

## 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:         | 10/08/2026 10:24:17 AM AEST                      |
| Date Accepted for Filing: | 10/08/2026 10:24:20 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".

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. QUD 492 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: Andrew Keith Walton Coates  
Address: c/- 34 Wood Street Mackay QLD 4740  
Occupation: Solicitor and company director  
Date: 10 August 2026

### Contents

| Document number | Details                                                                                              | Paragraph | Page |
|-----------------|------------------------------------------------------------------------------------------------------|-----------|------|
| 1               | Affidavit of Andrew Keith Walton Coates in support of originating process affirmed on 10 August 2026 |           | 1-2  |

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

[Version 3 form approved 02/05/2019]

I, Andrew Keith Walton Coates, solicitor, affirm:

1. I refer to the affidavit of Michael Joe Botica affirmed on 5 August 2026 (**Botica Affidavit**) which I have read. I adopt the definitions used in that affidavit. In particular, I refer to exhibit "MJB-10" being a copy of the Share Sale Agreement prepared by McKays NQ Pty Ltd (**McKays**).
2. I am a practising solicitor and director of McKays. McKays act for the Plaintiffs in relation to the Share Sale Agreement (albeit that agreement has been terminated by the Plaintiffs; see exhibit "**MJB-25**" to the Botica Affidavit).
3. I note that clause 6.1 of the Share Sale Agreement provides that the (as defined) Deposit was to be paid to an account in the name of McKays. I can identify that account as one maintained by McKays.
4. No payment has been received into that account (or any other account maintained by McKays) whether by way of Deposit or otherwise under the terms of the Share Sale Agreement.

Affirmed by the deponent  
at Mackay  
in Queensland  
on 10 August 2026  
Before me:

)  
)  
)  
)

Signature of deponent

Signature of witness

*[Handwritten Signature]* JP (Qual)

