

NOTICE OF FILING

Details of Filing

Document Lodged:	Affidavit - Form 59 - Rule 29.02(1)
Court of Filing	FEDERAL COURT OF AUSTRALIA (FCA)
Date of Lodgment:	5/08/2026 11:46:53 AM AEST
Date Accepted for Filing:	5/08/2026 11:46:57 AM AEST
File Number:	QUD492/2026
File Title:	MICHAEL JOE BOTICA & ORS v ADAM WATSON & ORS
Registry:	QUEENSLAND REGISTRY - FEDERAL COURT OF AUSTRALIA



A handwritten signature in blue ink that reads "Sia Lagos". The signature is fluid and cursive, with the first letters of "Sia" and "Lagos" being capitalized and prominent.

Registrar

Important Information

This Notice has been inserted as the first page of the document which has been accepted for electronic filing. It is now taken to be part of that document for the purposes of the proceeding in the Court and contains important information for all parties to that proceeding. It must be included in the document served on each of those parties.

The date of the filing of the document is determined pursuant to the Court's Rules.



Form 59
Rule 29.02(1)

Affidavit

No. of 2026

Federal Court of Australia
District Registry: Queensland
Division: General Division

IN THE MATTER OF PIONEER LAKES PTY LTD ACN 108 681 563

MICHAEL JOE BOTICA and others

Plaintiffs

ADAM WATSON and others

Defendants

Affidavit of: **Ursula Jane McKenzie**
Address: c/- 26 Hitech Drive, Kunda Park QLD 4556
Occupation: Internal accountant
Date: 5 August 2026

Contents

Document number	Details	Paragraph	Page
1	Affidavit of Ursula Jane McKenzie in support of originating process affirmed on 5 August 2026		1-3
2	Annexure "UJM-1", being copy of an email from me to Adam Watson dated 25 June 2026	5	4-49

Signed by:

Ursula Jane McKenzie

791796BC42404E5...

Signed by:

Heath Cruden

58F63E283CBD4F7...

Filed on behalf of (name & role of party)	Michael Joe Botica, Stephen Brian Coleman, John Leslie O'Toole, Grassland Properties Pty Ltd ACN 106 656 802, Jomist Developments Pty Ltd ACN 104 650 526, Plaintiffs		
Prepared by (name of person/lawyer)	Scott David Guthrie		
Law firm (if applicable)	Thomsons		
Tel	+61 7 3338 7516	Fax	07 3338 7599
Email	sguthrie@thomsons.com.au		

Address for service
(include state and postcode)
c/- Thomsons
Level 28, One Eagle – Waterfront Brisbane
1 Eagle Street
BRISBANE QLD 4000

[Version 3 form approved 02/05/2019]

I, Ursula Jane McKenzie, internal accountant, affirm:

1. I am an employee of Coole Constructions Pty Ltd, whose directors are Stephen Coleman and John O'Toole, and whose sole shareholder is John O'Toole.
2. I refer to the affidavit of Michael Joe Botica affirmed on 5 August 2026 (**Botica Affidavit**). I adopt the definitions used in that affidavit.
3. I make this affidavit from my own knowledge except where otherwise indicated. Where I make this affidavit from facts outside my personal knowledge, I am informed by the source stated and believe those facts to be true.

Partial execution of share documentation packs

4. On 25 June 2026, I sent an email to Mr Watson enclosing PDF copies of various share documentation packs which had been provided to me by Mr Stanger of McKays. I sent those documents that day on the expectation that the completion of the Share Sale Agreement was imminent.
5. Exhibited at **UJM-1** is a true copy of my email to Mr Watson and the share documentation packs, being:
 - (a) a pack containing a change of officeholder to Pioneer Lakes (resignation of directors and appointment of Mr Watson as sole director);
 - (b) share transfer pack for the transfer of shares in Pioneer Lakes as follows:
 - (i) 30 ordinary shares from Jomist to Mr Watson;
 - (ii) 40 ordinary shares from Jomist to GC Resources;
 - (iii) 30 ordinary shares from Grassland to Watson Family.
 - (c) change to officeholders of Pioneer Valley.
6. Completion did not occur.
7. On 10 July 2026, Mr Watson attended Pioneer Lakes office at 26 Hitech Drive, Kunda Park QLD 4556, in order to, amongst other things, discuss the project and arrange to rebook the settlement at the Commonwealth Bank of Australia on the following Monday, 13 July 2026. In the intervening period, I had arranged for Mr Coleman and Mr O'Toole to sign, in anticipation of completion, the documents. I said to Mr Watson words to the effect that Michael Botica would sign on the day of completion. Mr Watson then suggested to me that he sign because he was there, which he did. Copies of the documents partially executed by Mr Coleman, Mr O'Toole and Mr Watson are exhibited at exhibit **MJB-39** to the Botica Affidavit.
8. Until 5 August 2026, when the partially signed documents were scanned for the purposes of being exhibited to the Botica Affidavit, those documents had never been scanned nor taken out of 26 Hitech Drive, Kunda Park QLD 4556.

Affirmed by the deponent
at Kunda Park
in Queensland
on 5 August 2026

Before me:

Signed by:

58F63E283CBD4F7
Signature of witness

)
)
)
)
)
Signed by:

791796BC42404E5...
Signature of deponent

Heath William David Cruden
Australian Legal Practitioner

Thomsons
Level 28, One Eagle – Waterfront Brisbane
1 Eagle Street
BRISBANE QLD 4000

I am a special witness under the *Oaths Act 1867* (Qld).

This affidavit was made in the form of an electronic document.

I electronically signed this affidavit.

This affidavit was made, signed and witnessed under Part 6A of the *Oaths Act 1867* (Qld). I understand the requirements for witnessing a document by audio visual link and have complied with those requirements.

No. of 2026

Federal Court of Australia
District Registry: Queensland
Division: General Division

IN THE MATTER OF PIONEER LAKES PTY LTD ACN 108 681 563

MICHAEL JOE BOTICA and others

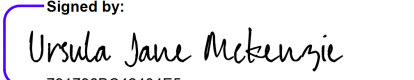
Plaintiffs

ADAM WATSON and others

Defendants

ANNEXURE CERTIFICATE

This is the document referred to as “**UJM-1**” in the Affidavit of Ursula Jane McKenzie affirmed at Kunda Park on 5 August 2026.

Signed by:

791796BC42404E5...
Ursula Jane McKenzie

Signed by:

58E63E283CBD4E7
Witness

Filed on behalf of (name & role of party)	Michael Joe Botica, Stephen Brian Coleman, John Leslie O'Toole, Grassland Properties Pty Ltd ACN 106 656 802, Jomist Developments Pty Ltd ACN 104 650 526, Plaintiffs		
Prepared by (name of person/lawyer)	Scott David Guthrie		
Law firm (if applicable)	Thomsons		
Tel	+61 7 3338 7516	Fax	07 3338 7599
Email	sguthrie@thomsons.com.au		
Address for service (include state and postcode)	c/- Thomsons Level 28, One Eagle – Waterfront Brisbane 1 Eagle Street BRISBANE QLD 4000		

From: Ursula McKenzie
Sent: Thursday, 25 June 2026 12:12 PM
To: ADAM WATSON <adam@adamwatson.au>
Cc: meridanone@gmail.com; John O'Toole <john@colemandraining.com.au>; Steve Coleman <steve@colemandraining.com.au>; Maya Coleman <info@jomist.com.au>
Subject: Settlement?? - Tuesday 30th June 2026 - 1.30pm??

Hi Adam,
Pioneer Lakes Pty Ltd a.c.n. 108 681 563 – registered office is 26 Hitech Drive Kunda park Q 4556.

McKays have prepared the many documents required for the sale as per attached and Lloyds comments below in blue.

Please find **attached** the share documentation packs. We have grouped the documents in order of execution/sequence as follows:

1. Change to Officeholder of Pioneer Lakes Pty Ltd (Resignation of Directors and Appointment of Adam as Sole Director);
2. Share Transfer Pack on the basis that the shares are being transferred in accordance with the proportions set out in the original share sale agreement but for the change to the GC Resources Corporate ACN 680 386 547; and
3. Change to Officeholders of Pioneer Valley Services Pty Ltd.

I will send you a receipt for the payment of the loans as well (in word) so that the amounts can be inserted.
Has Adam taken any steps to progress with a land holder duty application to the Office of State Revenue for the applicable duty on the transfer of the Shares in Pioneer Lakes?

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au
Phone: 0487 771420
Website: www.pioneerlakes.com.au
Sales Office: Clive Rogers Drive, Mirani QLD 4754



Pioneer Lakes
RESIDENTIAL COMMUNITY
www.pioneerlakes.com.au

From: ADAM WATSON <adam@adamwatson.au>
Sent: Thursday, 25 June 2026 11:45 AM
To: Ursula McKenzie <ursula.mckenzie@jomist.com.au>
Subject: RE: Input needed before - CBA Maroochydhore 1.30pm Thursday 25th June 2026

Hi Ursula,

Can you please send through the company address and ACN number.

We need to complete stuff for Tuesday.

Kind Regards,

Adam Watson (he/him/his)

Director

M: 0755142011 E: adam@adamwatson.au

PO Box 1004 Pacific fair QLD 4218

<https://adamwatson.au>



HAVE A LOVELY DAY

From: Ursula McKenzie <ursula.mckenzie@jomist.com.au>

Sent: Wednesday, 24 June 2026 3:21 PM

To: ADAM WATSON <adam@adamwatson.au>

Cc: John O'Toole <john@colemandraining.com.au>; Steve Coleman <steve@colemandraining.com.au>; meridanone@gmail.com; Maya Coleman <info@jomist.com.au>

Subject: RE: Input needed before - CBA Maroochydore 1.30pm Thursday 25th June 2026

Hi Adam,

Are we likely to settle tomorrow?

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au

Phone: 0487 771420

Website: www.pioneerlakes.com.au

Sales Office: Clive Rogers Drive, Mirani QLD 4754



Pioneer Lakes
RESIDENTIAL COMMUNITY
www.pioneerlakes.com.au

From: ADAM WATSON <adam@adamwatson.au>

Sent: Wednesday, 24 June 2026 11:08 AM

To: Ursula McKenzie <ursula.mckenzie@jomist.com.au>

Subject: RE: Input needed before - CBA Maroochydore 1.30pm Thursday 25th June 2026

Hi Ursula,

We're fixing it – we have to fix it because money has been lent to that company.

I'll make contact with you's at 2pm to make sure it's done.

Kind Regards,

Adam Watson (he/him/his)

Director

M: 0755142011 E: adam@adamwatson.au

PO Box 1004 Pacific fair QLD 4218

<https://adamwatson.au>



HAVE A LOVELY DAY

From: Ursula McKenzie <ursula.mckenzie@jomist.com.au>

Sent: Wednesday, 24 June 2026 10:49 AM

To: ADAM WATSON <adam@adamwatson.au>

Cc: John O'Toole <john@colemandrainage.com.au>; meridanone@gmail.com; Steve Coleman <steve@colemandrainage.com.au>; Maya Coleman <info@jomist.com.au>

Subject: RE: Input needed before - CBA Maroochydore 1.30pm Thursday 25th June 2026

Hi Adam,

Is using a different Entity not an option?

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au

Phone: 0487 771420

Website: www.pioneerlakes.com.au

Sales Office: Clive Rogers Drive, Mirani QLD 4754



Pioneer Lakes
RESIDENTIAL COMMUNITY
www.pioneerlakes.com.au

From: ADAM WATSON <adam@adamwatson.au>
Sent: Wednesday, 24 June 2026 10:45 AM
To: Ursula McKenzie <ursula.mckenzie@jomist.com.au>
Subject: RE: Input needed before - CBA Maroochydore 1.30pm Thursday 25th June 2026

Hi Ursula,

We're trying to get it done by 2pm today as we're just having a few problems with Robert – but it's nothing bad – it's just tying him down to sign the extra form.

Kind Regards,

Adam Watson (he/him/his)

Director

M: 0755142011 E: adam@adamwatson.au

PO Box 1004 Pacific fair QLD 4218

<https://adamwatson.au>



HAVE A LOVELY DAY

From: Ursula McKenzie <ursula.mckenzie@jomist.com.au>
Sent: Wednesday, 24 June 2026 10:19 AM
To: ADAM WATSON <adam@adamwatson.au>
Cc: meridanone@gmail.com; John O'Toole <john@colemandrainage.com.au>; Steve Coleman <steve@colemandrainage.com.au>; Maya Coleman <info@jomist.com.au>
Subject: FW: Input needed before - CBA Maroochydore 1.30pm Thursday 25th June 2026

Hi Adam,

I note that there is still no change to GC Resources Corporate Pty Ltd.

I would really appreciate reassurance that putting together numbers for tomorrows settlement is worthwhile.

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au
Phone: 0487 771420
Website: www.pioneerlakes.com.au

Sales Office: Clive Rogers Drive, Mirani QLD 4754



From: Ursula McKenzie

Sent: Tuesday, 23 June 2026 11:13 AM

To: 'ADAM WATSON' <adam@adamwatson.au>

Cc: meridanone@gmail.com; John O'Toole <john@colemandraining.com.au>; Steve Coleman <steve@colemandraining.com.au>; Maya Coleman <info@jomist.com.au>

Subject: Input needed before - CBA Maroochydore 1.30pm Thursday 25th June 2026

Hi Adam,

In good faith we are pushing ahead with the following:-

- We have booked CBA Maroochydore for 1.30 pm on Thursday
- Our Solicitors are on standby with documents for the Share Sale transfers and change of Directors for both companies....once we confirm correct buying entities.
- We are pulling together a cost to complete estimate for Stage 6A/3
- We are preparing financial statements for both entities so the Working Capital Amount can be estimated, Shareholders loan accounts can be established and the subsequent share prices can be worked out.

In order to bring this together for Thursday we need your input on the following:-

1. Confirmation of the Buying entities so the appropriate Share Sale documents can be prepared.
I note that as of this morning there has been no change to the Directors or Shareholders of GC Resources Corporate Pty Ltd.
2. Both the Bank and Solicitors have asked me how you will arrange cleared funds on Thursday.
e.g. Will your funds already be in a CBA account ready for immediate transfer?
3. We have not yet prepared a land sale contract for the Turkeys Nest land, however this can be done after the rest of the transactions have taken place.
I have had a preliminary look and I am not sure that the Margin Scheme can be used.
Please let me know if you are happy for the purchase price to be \$300,000 plus gst or if you would like me to get some advice as to whether or not we can use the Margin Scheme?
4. With regards to the \$150,000 commission which has been talked about for Brett and that we have verbally agreed will be paid half each by the old and new Pioneer Lakes shareholders.
Is it appropriate for us to adjust \$75,000 in your favour on the Working Capital calculation and then you take care of the payment after settlement?
Do you think that would satisfy the obligation?

Please give me a ring if you would like to talk through the above rather than email back.

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au

Phone: 0487 771420
Website: www.pioneerlakes.com.au
Sales Office: Clive Rogers Drive, Mirani QLD 4754



From: ADAM WATSON <adam@adamwatson.au>
Sent: Monday, 22 June 2026 5:05 PM
To: Ursula McKenzie <ursula.mckenzie@jomist.com.au>
Cc: meridanone@gmail.com; John O'Toole <john@colemandraining.com.au>; Steve Coleman <steve@colemandraining.com.au>; Maya Coleman <info@jomist.com.au>
Subject: Re: CBA Maroochydore 1.30pm Thursday 25th June 2026

Hi, it's Adam Watson. That's fine. I'll see you all there. We'll get this completed. Thank you for time. All be safe. Tell Michael I'll be in touch with him. Also I want to send arms or everybody something to read.
Sent from my iPhone

On 22 Jun 2026, at 1:04 pm, Ursula McKenzie <ursula.mckenzie@jomist.com.au> wrote:

Hi Adam,
Please see below from our CBA manager who has booked us in at the CBA Branch in Sunshine Plaza for 1.30pm this Thursday.
Please note the branch is inside a huge shopping centre so it may take a little time to find.

Before Thursday one of things we need to confirm is the buying entities so the correct documents can be put in place.
Please email or ring me when you get a chance.

Shop Gd538-539 Sunshine Plaza
154-164 Horton Pde
Maroochydore QLD 4558

Regards,

Ursula McKenzie

Email: sales@pioneerlakes.com.au
Phone: 0487 771420
Website: www.pioneerlakes.com.au
Sales Office: Clive Rogers Drive, Mirani QLD 4754

<image007.jpg>

From: Chrisjan Thomson <chrisjan.thomson@cba.com.au>
Sent: Monday, 22 June 2026 12:54 PM
To: Ursula McKenzie <ursula.mckenzie@jomist.com.au>
Cc: meridanone@gmail.com; John O'Toole <john@colemandraining.com.au>; Steve Coleman <steve@colemandraining.com.au>
Subject: RE: Pioneer Lakes - Share Sale Agreement

[CBA Information Classification: Customer and Personal]

Good afternoon Ursula,

I have confirmed the booking time at Maroochydore at 1:30pm.

I tried to slot you in at 12pm, however, the branch manager only had a 15min slot available around 12pm and I don't think it will be enough time for everything that needs to be done, as such I have booked you in at 1:30pm with more time available.

Kind regards

<image001.png>

Chrisjan Thomson
Relationship Executive
Commercial Banking QLD North
Level 6, Foundation Place
8 Market Lane, Maroochydore, QLD, 4558

Mobile: 0473 981 124
Email: chrisjan.thomson@cba.com.au
<image002.png>

Our purpose: Building a brighter future for all.

CommBank acknowledges the Traditional Owners of the lands across Australia as the continuing custodians of Country and Culture.

We pay our respect to First Nations peoples and their Elders, past and present.

<image003.jpg>

Resolution of Members for Change of Director		
Company	Pioneer Lakes Pty Ltd	
ACN	108 681 563	
Registered Office	26 Hitech Drive KUNDA PARK QLD 4558	
Member/s	Jomist Developments Pty Ltd (ACN 104 650 526) Grassland Properties Pty Ltd (ACN 106 656 802)	
Proposed Resolution	To accept the resignation of: • John Leslie O'Toole • Stephen Brian Coleman; and • Michael Joe Botica as directors and secretary of the company and to appoint Adam Watson as director and secretary of the company in accordance with the consent to act as director.	
Resolution	The sole member of the company hereby makes the resolution described above on the date specified below	
Member Name	Signature of Member	Date of signing
Jomist Developments Pty Ltd (ACN 104 650 526)	_____ Stephen Brian Coleman - Director	
	_____ John Leslie O'Toole – Director	
Grassland Properties Pty Ltd (ACN 106 656 802)	_____ Michael Joe Botica – Sole Director	

Resignation as Company Office Holder	
Company	Pioneer Lakes Pty Ltd
ACN	108 681 563
Registered Office	26 Hitech Drive KUNDA PARK QLD 4558
Roles	☒ Director ☐ Secretary ☐ Public officer
Office Holder	Stephen Brian Coleman
Residential Address	11 Riflebird Avenue, Aroona QLD 4551
Resignation	The Office Holder hereby resigns as officeholder of the company in the roles described above
Effective Date	The resignation is to take effect on completion of share sales in the Company from Jomist Developments Pty Ltd (ACN 104 650 526) and Grassland Properties Pty Ltd (ACN 106 656 802) to Adam Watson, GC Resources Pty Ltd (ACN 103 480 904) and Watson Family Corporate Pty Ltd (ACN 680 384 347) pursuant to the Share Sale Agreement dated 21 May, 2026.
Declaration no Claims	The Office Holder declares that neither the Office Holder, nor any immediate family member, has any claim against the company whether in respect of any salary, unpaid leave entitlements, other employee entitlements, fees, entitlement for loss of office, injuries or damages of any sort The Office Holder further declares that neither the Office Holder, nor any immediate family member or any company or trust in which any of them have an interest (including any contingent interest) has any claim against the company in respect of any unpaid loan
Date	
Signed by Office Holder	Stephen Brian Coleman

Resignation as Company Office Holder	
Company	Pioneer Lakes Pty Ltd
ACN	108 681 563
Registered Office	26 Hitech Drive KUNDA PARK QLD 4558
Roles	☒ Director ☐ Secretary ☐ Public officer
Office Holder	Michael Joe Botica
Residential Address	5 Wian Street, Buderim QLD 4556
Resignation	The Office Holder hereby resigns as officeholder of the company in the roles described above
Effective Date	The resignation is to take effect on completion of share sales in the Company from Jomist Developments Pty Ltd (ACN 104 650 526) and Grassland Properties Pty Ltd (ACN 106 656 802) to Adam Watson, GC Resources Pty Ltd (ACN 103 480 904) and Watson Family Corporate Pty Ltd (ACN 680 384 347) pursuant to the Share Sale Agreement dated 21 May, 2026.
Declaration no Claims	The Office Holder declares that neither the Office Holder, nor any immediate family member, has any claim against the company whether in respect of any salary, unpaid leave entitlements, other employee entitlements, fees, entitlement for loss of office, injuries or damages of any sort The Office Holder further declares that neither the Office Holder, nor any immediate family member or any company or trust in which any of them have an interest (including any contingent interest) has any claim against the company in respect of any unpaid loan
Date	
Signed by Office Holder	Michael Joe Botica

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Consent to Act as Company Office Holder	
Company	Pioneer Lakes Pty Ltd
ACN	108 681 563
Registered Office	26 Hitech Drive KUNDA PARK QLD 4558
Proposed Role	☒ Director ☒ Secretary ☒ Public officer
Proposed Office Holder	Adam Watson
DIN	
Residential Address	13/1 Lake Serenity Boulevard, Helensvale QLD 4212
Date of Birth	04/02/1976
Place of Birth	Brisbane QLD
Specific notice of material personal interest	The Applicant hereby gives notice that, except as set out below, he/she does not have, to his or her knowledge, any material personal interest in a matter that relates to the affairs of the Company of which an office holder must give notice under the <i>Corporations Act 2001</i> (Cth) The Applicant requests that the details set out below (if any) are tabled at the next directors' meeting of the Company and recorded in the minutes of said meeting.
Standing notice of material personal interest	The Applicant hereby gives standing notice that he or she has an interest in all matters set out below and requests that the details below (if any) are tabled at the next directors' meeting of the Company and recorded in the minutes of said meeting.

Use of technology	The Applicant consents to the use of any and all technology (or combination of the same) which permits each director to communicate with every other director, for calling and holding directors' meetings. This consent may be withdrawn within a reasonable period before the holding of a director's meeting.
Consent	The Applicant hereby consents to act as officeholder of the company in the roles described above
Date	
Signed by Applicant	Adam Watson

Material Personal Interest

- 1.1. A director who has a material personal interest in a matter that relates to the affairs of the company, must disclose it to the board of directors.
- 1.2. A director may give a specific notice or a standing notice about an interest.
- 1.3. Specific Notice - To give a specific notice, the notice must:
 - (a) give details of the nature and extent of the interest and the relation of the interest to the affairs of the Company;
 - (b) be given at a directors' meeting as soon as practicable after the director becomes aware of their interest in the matter; and
 - (c) be recorded in the minutes of the meeting.
- 1.4. Standing notice: To give a standing notice, the notice must:
 - (a) give details of the nature and extent of the interest;
 - (b) be given at a directors' meeting (either orally or in writing) or to other directors individually in writing in which case the notice is treated as given when it has been given to every director;
 - (c) be recorded in the minutes of the meeting; and
 - (d) takes effect as soon as it is given. However, it ceases to have effect in each of the following cases.
 - (i) in relation to a particular interest, if the nature or extent of the interest materially increases above that disclosed in the notice;
 - (ii) if a new director is appointed, until the new director is given the standing notice.

1.5. A director does NOT need to disclose a material personal interest:

- (a) where the interest arises:
 - (i) because the director is a member of the company and is held in common with the other members of the company; or
 - (ii) in relation to the director's remuneration as a director of the company; or
 - (iii) relates to a contract the company is proposing to enter into that is subject to approval by the members and will not impose any obligation on the company if it is not approved by the members; or
 - (iv) merely because the director is a guarantor or has given an indemnity or security for all or part of a loan (or proposed loan) to the company; or
 - (v) merely because the director has a right of subrogation in relation to a guarantee or indemnity referred to in subparagraph (iv); or
 - (vi) relates to a contract that insures, or would insure, the director against liabilities the director incurs as an officer of the company (but only if the contract does not make the company or a related body corporate the insurer); or
 - (vii) relates to any payment by the company or a related body corporate in respect of an indemnity permitted under section 199A or any contract relating to such an indemnity; or
 - (viii) is in a contract, or proposed contract, with, or for the benefit of, or on behalf of, a related body corporate and arises merely because the director is a director of the related body corporate; or
- (b) the company is a proprietary company and the other directors are aware of the nature and extent of the interest and its relation to the affairs of the company; or
- (c) all the following conditions are satisfied:
 - (i) the director has already given notice of the nature and extent of the interest and its relation to the affairs of the company;
 - (ii) if a person who was not a director of the company at the time when the notice was given is appointed as a director of the company—the notice is given to that person;
 - (iii) the nature or extent of the interest has not materially increased above that disclosed in the notice; or
 - (iv) the director has given a standing notice of the nature and extent of the interest and the notice is still effective in relation to the interest.

Pioneer Lakes Pty Ltd (ACN 108 681 563) - Resolution of Sole Director

Adam Watson of 13/1 Lake Serenity Boulevard, Helensvale QLD 4212 being the sole director of the company hereby resolves as follows:

Resolution

To approve the following share transfers:

Name of Transferor	Jomist Developments Pty Ltd (ACN 104 650 526)
Name of Transferee	Adam Watson
Address of Transferee	13/1 Lake Serenity Boulevard, Helensvale QLD 4212
No. of Shares	30
Class of Shares	ORD
Numbered from	
Numbered to	
Sale Price per Share	In accordance with the Share Sale Agreement dated 21 May, 2025

Name of Transferor	Jomist Developments Pty Ltd (ACN 104 650 526)
Name of Transferee	GC Resources Corporate Pty Ltd (ACN 680 386 547)
Address of Transferee	4 O'Grady Street, Burwood East VIC 3151
No. of Shares	40
Class of Shares	ORD
Numbered from	
Numbered to	
Sale Price per Share	In accordance with the Share Sale Agreement dated 21 May, 2025

Name of Transferor	Grassland Properties Pty Ltd (ACN 106 656 802)
Name of Transferee	Watson Family Corporate Pty Ltd (ACN 680 384 347)
Address of Transferee	13/1 Lake Serenity Boulevard, Helensvale QLD 4212
No. of Shares	30
Class of Shares	ORD
Numbered from	
Numbered to	
Sale Price per Share	In accordance with the Share Sale Agreement dated 21 May, 2025

Dated this day of 2026

Adam Watson - Sole Director / Secretary

STANDARD SHARE TRANSFER FORM

For Non-Market Transactions - Affix Stamp Duty Here			
FULL NAME OF COMPANY	Pioneer Lakes Pty Ltd (ACN 108 681 563)		
Class of Shares	Issue Price	Paid to (If not fully paid)	Number of Shares
ORD	\$0.20 per share	Fully Paid	30
FULL NAME OF TRANSFEROR	Jomist Developments Pty Ltd (ACN 104 650 526)		Date of Purchase
CONSIDERATION	In accordance with the Share Sale Agreement dated 21 May, 2025		____ / ____ / 2026
FULL NAME OF TRANSFEREE	Adam Watson		
ADDRESS OF TRANSFEREE	13/1 Lake Serenity Boulevard, Helensvale QLD 4212		

The transferor, being the registered owner of the securities mentioned above, hereby transfers the securities to the transferee for the consideration specified above. The transfer of the securities is subject to the conditions on which the transferor holds the securities at the time of signing of this transfer. The transferee agrees to accept the securities subject to the same conditions. If this transfer is signed under power of attorney then the attorney declares that the attorney has not received any notice of revocation of the power of attorney by the death of the grantor or otherwise.

TRANSFEROR SIGN HERE	 Stephen Brian Coleman - Director Jomist Developments Pty Ltd (ACN 104 650 526)	 John Leslie Otoole- Director/Secretary Jomist Developments Pty Ltd (ACN 104 650 526)
DATE SIGNED		
TRANSFEEE SIGN HERE	 Adam Watson	
DATE SIGNED		

STANDARD SHARE TRANSFER FORM

For Non-Market Transactions - Affix Stamp Duty Here

FULL NAME OF COMPANY	Pioneer Lakes Pty Ltd (ACN 108 681 563)		
Class of Shares	Issue Price	Paid to (If not fully paid)	Number of Shares
ORD	\$0.20 per share	Fully Paid	40
FULL NAME OF TRANSFEROR	Jomist Developments Pty Ltd (ACN 104 650 526)		Date of Purchase
CONSIDERATION	In accordance with the Share Sale Agreement dated 21 May, 2025		____ / ____ / 2026
FULL NAME OF TRANSFEREE	GC Resources Corporate Pty Ltd (ACN 680 386 547)		
ADDRESS OF TRANSFEREE	4 O'Grady Street, Burwood East VIC 3151		

The transferor, being the registered owner of the securities mentioned above, hereby transfers the securities to the transferee for the consideration specified above. The transfer of the securities is subject to the conditions on which the transferor holds the securities at the time of signing of this transfer. The transferee agrees to accept the securities subject to the same conditions. If this transfer is signed under power of attorney then the attorney declares that the attorney has not received any notice of revocation of the power of attorney by the death of the grantor or otherwise.

TRANSFEROR SIGN HERE	 Stephen Brian Coleman - Director Jomist Developments Pty Ltd (ACN 104 650 526)	 John Leslie O' Toole - Director Jomist Developments Pty Ltd (ACN 104 650 526)
DATE SIGNED		
TRANSFEREE SIGN HERE	 Adam Watson –Director / Secretary GC Resources Corporate Pty Ltd (ACN 680 386 547)	 Robert Huang – Director GC Resources Corporate Pty Ltd (ACN 680 386 547)
DATE SIGNED		

STANDARD SHARE TRANSFER FORM

For Non-Market Transactions - Affix Stamp Duty Here			
FULL NAME OF COMPANY	Pioneer Lakes Pty Ltd (ACN 108 681 563)		
Class of Shares	Issue Price	Paid to (If not fully paid)	Number of Shares
ORD	\$0.20 per share	Fully Paid	30
FULL NAME OF TRANSFEROR	Grassland Properties Pty Ltd (ACN 106 656 802)		Date of Purchase
CONSIDERATION	In accordance with the Share Sale Agreement dated 21 May, 2025		____ / ____ / 2026
FULL NAME OF TRANSFEREE	Watson Family Corporate Pty Ltd (ACN 680 384 347)		
ADDRESS OF TRANSFEREE	13/1 Lake Serenity Boulevard, Helensvale QLD 4212		

The transferor, being the registered owner of the securities mentioned above, hereby transfers the securities to the transferee for the consideration specified above. The transfer of the securities is subject to the conditions on which the transferor holds the securities at the time of signing of this transfer. The transferee agrees to accept the securities subject to the same conditions. If this transfer is signed under power of attorney then the attorney declares that the attorney has not received any notice of revocation of the power of attorney by the death of the grantor or otherwise.

TRANSFEROR SIGN HERE	 Michael Joe Botica – Sole Director / Secretary Grassland Properties Pty Ltd (ACN 106 656 802)
DATE SIGNED	
TRANSFEREE SIGN HERE	 Adam Watson – Sole Director / Secretary Watson Family Corporate Pty Ltd (ACN 680 384 347)
DATE SIGNED	

Share Certificate

Pioneer Lakes Pty Ltd (ACN 108 681 563)
INCORPORATED UNDER THE PROVISIONS OF THE CORPORATIONS ACT

Registered Office: 26 Hitech Drive
KUNDA PARK QLD 4558

Certificate Number: _____

This is to certify that Adam Watson of 13/1 Lake Serenity Boulevard, Helensvale QLD 4212 is the registered holder of the shares as are shown in the panel herein in the abovenamed company, subject to the constitution thereof, and that the sum per share specified below has been paid as the issue price.

No. of Shares	Class	Distinctive Numbers		Issue price per share	Extent to which paid
		From	To		
30	ORD			\$0.20	Fully Paid

Executed by the company this day of , 20

.....
Sole Director/Secretary
Pioneer Lakes Pty Ltd
(ACN 108 681 563)

This certificate must be given up to the secretary on transfer of any or all of the above shares

Pioneer Lakes Pty Ltd (ACN 108 681 563)

Received certificate no. _____ for the share/s as shown in the panel herein in the abovenamed company subject to the constitution of the company.

No. of Shares	Class	Distinctive Numbers		Issue price per share	Extent to which paid
		From	To		
30	ORD			\$0.20	Fully Paid

Signed
Adam Watson

Share Certificate

Pioneer Lakes Pty Ltd (ACN 108 681 563)
INCORPORATED UNDER THE PROVISIONS OF THE CORPORATIONS ACT

Registered Office: 26 Hitech Drive
KUNDA PARK QLD 4558

Certificate Number: _____

This is to certify that GC Resources Corporate Pty Ltd (ACN 680 386 547) of 4 O'Grady Street, Burwood East VIC 3151 is the registered holder of the shares as are shown in the panel herein in the abovenamed company, subject to the constitution thereof, and that the sum per share specified below has been paid as the issue price.

No. of Shares	Class	Distinctive Numbers		Issue price per share	Extent to which paid
		From	To		
40	ORD			\$0.20	Fully Paid

Executed by the company this day of , 20

.....
Sole Director/Secretary
Pioneer Lakes Pty Ltd
(ACN 108 681 563)

This certificate must be given up to the secretary on transfer of any or all of the above shares

Pioneer Lakes Pty Ltd (ACN 108 681 563)

Received certificate no. _____ for the share/s as shown in the panel herein in the abovenamed company subject to the constitution of the company.

No. of Shares	Class	Distinctive Numbers		Issue price per share	Extent to which paid
		From	To		
40	ORD			\$0.20	Fully Paid

Signed
Director / Secretary | GC Resources Corporate
Pty Ltd (ACN 680 386 547)

Signed.....
Director | GC Resources Corporate Pty Ltd
(ACN 680 386 547)

Share Certificate

Pioneer Lakes Pty Ltd (ACN 108 681 563)
INCORPORATED UNDER THE PROVISIONS OF THE CORPORATIONS ACT

Registered Office: 26 Hitech Drive
KUNDA PARK QLD 4558

Certificate Number: _____

This is to certify that Watson Family Corporate Pty Ltd (ACN 680 384 347) of 13/1 Lake Serenity Boulevard, Helensvale QLD 4212 is the registered holder of the shares as are shown in the panel herein in the abovenamed company, subject to the constitution thereof, and that the sum per share specified below has been paid as the issue price.

No. of Shares	Class	Distinctive Numbers		Issue price per share	Extent to which paid
		From	To		
30	ORD			\$0.20	Fully Paid

Executed by the company this day of , 20

.....
Sole Director/Secretary
Pioneer Lakes Pty Ltd
(ACN 108 681 563)

This certificate must be given up to the secretary on transfer of any or all of the above shares

Pioneer Lakes Pty Ltd (ACN 108 681 563)

Received certificate no. _____ for the share/s as shown in the panel herein in the abovenamed company subject to the constitution of the company.

No. of Shares	Class	Distinctive Numbers		Issue price per share	Extent to which paid
		From	To		
30	ORD			\$0.20	Fully Paid

Signed
Director | Watson Family Corporate Pty Ltd (ACN 680 384 347)

Resolution of Members for Change of Director		
Company	Pioneer Valley Services Pty Ltd	
ACN	142 288 659	
Registered Office	Leichhardt Road MIRANI QLD 4754	
Member/s	Pioneer Lakes Pty Ltd ACN 108 681 563	
Proposed Resolution	To accept the resignation of: • John Leslie O'Toole • Stephen Brian Coleman; and • Michael Joe Botica as directors and secretary of the company and to appoint Adam Watson as director and secretary of the company in accordance with the consent to act as director.	
Resolution	The sole member of the company hereby makes the resolution described above on the date specified below	
Member Name	Signature of Member	Date of signing
Pioneer Lakes Pty Ltd ACN 108 681 563	Adam Watson - Sole Director	

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Resignation as Company Office Holder	
Company	Pioneer Valley Services Pty Ltd
ACN	142 288 659
Registered Office	Leichhardt Road MIRANI QLD 4754
Roles	☒ Director ☐ Secretary ☐ Public officer
Office Holder	Michael Joe Botica
Residential Address	5 Wian Street, Buderim QLD 4556
Resignation	The Office Holder hereby resigns as officeholder of the company in the roles described above
Effective Date	The resignation is to take effect on completion of share sales in Pioneer Lakes Pty Ltd ACN 108 681 563 from Jomist Developments Pty Ltd (ACN 104 650 526) and Grassland Properties Pty Ltd (ACN 106 656 802) to Adam Watson, GC Resources Pty Ltd (ACN 103 480 904) and Watson Family Corporate Pty Ltd (ACN 680 384 347) pursuant to the Share Sale Agreement dated 21 May, 2026.
Declaration no Claims	The Office Holder declares that neither the Office Holder, nor any immediate family member, has any claim against the company whether in respect of any salary, unpaid leave entitlements, other employee entitlements, fees, entitlement for loss of office, injuries or damages of any sort The Office Holder further declares that neither the Office Holder, nor any immediate family member or any company or trust in which any of them have an interest (including any contingent interest) has any claim against the company in respect of any unpaid loan
Date	
Signed by Office Holder	Michael Joe Botica

Resignation as Company Office Holder	
Company	Pioneer Valley Services Pty Ltd
ACN	142 288 659
Registered Office	Leichhardt Road MIRANI QLD 4754
Roles	☒ Director ☒ Secretary ☐ Public officer
Office Holder	John Leslie O'Toole
Residential Address	8 Ringwood Court, Samford QLD 4520
Resignation	The Office Holder hereby resigns as officeholder of the company in the roles described above
Effective Date	The resignation is to take effect on completion of share sales in Pioneer Lakes Pty Ltd ACN 108 681 563 from Jomist Developments Pty Ltd (ACN 104 650 526) and Grassland Properties Pty Ltd (ACN 106 656 802) to Adam Watson, GC Resources Pty Ltd (ACN 103 480 904) and Watson Family Corporate Pty Ltd (ACN 680 384 347) pursuant to the Share Sale Agreement dated 21 May, 2026.
Declaration no Claims	The Office Holder declares that neither the Office Holder, nor any immediate family member, has any claim against the company whether in respect of any salary, unpaid leave entitlements, other employee entitlements, fees, entitlement for loss of office, injuries or damages of any sort The Office Holder further declares that neither the Office Holder, nor any immediate family member or any company or trust in which any of them have an interest (including any contingent interest) has any claim against the company in respect of any unpaid loan
Date	
Signed by Office Holder	 John Leslie O'Toole

Consent to Act as Company Office Holder	
Company	Pioneer Valley Services Pty Ltd
ACN	142 288 659
Registered Office	Leichhardt Road MIRANI QLD 4754
Proposed Role	☒ Director ☒ Secretary ☒ Public officer
Proposed Office Holder	Adam Watson
DIN	
Residential Address	13/1 Lake Serenity Boulevard, Helensvale QLD 4212
Date of Birth	04/02/1976
Place of Birth	Brisbane QLD
Specific notice of material personal interest	The Applicant hereby gives notice that, except as set out below, he/she does not have, to his or her knowledge, any material personal interest in a matter that relates to the affairs of the Company of which an office holder must give notice under the <i>Corporations Act 2001</i> (Cth) The Applicant requests that the details set out below (if any) are tabled at the next directors' meeting of the Company and recorded in the minutes of said meeting.
Standing notice of material personal interest	The Applicant hereby gives standing notice that he or she has an interest in all matters set out below and requests that the details below (if any) are tabled at the next directors' meeting of the Company and recorded in the minutes of said meeting.

Use of technology	The Applicant consents to the use of any and all technology (or combination of the same) which permits each director to communicate with every other director, for calling and holding directors' meetings. This consent may be withdrawn within a reasonable period before the holding of a director's meeting.
Consent	The Applicant hereby consents to act as officeholder of the company in the roles described above
Date	
Signed by Applicant	Adam Watson

Material Personal Interest

- 1.1. A director who has a material personal interest in a matter that relates to the affairs of the company, must disclose it to the board of directors.
- 1.2. A director may give a specific notice or a standing notice about an interest.
- 1.3. Specific Notice - To give a specific notice, the notice must:
 - (a) give details of the nature and extent of the interest and the relation of the interest to the affairs of the Company;
 - (b) be given at a directors' meeting as soon as practicable after the director becomes aware of their interest in the matter; and
 - (c) be recorded in the minutes of the meeting.
- 1.4. Standing notice: To give a standing notice, the notice must:
 - (a) give details of the nature and extent of the interest;
 - (b) be given at a directors' meeting (either orally or in writing) or to other directors individually in writing in which case the notice is treated as given when it has been given to every director;
 - (c) be recorded in the minutes of the meeting; and
 - (d) takes effect as soon as it is given. However, it ceases to have effect in each of the following cases.
 - (i) in relation to a particular interest, if the nature or extent of the interest materially increases above that disclosed in the notice;
 - (ii) if a new director is appointed, until the new director is given the standing notice.

1.5. A director does NOT need to disclose a material personal interest:

- (a) where the interest arises:
 - (i) because the director is a member of the company and is held in common with the other members of the company; or
 - (ii) in relation to the director's remuneration as a director of the company; or
 - (iii) relates to a contract the company is proposing to enter into that is subject to approval by the members and will not impose any obligation on the company if it is not approved by the members; or
 - (iv) merely because the director is a guarantor or has given an indemnity or security for all or part of a loan (or proposed loan) to the company; or
 - (v) merely because the director has a right of subrogation in relation to a guarantee or indemnity referred to in subparagraph (iv); or
 - (vi) relates to a contract that insures, or would insure, the director against liabilities the director incurs as an officer of the company (but only if the contract does not make the company or a related body corporate the insurer); or
 - (vii) relates to any payment by the company or a related body corporate in respect of an indemnity permitted under section 199A or any contract relating to such an indemnity; or
 - (viii) is in a contract, or proposed contract, with, or for the benefit of, or on behalf of, a related body corporate and arises merely because the director is a director of the related body corporate; or
- (b) the company is a proprietary company and the other directors are aware of the nature and extent of the interest and its relation to the affairs of the company; or
- (c) all the following conditions are satisfied:
 - (i) the director has already given notice of the nature and extent of the interest and its relation to the affairs of the company;
 - (ii) if a person who was not a director of the company at the time when the notice was given is appointed as a director of the company—the notice is given to that person;
 - (iii) the nature or extent of the interest has not materially increased above that disclosed in the notice; or
 - (iv) the director has given a standing notice of the nature and extent of the interest and the notice is still effective in relation to the interest.

Current Company Extract for GC RESOURCES CORPORATE PTY LTD

Extracted from ASIC database on 25 June 2026 08:29 AM AEST

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

Organisation Details

Name:	GC RESOURCES CORPORATE PTY LTD
A.C.N:	680386547
A.B.N:	17680386547
Status:	Registered
Registered In:	QLD
Registration Date:	30/08/2024
Review Date:	30/08/2026
Name Start Date:	30/08/2024
Type:	Australian Proprietary Company
Organisation Number Type:	Australian Company Number
Details Start Date:	30/08/2024
Class:	Limited By Shares
Subclass:	Proprietary Company
Disclosing Entity:	No
Registered charity:	No
Document Number:	

Organisation Address

Status	Address Type	Address	Start Date	Doc Number
Current	Registered Office	'13' 1 LAKE SERENITY BOULEVARD HELENSVALE QLD 4212	30/08/2024	6EFHZ1344
Current	Principal Place of Business	'13' 1 LAKE SERENITY BOULEVARD HELENSVALE QLD 4212	30/08/2024	6EFHZ1344

Organisation Officers

Role	Officer Details	Address	Appointment Date	Court Details	Doc Number
Director	ADAM WATSON Date of Birth: 04/02/1976 Place of Birth: BRISBANE QLD	'13' 1 LAKE SERENITY BOULEVARD HELENSVALE QLD 4212	30/08/2024		6EFHZ1344
Director	ROBERT HUANG Date of Birth: 05/07/1963 Place of Birth: CHINA	UNIT 1301 51 CROWN STREET WOLLONGONG NSW 2500	30/08/2024		6EFHZ1344
Secretary	ADAM WATSON Date of Birth: 04/02/1976 Place of Birth: BRISBANE QLD	'13' 1 LAKE SERENITY BOULEVARD HELENSVALE QLD 4212	30/08/2024		6EFHZ1344

Share Structure

Share Class	No. Issued	Amount Paid	Amount Unpaid	Doc Number
ORD ORDINARY	100	\$100.00	\$0.00	6EFHZ1344

Note: For each class of shares issued by a proprietary company, ASIC records the details of the 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 twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Shareholders

Class	No. Held	Beneficially Held	Fully Paid	Shareholder Details	Document Number
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Class	No. Held	Beneficially Held	Fully Paid	Shareholder Details	Document Number
ORD	65	No	Yes	WATSON FAMILY CORPORATE PTY LTD '13' 1 LAKE SERENITY BOULEVARD HELENSVALE QLD 4212 ACN: 680384347	6EFHZ1344
ORD	35	No	Yes	HUANG FAMILY NOMINEES PTY LTD '1301' 51 CROWN STREET WOLLONGONG NSW 2500 ACN: 680383724	6EFHZ1344

Documents

Form Code	Description	# of pages	Received	Processed	Effective	Doc Number
201	201C Application For Registration as a Proprietary Company	3	30/08/2024	30/08/2024	30/08/2024	6EFHZ1344



PPSR Organisation Grantor Search

PPSR Search was conducted on **25/06/2026** at **08:48:54 AEDT** and returned **0** result[s].

This search was conducted via Dye and Durham Information Services ABN: 42 089 586 872 an approved B2G integrator.

Order Summary

Order Number:	OR-1E730CFQD7CQJ7
User ID:	af07100050
File Reference:	260020648

Search Criteria

Identifier Type	Identifier Value	Number of Registrations
ACN	108681563	0

End of results

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PPSR Organisation Grantor Search

PPSR Search was conducted on **25/06/2026** at **08:51:24 AEDT** and returned **6** result[s].

This search was conducted via Dye and Durham Information Services ABN: 42 089 586 872 an approved B2G integrator.

Order Summary

Order Number:	OR-1E7318E6DO18HZ
User ID:	af07100050
File Reference:	260020648

Search Criteria

Identifier Type	Identifier Value	Number of Registrations
ACN	142288659	6

Search Summary

Total Count of Results by Registration Type

Out of a total of 6 registration[s]:

Registrations Summary			
Type	Total Registrations	PMSI Interests	Migrated Interests
ACN: 142288659	6	0	0

Total Count of Results by Collateral Type

Out of a total of 6 registration[s]:

Collateral Summary				
Type	Motor Vehicle / Restricted	APAP Exceptions	APAP No Exceptions	Other Collateral Types
ACN: 142288659	1	0	0	5

PPSR Registrations Summary

Registration Number	Start Date	End Date	Is Registration Migrated	Collateral	Is PMSI	Secured Parties	Grantor Type
201401290214749	2014-01-29 13:59:50	2028-01-29 23:59:59	No	MotorVehicle	No	PIONEER VALLEY SERVICES PTY LTD	ACN:142288659
201401290214765	2014-01-29 13:59:50	2028-01-29 23:59:59	No	OtherGoods	No	PIONEER VALLEY SERVICES PTY LTD	ACN:142288659
201401290229486	2014-01-29 14:40:20	2028-01-29 23:59:59	No	OtherGoods	No	PIONEER VALLEY SERVICES PTY LTD	ACN:142288659
202112170008385	2021-12-17 09:20:05	2028-12-17 23:59:59	No	OtherGoods	Yes	BORAL LIMITED ALLEN TAYLOR & COMPANY LTD ALLEN'S ASPHALT PTY LTD ALSAFE PREMIX CONCRETE PTY LTD BARNU PTY.	ACN:142288659

						LTD. BAYVIEW PTY LIMITED BAYVIEW QUARRIES PROPRIETARY LIMITED BITUMAX PTY. LIMITED BITUMEN IMPORTERS AUSTRALIA PTY LTD BITUPAVE LTD BORAL BRICKS PTY LTD BORAL BRICKS WESTERN AUSTRALIA PTY LTD BORAL BUILDING MATERIALS PTY LIMITED BORAL BUILDING PRODUCTS LIMITED BORAL CEMENT LIMITED BORAL CONCRETE CONTRACTING PTY LIMITED BORAL CONSTRUCTIO N MATERIALS GROUP LTD BORAL CONSTRUCTIO N MATERIALS LIMITED BORAL CONSTRUCTIO N RELATED BUSINESSES PTY LTD BORAL CONTRACTING PTY LTD BORAL CORPORATE SERVICES PTY LIMITED BORAL FINANCE PTY LIMITED BORAL HOLLOSTONE MASONRY (SOUTH AUST.) PTY. LIMITED BORAL INSURANCE PTY LIMITED BORAL INTERNATIONA L PTY LIMITED BORAL INVESTMENTS PTY LIMITED BORAL IP HOLDINGS (AUSTRALIA) PTY LIMITED BORAL MASONRY LTD BORAL MONTORO PTY LIMITED BORAL PLASTER FIXING PTY.	
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						LIMITED. BORAL PRECAST HOLDINGS PTY LTD BORAL RECYCLING PTY LIMITED BORAL RESOURCES (COUNTRY) PTY. LIMITED BORAL RESOURCES (NSW) PTY LTD BORAL RESOURCES (QLD) PTY. LIMITED BORAL RESOURCES (SA) LIMITED BORAL RESOURCES (VIC.) PTY. LIMITED BORAL RESOURCES (W.A.) LTD BORAL SHARED BUSINESS SERVICES PTY LTD BORAL TIMBER FIBRE EXPORTS PTY LTD BORAL TRANSPORT LIMITED CONCRITE PTY LTD DANDENONG QUARRIES PTY. LIMITED DE MARTIN & GASPARINI CONCRETE PLACERS PTY LIMITED DE MARTIN & GASPARINI CONTRACTORS PTY LIMITED DE MARTIN & GASPARINI PTY LIMITED DE MARTIN & GASPARINI PUMPING PTY LIMITED DUNCAN'S HOLDINGS LTD DUNMORE SAND & SOIL PTY. LIMITED FLYASH AUSTRALIA PTY LIMITED GYPSUM RESOURCES AUSTRALIA PTY. LIMITED HIGHLAND PINE PRODUCTS PTY LIMITED LYMPIKE PTY LTD OBERON SOFTWOOD HOLDINGS PTY. LIMITED PENRITH LAKES	
--	--	--	--	--	--	---	--

						DEVELOPMENT CORPORATION LTD Q-CRETE PREMIX PTY LTD ROAD SURFACES GROUP PTY. LTD. RONDO BUILDING SERVICES PTY LTD SOUTH EAST ASPHALT PTY LTD SUNSTATE CEMENT LTD. USG BORAL BUILDING PRODUCTS PTY LIMITED USG INTERIORS AUSTRALIA PTY. LTD. VENTIA BORAL AMEY NSW PTY LIMITED VENTIA BORAL AMEY QLD PTY LIMITED	
202604140005913	2026-04-14 09:11:53	2033-04-14 23:59:59	No	OtherGoods	Yes	DOWNER EDI WORKS PTY LTD	ACN:142288659
202605280080323	2026-05-28 16:20:18	2033-05-28 23:59:59	No	OtherGoods	Yes	HOLCIM (AUSTRALIA) PTY LTD	ACN:142288659

Search Result

Registration #201401290214749

Registration number:	201401290214749
Change number:	64066335
Registration kind:	SecurityInterest
Is registration transitional?	Yes
Is registration migrated?	No
Is Subordinate?	No
Giving of Notice Identifier?	725JVS

Dates

Start time:	2014-01-29 13:59:50
Change time:	2021-01-29 10:49:46
End time:	2028-01-29 23:59:59

Change History

Number	Type	Date
64066335	Amend	2021-01-29 10:49:46
25708120	Create	2014-01-29 13:59:50

Secured Party Group

Secured Party 1

ACN:	142288659
Organisation name:	PIONEER VALLEY SERVICES PTY LTD

Address for Service

Email address	info@jomist.com.au
Mailing address:	26 Hi-Tech Drive Kunda Park Unknown 4556 AUSTRALIA
Physical address:	Unknown

Collateral

Collateral type:	Commercial property
Collateral class:	MotorVehicle
Serial number:	MR031UNE905011411
Serial number type:	VIN
Is Inventory?	No
Are proceeds claimed?	Yes
Proceeds claimed Description:	All present and after acquired property.
Is purchase money security interest?	No

Grantors

Number	Identifier
1	ACN : 142288659

Registration #201401290214765

Registration number:	201401290214765
Change number:	64066911
Registration kind:	SecurityInterest
Is registration transitional?	Yes
Is registration migrated?	No
Is Subordinate?	No
Giving of Notice Identifier?	Kubota RTV C84806

Dates

Start time:	2014-01-29 13:59:50
Change time:	2021-01-29 11:16:37
End time:	2028-01-29 23:59:59

Change History

Number	Type	Date
64066911	Amend	2021-01-29 11:16:37
25708122	Create	2014-01-29 13:59:50

Secured Party Group

Secured Party 1

ACN:	142288659
Organisation name:	PIONEER VALLEY SERVICES PTY LTD

Address for Service

Email address	info@jomist.com.au
Mailing address:	26 Hi-Tech Drive Kunda Park

	Unknown 4556 AUSTRALIA
Physical address:	Unknown

Collateral

Collateral type:	Commercial property
Collateral class:	OtherGoods
Description:	Kubota RTV C84806
Is Inventory?	No
Are proceeds claimed?	Yes
Proceeds claimed Description:	All present and after acquired property.
Is purchase money security interest?	No

Grantors

Number	Identifier
1	ACN : 142288659

Registration #201401290229486

Registration number:	201401290229486
Change number:	64066989
Registration kind:	SecurityInterest
Is registration transitional?	No
Is registration migrated?	No
Is Subordinate?	No
Giving of Notice Identifier?	dixon mower with canopy

Dates

Start time:	2014-01-29 14:40:20
Change time:	2021-01-29 11:19:09
End time:	2028-01-29 23:59:59

Change History

Number	Type	Date
64066989	Amend	2021-01-29 11:19:09
25714038	Create	2014-01-29 14:40:20

Secured Party Group

Secured Party 1

ACN:	142288659
Organisation name:	PIONEER VALLEY SERVICES PTY LTD

Address for Service

Email address	info@jomist.com.au
Mailing address:	26 Hi-Tech Drive Kunda Park Unknown 4556 AUSTRALIA
Physical address:	Unknown

Collateral

Collateral type:	Commercial property
Collateral class:	OtherGoods
Description:	Dixon DX60 Mower S/N 83111 with canopy
Is Inventory?	No
Are proceeds claimed?	Yes
Proceeds claimed Description:	All present and after acquired property.
Is purchase money security interest?	No

Grantors

Number	Identifier
1	ACN : 142288659

Registration #202112170008385

Registration number:	202112170008385
Change number:	91629758
Registration kind:	SecurityInterest
Is registration transitional?	No
Is registration migrated?	No
Is Subordinate?	No
Giving of Notice Identifier?	807787

Dates

Start time:	2021-12-17 09:20:05
Change time:	2026-03-04 09:44:18
End time:	2028-12-17 23:59:59

Change History

Number	Type	Date
91629758	AddressForServiceChange	2026-03-04 09:44:18
68762240	Create	2021-12-17 09:20:05

Secured Party Group

Secured Party 1

ACN:	008421761
Organisation name:	BORAL LIMITED

Secured Party 2

ACN:	000003056
Organisation name:	ALLEN TAYLOR & COMPANY LTD

Secured Party 3

ACN:	103076508
Organisation name:	ALLEN'S ASPHALT PTY LTD

Secured Party 4

ACN:	003290999
Organisation name:	ALSAFE PREMIX CONCRETE PTY LTD

Secured Party 5

ACN:	050051360
Organisation name:	BARNU PTY. LTD.

Secured Party 6

ACN:	004428148
Organisation name:	BAYVIEW PTY LIMITED

Secured Party 7

ACN:	004258262
Organisation name:	BAYVIEW QUARRIES PROPRIETARY LIMITED

Secured Party 8

ACN:	007591835
Organisation name:	BITUMAX PTY. LIMITED

Secured Party 9

ACN:	141170658
Organisation name:	BITUMEN IMPORTERS AUSTRALIA PTY LTD

Secured Party 10

ACN:	000102376
Organisation name:	BITUPAVE LTD

Secured Party 11

ACN:	082448342
Organisation name:	BORAL BRICKS PTY LTD

Secured Party 12

ACN:	008674244
Organisation name:	BORAL BRICKS WESTERN AUSTRALIA PTY LTD

Secured Party 13

ACN:	090736888
Organisation name:	BORAL BUILDING MATERIALS PTY LIMITED

Secured Party 14

ACN:	004496940
Organisation name:	BORAL BUILDING PRODUCTS LIMITED

Secured Party 15

ACN:	008528523
Organisation name:	BORAL CEMENT LIMITED

Secured Party 16

ACN:	620531820
Organisation name:	BORAL CONCRETE CONTRACTING PTY LIMITED

Secured Party 17

ACN:	000028080
Organisation name:	BORAL CONSTRUCTION MATERIALS GROUP LTD

Secured Party 18

ACN:	000614826
Organisation name:	BORAL CONSTRUCTION MATERIALS LIMITED

Secured Party 19

ACN:	052451626
Organisation name:	BORAL CONSTRUCTION RELATED BUSINESSES PTY LTD

Secured Party 20

ACN:	008872884
Organisation name:	BORAL CONTRACTING PTY LTD

Secured Party 21

ACN:	009483765
Organisation name:	BORAL CORPORATE SERVICES PTY LIMITED

Secured Party 22

ACN:	616863113
Organisation name:	BORAL FINANCE PTY LIMITED

Secured Party 23

ACN:	007604033
Organisation name:	BORAL HOLLOSTONE MASONRY (SOUTH AUST.) PTY. LIMITED

Secured Party 24

ACN:	000736318
Organisation name:	BORAL INSURANCE PTY LIMITED
Secured Party 25	
ACN:	000341239
Organisation name:	BORAL INTERNATIONAL PTY LIMITED
Secured Party 26	
ACN:	090736879
Organisation name:	BORAL INVESTMENTS PTY LIMITED
Secured Party 27	
ACN:	163076275
Organisation name:	BORAL IP HOLDINGS (AUSTRALIA) PTY LIMITED
Secured Party 28	
ACN:	000223718
Organisation name:	BORAL MASONRY LTD
Secured Party 29	
ACN:	002944694
Organisation name:	BORAL MONTORO PTY LIMITED
Secured Party 30	
ACN:	004111479
Organisation name:	BORAL PLASTER FIXING PTY. LIMITED.
Secured Party 31	
ACN:	007164954
Organisation name:	BORAL PRECAST HOLDINGS PTY LTD
Secured Party 32	
ACN:	000061843
Organisation name:	BORAL RECYCLING PTY LIMITED
Secured Party 33	
ACN:	000187002
Organisation name:	BORAL RESOURCES (COUNTRY) PTY. LIMITED
Secured Party 34	
ACN:	000756507
Organisation name:	BORAL RESOURCES (NSW) PTY LTD
Secured Party 35	
ACN:	009671809
Organisation name:	BORAL RESOURCES (QLD) PTY. LIMITED
Secured Party 36	
ACN:	007516494
Organisation name:	BORAL RESOURCES (SA) LIMITED
Secured Party 37	
ACN:	004620731
Organisation name:	BORAL RESOURCES (VIC.) PTY. LIMITED
Secured Party 38	
ACN:	008686904
Organisation name:	BORAL RESOURCES (W.A.) LTD
Secured Party 39	
ACN:	000373660
Organisation name:	BORAL SHARED BUSINESS SERVICES PTY LTD
Secured Party 40	
ACN:	000022917
Organisation name:	BORAL TIMBER FIBRE EXPORTS PTY LTD
Secured Party 41	
ACN:	000111571
Organisation name:	BORAL TRANSPORT LIMITED
Secured Party 42	
ACN:	000795166

Organisation name:	CONCRITE PTY LTD
Secured Party 43	
ACN:	004200266
Organisation name:	DANDENONG QUARRIES PTY. LIMITED
Secured Party 44	
ACN:	000512005
Organisation name:	DE MARTIN & GASPARINI CONCRETE PLACERS PTY LIMITED
Secured Party 45	
ACN:	074598299
Organisation name:	DE MARTIN & GASPARINI CONTRACTORS PTY LIMITED
Secured Party 46	
ACN:	000205372
Organisation name:	DE MARTIN & GASPARINI PTY LIMITED
Secured Party 47	
ACN:	074598262
Organisation name:	DE MARTIN & GASPARINI PUMPING PTY LIMITED
Secured Party 48	
ACN:	000080704
Organisation name:	DUNCAN'S HOLDINGS LTD
Secured Party 49	
ACN:	003497229
Organisation name:	DUNMORE SAND & SOIL PTY. LIMITED
Secured Party 50	
ACN:	002840271
Organisation name:	FLYASH AUSTRALIA PTY LIMITED
Secured Party 51	
ACN:	008021449
Organisation name:	GYP SUM RESOURCES AUSTRALIA PTY. LIMITED
Secured Party 52	
ACN:	093059404
Organisation name:	HIGHLAND PINE PRODUCTS PTY LIMITED
Secured Party 53	
ACN:	003414079
Organisation name:	LYMPIKE PTY LTD
Secured Party 54	
ACN:	091426452
Organisation name:	OBERON SOFTWOOD HOLDINGS PTY. LIMITED
Secured Party 55	
ACN:	000133951
Organisation name:	PENRITH LAKES DEVELOPMENT CORPORATION LTD
Secured Party 56	
ACN:	160844173
Organisation name:	Q-CRETE PREMIX PTY LTD
Secured Party 57	
ACN:	009907779
Organisation name:	ROAD SURFACES GROUP PTY. LTD.
Secured Party 58	
ACN:	000289207
Organisation name:	RONDO BUILDING SERVICES PTY LTD
Secured Party 59	
ACN:	105536552
Organisation name:	SOUTH EAST ASPHALT PTY LTD
Secured Party 60	
ACN:	010421879
Organisation name:	SUNSTATE CEMENT LTD.

Secured Party 61

ACN:	004231976
Organisation name:	USG BORAL BUILDING PRODUCTS PTY LIMITED

Secured Party 62

ACN:	000852175
Organisation name:	USG INTERIORS AUSTRALIA PTY. LTD.

Secured Party 63

ACN:	166574063
Organisation name:	VENTIA BORAL AMEY NSW PTY LIMITED

Secured Party 64

ACN:	166572925
Organisation name:	VENTIA BORAL AMEY QLD PTY LIMITED

Address for Service

Email address	bcas@boral.com.au
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Mailing address:	PO Box 6041 North Ryde NSW 2113 AUSTRALIA
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Physical address:	39 Delhi Road Trinita T2 North Ryde NSW 2113 AUSTRALIA
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Collateral

Collateral type:	Commercial property
Collateral class:	OtherGoods
Description:	All goods, equipment and/or other tangible property (including any accessions to those goods, equipment and/or property), sold, leased, hired, rented, bailed, supplied on consignment, sold subject to a conditional sale agreement (including retention of title) or otherwise made available by the secured party to the grantor.
Is Inventory?	Yes
Is Subject To Control?	No
Are proceeds claimed?	Yes
Proceeds claimed Description:	All present & after acquired property
Is purchase money security interest?	Yes

Grantors

Number	Identifier
1	PIONEER VALLEY SERVICES PTY LTD ACN : 142288659

Registration #202604140005913

Registration number:	202604140005913
Change number:	92263322
Registration kind:	SecurityInterest
Is registration transitional?	No
Is registration migrated?	No
Is Subordinate?	No
Giving of Notice Identifier?	PIONEER VALLEY SERVICES PTY LTD

Dates

Start time:	2026-04-14 09:11:53
Change time:	2026-04-14 09:11:53
End time:	2033-04-14 23:59:59

Change History

Number	Type	Date
92263322	Create	2026-04-14 09:11:53

Secured Party Group**Secured Party 1**

ACN:	008709608
Organisation name:	DOWNER EDI WORKS PTY LTD

Address for Service

Email address	credit.roads@downergroup.com
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Mailing address:	50 Eastern Creek Drive Eastern Creek NSW 2766 AUSTRALIA
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Physical address:	50 Eastern Creek Drive Eastern Creek NSW 2766 AUSTRALIA
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Collateral

Collateral type:	Commercial property
Collateral class:	OtherGoods
Description:	All goods including but not limited to bituminous construction materials, road bases, aggregates, concrete, miscellaneous civil items, road furnishings and associated products and materials used in road construction (whether present or future) that are supplied from time to time by the secured party to the grantor.
Is Inventory?	Yes
Is Subject To Control?	No
Are proceeds claimed?	Yes
Proceeds claimed Description:	All present and after acquired property
Is purchase money security interest?	Yes

Grantors

Number	Identifier
1	PIONEER VALLEY SERVICES PTY LTD ACN : 142288659

Registration #202605280080323

Registration number:	202605280080323
Change number:	92944234
Registration kind:	SecurityInterest
Is registration transitional?	No
Is registration migrated?	No

Is Subordinate?	No
Giving of Notice Identifier?	196030

Dates

Start time:	2026-05-28 16:20:18
Change time:	2026-05-28 16:20:18
End time:	2033-05-28 23:59:59

Change History

Number	Type	Date
92944234	Create	2026-05-28 16:20:18

Secured Party Group

Secured Party 1

ACN:	099732297
Organisation name:	HOLCIM (AUSTRALIA) PTY LTD

Address for Service

Email address	PPSR-AUSH@holcim.com
Mailing address:	Level 2 , 7-9 Irvine Place Bella Vista NSW 2151 AUSTRALIA
Physical address:	Level 2 , 7-9 Irvine Place Bella Vista NSW 2151 AUSTRALIA

Collateral

Collateral type:	Commercial property
Collateral class:	OtherGoods
Description:	All goods and equipment sold, leased, rented, bailed, consigned or otherwise made available to the grantor by the secured party.
Is Inventory?	Yes
Is Subject To Control?	No
Are proceeds claimed?	Yes
Proceeds claimed Description:	All present and after acquired property.
Is purchase money security interest?	Yes

Grantors

Number	Identifier
1	PIONEER VALLEY SERVICES PTY LTD ACN : 142288659

End of results

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