	Total amount paid on these shares	Total amount unpaid on these shares
ORD		100	20.00	0.00

Earliest date of change

Please indicate the earliest date that any of the above changes occurred

[D D] [M M] [Y Y]
 / /

Lodgement details

Is this document being lodged to update the Annual Company Statement that was sent to you?

☐

Yes

☒

No

C4 Changes to the register of members for proprietary companies

- Use this section to notify changes to the register of members for your proprietary company (changes to the shareholdings of members):
- If there are 20 members or less in a share class, all changes need to be notified
 - If there are more than 20 members in a share class, only changes to the top twenty need be notified (s178B)
 - If shares are jointly owned, you must also provide names and addresses of all joint owners on a separate sheet (annexure), clearly indicating the share class and with whom the shares are jointly owned

The changes apply to
Please indicate the name and address
of the member whose shareholding has
changed

☒ Family name
WATSON

Given names
ADAM

OR

☐ Company name

ACN/ARBN/ ABN

Office, unit, level, or PO Box number

Street number and Street name

Suburb/City
MAROUBRA

State/Territory
NSW

Postcode
2035

Country (if not Australia)

Earliest date of change
Please indicate the earliest date that any
of the following changes occurred.

Date of change

03/07/26

[D] [D] [M] [M] [Y] [Y]

The changes are
Beneficially held usually means that the owner of the shares is entitled to the direct benefit from the shares. For example, benefits could include the entitlements to payments in relation to any dividends. Shares held by a person as trustee, nominee or on account of another person are non-beneficially held.

Share class code	Shares increased by ... (number)	Shares decreased by ... (number)	Total number now held	Total \$ paid on these shares	Total \$ unpaid on these shares	Fully paid (y/n)	Beneficially held (y/n)	Top 20 member (y/n)
ORD	40		40	8.00	0.00	Yes	Yes	

Date of entry of member's name in
register
(New members only)

Date of entry

03/07/26

[D] [D] [M] [M] [Y] [Y]

C4 Changes to the register of members for proprietary companies

Use this section to notify changes to the register of members for your proprietary company (changes to the shareholdings of members):

- If there are 20 members or less in a share class, all changes need to be notified
- If there are more than 20 members in a share class, only changes to the top twenty need be notified (s178B)
- If shares are jointly owned, you must also provide names and addresses of all joint owners on a separate sheet (annexure), clearly indicating the share class and with whom the shares are jointly owned

The changes apply to

Please indicate the name and address of the member whose shareholding has changed

☐ Family name	☐ Given names

OR

☒ Company name
JOMIST DEVELOPMENTS PTY LTD
ACN/ARBN/ ABN
104650526
Office, unit, level, or PO Box number
Street number and Street name
26 HITECH DRIVE
Suburb/City
KUNDA PARK
State/Territory
QLD
Postcode
4556
Country (if not Australia)

Earliest date of change

Please indicate the earliest date that any of the following changes occurred.

Date of change							
0	3	/	0	7	/	2	6
[D]	[D]		[M]	[M]		[Y]	[Y]

The changes are

Beneficially held usually means that the owner of the shares is entitled to the direct benefit from the shares. For example, benefits could include the entitlements to payments in relation to any dividends. Shares held by a person as trustee, nominee or on account of another person are non-beneficially held.

Share class code	Shares increased by ... (number)	Shares decreased by ... (number)	Total number now held	Total \$ paid on these shares	Total \$ unpaid on these shares	Fully paid (y/n)	Beneficially held (y/n)	Top 20 member (y/n)
ORD		70	0	0.00	0.00	Yes	Yes	

Date of entry of member's name in register

(New members only)

Date of entry							
		/			/		
[D]	[D]		[M]	[M]		[Y]	[Y]

C4 Changes to the register of members for proprietary companies

Use this section to notify changes to the register of members for your proprietary company (changes to the shareholdings of members):

- If there are 20 members or less in a share class, all changes need to be notified
- If there are more than 20 members in a share class, only changes to the top twenty need be notified (s178B)
- If shares are jointly owned, you must also provide names and addresses of all joint owners on a separate sheet (annexure), clearly indicating the share class and with whom the shares are jointly owned

The changes apply to

Please indicate the name and address of the member whose shareholding has changed

☐	Family name	Given names

OR

☒	Company name
GC RESOURCES CORPORATE PTY LTD	
ACN/ARBN/ ABN	
680386547	
Office, unit, level, or PO Box number	
Street number and Street name	
'13', 1 LAKE SERENITY BOULEVARD	
Suburb/City	State/Territory
HELENSVALE	QLD
Postcode	Country (if not Australia)
4212	

Earliest date of change

Please indicate the earliest date that any of the following changes occurred.

Date of change							
0	3	/	0	7	/	2	6
[D]	[D]		[M]	[M]		[Y]	[Y]

The changes are

Beneficially held usually means that the owner of the shares is entitled to the direct benefit from the shares. For example, benefits could include the entitlements to payments in relation to any dividends. Shares held by a person as trustee, nominee or on account of another person are non-beneficially held.

Share class code	Shares increased by ... (number)	Shares decreased by ... (number)	Total number now held	Total \$ paid on these shares	Total \$ unpaid on these shares	Fully paid (y/n)	Beneficially held (y/n)	Top 20 member (y/n)
ORD	30		30	6.00	0.00	Yes	Yes	

Date of entry of member's name in register
(New members only)

Date of entry							
0	3	/	0	7	/	2	6
[D]	[D]		[M]	[M]		[Y]	[Y]

C4 Changes to the register of members for proprietary companies

Use this section to notify changes to the register of members for your proprietary company (changes to the shareholdings of members):

- If there are 20 members or less in a share class, all changes need to be notified
- If there are more than 20 members in a share class, only changes to the top twenty need be notified (s178B)
- If shares are jointly owned, you must also provide names and addresses of all joint owners on a separate sheet (annexure), clearly indicating the share class and with whom the shares are jointly owned

The changes apply to

Please indicate the name and address of the member whose shareholding has changed

☐	Family name	Given names

OR

☒	Company name
GRASSLAND PROPERTIES PTY LTD	
ACN/ARBN/ ABN	
106656802	
Office, unit, level, or PO Box number	
Street number and Street name	
UNIT 1, 80-82 SIXTH AVENUE	
Suburb/City	State/Territory
MAROOCHYDORE	QLD
Postcode	Country (if not Australia)
4558	

Earliest date of change

Please indicate the earliest date that any of the following changes occurred.

Date of change						
0	3	/	0	7	2	6
[D]	[D]		[M]	[M]	[Y]	[Y]

The changes are

Beneficially held usually means that the owner of the shares is entitled to the direct benefit from the shares. For example, benefits could include the entitlements to payments in relation to any dividends. Shares held by a person as trustee, nominee or on account of another person are non-beneficially held.

Share class code	Shares increased by ... (number)	Shares decreased by ... (number)	Total number now held	Total \$ paid on these shares	Total \$ unpaid on these shares	Fully paid (y/n)	Beneficially held (y/n)	Top 20 member (y/n)
ORD		30	0	0.00	0.00	Yes	No	

Date of entry of member's name in register
(New members only)

Date of entry						
		/				
[D]	[D]		[M]	[M]	[Y]	[Y]

C4 Changes to the register of members for proprietary companies

Use this section to notify changes to the register of members for your proprietary company (changes to the shareholdings of members):

- If there are 20 members or less in a share class, all changes need to be notified
- If there are more than 20 members in a share class, only changes to the top twenty need be notified (s178B)
- If shares are jointly owned, you must also provide names and addresses of all joint owners on a separate sheet (annexure), clearly indicating the share class and with whom the shares are jointly owned

The changes apply to

Please indicate the name and address of the member whose shareholding has changed

☐	Family name	Given names

OR

☒	Company name
WATSON FAMILY CORPORATE PTY LTD	
ACN/ARBN/ ABN	
680384347	
Office, unit, level, or PO Box number	
Street number and Street name	
UNIT 13/1 LAKE SERENITY BOULEVARD	
Suburb/City	State/Territory
HELENSVALE	QLD
Postcode	Country (if not Australia)
4212	

Earliest date of change

Please indicate the earliest date that any of the following changes occurred.

Date of change					
0	3	0	7	2	6
[D]	[D]	[M]	[M]	[Y]	[Y]

The changes are

Beneficially held usually means that the owner of the shares is entitled to the direct benefit from the shares. For example, benefits could include the entitlements to payments in relation to any dividends. Shares held by a person as trustee, nominee or on account of another person are non-beneficially held.

Share class code	Shares increased by ... (number)	Shares decreased by ... (number)	Total number now held	Total \$ paid on these shares	Total \$ unpaid on these shares	Fully paid (y/n)	Beneficially held (y/n)	Top 20 member (y/n)
ORD	30		30	6.00	0.00	Yes	Yes	

Date of entry of member's name in register
(New members only)

Date of entry					
0	3	0	7	2	6
[D]	[D]	[M]	[M]	[Y]	[Y]

Company Name: PIONEER LAKES PTY LTD
ACN/ARBN: 108 681 563
Document Type: Directors Resolution

Registered Office Address: It was resolved that the address of the registered office of the company be changed from

26 Hitech Drive, KUNDA PARK, QLD 4556

To

[REDACTED] MAROUBRA, NSW 2035, effective from 03/07/2026.

Appointment of Director: It was resolved that, having consented to act as director of the company, the following be appointed:

ADAM WATSON, appointment effective from 03/07/2026

Appointment of Secretary: It was resolved that, having consented to act as a secretary of the company, the following be appointed:

ADAM WATSON, appointment effective from 03/07/2026

Resignation of Directors: It was resolved that the resignation of the following directors of the company be accepted:

JOHN LESLIE O'TOOLE, resignation effective from 03/07/2026

MICHAEL JOE BOTICA, resignation effective from 03/07/2026

STEPHEN BRIAN COLEMAN, resignation effective from 03/07/2026

Resignation of Secretary: It was resolved that the resignation of the following secretary of the company be accepted:

JOHN LESLIE O'TOOLE, resignation effective from 03/07/2026

Transfer of Shares: It was resolved to approve the following transfers of shares:

Seller: GRASSLAND PROPERTIES PTY LTD

Beneficial owner:

Buyer: GC RESOURCES CORPORATE PTY LTD

No of Shares: 30

Share Type: ORD, ORDINARY, Fully Paid

Effective Date: 03/07/2026

Seller: JOMIST DEVELOPMENTS PTY LTD

Buyer: WATSON FAMILY CORPORATE PTY LTD

No of Shares: 30

Share Type: ORD, ORDINARY, Fully Paid

Effective Date: 03/07/2026

Seller: JOMIST DEVELOPMENTS PTY LTD

Buyer: ADAM WATSON

No of Shares: 40

Share Type: ORD, ORDINARY, Fully Paid

Effective Date: 03/07/2026

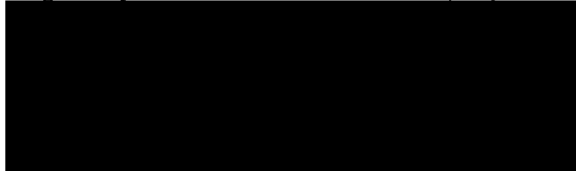
***New Share
Certificates:***

It was also resolved to complete the new share certificates pursuant to the rules that govern the execution of documents by the company and to cancel any certificates that are no longer required.

***Preparation of
Documents:***

The secretary was requested to complete the documents required to reflect the change of the company.

Signed by the sole director of the company:

A large black rectangular box redacting the signature of Adam Watson.

ADAM WATSON

31712 £.

03/07/2026

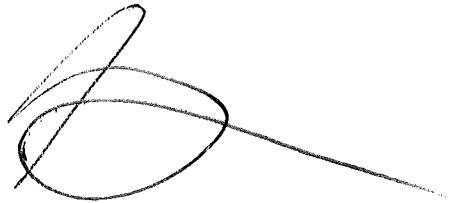
The Secretary
PIONEER LAKES PTY LTD
[REDACTED] MAROUBRA, NSW 2035

Dear Sir/ Madam,

RESIGNATION OF DIRECTOR

I hereby resign as the Director of PIONEER LAKES PTY LTD effective from 03/07/2026.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'J' and 'L' followed by a horizontal line extending to the right.

JOHN LESLIE O'TOOLE

03/07/2026

The Secretary
PIONEER LAKES PTY LTD
[REDACTED] MAROUBRA, NSW 2035

Dear Sir/ Madam,

RESIGNATION OF DIRECTOR

I hereby resign as the Director of PIONEER LAKES PTY LTD effective from 03/07/2026.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

MICHAEL JOE BOTICA

03/07/2026

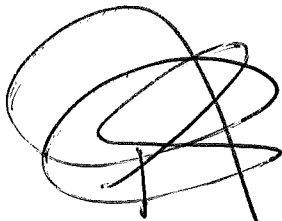
The Secretary
PIONEER LAKES PTY LTD
[REDACTED] MAROUBRA, NSW 2035

Dear Sir/ Madam,

RESIGNATION OF DIRECTOR

I hereby resign as the Director of PIONEER LAKES PTY LTD effective from 03/07/2026.

Yours faithfully,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

STEPHEN BRIAN COLEMAN

03/07/2026

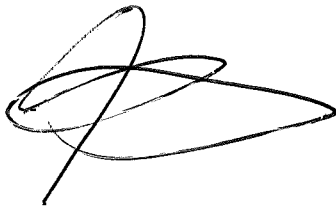
The Secretary
PIONEER LAKES PTY LTD
[REDACTED] MAROUBRA, NSW 2035

Dear Sir/ Madam,

RESIGNATION OF SECRETARY

I hereby resign as the Secretary of PIONEER LAKES PTY LTD effective from 03/07/2026.

Yours faithfully,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

JOHN LESLIE O'TOOLE

**CONSENT TO ACT AS DIRECTOR
AND STATUTORY INFORMATION**

The Directors,

PIONEER LAKES PTY LTD

[REDACTED] MAROUBRA, NSW 2035

I hereby consent to act as Director of the Company and disclose the following information:

Full Name	ADAM WATSON
Residential Address	[REDACTED] MAROUBRA, NSW 2035
Date of Birth	[REDACTED]
Place of Birth	[REDACTED]
Appointment Date	03/07/2026
Director ID	Director ID number not provided

Dated: 03/07/2026

[REDACTED]

ADAM WATSON

**CONSENT TO ACT AS SECRETARY
AND STATUTORY INFORMATION**

The Directors,

PIONEER LAKES PTY LTD

[REDACTED] MAROUBRA, NSW 2035

I hereby consent to act as Secretary of the Company and disclose the following information:

Full Name	ADAM WATSON
Residential Address	[REDACTED] MAROUBRA, NSW 2035
Date of Birth	[REDACTED]
Place of Birth	[REDACTED]
Appointment Date	03/07/2026
Director ID	Director ID number not provided

Dated: 03/07/2026

[REDACTED]

ADAM WATSON

PIONEER LAKES PTY LTD

ACN/ARBN: 108 681 563

Incorporated in Queensland on 05/04/2026 under the Corporations Act 2001 (Cth)

Registered Address:

Certificate Number: 7

 MAROUBRA, NSW 2035

Share Certificate

This is to certify that

ADAM WATSON

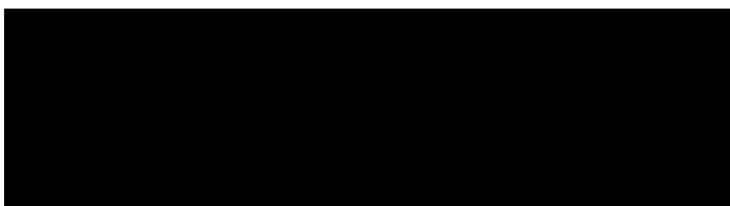
 MAROUBRA, NSW 2035

Is the registered holder of

No of Shares	40
Share type	ORD - ORDINARY
Amount Payable per Share	\$0.20
Amount Paid per Share	\$0.20

In the above named company subject to the Constitution

Signed in accordance with the Constitution of the company on 03/07/2026



ADAM WATSON
Director

PIONEER LAKES PTY LTD

ACN/ARBN: 108 681 563

Incorporated in Queensland on 05/04/2026 under the Corporations Act 2001 (Cth)

Registered Address:

Certificate Number: 6

 MAROUBRA, NSW 2035

Share Certificate

This is to certify that

GC RESOURCES CORPORATE PTY LTD

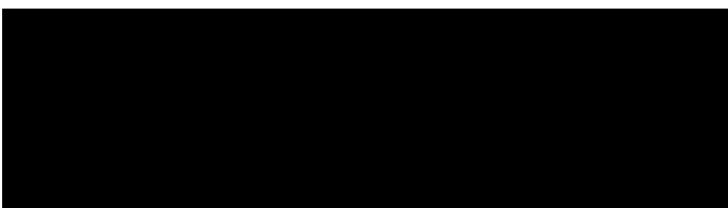
'13', 1 Lake Serenity Boulevard, HELENSVALE, QLD 4212

Is the registered holder of

No of Shares	30
Share type	ORD - ORDINARY
Amount Payable per Share	\$0.20
Amount Paid per Share	\$0.20

In the above named company subject to the Constitution

Signed in accordance with the Constitution of the company on 03/07/2026



ADAM WATSON
Director

PIONEER LAKES PTY LTD

ACN/ARBN: 108 681 563

Incorporated in Queensland on 05/04/2026 under the Corporations Act 2001 (Cth)

Registered Address:

Certificate Number: **5**

 MAROUBRA, NSW 2035

Share Certificate

This is to certify that

WATSON FAMILY CORPORATE PTY LTD

unit 13/1 Lake Serenity Boulevard, HELENSVALE, QLD 4212

Is the registered holder of

No of Shares **30**

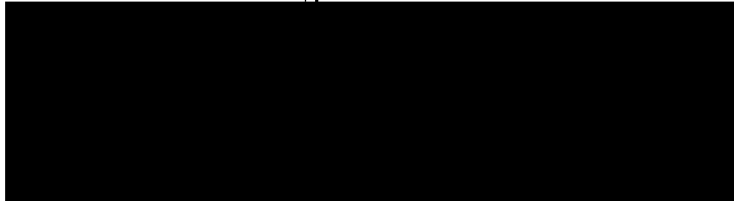
Share type **ORD - ORDINARY**

Amount Payable per Share **\$0.20**

Amount Paid per Share **\$0.20**

In the above named company subject to the Constitution

Signed in accordance with the Constitution of the company on 03/07/2026

ADAM WATSON
Director

Standard Transfer Form

Part 1

Company Name	PIONEER LAKES PTY LTD		
ACN	108 681 563	State of Incorporation	Queensland
Description	ORD - ORDINARY		
Quantity	30		
Consideration	\$3,750,000.00		
Date	03/07/2026		
Full Name (s) and Address(s) of Transferor(s) (Seller(s))	JOMIST DEVELOPMENTS PTY LTD 26 Hitech Drive, KUNDA PARK, QLD 4556		

I/We hereby transfer the above shares to the transferee(s) names below

Transferor(s)
Sign Here

JOMIST DEVELOPMENTS PTY LTD

Date:

3.7.26.

Part 2

Full Name (s) of Transferee(s) (Buyer(s))	WATSON FAMILY CORPORATE PTY LTD unit 13/1 Lake Serenity Boulevard, HELENSVALE, QLD 4212
---	--

Transferee(s) (buyer(s))
Sign Here

ADAM BRUCE WATSON
Representing WATSON FAMILY CORPORATE PTY LTD

Date:

3.7.26.

Standard Transfer Form

Part 1

Company Name	PIONEER LAKES PTY LTD		
ACN	108 681 563	State of Incorporation	Queensland
Description	ORD - ORDINARY		
Quantity	30		
Consideration	\$3,750,000.00		
Date	03/07/2026		
Full Name (s) and Address(s) of Transferor(s) (Seller(s))	GRASSLAND PROPERTIES PTY LTD <Beneficially Held by > unit 1, 80-82 Sixth Avenue, MAROOCHYDORE, QLD 4558		

I/We hereby transfer the above shares to the transferee(s) names below

Transferor(s)
Sign Here

GRASSLAND PROPERTIES PTY LTD

Date:

317126

Part 2

Full Name (s) of Transferee(s) (Buyer(s)) GC RESOURCES CORPORATE PTY LTD
'13', 1 Lake Serenity Boulevard, HELENSVALE, QLD 4212

Transferee(s) (buyer(s))
Sign Here

ADAM WATSON
Representing GC RESOURCES CORPORATE PTY LTD

Date:

317126

Standard Transfer Form

Part 1

Company Name	PIONEER LAKES PTY LTD		
ACN	108 681 563	State of Incorporation	Queensland
Description	ORD - ORDINARY		
Quantity	40		
Consideration	\$5,000,000.00		
Date	03/07/2026		
Full Name (s) and Address(s) of Transferor(s) (Seller(s))	JOMIST DEVELOPMENTS PTY LTD 26 Hitech Drive, KUNDA PARK, QLD 4556		

I/We hereby transfer the above shares to the transferee(s) names below

Transferor(s)
Sign Here

JOMIST DEVELOPMENTS PTY LTD

Date:

31.7.26.
3

Part 2

Full Name (s) of
Transferee(s) (Buyer(s))

ADAM WATSON

MAROUBRA, NSW 2035

Transferee(s) (buyer(s))
Sign Here

ADAM WATSON

Date:

31.7.26

Federal Court of Australia
District Registry: New South Wales
Division: General Division

ADAM WATSON — First Applicant
PIONEER LAKES PTY LTD (ACN 108 681 563) — Second Applicant
MICHAEL JOE BOTICA — First Respondent
STEPHEN BRIAN COLEMAN — Second Respondent
JOHN LESLIE O'TOOLE — Third Respondent
JOMIST DEVELOPMENTS PTY LTD (ACN 104 650 526) — Fourth Respondent
GRASSLAND PROPERTIES PTY LTD (ACN 106 656 802) — Fifth Respondent

ANNEXURE “AW-3”

Email correspondence between Ursula McKenzie, McKays Solicitors and Adam Watson dated
29 and 30 July 2026

Referred to at paragraph 21 of the affidavit

This is the annexure marked “AW-3” referred to in the affidavit of ADAM WATSON affirmed on 3
August 2026 before me.

Signature of witness

Name and qualification of witness

Signature of deponent — Adam Watson

ADAM WATSON

From: Lloyd Stanger | McKays Solicitors [REDACTED]
Sent: Thursday, 30 July 2026 4:55 PM
To: ADAM WATSON
Cc: Adam Watson
Subject: RE: Fraudulent Form 484 lodged 14-07-2026 Document #6EMDF9559
Attachments: Letter to Buyer - Form 484 for Signing.pdf; Form 484 and Share Transfer.pdf; Form 362 - ASIC.pdf

Importance: High

Dear Adam,

Please find **attached** correspondence for your urgent attention.

Kind regards,

Lloyd Stanger
Director



McKays NQ Pty Ltd ABN 85 604 643 709
34 Wood Street, Mackay Qld 4740 Australia
PO Box 37, Mackay Qld 4740 Australia
P (07) 4963 0855 E [REDACTED]

www.mckayslaw.com



> Due to recent fraudulent activity affecting the legal industry, if you are asked to deposit sums of money into an account, please contact us on a known number to confirm these instructions.

Liability limited by a scheme approved under Professional Standards Legislation.

To view our Disclaimer, Privacy and Credit Management Policy please click [here](#).

> Don't put off your estate planning any longer. Click [here](#) to make a start with a free guide to the issues you need to consider.

From: Lloyd Stanger | McKays Solicitors
Sent: Wednesday, 29 July 2026 1:37 PM
To: 'ADAM WATSON' [REDACTED]; Ursula McKenzie [REDACTED]
Cc: [REDACTED] Adam Watson [REDACTED]; [REDACTED] John O'Toole [REDACTED]; Steve Coleman [REDACTED]
Subject: RE: Fraudulent Form 484 lodged 14-07-2026 Document #6EMDF9559

Dear Adam,

Please note there are two separate and distinct issues at hand in respect of this matter.

1. The fraudulent lodgement of an ASIC Form 484 without a duly authorised instrument; and
2. Completion of the Share Sale Agreement.

ASIC Form 106

In respect of ASIC Form 106, being the Lodgement of the Form 484, our client is not immediately concerned with obtaining a copy of the document that was lodged. Their concern is that a Form 106 is lodged immediately to reverse the incorrect recording which **should not** have been completed as the parties holding due authority to execute a transfer instrument **have not** authorised the transfer. For clarity, and to avoid doubt, our clients require this to be signed and express posted by no later than 5pm this afternoon. This request is not negotiable and even if Completion is effected, the Form 106 should be lodged so that the correct date of Completion, if affected, is recorded with ASIC.

Completion of the Share Sale Agreement

Our client rights remain reserved in respect of the Share Sale Agreement. We understand that you have alleged that payment has been made to their account. Accordingly, we request evidence be provided of the transfer. If completed there should be a transfer receipt or RTGS Transfer Form with a bank stamp. Please forward same so we can make enquires in regard to the transfer of the funds.

Our clients' rights remain reserved in all respects.

Kind regards,

Lloyd Stanger
Director



McKays NQ Pty Ltd ABN 85 604 643 709
34 Wood Street, Mackay Qld 4740 Australia
PO Box 37, Mackay Qld 4740 Australia
P (07) 4963 0855 E [REDACTED]

www.mckayslaw.com



> Due to recent fraudulent activity affecting the legal industry, if you are asked to deposit sums of money into an account, please contact us on a known number to confirm these instructions.

Liability limited by a scheme approved under Professional Standards Legislation.

To view our Disclaimer, Privacy and Credit Management Policy please click [here](#).

> Don't put off your estate planning any longer. Click [here](#) to make a start with a free guide to the issues you need to consider.

From: ADAM WATSON [REDACTED]
Sent: Wednesday, 29 July 2026 12:01 PM
To: Ursula McKenzie [REDACTED]

Cc: [REDACTED] Adam Watson [REDACTED]; [REDACTED] John O'Toole
[REDACTED]; Steve Coleman [REDACTED]; Lloyd Stanger | McKays
Solicitors [REDACTED]
Subject: Re: Fraudulent Form 484 lodged 14-07-2026 Document #6EMDF9559

Hi all parties,

I've requested the Form 484 - I'm working through this. As I've said before - I've asked to the 31st. It's two days away and if the lawyer's involved should I be dealing directly with the lawyer only on this matter.

I have no problem dealing with all of you's but if the lawyer is involved he may want me to deal directly with him.

Anyway I've requested the Form 484 - I'll have it to you as soon as it's available.

I understand that you've said this should be sorted by today the 29th by 5pm.

I don't know if it will be so I've asked for this extension until the 31st.

I'm waiting on other parties to provide me the documents that you require.

Thanks for your time - we'll provide documents to you as soon as they're provided by email.

Kind Regards,
Adam Watson
Sent from my iPhone

On 29 Jul 2026, at 9:16 am, Ursula McKenzie [REDACTED] wrote:

Hi Aaron,
Following on from our conversation yesterday you will have received the attached letter from our Lawyers.
We have asked Adam Watson to instruct you to immediately lodge a Form 106 to withdraw the attached fraudulent Form 484 which you lodged 14th July 2026.
If you have not heard from Adam please attempt to contact him and if you are unsuccessful please let us know.
We need this to be resolved today.

Regards,

Ursula McKenzie

Email: [REDACTED]
Phone: [REDACTED]
Website: www.pioneerlakes.com.au
Sales Office: Clive Rogers Drive, Mirani QLD 4754

<image001.jpg>

<Letter to Buyer and Shelf Co - Unauthorised Dealings with Company Shareholding.pdf>

<260020648_ASICDocument\ma_PIONEER_LAKES_PTY_LTD_-
_Doc_ID_6EMDF9559_Lodged_14_Jul_2026.pdf>

Federal Court of Australia
District Registry: New South Wales
Division: General Division

ADAM WATSON — First Applicant
PIONEER LAKES PTY LTD (ACN 108 681 563) — Second Applicant
MICHAEL JOE BOTICA — First Respondent
STEPHEN BRIAN COLEMAN — Second Respondent
JOHN LESLIE O'TOOLE — Third Respondent
JOMIST DEVELOPMENTS PTY LTD (ACN 104 650 526) — Fourth Respondent
GRASSLAND PROPERTIES PTY LTD (ACN 106 656 802) — Fifth Respondent

ANNEXURE “AW-4”

Letter from McKays Solicitors dated 30 July 2026, enclosed with the email of that date

Referred to at paragraph 26 of the affidavit

This is the annexure marked “AW-4” referred to in the affidavit of ADAM WATSON affirmed on 3 August 2026 before me.

Signature of witness

Name and qualification of witness

Signature of deponent — Adam Watson



Your Ref:
Our Ref: LTS:260020648
Reply To: Mackay Office - Lloyd Stanger
Direct Line: (07) 4963 0855
Email: lstanger@mckayslaw.com

Watson, GC Resources Pty Ltd and
Watson Family Corporate Pty Ltd
13/1 Lake Serenity Boulevard
HELENSVALE QLD 4212

30 July, 2026

Urgent

By Email: adam@adamwatson.au

Dear Sir/Madam

**Jomist Developments Pty Ltd and Grassland Properties Pty Ltd sale of shares to Watson,
GC Resources Pty Ltd and Watson Family Corporate Pty Ltd
Pioneer Lakes Pty Ltd (Company)**

As you are aware, we act for Jomist Developments Pty Ltd and Grassland Properties Pty Ltd and refer to our correspondence dated 28 July 2026 concerning the Company.

Given that an ASIC Form 106 (Request to Withdraw a Lodged Document) must be lodged in paper form to reverse the unauthorised lodgements, our client requires that the changes are effected by the more immediate method of completing a Form 484.

Accordingly, we **enclose** the following documents for your execution:

1. ASIC Form 362 appointing our office as agent for the Company; and
2. ASIC Form 484 restoring our clients as directors and shareholders of the Company.

We demand the enclosed documents be duly executed and returned to our office no later than **12:00 pm on 31 July 2026**.

Should the documents not be executed and returned by that time, our client will have no alternative but to seek urgent relief to rectify the unauthorised lodgements and protect its interests. In those circumstances, proceedings may be commenced against you without further notice.

Our client's rights are strictly reserved.

Yours faithfully
McKAYS

Per:

Encs

Mackay
34 Wood Street, Mackay Qld 4740 Australia
PO Box 37, Mackay Qld 4740 Australia
P 07 4963 0888 F 07 4963 0889 E mackay@mckayslaw.com

Liability limited by a scheme approved
under Professional Standards Legislation.

McKays NQ Pty Ltd (ACN 604 643 709)

www.mckayslaw.com