



**Caydon Group Holdings Pty Ltd (ACN 156 445 984)
(Receivers and Managers Appointed) (In Liquidation)
and entities listed in Annexure A
(collectively, the Companies)**

Circular to Suppliers

Matthew Caddy and I were appointed Receivers and Managers (**Receivers**) of certain entities and assets of the Companies between 25 July 2022 and 29 July 2022.

The appointment of Receivers followed the appointment of Malcolm Howell of Jirsch Sutherland on 25 July 2022 as:

- Voluntary Administrator of Caydon Property Group Pty Ltd (**CPG**);
- Liquidator of several of the Companies listed as '(In Liquidation)' in Annexure A; and
- Liquidator of certain other entities within the Caydon Group.

A schedule of the Companies over which the Receivers are appointed and the relevant appointment dates is provided at Annexure A.

Please note that the information in this circular only relates to the Companies. If you are a supplier to other entities within the Caydon Group, the undernoted procedures do not apply and you should contact your normal Caydon Group representative in relation to existing matters.

Immediate objectives

As Receivers, we have assumed control of the Companies' affairs and have entered into possession of its assets. We are presently undertaking an assessment of the entities and their assets to determine the best course of action to preserve value.

Continuing to trade

The Receivers would appreciate you making goods and services available to the Companies on your usual trading terms when requested by the Receivers or our authorised representatives. All supplies made against signed purchase orders dated 25 July 2022 and beyond will be paid on normal terms.

Procedures for ongoing supply

Please adopt the following procedure for accounts held by the Companies:

- close your existing account as at the date of our appointment; and
- open a new account in the name of the relevant entity followed by "(Receivers and Managers Appointed)" and also followed by "(Administrator Appointed)" or "(In Liquidation)" if an Administrator or Liquidator is also appointed to the entity with whom you trade with respectively. For example:
"*Caydon Group Holdings Pty Ltd (Receivers and Managers Appointed) (In Liquidation)*" or
"*Caydon Property Group Pty Ltd (Receivers and Managers Appointed) (Administrator Appointed)*"

All purchase orders must be signed by one of the Receivers, or one of the authorised personnel whose specimen signatures appear on the schedule enclosed with this circular. Please do not deliver goods or provide services without a signed purchase order as this may affect payment for the goods or services by the Receivers.

Payments made by the Receivers must be applied against debts incurred by the Receivers and cannot be applied against any pre-appointment debt owed to you by the entities over which the Receivers are appointed.



Please note:

- If there are any outstanding or unfilled orders or contracts placed by the entities prior to our appointment, including those under which there are goods in transit, please contact caydon_enquiries@mcgrathnicol.com as a matter of urgency to ascertain whether the goods or services are still required by the Receivers. These orders should not be completed unless confirmed in writing in accordance with the above authorisation procedure.
- The Receivers do not personally adopt any contract that exists, or may have existed, between you and the Companies at the date of appointment of the Receivers. Payment for any goods or services by the Receivers is not an adoption of a contract or liability.
- Any further credit properly incurred for goods and services supplied on the new account and subject to an authorised purchase order will be a liability of the Receivers.
- Under taxation legislation, we are obliged to withhold 46.5% from payments to suppliers who do not quote a current Australian Business Number (ABN). Please ensure that a current ABN is quoted for each supply made by you.
- Input tax credits for payments made to registered suppliers cannot be claimed until a valid tax invoice has been received. Accordingly, suppliers must provide a valid tax invoice for GST purposes before payment will be made.

Privacy and Personal Information

We may collect personal information from you, the Companies or otherwise, in connection with your trading arrangements with the Companies. McGrathNicol takes all reasonable steps to protect the information that we hold (including personal information) from misuse, loss and from unauthorised access, modification or disclosure. Our Privacy Policy can be found on the McGrathNicol website.

Pre-appointment debts

Amounts owed by the Companies prior to the Receivers appointment remain a liability of the Companies and are not payable by the Receivers (**Pre-Appointment Debts**).

Pre-Appointment Debts represent an unsecured claim against the Companies and payment is dependent upon the outcome of the receivership.

A claim for Pre-Appointment Debts may be made in the administration of CPG and liquidations of the Companies where a liquidator is appointed. These are listed as '(In Liquidation)' in Annexure A.

Please contact the Administrator and the Liquidator's representative, Pauline Mak of Jirsch Sutherland, on 1300 547 724 regarding claims for Pre-Appointment Debts owed by CPG and the Caydon Group entities in liquidation.

Further information

A copy of the information sheet, "Insolvency information for directors, employees, creditors and shareholders", issued by the Australian Securities & Investments Commission (**ASIC**) is also enclosed for your information.



If you have any queries please contact the Receivers by email to caydon_enquiries@mcgrathnicol.com. For further information about this engagement, please refer to the Caydon Group creditor page of the McGrathNicol website (www.mcgrathnicol.com/creditors).

Thank you in advance for your cooperation.

Dated: 5 August 2022

Caydon Group Holdings Pty Ltd (Receivers and Managers Appointed) (In Liquidation) and entities listed in Annexure A

Matthew Hutton
Receiver and Manager

Enclosures:

- 1 Annexure A – Companies and assets over which the Receivers are appointed
- 2 Annexure B – Schedule of authorised signatories for orders
- 3 ASIC “Insolvency information for directors, employees, creditors and shareholders” information sheet



Annexure A

Companies over which the Receivers are appointed

Group Companies	
Company name	Appointment date
Caydon Group Holdings Pty Ltd (ACN 156 445 984) (Receivers and Managers Appointed) (In Liquidation)	25-Jul-22
Caydon Property Group Pty Ltd (ACN 156 166 040) (Receivers and Managers Appointed) (Administrators Appointed)	25-Jul-22
CP IP Holdings Pty Ltd (ACN 622 221 729) (Receivers and Managers Appointed) (In Liquidation)	25-Jul-22
Caydon Prahran Development Pty Ltd (ACN 143 482 446) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Caydon Prahran Property Trust	25-Jul-22
Caydon USA Property Group Holdings Pty Ltd (ACN 630 356 795) (Receivers and Managers Appointed)	25-Jul-22
Caydon Richmond Pty Ltd (ACN 156 446 043) (Receivers and Managers Appointed) (In Liquidation)	25-Jul-22

Moonee Ponds	
Company name	Appointment date
Caydon MP No 1 Development Pty Ltd (ACN 605 707 720) (Receivers and Managers Appointed) (In Liquidation)	29-Jul-22
Caydon MP No 2 Development Pty Ltd (ACN 605 707 739) (Receivers and Managers Appointed) (In Liquidation)	29-Jul-22
Caydon MP No 3 Development Pty Ltd (ACN 605 707 748) (Receivers and Managers Appointed) (In Liquidation)	29-Jul-22
Caydon MP No 1 Pty Ltd (ACN 605 707 757) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf MP RESI Trust No 1 (ABN 85 178 090 560)	29-Jul-22
Caydon MP No 2 Pty Ltd (ACN 605 707 766) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf MP RESI Trust No 2 (ABN 38 653 175 809)	29-Jul-22
Caydon MP No 3 Pty Ltd (ACN 605 707 775) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf MP RESI Trust No 3 (ABN 59 549 939 875)	29-Jul-22
MP Commercial No 1 Pty Ltd (ACN 605 707 784) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf MP Commercial Trust No 1 (ABN 43 629 916 180)	29-Jul-22
MP Commercial No 2 Pty Ltd (ACN 605 707 793) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf MP Commercial Trust No 2 (ABN 46 736 326 719)	29-Jul-22
MP Commercial No 3 Pty Ltd (ACN 605 707 800) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf MP Commercial Trust No 3 (ABN 19 151 169 864)	29-Jul-22



Cremorne - stage 1

Company name	Appointment date
Caydon Cremorne No 1 Pty Ltd (ACN 605 088 079) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Cremorne RESI Trust No 1 (ABN 57 654 280 292)	29-Jul-22
Cremorne Commercial No 1 Pty Ltd (ACN 605 088 113) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Cremorne Commercial Trust No 1 (ABN 43 852 310 973) and as bare trustee for Caydon Cremorne No 1 Pty Ltd (ACN 605 088 079) atf Cremorne RESI Trust No 1 (ABN 57 654 280 292)	29-Jul-22
Caydon Cremorne No 1 Development Pty Ltd (ACN 605 088 104) (Receivers and Managers Appointed) (In Liquidation)	29-Jul-22

Cremorne - stage 2

Company name	Appointment date
Caydon Cremorne No 2 Development Pty Ltd (ACN 605 707 702) (Receivers and Managers Appointed) (In Liquidation)	25-Jul-22
Caydon Cremorne No 3 Development Pty Ltd (ACN 605 707 711) (Receivers and Managers Appointed) (In Liquidation)	25-Jul-22
Caydon Cremorne No 2 Pty Ltd (ACN 605 088 088) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Cremorne RESI Trust No 2 (ABN 21 863 738 095)	25-Jul-22
Caydon Cremorne No 3 Pty Ltd (ACN 605 088 097) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Cremorne RESI Trust No 3 (ABN 39 935 461 883)	25-Jul-22
Cremorne Commercial No 2 Pty Ltd (ACN 605 088 122) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Cremorne Commercial Trust No 2 (ABN 67 658 980 864) and as bare trustee for Caydon Cremorne No 2 Pty Ltd (ACN 605 088 088) atf Cremorne Resi Trust No 2	25-Jul-22
Cremorne Commercial No 3 Pty Ltd (ACN 605 088 131) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Cremorne Commercial Trust No 3 (ABN 42 613 798 903) and as bare trustee for Caydon Cremorne No 3 Pty Ltd (ACN 605 088 097) atf Cremorne Resi Trust No 3	25-Jul-22

Flemington

Company name	Appointment date
Caydon Flemington Pty Ltd (ACN 168 896 580) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Caydon Flemington Property Trust (ABN 31 151 840 118)	29-Jul-22
Caydon Flemington Development Pty Ltd (ACN 601 544 085) (Receivers and Managers Appointed) (In Liquidation)	29-Jul-22



Ivanhoe

Company name	Appointment date
Caydon Ivanhoe Pty Ltd (ACN 600 144 009) (Receivers and Managers Appointed) (In Liquidation) in its own capacity and atf Caydon Heidelberg Property Trust (ABN 32 714 203 300)	29-Jul-22
Caydon Ivanhoe Development Pty Ltd (ACN 603 201 850) (Receivers and Managers Appointed) (In Liquidation)	29-Jul-22

Companies' where the Receivers' appointment is limited to specific assets only

Companies' where the Receivers' appointment is limited to specific assets only

Company name	Notes	Appointment date
Russo Family Cremorne Investments Pty Ltd (ACN 649 758 645) (Receivers and Managers Appointed) in its own capacity and atf Russo Family Cremorne Investments Trust (ABN 30 186 765 229)	1, 2	25-Jul-22
Caydon Nominees Pty Limited (ACN 156 445 975) (Receivers and Managers Appointed) in its own capacity and atf Caydon Nominees Discretionary Trust (ABN 93 396 040 892)	2	25-Jul-22
Russo Miami Holdings Pty Ltd (ACN 654 964 048) (Receivers and Managers Appointed) in its own capacity and atf Russo Miami Discretionary Trust	2	25-Jul-22
Russo Jesc Pty Ltd (ACN 643 963 053) (Receivers and Managers Appointed)	2	25-Jul-22
St. Dane Investment Group Pty Ltd (ACN 604 957 253) (Receivers and Managers Appointed)	2	25-Jul-22
St Dane Nominees Pty Limited (ACN 615 530 473) (Receivers and Managers Appointed)	2	25-Jul-22
Caydon North Burleigh Development Pty Ltd (ACN 651 134 002) (Receivers and Managers Appointed)	3	25-Jul-22
ACN 619 443 293 Pty Ltd (formerly known as St Dane OC Management Pty Ltd) (ACN 619 443 293) (Receivers and Managers Appointed)	3	25-Jul-22

Note 1: The Receivers' appointment includes a property located at 28 and 30 Gough Street, Cremorne, Victoria, 3121 (titles 12288/115 and 12288/114 respectively).

Note 2: The Receivers' appointment is limited to specific assets of each entity being marketable securities held in certain subsidiaries and/or certain interests the entity is beneficially entitled to within a trust.

Note 3: The Receivers' appointment is limited to certain debts owing to these entities.



Companies' which the Receivers' are appointed to individually-held equity, assets and/or interests in a trust

Companies' which the Receivers' are appointed to individually-held equity, assets and/or interests in a trust

Company name	Notes	Appointment date
Russo Family Cremorne Investments Pty Ltd (ACN 649 758 645) (Receivers and Managers Appointed) in its own capacity and atf Russo Family Cremorne Investments Trust (ABN 30 186 765 229)	1	25-Jul-22
Caydon Due North Pty Ltd (ACN 640 238 508) in its own capacity and atf Caydon Due North Trust	1	25-Jul-22
Caydon Harris Street Pty Ltd (ACN 646 680 864) in its own capacity and atf Caydon Harris Unit Trust (ABN 90 857 687 165)	1	25-Jul-22
Caydon Miami Pty Ltd (ACN 648 458 502) or Caydon Miami Unit Trust (ABN 54 514 839 048)	2	25-Jul-22

Note 1: The Receivers' appointment is limited to specific assets of each entity being the shares held by certain persons in these entities and/or interests that certain persons are beneficially entitled to in the trust.

Note 2: The Receivers' appointment is limited to certain debts owing to certain persons by these entities.



Annexure B – Schedule of authorised signatories for orders

**Caydon Group Holdings Pty Ltd (ACN 156 445 984) (Receivers and Managers Appointed)
(in Liquidation) and entities listed in Annexure A
(collectively, the Companies)**

Schedule of authorised signatories for orders

Name

Signature

Matthew Caddy

Matthew Hutton

Christopher Hodge

Daniel Power

Hayden Schreurs



ASIC
Australian Securities &
Investments Commission

Insolvency information for directors, employees, creditors and shareholders

This information sheet (INFO 39) lists ASIC's information sheets for directors, employees, creditors and shareholders affected by a company's insolvency.

We have produced these with endorsement from the Australian Restructuring Insolvency & Turnaround Association (ARITA).

The information sheets give a basic understanding of the three most common company insolvency procedures – liquidation, voluntary administration and receivership – as well as the independence requirements for external administrators and approving external administrator remuneration. There is also a glossary of commonly used insolvency terms.

List of information sheets

- [INFO 41](#) Insolvency: A glossary of terms
- [INFO 42](#) Insolvency: A guide for directors
- [INFO 43](#) Insolvency: A guide for shareholders
- [INFO 45](#) Liquidation: A guide for creditors
- [INFO 46](#) Liquidation: A guide for employees
- [INFO 54](#) Receivership: A guide for creditors
- [INFO 55](#) Receivership: A guide for employees
- [INFO 74](#) Voluntary administration: A guide for creditors
- [INFO 75](#) Voluntary administration: A guide for employees
- [INFO 84](#) Independence of external administrators: A guide for creditors
- [INFO 85](#) Approving fees: A guide for creditors

Where can I get more information?

Further information is available from the [ARITA website](#). The ARITA website also contains the [ARITA Code of Professional Practice for Insolvency Practitioners](#).

This is **Information Sheet 39 (INFO 39)** updated on 1 September 2017. Information sheets provide concise guidance on a specific process or compliance issue or an overview of detailed guidance.