



Statutory Managers' First Report for

Du Val Build to Rent Limited Partnership, Du Val Group NZ Limited, Du Val Mortgage Fund Limited Partnership, Du Val Property Group Limited, Alpha Centauri Limited Partnership, Bernards Star Limited Partnership, Du Val Commercial and Mixed-Use Fund Limited Partnership, Du Val Development Fund No. 14 Limited Partnership, Du Val Education Limited Partnership, Du Val New Homes Limited Partnership, Du Val Opportunity Fund Limited Partnership, Earlsworth Limited Partnership, Edmonton Road Limited Partnership, Epsilon Tauri Limited Partnership, Hill Top Apartments Limited Partnership, Hillside Crossing Limited Partnership, Investment Portfolio Management Limited Partnership, Lalande Limited Partnership, Parry Limited Partnership, Sunnysvale Terraces Limited Partnership, Te Awa Terraces Limited Partnership, Theta Scorpii Limited Partnership, Trans-Tasman Pacific Limited Partnership, Wolf 359 Limited Partnership, Amble Valley Limited (formerly Du Val Developments Limited), April Elements Limited (formerly DVFS LIMITED), Blue Frame Holdings Limited (formerly Du Val Estates Limited), Blue River Holdings Limited (formerly Du Val Construction Limited), Clarke Media Group Limited, Curie GP Limited, Darwin GP Limited, Diamond Box Limited (formerly Du Val Fashion Limited), Du Val BTR GP Limited, Du Val BTR Limited, Du Val Building Limited, Du Val Capital Partners Limited, Du Val Clubs Limited, Du Val CMUF GP Limited, Du Val CMUF Limited, Du Val GP 1 Limited, Du Val GP 10 Limited, Du Val GP 11 Limited, Du Val GP 4 Limited, Du Val GP 5 Limited, Du Val GP 7 Limited, Du Val GP 8 Limited, Du Val GP 9 Limited, Du Val GP Holdings Limited, Du Val GP Limited, Du Val Investments Limited, Du Val Land Limited, Du Val Management Limited, Du Val Property Management Limited, Einstein GP Limited, Farham Limited (formerly Du Val Holdings Limited), Fiji Land Acquisition Limited, Flipping Lids Limited (formerly Due Val PT NZ Limited), Franklin GP Limited, Galilei GP Limited, Get Started Limited (formerly Du Val Education GP Limited), IPM General Partner Limited, Newton GP Limited, Orange Pineapple Limited (formerly Du Val Sales Limited), Rising Holdings Limited (formerly Du Val HC Limited), Shrub Holdings Limited (formerly Du Val Health GP Limited), Techway Limited (formerly Du Val Corporate Services Limited), Tribal Holdings Limited (formerly DVE LIMITED), TTPP General Partner Limited, Water Alley Limited (formerly Du Val Architects Limited), Woodle Limited (formerly Du Val Acquisitions Limited) - All subject to statutory management (collectively the “Du Val Group” or the “Group”)

Pursuant to Section 41(2) of the Corporations (Investigation and Management) Act 1989

Company Number / Limited Partnership Registration Number: 9429047851443, 5986215, 50213858, 50213859, 50124012, 9429048486385, 8499766, 9429052247767, 9429052247750, 9429050854929, 9429047502192, 9429050296149, 9429047190771, 9429048645720, 9429048283373, 9429049531114, 9429052247736, 9429049135985, 9429047034488, 9429043245772, 9429052247743, 9429048846899, 9429049462029, 9429050466788, 9429052247729, 9429043312399, 9429052247712, 4980919, 5984659, 8254155, 7119853, 8641566, 9263709, 9263796, 8301628, 7796657, 7796605, 9028504, 6277159, 7093733, 8391667, 8391579, 7180713, 8192417, 8213901, 7518776, 7853074, 8084458, 8145351, 8169237, 8484150, 7020273, 5475641, 9028507, 4483218, 6150190, 9263723, 8484149, 8458565, 8146816, 9263715, 9263713, 8292004, 4384799, 9263728, 8484170, 8195007, 8194640, 8484111, 8292022, 6019369, 7730116, 5985830

NZBN: 9429042332930, 9429050961603, 9429041111352, 9429042332336, 9429050015023, 9429047125056, 9429051168834, 9429052240386, 9429052241420, 9429050276899, 9429047776517, 9429047776470, 9429051792558, 9429046108937, 9429047124035, 9429050649235, 9429050649006, 9429047187870, 9429049385861, 9429049516937, 9429047498198, 9429047837393, 9429048539555, 9429048539555, 9429049129748, 9429050857166, 9429047009981, 9429041432501, 9429051792565, 9429030185302, 9429043408900, 9429052240317, 9429050857203, 9429050783090, 9429048861106, 9429052240423, 9429052240416, 9429050225521, 9429030285224, 9429052240331, 9429050857180, 9429049397000, 9429049396805, 9429050857159, 9429050225606, 9429042400059, 9429047686410, 9429042332879



Introduction and events leading to our appointment

We, John Howard Ross Fisk (Licence Number: IP18), Stephen Robert White (Licence Number: IP137) and Lara Maree Bennett (Licence Number: IP63), Licensed Insolvency Practitioners (NZ), were appointed as joint and several receivers and managers of 64 companies and limited partnerships (comprising the 57 listed at Appendix A(i) plus a further seven entities, five of which remain in receivership and two of which have been released from receivership), as well as two individuals associated with the Du Val Group. The receivership appointments were effective from 2 August 2024 at 5.50am by order of the High Court at Hamilton pursuant to sections 522 and 523 of the Financial Markets Conduct Act 2013 (“FMCA”).

The appointment of receivers and managers over the Du Val Group was initiated as part of asset preservation orders applied for by the Financial Markets Authority (“FMA”) and obtained on 1 August 2024 under sections 522 and 523 of the FMCA.

Consequently, as receivers and managers, we assumed control and were given various powers to manage the affairs and assets of the 64 entities and the two individuals.

The Court orders required the receivers to report to the Court within 10 working days of their appointment, outlining, among other things, their opinion as to whether any alternative form of administration is appropriate for the Du Val Group. The receivers’ report was filed with the Court in that timeframe, on 16 August 2024. The report included our recommendation for the companies and limited partnerships listed at Appendix A(i) and Appendix A(ii) to become subject to statutory management.

Following consideration of the receivers’ report, the FMA made a recommendation for the companies and limited partnerships listed at Appendix A(i), along with the additional companies and limited partnerships listed at Appendix A(ii), to become subject to statutory management under section 38 of the Corporations (Investigation and Management) Act 1989 (“CIMA”).

At 6.00pm on 21 August 2024 all of the companies and limited partnerships listed at Appendix A(i) and Appendix A(ii) became subject to statutory management under the Corporations (Investigation and Management)(Du Val Group) Order 2024, issued in accordance with section 38 of CIMA. John Howard Ross Fisk, Stephen Robert White and Lara Maree Bennett were appointed as joint and several statutory managers of each of those companies and limited partnerships. The receivership of, and the receivers’ appointment over, each of the entities listed at Appendix A(i) automatically ceased at that time, in accordance with section 61 of CIMA.

Restrictions

This report is based on information we currently have and is subject to the Restrictions in Appendix B. Pursuant to section 41(2) of CIMA the Registrar has required the statutory managers to provide an initial report within 25 working days of the appointment of statutory managers setting out the information required by Regulation 6 of the Companies (Reporting by Insolvency Practitioners) Regulations 2020, and once every six months, in accordance with Regulation 6 of the Companies (Reporting by Insolvency Practitioners) Regulations 2020, until completion of the statutory management.

References to any Du Val Group entities within this report listed at Appendix A(i) and Appendix A(ii) should be taken as being subject to statutory management.



On Appointment

Upon our appointment the Statutory Managers:

- Gave notice to parties with a registered security interest;
- Issued requests for information to the Group's advisors;
- Issued requests for books and records and for information about the affairs of the relevant entities to all directors;
- Gave notice to all banks and other relevant third parties;
- Advertised our appointment as statutory managers;
- Wrote to all known investors and creditors;
- Engaged with the Group's secured lenders;
- Briefed and liaised with staff;
- Arranged ongoing insurance; and
- Confirmed appropriate security was in place on the relevant sites and ensured ongoing trading as appropriate to maintain the value of assets.

We have continued to liaise with the Group's previous legal advisers and accountants to obtain relevant information.

Information provided will be reviewed by the Statutory Managers. Information sought and not provided will continue to be followed up where required.

Overview of the companies and limited partnerships

Included as Appendix C is a table setting out an overview of the structure and activities of the 70 companies and limited partnerships currently under our control as statutory managers. These entities, incorporated between April 2013 and July 2024, operate across a range of areas, including property investment, property development, property management, construction, media, health and fitness, adult education, and sales advisory. Appendix C lists the named directors and shareholders of each company, as well as the general partners of each limited partnership. Certain directors have tendered their resignations since the date of our appointment or provided copies of their resignations that were tendered to the companies prior to our appointment. This has been noted in the table where applicable.

The Du Val Group's core business activities comprise of:

- **Property development** activity across a number of sites at varying stages of completion;
- **Development funding** where the Group controls the general partner of the Du Val Opportunity Fund Limited Partnership (the "Opportunity Fund") and Du Val Mortgage Fund Limited Partnership (the "Mortgage Fund"), each of which has provided funds for Du Val Group property developments, in the form of equity and debt respectively;
- **Property sales** including the management of marketing, buyer liaison, sale agreements, inspections and pre-settlement activities;
- **Property investment**, where, via its interest in the Du Val Build to Rent Fund Limited Partnership (the "Build to Rent Fund"), the Group partially owns two boarding house rental properties;
- **Portfolio management** services for both Du Val Group entities and third parties, where the Group manages the rent collection process and repairs and maintenance, in addition to other services including property advertising, tenancy onboarding and body corporate communications; and
- **Facilities management** services for larger developments or landlords, involving onsite management presence or a regular visiting manager for others to cover the types of services noted above (under portfolio management), but also additional services such as security surveillance and private rubbish collection.



Overview of property assets and activities

Parry Limited Partnership

Parry Limited Partnership (“Parry LP”) is the special purpose vehicle (“SPV”) that developed Parry Terraces, a development of 38 two and three bedroom townhouses at 15 Helen Jenepher Lane, Mount Wellington. The development was completed in 2023.

Du Val GP 8 Limited is the general partner and Du Val Investments Limited (“Du Val Investments”) and Opportunity Fund are the limited partners.

Parry LP holds a single unit title (which we note is not listed in Parry LP’s accounting records). There is outstanding debt secured by way of a first ranking mortgage. There is a second ranking mortgage in favour of Du Val Capital Partners Limited (“DVCP”) as general partner of the Mortgage Fund.

Earlsworth Limited Partnership

Earlsworth Limited Partnership (“Earlsworth LP”) is the SPV that is currently developing Te Awa Terraces, a townhouse development located at 26-30 Earlsworth Road, Mangere East. The development is well progressed and it is scheduled to be completed within the next few months.

Du Val GP 7 Limited is the general partner and Du Val Investments and the Opportunity Fund are the limited partners.

Earlsworth LP holds various freehold and cross-lease titles associated with the development. There is outstanding debt secured by way of a first ranking mortgage. There is a second ranking mortgage in favour of DVCP as general partner of the Mortgage Fund.

Du Val Group has previously marketed and sold the Te Awa Terraces townhouses, and we continue to work with staff and the first ranking mortgagee in order to achieve settlements of pre-sold units and prepare for the sale of unsold units.

Edmonton Road Limited Partnership

Edmonton Road Limited Partnership (“Edmonton Road LP”) is the SPV that owns the land for a planned townhouse development located at 64-67 Edmonton Road, Henderson. The development is at a very early stage, with the site having been cleared.

Du Val GP 11 Limited is the general partner and Du Val Investments and the Opportunity Fund are the limited partners.

Edmonton Road LP holds various freehold titles associated with the development. There is outstanding debt secured by way of a first ranking mortgage, a second ranking mortgage (which we understand to be vendor finance associated with the initial land acquisition), and subsequent mortgages registered by Du Val Group entities (DVCP as general partner of the Mortgage Fund and Earlsworth LP).

Further development work is not being undertaken at this time, but we are working with the first ranking mortgagee to consider the options for this property.

Hill Top Apartments Limited Partnership

Hill Top Apartments Limited Partnership (“Hill Top LP”) is the SPV that owns the land for a planned development located at 58 Hillside Road and 68-72 Hillside Road, Mount Wellington. Material development activity is yet to commence at this site.

Du Val GP 9 Limited is the general partner and Du Val Investments and the Opportunity Fund are the limited partners.

Hill Top LP holds various freehold titles associated with development. There is outstanding debt secured by way of a first ranking mortgage. There is a second ranking mortgage in favour of DVCP as general partner of the Mortgage Fund.

Development work is not being undertaken at this time, but again we are working with the first ranking mortgagee to consider the options for this property.



Sunnyvale Terraces Limited Partnership

Sunnyvale Terraces Limited Partnership (“Sunnyvale LP”) is the SPV that owns the land for a planned development of 46 residential properties located at 9-11 Sunhill Road and 101-103 Awaroa Road, Sunnyvale.

Du Val GP 10 Limited is the general partner and Du Val Investments and the Opportunity Fund are the limited partners. The Clarke Trust is the ultimate owner of Du Val GP 10 Limited.

Sunnyvale LP holds various freehold titles associated with the development. There is outstanding debt secured by way of a first ranking mortgage. Subsequent mortgages are registered by Du Val Group entities (DVCP as general partner of the Mortgage Fund and Earlsworth LP).

On appointment, the development was at the civil works stage. Following discussions with the first ranking mortgagee in respect of options for the property, the civil works are being continued.

Trans-Tasman Pacific Limited Partnership

Trans-Tasman Pacific Limited Partnership (“Trans-Tasman LP”) is the SPV developing Mountain Vista Estate, a multi-stage townhouse and apartment development located at 35-37 Walmsley Road, Mangere. Certain stages are complete, with remaining terraced housing stages well progressed and due to be completed in late 2024. The apartment block stage is due to be completed in 2025.

TTPP General Partner Limited is the general partner and Du Val Investments and the Opportunity Fund are the limited partners.

Trans-Tasman LP holds various unit titles associated with the Mountain Vista Estate. There is outstanding debt secured by way of a first ranking mortgage, with a second ranking mortgage in favour of DVCP as general partner of the Mortgage Fund.

Du Val Group has previously marketed and sold the Mountain Vista Estate properties, and we continue to work with staff and the first ranking mortgagee in order to achieve settlements of pre-sold units and prepare for the sale of unsold units.

Hillside Crossing Limited Partnership

Hillside Crossing Limited Partnership (“Hillside LP”) is the SPV that had previously commenced development of the Verge Apartments, a two-building development of two-bedroom apartments located at 64-66 Hillside Road, Mount Wellington.

Construction activity had been suspended prior to our appointment (at or around February 2024). At present the foundations, structure and roofing is complete on both buildings. Du Val GP Limited is the general partner and Du Val Development Fund No. 14 Limited Partnership, Du Val Investments and the Opportunity Fund are the limited partners.

Hillside LP holds two freehold titles associated with the development. There is outstanding debt secured by way of a first ranking mortgage.

Development work is not being undertaken at this time. However, the Statutory Managers are in discussions with the first ranking mortgagee in respect of options for the site.

Du Val Property Management Limited

Du Val Property Management Limited (“Du Val PM”) is the registered owner of one unit in a previously completed Du Val Group project, the Avenue Apartments, located at 69 Hall Avenue, Mangere, Auckland. Du Val PM has a debt facility secured by way of a first ranking mortgage.

Du Val Build to Rent Limited Partnership

The Build to Rent Fund was registered as a limited partnership on 13 December 2019. It was open to wholesale investors for the purpose of investing in large-scale residential rental properties.

Du Val BTR GP Limited (“BTR GP”) was appointed as the general partner of the Build to Rent Fund on 13 December 2019. Limited partner interests are held by Du Val BTR Limited (“Du Val BTR”) and third parties.



The Build to Rent Fund acquired two residential rental properties located at 69 McKenzie Road, Mangere Bridge, Auckland (“McKenzie Road”) and 2-6 May Road, Mangere East, Auckland (“May Road”).

McKenzie Road and May Road are tenanted and are managed by a third party property manager.

On 2 August 2024 China Construction Bank (New Zealand) Limited (“CCB”) appointed Neale Jackson and Daniel Stoneman of Calibre Partners as receivers over the Build To Rent Fund and BTR GP. CCB’s appointments were made under the provisions of a Composite General Security Deed dated 1 July 2021. The receivership of, and the receivers’ appointment over, the Build to Rent Fund and BTR GP automatically ended at 6pm on 21 August 2024 upon the appointment of statutory managers, under section 61 of the CIMA.

The Statutory Managers have been in discussions with CCB as the mortgagee, and the third party limited partners, to enable implementation of a strategy that seeks to preserve and maximise value in the properties.

Engagement with development secured creditors

In their previous capacity as Receivers and Managers, the Statutory Managers had already been liaising with the secured funders in regards to the specific requirements of each of the SPV developments prior to the statutory management. This liaison continues, with focus on minimising disruption to construction works on developments that are near completion and facilitating scheduled settlement of pre-sales, whilst assessing options for value optimisation at each site.

Du Val Property Group Limited

As part of a planned restructure, DVPG was incorporated on 16 November 2022, and we understand the Du Val Group’s property development, construction/construction management, portfolio and facilities management, and build to rent development/investment activities were to be consolidated under DVPG. Although a number of share transfers were registered to reflect the restructure, the Group’s interest in the Build to Rent Fund continues to be held by a wholly owned subsidiary of DVPG’s majority shareholder, Du Val Group NZ Limited (“DVGNZ”), and is not owned by DVPG.

DVPG’s records reflect two types of interest in the Group’s development property SPVs:

1. Limited partnership interests in the Mortgage Fund, which is a secured lender to a number of the developments; and
2. Equity interests in the developments through subsidiaries and via limited partnership interests in the Opportunity Fund.

It also holds an interest in the Group’s portfolio and facilities management operations through an indirect equity interest in Investment Portfolio Management Limited Partnership (“IPM LP”).

DVPG had nine employees as at the date of statutory management. The Statutory Managers have subsequently terminated the employment of two employees whose services were no longer required as their roles had become redundant. One employee has resigned. Arrangements with certain contractors have also been terminated.

We continue to operate DVPG to facilitate pre-sales, property settlements and development activity.

Overview of portfolio and facilities management activities

Investment Portfolio Management Limited Partnership

The Du Val Group’s portfolio and facilities management activities are operated through IPM LP (trading as Du Val Portfolio Management).

IPM LP continues to provide services in respect of Group and third party owned properties/units. Previously IPM LP also provided property management services to the Build to Rent Fund properties.



Those services were transferred to a third party property manager prior to the Statutory Managers' appointment.

IPM LP employed 14 staff as at the date of statutory management. The Statutory Managers have subsequently terminated the employment of two employees who provided services to Mr and Mrs Clarke's household.

The Statutory Managers have re-employed 11 of the 12 remaining employees.

The Statutory Managers are currently continuing to operate the business.

Engagement with external limited partners and shareholders

The Du Val Group operates three investor funds, each of which is a limited partnership:

- The Mortgage Fund sought to raise funds from wholesale investors, advanced as secured loans to associated Du Val development SPVs;
- The Build to Rent Fund sought to raise funds from wholesale investors for the purpose of investing in large scale residential rental properties; and
- The Opportunity Fund raised funds from investors and made equity investments into Du Val development SPVs.

In December 2023, the Du Val Group released an Information Memorandum in respect of an offer for shares in DVPG. Mortgage Fund limited partners (investors) and Opportunity Fund limited partners (investors) were given the option to exchange their units in the respective funds for shares in DVPG. A number of investors opted to proceed with the exchange. The Statutory Managers are investigating the circumstances surrounding the offer.

The Statutory Managers have held meetings with the limited partners of the Build to Rent Fund, the Opportunity Fund, and with the external shareholders of DVPG (i.e. former Mortgage Fund and Opportunity Fund limited partners whose units are recorded as being exchanged for DVPG shares). A meeting has been scheduled with the limited partners of the Mortgage Fund that is yet to be held.

The Statutory Managers acknowledge the distressing situation, both historical and current, for the limited partners and DVPG shareholders. Accordingly, the Statutory Managers intend to provide these investors with further direct updates on matters relating to the statutory management when possible, acknowledging that in some instances the amount of detail that can be shared will be limited due to commercial and other sensitivities associated with the situation.

Overview of litigation in progress upon the appointment of the Statutory Managers

Statutory moratorium

Section 42 of the CIMA places a statutory moratorium over the Du Val Group, under which no person can commence or continue any action or other proceedings (including by way of counterclaim), or enforce any judgment or order, against the entities in the Du Val Group, other than in limited circumstances requiring the leave of the statutory manager or the Court.

Blue River Holdings Limited

A creditor is suing Blue River Holdings Limited (previously known as Du Val Construction Limited) for approximately \$59,000. The Statutory Managers are taking steps to have the Court record the proceeding as stayed or discontinued.

Three liquidation applications commenced against Blue River Holdings Limited have all been discontinued.

Du Val Commercial and Mixed-Use Fund Limited Partnership

The Body Corporate entities responsible for the management of the Lakewood Plaza development have applied to the High Court for the approval of a scheme under the Unit Titles Act 2010. The scheme would impose on all of the owners, including Du Val Commercial and Mixed-Use Fund Limited Partnership, an obligation to contribute to the cost of substantial remedial work to the Lakewood building. The first call of



the hearing of that application has been adjourned until 2 October 2024.

The Body Corporate and Statutory Managers are discussing the possible waiver of the automatic moratorium with respect to the Body Corporate's application.

Downey Management Ltd v Amble Valley Limited (previously Du Val Developments Limited) & Ors

This High Court proceeding involves a dispute between the limited partners of Lakewood Plaza Limited Partnership (in Liquidation). Amble Valley Limited (In Statutory Management) is a defendant, together with various other entities not in statutory management. This matter is set down for a High Court trial in April 2026. The statutory moratorium means the claim cannot be pursued against the entities in statutory management. No request for a waiver of the moratorium has been received.

Other litigation

On appointment, our searches also showed two matters where Du Val Group entities are the plaintiffs. The Statutory Managers have discontinued one of those proceedings. The counterclaim in that proceeding cannot be pursued due to the statutory moratorium. The other proceeding had yet to be served on any defendant. The Statutory Managers are not proceeding with that litigation.

Statement of Affairs

A Statement of Affairs for each of the Du Val Group entities summarising their known assets and liabilities as at the date of statutory management is located at Appendix D. This information has been collated from the Group's Xero accounts and/or the last available financial statements. For some entities we have withheld certain detailed information we consider may prejudice the outcome of the statutory management.

Other potential avenues for recovery

We will investigate the actions of the directors and the affairs of the Du Val Group to identify if there are any voidable transactions or dispositions capable of being set aside, avenues for recovery or breaches of law which we may refer to the authorities for further investigation.

If you have any information that you believe would lead to realisations for the benefit of creditors, please send us detailed evidence for our consideration.

Known creditors

A full list of known creditors and their addresses is included in Appendix F. If you have not provided a confirmation of claim form, please complete the blank copy at Appendix H and return to nz_duval@pwc.com.

In summary, the overall estimated position of each class of creditors (excluding related entities) but including investors' funds for the Group is as follows. We note that, with the exception of actual cash on hand at the date of the statutory management, the figures contained in the tables in this report reflect the accounting records of the Group entities. We have identified a number of limitations in respect of these financial records. Accordingly, the figures remain subject to change as analysis continues.

Summary of estimated external obligations as at 21 August 2024 (per records available)	(\$'000)
First ranking secured creditors	170,723
Preferential creditors	7,586
Unsecured creditors	18,067
Investors	41,230
Total estimated external obligations	237,607



Secured creditors

Searches of the Personal Property Securities Register (“PPSR”) and Land Information New Zealand records (“LINZ”) disclosed the security interests registered against the entities and their properties at the date of statutory management as detailed in Appendix E.

The registrations on the PPSR are as at the date of appointment. A notice to parties with a registered security interest was issued on our appointment.

As noted earlier, pursuant to section 42 of the CIMA, a statutory moratorium is in effect in respect of the Du Val Group which restricts the ability of secured creditors to deal with assets subject to their security without the consent of the Statutory Managers.

Preferential Creditors

A summary of potential preferential claims for Du Val Group entities, based on the records available, is set out in the tables below. Confirmation of these claim amounts will be sought from the entitled parties.

Employee preferential claims as at 21 August 2024	(\$'000)
Du Val Property Group Limited	42
Investment Portfolio Management Limited Partnership	41
Total Employee Preferential Claims	83

Inland Revenue preferential claims as at 21 August 2024	(\$'000)
Clarke Media Group Limited	6
Du Val Build to Rent Limited Partnership	69
Du Val Commercial Mixed-Use Fund Limited Partnership	14
Du Val Property Management Limited	1
Investment Portfolio Management Limited Partnership	51
Parry Limited Partnership	2,966
Trans-Tasman Pacific Limited Partnership	4,075
Du Val Capital Partners Limited	323
Total Inland Revenue Preferential Claims	7,505



Unsecured Creditors

Unsecured creditor totals mentioned above are based on management records. This amount is subject to change as we are continuing to receive claims and review the Group’s information to estimate the total number of unsecured creditors and the amount outstanding.

Statutory Managers’ remuneration

We charge fees on an hourly basis at the following rates which correspond with All of Government approved rates for similar professional services. Our remuneration is required to be authorised by the Minister of Commerce and Consumer Affairs, or a party with delegated authority from the Minister such as an official from the Ministry of Business, Innovation and Employment.

Staffing level	Hourly rate (excl GST)	General experience and qualifications for this level
Partner	\$650	Licensed Insolvency Practitioners with a vast range of industry knowledge and experience. Has at least 10 years of experience in complex insolvency engagements. Often a Chartered Accountant or admitted barrister and solicitor of the High Courts of New Zealand.
Executive Director	\$600	Licensed Insolvency Practitioners with a vast range of industry knowledge and experience. Has at least 10 years of experience in complex insolvency engagements. Often a Chartered Accountant or admitted barrister and solicitor of the High Courts of New Zealand.
Director	\$550	Has at least 10 years of experience in complex insolvency engagements. Often a Licensed Insolvency Practitioner, Chartered Accountant or admitted barrister and solicitor of the High Courts of New Zealand.
Associate Director	\$500	Insolvency specialist with at least five years of insolvency experience.
Manager	\$450	Insolvency specialist with at least four to five years of insolvency experience.
Senior Associate	\$350 - \$400	Insolvency specialist with at least two to three years of insolvency experience.
Associate	\$200 - \$300	Insolvency specialist with up to two years insolvency experience.
Support Staff	\$120	Skilled in administration and process management. Experienced in working with insolvency related files.



Other matters

It is not currently possible to estimate the likelihood of distributions to the Du Val Group's creditors or a completion date for the statutory management.

Contact Details

Please complete and return the attached Creditor Confirmation Form to lodge your claim in one or more of the statutory managements and provide a contact email address so future reports can be provided to you by email. Please note reports can also be found on the Registrar of Companies' website, www.companies.govt.nz.

You can contact us at PwC Auckland, Private Bag 92162, Victoria Street West, Auckland 1142, or by email at nz_duval@pwc.com.

Date: 26 September 2024

John Howard Ross Fisk
Statutory Manager

Stephen Robert White
Statutory Manager

Lara Maree Benett
Statutory Manager

Appendices

Appendix	Subject
A(i)	Companies and limited partnerships which were previously in receivership and became subject to statutory management on 21 August 2024
A(ii)	Companies and limited partnerships which were not previously in receivership but which also became subject to statutory management on 21 August 2024
B	Restrictions to the report
C	Overview of companies and limited partnerships
D	Estimated statement of affairs
E	Security interests registered against the companies and limited partnerships
F	List of known creditors and addresses
G	Declaration of independence, relevant relationships and indemnities
H	Creditor confirmation form

Appendix A(i)

Companies and limited partnerships that were previously in receivership and became subject to statutory management on 21 August 2024

This list comprises companies and limited partnerships which were previously in receivership and became subject to statutory management on 21 August 2024 under the Corporations (Investigation and Management)(Du Val Group) Order 2024 under section 38 of the CIMA

Amble Valley Limited (formerly Du Val Developments Limited)	Du Val Management Limited
April Elements Limited (formerly DVFS LIMITED)	Du Val Mortgage Fund Limited Partnership
Blue Frame Holdings Limited (formerly Du Val Estates Limited)	Du Val New Homes Limited Partnership
Blue River Holdings Limited (formerly Du Val Construction Limited)	Du Val Opportunity Fund Limited Partnership
Clarke Media Group Limited	Du Val Property Group Limited
Diamond Box Limited (formerly Du Val Fashion Limited)	Du Val Property Management Limited
Du Val BTR GP Limited	Earlsworth Limited Partnership
Du Val BTR Limited	Edmonton Road Limited Partnership
Du Val Build to Rent Limited Partnership	Farham Limited (formerly Du Val Holdings Limited)
Du Val Building Limited	Fiji Land Acquisition Limited
Du Val Capital Partners Limited	Flipping Lids Limited (formerly Due Val PT NZ Limited)
Du Val Clubs Limited	Get Started Limited (formerly Du Val Education GP Limited)
Du Val CMUF GP Limited	Hill Top Apartments Limited Partnership
Du Val CMUF Limited	Hillside Crossing Limited Partnership
Du Val Commercial and Mixed-Use Fund Limited Partnership	IPM General Partner Limited
Du Val Development Fund No. 14 Limited Partnership	Orange Pineapple Limited (formerly Du Val Sales Limited)
Du Val Education Limited Partnership	Parry Limited Partnership
Du Val GP 1 Limited	Rising Holdings Limited (formerly Du Val HC Limited)
Du Val GP 10 Limited	Shrub Holdings Limited (formerly Du Val Health GP Limited)
Du Val GP 11 Limited	Sunnyvale Terraces Limited Partnership
Du Val GP 4 Limited	Te Awa Terraces Limited Partnership
Du Val GP 5 Limited	Techway Limited (formerly Du Val Corporate Services Limited)
Du Val GP 7 Limited	Trans-Tasman Pacific Limited Partnership
Du Val GP 8 Limited	Tribal Holdings Limited (formerly DVE LIMITED)
Du Val GP 9 Limited	TTPP General Partner Limited
Du Val GP Holdings Limited	Water Alley Limited (formerly Du Val Architects Limited)
Du Val GP Limited	Woodle Limited (formerly Du Val Acquisitions Limited)
Du Val Group NZ Limited	
Du Val Investments Limited	
Du Val Land Limited	

Appendix A(ii)

Companies and limited partnerships that were not previously in receivership but which also became subject to statutory management on 21 August 2024

This list comprises companies and Limited Partnerships which were not previously in receivership but also became subject to statutory management on 21 August 2024 under the Corporations (Investigation and Management)(Du Val Group) Order 2024 under section 38 of the CIMA

Alpha Centauri Limited Partnership
Bernards Star Limited Partnership
Curie GP Limited
Darwin GP Limited
Einstein GP Limited
Epsilon Tauri Limited Partnership
Franklin GP Limited
Galilei GP Limited
Investment Portfolio Management Limited Partnership
Lalande Limited Partnership
Newton GP Limited
Theta Scorpii Limited Partnership
Wolf 359 Limited Partnership

Appendix B

Restrictions to the report

All information contained in this report is provided in accordance with section 41(2) of CIMA and Regulation 6 of the Companies (Reporting by Insolvency Practitioners) Regulations 2020.

The statements and opinions expressed herein have been made in good faith, and on the basis that all information relied upon is true and accurate in all material respects, and not misleading by reason of omission or otherwise.

We have not independently verified the accuracy of information provided to us, and have not conducted any form of audit in respect of the companies and limited partnerships that form the Du Val Group. Accordingly, we express no opinion on the reliability, accuracy, or completeness of the information provided to us and upon which we have relied. Whilst all care and attention has been taken in compiling this report, we do not accept any liability whatsoever arising from this report.

The statements and opinions expressed in this report are based on information available as at the date of the report.

We reserve the right, but will be under no obligation, to review or amend our report, if any additional information, which was in existence on the date of this report was not brought to our attention, or subsequently comes to light.

In addition, the following should be noted:

- Certain numbers included in tables throughout this report may have been rounded and therefore may not add exactly.
- Unless otherwise stated all amounts are stated in New Zealand dollars.

Appendix C

Overview of companies and limited partnerships

	Alpha Centauri Limited Partnership	Bernards Star Limited Partnership	Du Val Commercial and Mixed-Use Fund Limited Partnership	Du Val Development Fund No.14 Limited Partnership	Du Val Education Limited Partnership	Du Val New Homes Limited Partnership	Du Val Opportunity Fund Limited Partnership	Earlsworth Limited Partnership	Edmonton Road Limited Partnership	Epsilon tauri Limited Partnership
Incorporation Date	26 Jul 2024	26 Jul 2024	21 Sep 2022	10 Jun 2019	15 Feb 2022	14 Dec 2018	17 Sep 2020	29 May 2020	03 Aug 2021	26 Jul 2024
Director(s)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shareholder(s)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
General Partner (s)	Newton GP Limited	Curie GP Limited	Du Val Cmuf GP Limited	Du Val GP 4 Limited	Du Val Education GP Limited	Du Val GP 1 Limited	Du Val Capital Partners Limited	Du Val GP 7 Limited	Du Val GP 11 Limited	Franklin GP Limited
Trading Status	Did not trade	Did not trade	Operational	Dormant	Dormant	Operational	Operational	Operational	Operational	Did not trade
Trading Address	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104
Nature of business operations	Residential property development (excluding construction)	Residential property development (excluding construction)	Investment - commercial property	Residential property operation and development (excluding site construction)	Adult, community, and other education	Residential property operation and development (excluding site construction)	Investment company operation	Residential property operation and development (excluding site construction)	Residential property operation and development (excluding site construction)	Residential property development (excluding construction)

Overview of companies and limited partnerships (continued)

	Hill Top Apartments Limited Partnership	Hillside Crossing Limited Partnership	Investment Portfolio Management Limited Partnership	Lalande Limited Partnership	Parry Limited Partnership	Sunnyvale Terraces Limited Partnership	Te Awa Terraces Limited Partnership	Theta Scorpii Limited Partnership	Trans-Tasman Pacific Limited Partnership	Wolf 359 Limited Partnership
Incorporation Date	12 Mar 2021	18 Sep 2018	7 May 2013	26 Jul 2024	3 Dec 2020	7 Jul 2021	1 Apr 2022	26 Jul 2024	19 Jul 2016	26 Jul 2024
Director(s)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shareholder(s)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
General Partner(s)	Du Val GP 9 Limited	Du Val GP Limited	Ipm General Partner Limited	Galilei GP Limited	Du Val GP 8 Limited	Du Val GP 10 Limited	Du Val GP 12 Limited	Einstein GP Limited	Ttp General Partner Limited	Darwin GP Limited
Trading Status	Operational	Operational	Operational	Did not trade	Operational	Operational	Dormant	Did not trade	Operational	Did not trade
Trading Address	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104
Nature of business operations	Residential property operation and development (excluding site construction)	Building, non-residential construction - commercial buildings, hotels, etc	Property and building management services	Residential property development (excluding construction)	Residential property operation and development (excluding site construction)	Residential property operation and development (excluding site construction)	Residential property operation and development (excluding site construction)	Residential property development (excluding construction)	Investment - commercial property	Residential property development (excluding construction)

Overview of companies and limited partnerships (continued)

	Du Val Build to Rent Limited Partnership	Du Val Mortgage Fund Limited Partnership	Amble Valley Limited (formerly Du Val Developments Limited)	April Elements Limited (formerly DVFS LIMITED)	Blue Frame Holdings Limited (formerly Du Val Estates Limited)	Blue River Holdings Limited (formerly Du Val Construction Limited)	Clarke Media Group Limited	Curie GP Limited	Darwin GP Limited	Diamond Box Limited (formerly Du Val Fashion Limited)
Incorporation Date	13 Dec 2019	27 Jul 2020	27 Feb 2014	10 May 2016	11 Nov 2021	23 Nov 2018	9 Mar 2023	24 Jul 2024	24 Jul 2024	9 Feb 2022
Director(s)	N/A	N/A	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	Kristen James Laughton HOLLAND*	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE
Shareholder(s)	N/A	N/A	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Property Group Limited	Du Val Property Group Limited	Du Val Group NZ Limited
General Partner (s)	Du Val BTR GP Limited	Du Val Capital Partners Limited	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trading Status	Operational	Operational	Operational	Dormant	Dormant	Operational	Operational	Did not trade	Did not trade	Dormant
Trading Address	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104
Nature of business operations	Residential property operation and development (excluding site construction)	Investment company operation	K624030 Holding company operation - passive investment in subsidiary companies	K641915 Financial service nec	L671230 Investment - commercial property	E321120 Land development or subdivision (excluding construction)	C162060 Recorded media mfg and publishing	L671180 Residential property development (excluding construction)	L671180 Residential property development (excluding construction)	M692440 Fashion design service

* Resigned 23 February 2024

Overview of companies and limited partnerships (continued)

	Du Val BTR GP Limited	Du Val BTR Limited	Du Val Building Limited	Du Val Capital Partners Limited	Du Val Clubs Limited	Du Val CMUF GP Limited	Du Val CMUF Limited	Du Val GP 1 Limited
Incorporation Date	4 Nov 2019	4 Nov 2019	19 Dec 2023	5 May 2017	20 Nov 2018	17 Jun 2022	17 Jun 2022	12 Dec 2018
Director(s)	Che Rodger DESMOND Mark Dean ROBINSON John Glenn DALZELL* Owen Francis Tyrrell CULLINEY**	John Kenyon CLARKE Owen Francis Tyrrell CULLINEY***	John Kenyon CLARKE	Mark Dean ROBINSON Owen Francis Tyrrell CULLINEY***	John Kenyon CLARKE Owen Francis Tyrrell CULLINEY***	John Kenyon CLARKE	John Kenyon CLARKE Owen Francis Tyrrell CULLINEY***	Kristen James Laughton HOLLAND***
Shareholder(s)	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Property Group Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Management Limited
General Partner	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trading Status	Operational	Operational	Dormant	Operational	Operational	Operational	Dormant	Operational
Trading Address	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104
Nature of business operations	L671180 Residential property operation and development (excluding site construction)	E301910 Building, residential - flats, home units, apartments, etc	L671180 Residential property development (excluding construction)	K624050 Investment company operation	R911110 Fitness centre	L671230 Investment - commercial property	L671230 Investment - commercial property	L671180 Residential property operation and development (excluding site construction)

* Resigned 4 September 2024

** Resigned 23 February 2024

*** Resigned 21 August 2024

Overview of companies and limited partnerships (continued)

	Du Val GP 10 Limited	Du Val GP 11 Limited	Du Val GP 4 Limited	Du Val GP 5 Limited	Du Val GP 7 Limited	Du Val GP 8 Limited	Du Val GP 9 Limited	Du Val Group NZ Limited	Du Val GP Holdings Limited	Du Val GP Limited
Incorporation Date	5 Jul 2021	29 Jul 2021	7 Jun 2019	6 Dec 2019	4 Sep 2020	3 Dec 2020	12 Mar 2021	10 May 2016	29 Sep 2022	12 Sep 2018
Director(s)	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	Mark Dean ROBINSON	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE
Shareholder(s)	Du Val GP Holdings Limited	Du Val GP Holdings Limited	Du Val GP Holdings Limited	Du Val Management Limited	Du Val GP Holdings Limited	Du Val Management Limited	Du Val GP Holdings Limited	Charlotte Marie CLARKE KARAPIRO CORPORATE TRUSTEES LIMITED Owen Francis Tyrrell CULLINEY*	Du Val Group NZ Limited	Du Val GP Holdings Limited
General Partner	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trading Status	Operational	Operational	Dormant	Dormant	Operational	Operational	Operational	Operational	Dormant	Operational
Trading Address	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104
Nature of business operations	L671180 Residential property operation and development (excluding site construction)	L671180 Residential property operation and development (excluding site construction)	L671180 Residential property operation and development (excluding site construction)	L671180 Residential property operation and development (excluding site construction)	L671180 Residential property operation and development (excluding site construction)	L671180 Residential property operation and development (excluding site construction)	L671180 Residential property operation and development (excluding site construction)	K624030 Holding company operation - passive investment in subsidiary companies	L671180 Residential property development (excluding construction)	E302010 Building, non-residential construction - commercial buildings, hotels, etc

* Resigned 21 August 2024

Overview of companies and limited partnerships (continued)

	Du Val Investments Limited	Du Val Land Limited	Du Val Management Limited	Du Val Property Management Limited	Einstein GP Limited	Farham Limited (formerly Du Val Holdings Limited)	Fiji Land Acquisition Limited	Flipping Lids Limited (formerly Due Val PT NZ Limited)
Incorporation Date	1 Oct 2014	17 Jan 2024	18 Jun 2013	3 Nov 2016	24 Jul 2024	29 Sep 2022	24 Aug 2022	10 Dec 2020
Director(s)	John Kenyon CLARKE Owen Francis Tyrrell CULLINEY*	John Kenyon CLARKE	John Kenyon CLARKE	Charlotte Marie CLARKE John Kenyon CLARKE Owen Francis Tyrrell CULLINEY*	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE
Shareholder(s)	Du Val Property Group Limited	Du Val Property Group Limited	Du Val Group NZ Limited	Du Val Property Group Limited	Du Val Property Group Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Group NZ Limited
General Partner	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trading Status	Operational	Dormant	Operational	Operational	Did not trade	Dormant	Dormant	Dormant
Trading Address	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104
Nature of business operations	K624030 Holding company operation - passive investment in subsidiary companies	L671180 Residential property development (excluding construction)		L671240 Property - non-residential - renting or leasing	L671180 Residential property development (excluding construction)	L671210 Building, non-residential - renting or leasing	L671150 Investment - residential property	K624030 Holding company operation - passive investment in subsidiary companies

* Resigned 21 August 2024

Overview of companies and limited partnerships (continued)

	Franklin GP Limited	Galilei GP Limited	Get Started Limited (formerly Du Val Education GP Limited)	IPM General Partner Limited	Newton GP Limited	Orange Pineapple Limited (formerly Du Val Sales Limited)	Rising Holdings Limited (formerly Du Val HC Limited)	Shrub Holdings Limited (formerly Du Val Health GP Limited)	Techway Limited (formerly Du Val Corporate Services Limited)	Tribal Holdings Limited (formerly DVE LIMITED)
Incorporation Date	24 Jul 2024	24 Jul 2024	19 Jan 2022	5 Apr 2013	24 Jul 2024	29 Sep 2022	12 Jul 2021	6 Aug 2021	29 Sep 2022	19 Jan 2022
Director(s)	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	Charlotte Marie CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE	John Kenyon CLARKE
Shareholder(s)	Du Val Property Group Limited	Du Val Group NZ Limited	Du Val Management Limited	Du Val Property Management Limited	Du Val Property Group Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	Du Val Management Limited	Du Val Group NZ Limited	Du Val Group NZ Limited
General Partner	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trading Status	Did not trade	Did not trade	Dormant	Operational	Did not trade	Dormant	Dormant	Dormant	Dormant	Dormant
Trading Address	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104
Nature of business operations	L671180 Residential property development (excluding construction)	L671180 Residential property development (excluding construction)	P821905 Adult, community, and other education	Property and building management services	L671180 Residential property development (excluding construction)	M696285 Sales advisory service	Q859940 Health service	F360925 Health food wholesaling	M696110 Corporate Head Office Management Services	P821905 Adult, community, and other education

Overview of companies and limited partnerships (continued)

	TTPP General Partner Limited	Water Alley Limited (formerly Du Val Architects Limited)	Woodle Limited (formerly Du Val Acquisitions Limited)	Du Val Property Group Limited
Incorporation Date	10 Jun 2016	16 Sep 2019	10 May 2016	16 Nov 2022
Director(s)	John Kenyon CLARKE	Kristen James Laughton HOLLAND*	John Kenyon CLARKE	John Kenyon CLARKE John Glenn DALZELL** Owen Francis Tyrrell CULLINEY***
Shareholder(s)	Du Val Investments Limited	Du Val Group NZ Limited	Du Val Group NZ Limited	67 shareholders
General Partner	N/A	N/A	N/A	N/A
Trading Status	Operational	Operational	Operational	Operational
Trading Address	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104	8 Lakewood Court, Manukau City Centre, Auckland 2104
Nature of business operations	L671230 Investment - commercial property	M692120 Architectural service	L671150 Investment - residential property	K624030 Holding company operation - passive investment in subsidiary companies

* Resigned 23 February 2024

** Resigned 04 September 2024

*** Resigned 21 August 2024

Appendix D

Estimated statement of affairs

Net Book Value as at 21 August 2024 unless stated otherwise (\$'000)	Du Val Build to Rent Limited Partnership	Du Val Group NZ Limited (as at 31 Mar 2023)	Du Val Mortgage Fund Limited Partnership	Du Val Property Group Limited	Du Val Commercial and Mixed-Use Fund Limited Partnership
Assets					
Current assets					
Funds on hand at appointment	452	0	0	76	-
Accounts receivable	68	-	-	1,406	112
GST holding account	0	-	-	-	25
Other current assets	<i>withheld</i>	-	-	0	-
Work in progress	-	-	-	-	-
Intercompany advances	-	18,807	-	-	825
Non-current assets					
Other non-current assets	-	-	-	-	-
Intercompany loans	-	-	28,376	-	-
Fixed assets					
Intellectual property	-	15,000	-	-	-
BTR Assets - May Rd & Mackenzie Rd	<i>withheld</i>	-	-	-	-
Building and land	<i>withheld</i>	-	-	-	<i>withheld</i>
Motor vehicles	-	-	-	191	-
Other fixed assets	570	3	-	122	-
Total assets	<i>withheld</i>	33,810	28,376	1,795	<i>withheld</i>
Liabilities					
Current liabilities					
Accounts payable	95	-	-	1,305	201
Accrued expenses	13	-	-	-	-
GST payable	78	-	-	122	7
Interest payable to investors and IRD	-	-	651	-	-
Other current liabilities	10	-	0	122	-
Intercompany advances	-	4,673	-	47	1,503
Non-current liabilities					
Loan from secured funder	<i>withheld</i>	-	-	-	-
Accrued long term maintenance	<i>withheld</i>	-	-	-	-
Other non-current liabilities	-	-	-	154	-
Intercompany loans	-	28,814	-	30	6,903
Total liabilities	<i>withheld</i>	33,487	651	1,780	8,614
Net Assets	<i>withheld</i>	323	27,725	15	<i>withheld</i>

Estimated statement of affairs (continued)

Net Book Value as at 21 August 2024 unless stated otherwise (\$'000)	Du Val New Homes Limited Partnership	Du Val Opportunity Fund Limited Partnership (as at 31 Mar 2023)	Earlsworth Limited Partnership	Edmonton Road Limited Partnership	Hill Top Apartments Limited Partnership
Assets					
Current assets					
Funds on hand at appointment	1	1	373*	0	2
Accounts receivable	-	-	-	-	-
GST holding account	-	-	-	8	-
Other current assets	40	20	1,779	45	0
Work in progress	-	-	<i>withheld</i>	<i>withheld</i>	-
Intercompany advances	2,019	7,551	17,079	9	-
Non-current assets					
Other non-current assets	16	-	-	-	-
Intercompany loans	-	-	-	-	-
Fixed assets					
Intellectual property	-	-	-	-	-
BTR Assets - May Rd & Mackenzie Rd	-	-	-	-	-
Building and land	-	-	-	-	-
Motor vehicles	-	-	-	-	-
Other fixed assets	-	-	-	-	-
Total assets	2,076	7,572	<i>withheld</i>	<i>withheld</i>	2
Liabilities					
Current liabilities					
Accounts payable	24	9	5,436	622	152
Accrued expenses	-	-	-	-	-
GST payable	196	-	-	-	-
Interest payable to investors and IRD	-	-	-	-	-
Other current liabilities	-	-	-	5	-
Intercompany advances	-	2,377	15,091	10,892	6,754
Non-current liabilities					
Loan from secured funder	-	-	<i>withheld</i>	<i>withheld</i>	<i>withheld</i>
Accrued long term maintenance	-	-	-	-	-
Other non-current liabilities	-	-	369	-	10
Intercompany loans	-	751	775	-	97
Total liabilities	221	3,137	<i>withheld</i>	<i>withheld</i>	<i>withheld</i>
Net Assets	1,856	4,435	<i>withheld</i>	<i>withheld</i>	<i>withheld</i>

* \$368,324 held in our trust account on retention at the date of appointment.

Estimated statement of affairs (continued)

Net Book Value as at 21 August 2024 unless stated otherwise (\$'000)	Hillside Crossing Limited Partnership	Investment Portfolio Management Limited Partnership	Parry Limited Partnership	Sunnyvale Terraces Limited Partnership	Trans-Tasma n Pacific Limited Partnership
Assets					
Current assets					
Funds on hand at appointment	33	376	671	73**	5,209***
Accounts receivable	-	213	-	-	-
GST holding account	-	-	-	19	-
Other current assets	34	18	-	101	1,433
Work in progress	<i>withheld</i>	-	-	<i>withheld</i>	-
Intercompany advances	3,386	3,169	2,149	-	1,585
Non-current assets					
Other non-current assets	23	355	20	5	-
Intercompany loans	-	-	-	-	419
Fixed assets					
Building and land	-	-	-*	-	-
Other fixed assets	-	10	-	-	-
Total assets	<i>withheld</i>	4,141	2,840	<i>withheld</i>	8,645
Liabilities					
Current liabilities					
Accounts payable	5,279	16	2,979	886	7,947
Accrued expenses	-	11	-	-	-
GST payable	-	66	3,019	-	4,742
Other current liabilities	-	-	-	-	<i>withheld</i>
Intercompany advances	3,371	-	280	12,446	20,518
Non-current liabilities					
Loan from secured funder	<i>withheld</i>	-	<i>withheld</i>	-	<i>withheld</i>
Accrued long term maintenance	-	<i>withheld</i>	-	-	-
Other non-current liabilities	-	-	-	-	-
Intercompany loans	-	-	5,197	9	-
Total liabilities	<i>withheld</i>	<i>withheld</i>	<i>withheld</i>	13,341	<i>withheld</i>
Net Assets	<i>withheld</i>	<i>withheld</i>	<i>withheld</i>	<i>withheld</i>	<i>withheld</i>

* We are aware that the limited partnership owns a mortgaged apartment that is not reflected in the balance sheet.

** \$22,877 held in our trust account on retention at the date of appointment.

*** \$141,462 held in our trust account on retention at the date of appointment.

Estimated statement of affairs (continued)

Net Book Value as at 21 August 2024 unless stated otherwise (\$'000)	Amble Valley Limited (formerly Du Val Developments Limited)	Blue River Holdings Limited (formerly Du Val Construction Limited)	Clarke Media Group Limited	Du Val Capital Partners Limited	Du Val Investments Limited
Assets					
Current assets					
Funds on hand at appointment	5	6	69	8	29
Accounts receivable	-	-	156	63	265
GST holding account	0	-	-	-	-
Other current assets	86	707	-	77	9
Work in progress	-	-	-	-	-
Intercompany advances	-	-	12	-	-
Non-current assets					
Other non-current assets	-	-	-	-	-
Intercompany loans	-	-	-	-	-
Fixed assets					
Building and land	<i>withheld</i>	-	-	-	-
Other fixed assets	-	<i>withheld</i>	-	-	-
Total assets	<i>withheld</i>	<i>withheld</i>	237	147	302
Liabilities					
Current liabilities					
Accounts payable	-	3,296	131	24	3
Accrued expenses	-	395	-	-	-
GST payable	-	-	9	-	38
Other current liabilities	-	-	25	-	-
Intercompany advances	350	2,499	-	8,728	18,946
Non-current liabilities					
Loan from secured funder	-	-	-	<i>withheld</i>	-
Accrued long term maintenance	-	-	-	-	-
Other non-current liabilities	-	805	-	-	-
Intercompany loans	-	810	-	-	294
Total liabilities	350	7,805	165	<i>withheld</i>	19,281
Net Assets	<i>withheld</i>	<i>withheld</i>	72	<i>withheld</i>	-18,979

Estimated statement of affairs (continued)

Net Book Value as at 21 August 2024 unless stated otherwise (\$'000)	Water Alley Limited (formerly Du Val Architects Limited)	Woodle Limited (formerly Du Val Acquisitions Limited)	Du Val Property Management Limited	Du Val Management Limited	Du Val BTR Limited
Assets					
Current assets					
Funds on hand at appointment	-	5	12	96	0
Accounts receivable	-	-	17	4,203	-
GST holding account	-	-	-	7	-
Other current assets	0	53	11	839	-
Intercompany advances	-	403	598	-	8,195
Non-current assets					
Other non-current assets	-	0	-	-	-
Intercompany loans	-	1,455	2,807	7,311	-
Fixed assets					
Intellectual property	-	-	-	10	-
Building and land	-	-	<i>withheld</i>	<i>withheld</i>	-
Motor vehicles	-	-	-	765	-
Other fixed assets	66	-	-	3,474	-
Total assets	66	1,917	<i>withheld</i>	<i>withheld</i>	8,195
Liabilities					
Current liabilities					
Accounts payable	-	-	1	846	-
GST payable	-	7	-	-	-
Other current liabilities	-	-	-	-	-
Intercompany advances	448	-	-	8,452	7,447
Non-current liabilities					
Loan from secured funder	-	-	<i>withheld</i>	-	-
Vehicle financing	-	-	-	378	-
Other non-current liabilities	-	-	-	819	-
Intercompany loans	-	-	-	-	-
Total liabilities	448	7	<i>withheld</i>	10,387	7,447
Net Assets	-382	1,910	<i>withheld</i>	<i>withheld</i>	748

Notes:

- Certain asset and liability values have been withheld for commercial sensitivity.
- The Statutory Managers are unable to provide an estimated value of the Du Val Group entities' known assets at this time. Those figures are to be confirmed.
- We note that, with the exception of actual cash on hand at the date of the statutory management, the figures above reflect the accounting records of the Group entities and have not been audited.

Appendix E

Security interests registered against the companies and limited partnerships

Du Val BTR GP Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F376TG9AMR5Y7C48	China Construction Bank (New Zealand) Limited	30-Jun-2021	AAPP ;	Vero Centre, 48 Shortland Street, Auckland Central, 1010 New Zealand
F63Y4E2SN2R3G8D5	China Construction Bank (New Zealand) Limited	29-Jun-2021	INT ; AAPP ;	Vero Centre, 48 Shortland Street, Auckland Central, 1010 New Zealand
Du Val Build to Rent Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F376TG9AMR5Y7C48	China Construction Bank (New Zealand) Limited	30-Jun-2021	AAPP ;	Vero Centre, 48 Shortland Street, Auckland Central, 1010 New Zealand
F63Y4E2SN2R3G8D5	China Construction Bank (New Zealand) Limited	29-Jun-2021	INT ; AAPP ;	Vero Centre, 48 Shortland Street, Auckland Central, 1010 New Zealand
Du Val Construction Limited (Blue River Holdings Limited)				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FX9A9S2NA5C45J48/1	United Rentals New Zealand *	6-Mar-2020	AAPP:	PO BOX 217073, Botany Junction, Auckland 2164, New Zealand
FV7HPA699Z9V34W8	ATF New Zealand Limited	1-Sep-2020	OTH	Po Box 47, Concord, New South Wales, 2137, Australia
F63Z2BDN43UP5S52/4	Fletcher Distribution Ltd	16-Oct-2020	AAPP:	Private Bag 14942, Panmure, Auckland, New Zealand
F98H2S8MXG8G7N63/1	Carters Building Supplies Limited	22-Oct-2020	AAPP:	Private Bag 94027, Manukau City, Manukau, New Zealand
FH7K24DU7U8X4W73	Onform Signs Limited	18-Dec-2020	AAPP: Except...	Po Box 11796, Ellerslie, Auckland 1542, New Zealand
FX7RE5U7E5J27E68	GFC Ltd	15-May-2021	OTH	P O Box 11148, Auckland 1542, New Zealand
FE8EY95VE6B78M99	Euro Corporation Limited	29-Jul-2021	OTH	64-360 BOTANY TOWN CENTRE, EAST TAMAKI, AUCKLAND
FD4P7NG8UT6733V9/11	Just Sheds Limited	27-Aug-2021	OTH	PO Box 17050, Omokoroa, Tauranga 3154, New Zealand
F32CFD6AT6559N64	Sorenmobler Group Limited	4-Jul-2022	AAPP:	PO BOX 5005, WANGANUI, New Zealand

Security interests registered against the companies and limited partnerships (continued.)

Du Val Construction Limited (Blue River Holdings Limited) continued.				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F456KXV93BNA3V74/1	Tana NZ Limited	23-Aug-2022	OTH	331 Rosedale Road, Albany. Auckland 0632, New Zealand
FY575E2BPV5R8Z26	Tana NZ Limited	29-Aug-2022	OTH	331 Rosedale Road, Albany. Auckland 0632, New Zealand
FP6GFJ3973V467J4	Tana NZ Limited	29-Aug-2022	OTH	331 Rosedale Road, Albany. Auckland 0632, New Zealand
FB7VK83NSH6J7984	Tana NZ Limited	29-Aug-2022	OTH	331 Rosedale Road, Albany. Auckland 0632, New Zealand
FU9N62US2V5D43B8	Eltrade Industries Ltd *	23-Nov-2022	OTH	PO BOX 213, Pukekohe, AUCKLAND 2340, New Zealand
FJ6AK8S8VX6C2498	Woodspan Limited	30-Nov-2022	OTH	32 Hudson Road, Bell Block, New Plymouth 4312, New Zealand
FX4896BD2Y2B7P9	Container Space Nz Limited	6-Jun-2022	OTH	1 Hewletts Road, Mount Maunganui 3116, New Zealand
FE73AW4ZC4F894F5	Mini Cranes NZ Ltd *	31-Jan-2023	OTH	186 Harbourside Drive, Karaka, Papakura 2113, New Zealand
F79WT285HPT6Z3R4	Mini Cranes NZ Ltd *	22-Mar-2023	OTH	186 Harbourside Drive, Karaka, Papakura 2113, New Zealand
FR7J2VM594P5A4M2	GFC Limited	23-Mar-2023	OTH	22 Olive Road, Penrose, Auckland 1061, New Zealand
FZ8X4GR78M34V5N5/1	S.C.F Group (NZ) Limited *	4-May-2023	OTH	Floor 25 Vero Centre, 48 Shortland Street, Auckland Central, Auckland 1010 New Zealand
FS5CR85P3PB4N347	DVK Commercial & Residential Waterproofing Limited	28-Aug-2023	Documents of Title	PO Box 64259, Botany, Auckland 2163, New Zealand
FU2NXD8P5552T326	Macmillan Plumbing And Gas Limited	12-Dec-2023	OTH	PO Box 13638. Onehunga, Auckland 1643, New Zealand
F8535P3VXM8K4J79	Macmillan Plumbing And Gas Limited	12-Dec-2023	OTH	PO Box 13638. Onehunga, Auckland 1643, New Zealand
FJ2T7R5MS475H4K8/1	Macmillan Plumbing And Gas Limited	12-Dec-2023	OTH	PO Box 13638. Onehunga, Auckland 1643, New Zealand
FH34F7746YXE67T3	Aspect Roofing Limited	8-Apr-2024	OTH	P. O. BOX 11624, Ellerslie, AUCKLAND 1051, New Zealand

Security interests registered against the companies and limited partnerships (continued.)

Du Val Development Limited (Amble Valley Limited)				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F443DH4VTF7T42Y8	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	13-Nov-2020	IS ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
FB55X2BF9AM78K79	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Sep-2022	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
F23A6K7S9HEB74G2	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Sep-2022	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Du Val Group NZ Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FN673GDG34H9C2V6	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Sep-2022	IS ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
FD5AUP6N94D99Y27	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Sep-2022	IS ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
F56ZU9NKV69B2688	1769 Funding Ltd	30-Aug-2023	AAPP ; IS ;	c/o 1543 Capital LP 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States
Du Val Investments Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F2062TS7287KY099	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	26-Mar-2018	AAPP ; IS ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
FH24EG9NM9H97G42	1769 Funding Ltd	30-Aug-2023	AAPP ;	c/o 1543 Capital LP 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States

Security interests registered against the companies and limited partnerships (continued.)

Du Val Management Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F23RZD55R8X53T92/6	Ricoh Finance A Division Of Ricoh New Zealand Ltd	24-Jul-2019	OTH	P O Box 68024, ViCToria Street West, Auckland 1142, New Zealand
F74X56HTC2J2G626/1	1769 Funding Ltd	4-Nov-2019	AAPP:	C/O 1543 Capital Lp 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States
F98GY99A3WHB83N3	1769 Funding Ltd	17-Aug-2020	AAPP:	C/O 1543 Capital Lp 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States
FE3W989KRC36Y979/2	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	20-Apr-2021	AAPP:	Suite 3205, No.9 Queen'S Road Central, Hong Kong
F55S6Z9Z47RGV7W5	1769 Funding Ltd	29-Jun-2021	AAPP:	C/O 1543 Capital Lp 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States
FH52PZC82A76V3F3/1	Flexicommercial Limited	15-Sep-2021	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
F72BSN6H3EW26Z96	1769 Funding Ltd	28-Sep-2021	AAPP:	C/O 1543 Capital Lp 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States
FG6Y77JA5WV44U56	Oxford Finance Limited *	29-Sep-2021	Goods - Motor Vehicles	Po Box 17373, Greenlane, Auckland 1546, New Zealand
FS3F62K3FV57U7Y3	Oxford Finance Limited *	29-Sep-2021	Goods - Motor Vehicles	Po Box 17373, Greenlane, Auckland 1546, New Zealand
F826VPX4884UG9F3	Flexicommercial Limited	15-Oct-2021	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
FF9AR4U7TU69B928	Flexicommercial Limited	19-Oct-2021	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
F9288GKR8YRP4N42	Heartland Bank Limited	20-Oct-2021	Goods - Motor Vehicles	75 Riccarton Road, Riccarton, Christchurch 8011, New Zealand

Security interests registered against the companies and limited partnerships (continued.)

Du Val Management Limited continued.				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F6429SV26MSX94C4	1769 Funding Ltd	1-Nov-2021	AAPP:	C/O 1543 Capital Lp 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States
FW5M34KWZ96656X8	Flexicommercial Limited	10-Nov-2021	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
F34A6CHS2A45B937	Flexicommercial Limited	2-Jan-2022	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
FU2EWW6E528V9E23	Flexicommercial Limited	23/03/2022	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
FD4PHC33D3P82Y67	Flexicommercial Limited	4-Aug-2022	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
F993CD3XXJ5S9H86	Mercedes-Benz Financial Services New Zealand Limited	4-Dec-2022	Goods - Motor Vehicles	Level 3 Office Tower, Westfield Newmarket, 277 Broadway, Newmarket, 1023, Nz
FC53CG27HYT3C674	Flexicommercial Limited	28/04/2022	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
FM46UHA958FA5E84	Mercedes-Benz Financial Services New Zealand Limited	16/06/2022	Goods - Motor Vehicles	Level 3 Office Tower, Westfield Newmarket, 277 Broadway, Newmarket, 1023, Nz
FH5M5GXB3Z799S56/2	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	10-Jun-2022	AAPP:	Suite 3205, No.9 Queen'S Road Central, Hong Kong
F85CMV97G8PT5T55/2	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	10-Jun-2022	AAPP:	Suite 3205, No.9 Queen'S Road Central, Hong Kong
F344AEC5AB238Z77	Bmw Financial Services New Zealand Limited	17-Oct-2022	Goods - Motor Vehicles	Po Box 9510, Newmarket, Auckland, New Zealand
FA43N7PRM65457P6	Bmw Financial Services New Zealand Limited	17-Oct-2022	Goods - Motor Vehicles	Po Box 9510, Newmarket, Auckland, New Zealand
FX6Y68F6WU4Y4U63	Flexicommercial Limited	18-Oct-2022	AAPP:	Level 1, 111 Carlton Gore Road, Newmarket, Auckland 1023, New Zealand
FJ386SZK7FE45A34	Aspect Roofing Limited	18-May-2023	OTH	P. O. Box 11624, Ellerslie, Auckland 1051, New Zealand

Security interests registered against the companies and limited partnerships (continued.)

Earlsworth Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FC7KB9P6N856P3R7	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	20-Apr-2021	AAPP ;	Suite 3205, No.9 Queen's Road Central, Hong Kong, HK
F63CCR29M47D96R8	Du Val Capital Partners Limited	7-Sep-2021	AAPP ;	19 Victoria Street, Cambridge, 3434, NZ
FF3S724H22KUG3W7	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	7-Jun-2023	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Edmonton Road Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F68EEU93B7T9X6Y9	Du Val Capital Partners Limited	7-Sep-2021	AAPP ;	19 Victoria Street, Cambridge, 3434, NZ
FG3VF3CJR84X6695	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Mar-2022	AAPP ;	Suite 3205, No.9 Queen's Road Central, Hong Kong, HK
FY26P77XGD759P97	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	7-Jun-2023	INT ; AAPP ;	Suite 3205, No.9 Queen's Road Central, Hong Kong, HK
Hill Top Apartments Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FW3PJ62X9N5X72V9	Du Val Capital Partners Limited	7-Sep-2021	AAPP ;	19 Victoria Street, Cambridge, 3434, NZ
FW3PJ62X9N5X72V9	1769 Funding Ltd	1-Nov-2021	AAPP ;	C/O 1543 Capital Lp 200 Greenwich Avenue Greenwich, CT 06830, Greenwich, 06830, Us
Hillside Crossing Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FV7SDJ5D3A6S7254	1769 Funding Ltd	29-Jun-2021	AAPP ;	c/o 1543 Capital LP 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States
Parry Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FS4KEG2G35E24M82	Du Val Capital Partners Limited	7-Sep-2021	AAPP ;	19 Victoria Street, Cambridge, 3434, NZ

Security interests registered against the companies and limited partnerships (continued.)

Earlsworth Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FC7KB9P6N856P3R7	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	20-Apr-2021	AAPP ;	Suite 3205, No.9 Queen's Road Central, Hong Kong, HK
F63CCR29M47D96R8	Du Val Capital Partners Limited	7-Sep-2021	AAPP ;	19 Victoria Street, Cambridge, 3434, NZ
FF3S724H22KUG3W7	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	7-Jun-2023	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Edmonton Road Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F68EEU93B7T9X6Y9	Du Val Capital Partners Limited	7-Sep-2021	AAPP ;	19 Victoria Street, Cambridge, 3434, NZ
FG3VF3CJR84X6695	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Mar-2022	AAPP ;	Suite 3205, No.9 Queen's Road Central, Hong Kong, HK
FY26P77XGD759P97	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	7-Jun-2023	INT ; AAPP ;	Suite 3205, No.9 Queen's Road Central, Hong Kong, HK
Hill Top Apartments Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FW3PJ62X9N5X72V9	Du Val Capital Partners Limited	7-Sep-2021	AAPP ;	19 Victoria Street, Cambridge, 3434, NZ
FW3PJ62X9N5X72V9	1769 Funding Ltd	1-Nov-2021	AAPP ;	C/O 1543 Capital Lp 200 Greenwich Avenue Greenwich, CT 06830, Greenwich, 06830, Us
Hillside Crossing Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FV7SDJ5D3A6S7254	1769 Funding Ltd	29-Jun-2021	AAPP ;	c/o 1543 Capital LP 200 Greenwich Avenue Greenwich, CT 06830, Greenwich 06830, United States
Parry Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FS4KEG2G35E24M82	Du Val Capital Partners Limited	7-Sep-2021	AAPP ;	19 Victoria Street, Cambridge, 3434, NZ
FG344S4HG3DK5E79	1769 Funding Ltd	28-Sep-2021	AAPP ;	C/O 1543 Capital Lp 200 Greenwich Avenue Greenwich, CT 06830, Greenwich, 06830, Us

Security interests registered against the companies and limited partnerships (continued.)

Sunnyvale Terraces Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F8444EAM88X8J7X6	Du Val Capital Partners Limited	2-Dec-2021	AAPP ;	14 Garden Place, Hamilton Central, Hamilton 3204, New Zealand
F782DY23HDG765C3	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	6-Oct-2022	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
F94JAJ2F3D2N83A9	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	7-Jun-2023	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Trans-Tasman Pacific Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F477R2J2316UK51K	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	26-Mar-2018	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
F38BRR26VY4X8X85	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Nov-2021	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Du Val GP Holdings Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FY8WT5HZ5S8867F6	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	13-Mar-2024	AAPP ; IS ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
FE3W989KRC36Y979	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	20-Apr-2021	IS ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
FH5M5GXB3Z799S56	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	6-Oct-2022	AAPP ; IS ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
F85CMV97G8PT5T55	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	6-Oct-2022	AAPP ; IS ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK

Security interests registered against the companies and limited partnerships (continued.)

TTPP General Partner Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F477R2J2316UK51K/3	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	26-Mar-2018	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
F38BRR26VY4X8X85	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Nov-2021	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Du Val Clubs Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F599U6ZAW94F28V6	Coffee Suppliers Limited	16-Jun-2021	AAPP ; OTH ;	Suite 6B, 163 Stoddard Road, Wesley, Auckland 1041, New Zealand
Du Val CMUF GP Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FV99725BFP7X8T46	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Sep-2022	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
F75MNF9B868S6T25	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Sep-2022	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Du Val Commercial and Mixed-Use Fund Limited Partnership				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FW78PN275RPZ88P8	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Sep-2022	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
FX55A3ZDW6W727M3	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Sep-2022	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK

Security interests registered against the companies and limited partnerships (continued.)

Du Val GP 7 Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FY8J243UD6M7X2X6	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	7-Jun-2023	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
FC7KB9P6N856P3R7	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	20-Apr-2021	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Du Val GP 10 Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
F55DSB923DP57P64	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	7-Jun-2023	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
F782DY23HDG765C3	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	6-Oct-2022	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
Du Val GP 11 Limited				
PPSR Financing Statement	Secured Party	Date	Collateral Type	Address
FG8E4WS2P99K55W6	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	7-Jun-2023	INT ; AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK
FG3VF3CJR84X6695	Clearwater Capital Partners Direct Lending Opportunities Fund, L.P.	30-Mar-2022	AAPP ;	Suite 3205, No.9 Queen'S Road Central, Hong Kong, HK

Notes:

* Financing statement has been discharged since the date of appointment of statutory managers.

Appendix F

List of known creditors and their addresses

Du Val Management Limited	
Creditor Name	Email / Address
Archibald & Shorter	Level 2, 119 Great North Road, Grey Lynn, Auckland, 1021, New Zealand
Auckland Council	direct.credit@aucklandcouncil.govt.nz
Brandt Taxation Ltd	admin@carlbrandttax.co.nz
Braun Bond Lomas	Angela.Verhoeven@bblawyers.nz
Consult Recruitment Ltd	accounts@consultrecruitment.co.nz
Crombie Lockwood (NZ) Limited	a.yeo@duvalgroup.co.nz
D&I Corporate Services (SGD)	26 Eng Hoon Street, Singapore 169776
David Hayes (Barrister)	david@taxlaw.co.nz
Du Val Clubs	Lakewood@duvalclubs.com
Du Val Commercial and Mixed Use Fund Limited Partnership	accounts@duval.co.nz
Eden Park Catering Ltd	functions@epcatering.co.nz
Facebook	28 Customs Street E, Auckland, 1010, New Zealand
Herbert Morton	accounts@herbertmorton.co.nz
iCLAW Trust Account	accounts@iclaw.com
Investment Portfolio Management LLP	accounts.admin@duvalgroup.co.nz
Lakewood Plaza BC474588/Strata	receivable@stratatitle.co.nz
iCLAW Services Co	service@iclaw.com
Property Prophet (DD)	ken@duvalgroup.co.nz
Reliance (RS10236)	info@relianceutilities.co.nz
Southern Cross (DD)	premium.policyservices@southerncross.co.nz
Strategy Matters Limited	mark@strategymatters.nz
X-Factor Marketing & Design Ltd LLC td LLC	E.ruddy@duvalgroup.co.nz
Z Energy	Z Energy
Earlsworth Limited Partnership	
Creditor Name	Email / Address
AB Elements Limited	Unit B4, 4 Pacific Rise, Mount Wellington, Auckland, 1060, New Zealand
Auckland Council	direct.credit@aucklandcouncil.govt.nz
Auckland Transport	20 Viaduct Harbour Avenue, Westhaven, Auckland 1010
Buddle Findlay	Level 18, HSBC Tower 188 Quay Street, Auckland 1010
Chancellor Construction Limited	PO Box 217169, Botany Junction, Auckland
CPMC Limited	Level 1, 26 Crummer Road, Grey Lynn, Auckland, 1021 , New Zealand
Du Val Management Limited	accounts@duvalgroup.co.nz

List of known creditors and their addresses (continued.)

Earlsworth Limited Partnership continued.

Creditor Name	Email / Address
Du Val Property Group Limited	8 Lakewood Court, Manukau City Centre, Auckland 2241
General Structures	Unit B4/4 Pacific Rise, Ellerslie, Auckland 1060
Hirepool	info@hirepool.co.nz
iCLAW	accounts@iclax.com
Kingston	tcomiskey@kingstons.co.nz
MACE Contractors Limited	64 Beaver Road, Rd 2, Pukekohe, 2677 , New Zealand
Matlands Developments	Flat 2, 5a Greenhithe Road, Greenhithe, Auckland, 0632 , New Zealand
Mercury	quote@mercury.co.nz
Ngaati Whanaunga Incorporated	35 Wharf rd, Coromandel 3581
SafeSupport 2023 Limited	11 Hoylake Place, Wattle Downs, Auckland, 2103 , New Zealand
Team Cabling	admin@teamcabling.co.nz
Total Ground Engineering Limited	admin@tge.co.nz
Vision Intelligence	39 Victoria St, Onehunga, Auckland 1061, New Zealand
Watercare	

Clarke Media Group

Creditor Name	Email / Address
Du Val Property Group Limited	8 Lakewood Court, Manukau City Centre, Auckland 2241
Herbert Morton	1 Belvedere Road, Carterton
iClaw	Level 2/286 Victoria Street, Hamilton Central, Hamilton 3204

Du Val Build to Rent Limited Partnership

Creditor Name	Email / Address
Du Val Capital Partners Ltd	Herbert Morton, 19 Victoria Street, Cambridge, Cambridge, 3434 , New Zealand
iClaw Culliney Partners	jayde@iclax.com
S&T Wellington Ltd	accounts@stwgn.co.nz
Watercare 5311380-05 May Road	info@wellingtonwater.co.nz

Du Val Capital Partners Ltd

Creditor Name	Email / Address
Du Val Management Limited	accounts@duvalgroup.co.nz
iCLAW Culliney Partners	Lianna@iclax.com
James Cainey	
Mark Robinson - Farm Consultancy Limited	Empire St Limited, 23 Empire Street, Cambridge, Cambridge, 3434

List of known creditors and their addresses (continued.)

Du Val Commercial and Mixed Use Fund Limited Partnership	
Creditor Name	Email / Address
iClaw	Level 2/286 Victoria Street, Hamilton Central, Hamilton 3204
Strata Administration	1st Floor Dilworth Building, 5 Customs Street East, Auckland , New Zealand
Du Val Construction Limited	
Creditor Name	Email / Address
A1 Kiwi Cutters & Drillers Ltd	thegirls@kiwicutters.co.nz
AA Auckland Carriers	moving@aacarriers.co.nz
Able Metal Products (2007) Ltd	dave@ablemetal.co.nz
Absolute Traffic Solutions Ltd	Jo@absolutetraffic.co.nz
ACC	business@acc.co.nz
Adamar Group Ltd	kim@adamarconsulting.com
Affordable Scaffolding (2010) Ltd	C/- Ca Business Advisory Ltd, 470 Parnell Road, Parnell, Auckland, 1052 , New Zealand
Airmaster	accounts@airmaster.co.nz
Allied Exteriors	bryan@alliedexteriors.co.nz
Ashton Crane Hire Ltd	accounts@ashtoncranehire.co.nz
Aspect Roofing Ltd	accountspayable@aspectroofing.co.nz
AT Infinite Solutions Limited	AT@AT-IS.co.nz
Auckland Council	direct.credit@aucklandcouncil.govt.nz
Auckland Cranes Ltd	12 Langley Road, Wiri, Auckland 2014
Big Blue Ltd	69b Portage Road, Otahuhu, Auckland, 1062 , New Zealand
Camelspace (AKL) Limited	127 Pilkington Road, Panmure, Auckland 1072
Canam Joinery Ltd	196 Swanson Road, Henderson, Auckland 0610
CCS Manufacture & Installation	20 Manga Road, Stanmore Bay, Silverdale 0932
Cloud 10 Construction	10a Acton Place, Avondale, Auckland, 0600
Construct Health Limited	admin@constructhealth.co.nz
CPMC Limited	jonathan@cpmcnz.com
Crown Flooring Limited	30 Clark Street, New Lynn, Auckland, 0600 , New Zealand
Deccan Property Services Ltd	accounts@dpsltd.co.nz
DVK Commercial & Residential W	admin@dvk.co.nz
Easy Painter & Decorator Limited (T/a Easy Painters)	Flat 1, 56 Freeland Avenue, Mount Roskill, Auckland, 1041 , New Zealand
EQStruc Limited	karla@eqstruc.co.nz
FR Coatings Limited	Estene@frcoatings.co.nz

List of known creditors and their addresses (continued.)

Du Val Construction Limited continued.	
Creditor Name	Email / Address
Frontline Fencing	3 Owens Road, Epsom, Auckland, 1149 , New Zealand
FullOutput	damienf@fulloutput.co.nz
GFC Limited	accounts@gfcfasteners.co.nz
GHL Group - a division of Conventry Group	max@ghlgroup.co.nz
Global Linings Limited	1 Malvern Road, Onehunga, Auckland, 1061 , New Zealand
Gmach Projects Ltd	59 Apollo Drive, Albany, Auckland, 0632 , New Zealand
Green Gorilla	urao@greengorilla.co.nz
Hardy Compliance & Consulting	janina@diversesolutions.co.nz
Hirepool Limited	leigh.hubbard@hirepool.co.nz
J3C New Zealand LTD	J3C@xtra.co.nz
JD Rigging Services Ltd	admin@jdrigging.co.nz
Just Sheds Limited	YRW Limited, 13 Mclean Street, Tauranga, Tauranga, 3110 , New Zealand
KCNJ Group Ltd	Unit B2, 18 Oteha Valley Road Extension, Albany, Auckland, 0632 , New Zealand
KJ Morgan LTD	58 Grand Drive, Orewa, 0931
Laser Electrical Rosebank	j.miao@laserelectrical.co.nz
Mace Landscaping Group	121 Phillip Road, Takalani, Auckland 2576
MacMillan Plumbing & Gas	accounts@macmillan.org.nz
Matland Developments	MatlandDevelopments@gmail.com
MJ Landscape	82a Cameron Road, Hamilton East, Hamilton, 3216 , New Zealand
Modern Signs	9 Stanway Place, Ellerslie, Auckland 1051
Nova Energy	info@novaenergy.co.nz
Obelisk Industrial Ltd	Accounts@obelisk.kiwi
OfficeMax New Zealand limited	30 Sir Woolf Fisher Drive, East Tamaki, Auckland, 2013 , New Zealand
PlaceMakers Cook Street	connie.ou@placemakers.co.nz
Post Impressions Limited	info@postimpressions.co.nz
Powerpac Group Ltd	admin@powerpac.co.nz
Precision Cleaning Services	accounts@precisioncleans.co.nz
Premiere Appliances	admin@applianceplus.co.nz
Razor Back Digging	julianoxborough7@gmail.com
Safety Nets NZ	adam@safetynetnz.co.nz
Showerwell Home Products Ltd	15 Gordon Road, St Lukes, Auckland, 1025 , New Zealand
Sopers Macindoe & Banks LP	

List of known creditors and their addresses (continued.)

Du Val Construction Limited continued.	
Creditor Name	Email / Address
Spectrum Aluminium (2011) Limited	PKF Hamilton Limited, 1026 Victoria Street, Whitiora, Hamilton, 3200 , New Zealand
Starke Group Ltd	estelle@starke.co.nz
Structech 2020 Ltd	will@structech.co.nz
Swift Access Ltd	swift@swiftaccess.co.nz
Symetrik Ltd	accounts@symetrix.co.nz
Tana NZ Ltd	128d Mauku Rd, Patumahoe, Auckland, 2678 , New Zealand
Team Cabling Limited	admin@teamcabling.co.nz
Telelift Sales and Hire Ltd	387 Neilson Street, Penrose, Auckland, 1061 , New Zealand
The Tile People Ltd	cindy@tilepeople.co.nz
Tray-Dec NZ Limited	62a Paekakariki Hill Rd, Pauatahanui, Porirua City, 5381 , New Zealand
Valor Concrete Cutting & Drilling Ltd	R.Theodore_valorconc@outlook.co.nz
Vision Intelligence	39 Victoria St, Onehunga, Auckland, 1061, New Zealand
Watercare Service Limited	c.michie@duval.co.nz
Du Val Investments Limited	
Creditor Name	Email / Address
Herbert Morton	1 Belvedere Road, Carterton
Du Val New Homes LP	
Creditor Name	Email / Address
Du Val Management Limited	s.obrien@duvalgroup.co.nz
Herbert Morton	1 Belvedere Road, Carterton
iClaw	sam@iclaw.com
Tattico Limited	paul@businessbuddy.co.nz
Du Val Property Group Limited	
Creditor Name	Email / Address
Pranav Bembde	Withheld
Charlotte Clarke	Withheld
Kenyon Clarke	Withheld
Bella Hill	Withheld
Glen Williams	Withheld
Nicole Zhan	Withheld
Areeb Alam	Withheld

List of known creditors and their addresses (continued.)

Du Val Property Group Limited continued.	
Creditor Name	Email / Address
Syed Mohammad Nasir Andrabi	Withheld
Ben Loris Blair	Withheld
Monique Gooch	Withheld
Dennis Pesamino	Withheld
2BOTS (Etchd NZ Ltd)	3/586 Great South Road, Manukau City, Auckland, 2025
2Degrees	creditsolutions@2degreesmobile.co.nz
Aavis Refridgeration and Air Conditioning Limited	18 Lambie Drive, Papatoetoe, Auckland, 2104, New Zealand
Accident Compensation Corporation	recoveries@acc.co.nz
Alsco NZ	flose@alsco.co.nz
Arthur J Gallagher & Co (NZ) Ltd	Level 4, The Gallagher Centre, 100 Beaumont Street, Auckland 1010, New Zealand
Blues Limited Partnership	accounts@blues.rugby
Braun Bond Lomas Lawyers	chris.sherborne@bblawyers.nz
Clarke Media Group Limited	hello@clarkegroup.co.nz.
Davey Salmon KC	davey.salmon@millslane.co.nz
Du Val Management Limited	Herbert Morton, 19 Victoria Street, Cambridge, Cambridge, 3434 , New Zealand
Eden Park Catering Ltd	b.hill@duval.co.nz
Edwards Law	Evelyn@edwardslaw.co.nz
Hi-Tech Solutions Limited	caroline@hitechsolutions.co.nz
iClaw	reception@iclaw.com
Institute of Directors	Grant Thornton House Floor 6/215 Lambton Quay, Wellington Central, Wellington 6011
James Cairney Barrister	james@cairney.co.nz
JJ Richards & Sons NZ Pty Ltd	67 Dalgety Drive, Wiri, Auckland, 2104
Lai Consulting Limited	62 Clifford Road, Johnsonville, Wellington, 6037, New Zealand
Matthews Law	Level 33, Vero Centre, 48 Shortland Street, Auckland 1010
OCS Ltd	debtors@ocs.co.nz
Reliance Utilities	Level 1, 6/8 Edward Wayte Place, Grafton, Auckland 1023
Ricoh New Zealand Limited	t.salamat@duvalgroup.co.nz
Seek (NZ) Limited	b.hill@duval.co.nz
Smartly	helpdesk@smartly.co.nz
Southern Cross	
Strata Title Administration Limited	1st Floor Dilworth Building, 5 Customs Street East, Auckland , New Zealand

List of known creditors and their addresses (continued.)

Du Val Property Group Limited continued.	
Creditor Name	Email / Address
TIMG	accounts@timg.co.nz
Vodafone	GroupMedia@vodafone.com
Du Val Property Management Limited	
Creditor Name	Email / Address
iClaw	reception@iclax.com
Edmonton Road Limited Partnership	
Creditor Name	Email / Address
Chorus New Zealand Ltd	payments@chorus.co.nz
Civix Limited	Level 8/99 Albert Street, Auckland CBD, Auckland 1010
Du Val Management	Herbert Morton, 19 Victoria Street, Cambridge, Cambridge, 3434 , New Zealand
Du Val Property Group Limited	Herbert Morton, 19 Victoria Street, Cambridge, Cambridge, 3434 , New Zealand
Henderson Demolition Limited	2 Parker Street, Papakura, Auckland 2110
Symetrix Ltd	accounts@symetrix.co.nz
Tattico Limited	paul@businessbuddy.co.nz
Urbanismplus Limited	Level 7/9 High Street, Auckland CBD, Auckland 1010
Watercare	info@watercare.co.nz
Hill Top Apartments Limited Partnership	
Creditor Name	Email / Address
Airmaster	byron@airmaster.co.nz
Auckland Council	direct.credit@aucklandcouncil.govt.nz
Boffa Miskell	akl.accounts@boffamiskell.co.nz
G.A.C. Enterprise	gacmodels@gmail.com
Herbert Morton	accounts@herbertmorton.co.nz
iClaw	accounts@iclax.com
Tattico Limited	paul@businessbuddy.co.nz
Watercare	info@watercare.co.nz
Hillside Crossing Limited Partnership	
Creditor Name	Email / Address
Archimedia Group Waikato Limited	steve@archimediawaikato.co.nz
Auckland Council	direct.credit@aucklandcouncil.govt.nz
AWA Architects	Level 1/25 Ward Street, Hamilton Central, Hamilton 3204
Bell Gully	Deloitte Centre Level 14/1 Queen Street, Auckland CBD, Auckland 1010

List of known creditors and their addresses (continued.)

Hillside Crossing Limited Partnership continued.	
Creditor Name	Email / Address
Cato Bolam Consultants Limited	sonias@catobolam.co.nz
CPMC	412 Lake Road, Takapuna, Auckland 0622
Crombie Lockwood	Level 4, The Gallagher Centre, 100 Beaumont Street, Auckland, 1010 , New Zealand
Crosbies Security Limited	Unit 6/16 Alpito Place, Pukehoke 2120
Du Val Construction	r.romals@duvalgroup.co.nz
Du Val Construction Limited	Herbert Morton, 19 Victoria Street, Cambridge, Cambridge, 3434 , New Zealand
Du Val Management Limited	accounts@duvalgroup.co.nz
Du Val Portfolio Management	portfoliomanagement@duval.co.nz
iClaw	accounts@iclaw.com
Kingstons	tcomiskey@kingstons.co.nz
Nova Energy	Level 15, The Todd Building, 95 Customhouse Quay, Wellington, 6011, New Zealand
Soren Liv	jim@smgroup.co.nz
Symetrix Ltd	accounts@symetrix.co.nz
Watercare	info@watercare.co.nz
Xfire Ltd	accounts@xfire.co.nz
Investment Portfolio Management Limited Partnership	
Creditor Name	Email / Address
Luz Avila Alarcon	Withheld
Maia Adele Hemana	Withheld
Tanichi Salamat	Withheld
Paw Chu Tay	Withheld
Urshula Boon	Withheld
Che Desmond	Withheld
Megan Jones	Withheld
Ayush Kumar	Withheld
Ray Pomare	Withheld
Lydia Puharich	Withheld
Halle-Iona Renata	Withheld
Gurdeep Singh	Withheld
Ayeshima Weerakoon	Withheld
Michelle Woelk	Withheld

List of known creditors and their addresses (continued.)

Investment Portfolio Management Limited Partnership continued.

Creditor Name	Email / Address
Auckland Council	direct.credit@aucklandcouncil.govt.nz
Automatic Fire Alarm Monitoring	cchico@tycoint.com
Strata Title Administration Ltd	invoices@stratatitle.co.nz
Boomerings Inc (AUD)	reception@boomerangengineering.com.au
Dean White Electrical Limited	michelle@dwelectrical.co.nz
Dormakaba New Zealand Limited	creditoffice.nz@dormakaba.com
Duress Pty Ltd	accounts.receivables@duress.com
Energy Co	info@energycold.co.nz
GBS Painting Ltd	94c Point England Road, Point England, Auckland, 1072, New Zealand
Hire A Handyman	wayne@hireahandyman.nz
Hospitality Internet Limited	paul@hospitalityinternet.co.nz
i-Plumbing Limited	m.jones@duval.co.nz
John's Home and Garden Limited	yolande@lalaca.nz
Nova Energy	info@novaenergy.co.nz
OCS Group	debtor@ocs.co.nz
One NZ	Fin.Recoveries@one.nz
Pacific Accommodation Technologies Limited	2 Stable Way, Brookfield, Tauranga, 3110, New Zealand
Reliance Services Ltd (DD)	accounts@relianceutilities.co.nz
Services and More Ltd T/A O.C.D. Carpet & Upholstery Cleaning	cleanmatnz@hotmail.com
Vodafone	n.zhan@duvalgroup.co.nz

Parry Limited Partnership

Creditor Name	Email / Address
AA Auckland Carriers	34 Henderson Valley Road, Henderson, Auckland 0612
AirMaster Air Conditioning Ltd	20 Gumdigger Place, Raumanga, Whangarei, 0110, New Zealand
Auckland Council	enquiry@aucklandcouncil.co.nz
Bell Gully	Deloitte Centre Level 14/1 Queen Street, Auckland CBD, Auckland 1010
Cato Bolam	sonias@catobolam.co.nz
Dormakaba New Zealand Limited	61-69 Patiki Road, Avondale, Auckland 1026, New Zealand
Du Val Construction Limited (New)	Herbert Morton, 19 Victoria Street, Cambridge, Cambridge, 3434, New Zealand
Hire a Handyman	1/11 Thatcher Street, Mission Bay, Auckland, 1071, New Zealand
Kingstons	tcomiskey@kingstons.co.nz

List of known creditors and their addresses (continued.)

Investment Portfolio Management Limited Partnership continued.	
Creditor Name	Email / Address
Nova Energy	info@novaenergy.co.nz
Soren Liv	accounts@smgroup.co.nz
Team Cabling	admin@teamcabling.co.nz
Trans-Tasman Pacific Limited Partnership	
Creditor Name	Email / Address
Absolute Traffic Solutions Ltd	58 Hobill Avenue, Wiri, Auckland 2104
Affordable Scaffold	info@affg.co.nz
Airmaster	accounts@airmaster.co.nz
Allied Exteriors	mehnaz@alliedexteriors.co.nz
AON	nz.webenquiries@aon.com
ARA Hardware	accounts@arahardware.co.nz
Aspect roofing	myles@aspectroofing.co.nz
Auckland Council	direct.credit@aucklandcouncil.govt.nz
Awesome Kitchens	282 Neilson Street, Onehunga, Auckland, 1061, New Zealand.
Big Blue	69b Portage Road, Otahuhu, Auckland, 1062, New Zealand
Buddle Findlay- New Zealand Lawyers	accounts@buddlefindlay.com
Burmar Enterprise	22 Treloar Crescent, Hobsonville, Auckland, 0616, New Zealand
Calibre	accounts.receivable.nz@calibregroup.com
Canam	196 Swanson Road, Henderson, Auckland 0610
Cato Bolam	sonias@catobolam.co.nz
Chancellor Construction Ltd	Building 6, Level 1, 64 Highbrook Drive, East Tamaki, Auckland, 2013
Cloud 10	10a Acton Place, Avondale, Auckland, 0600
CNJ	2b Meteor Road, Hobsonville, Auckland, 0616, New Zealand
Construction Consulting Aotearoa Ltd	29 Puketitiro Street, Glen Eden, Auckland, 0602 , New Zealand
Construction Software Limited	sales@procore.com
Copapa Construction Limited	60 Robertson Road, Avondale, Auckland, 1026
CPMC Limited	412 Lake Road, Takapuna, Auckland 0622
Crosbies Security Ltd	Unit 6/16 Alpito Place, Pukekohe 2120
Curtain Warehouse	
Du Val Construction Ltd	accounts@duvalgroup.co.nz
Du Val Management Limited	accounts@duvalgroup.co.nz
Du Val Management Limited (Commission)	accounts@duvalgroup.co.nz

List of known creditors and their addresses (continued.)

Trans Tasman Pacific Limited Partnership continued.	
Creditor Name	Email / Address
Earcon Acoustics	Level 8/139, Quay Street, Auckland CBD, Auckland 1010
Easy Painters	info@easypainters.co.nz
Eco Building Systems	info@ecobuildingsystems.co.nz
Energyco	7A Bassant Avenue, Penrose, Auckland 1061
Engeo	DTookey@engeo.co.nz
Epic Engineering Ltd	28 Andromeda Crescent, East Tamaki, Auckland, 2013, New Zealand
EQ Struc Group	accounts@eqstruc.co.nz
Flooring Studio	23 Paramount Drive, Henderson, Auckland 0610
FR Coatings	Level 1, 7 Tamariki Avenue, Orewa, Orewa, 0931 , New Zealand
General Structures Ltd	Unit B4/4 Pacific Rise, Ellerslie, Auckland, 1060
GeoStudio Ltd	Unit 16, 106 Bush Road, Albany, Auckland, 0632, New Zealand
Glass Plus	info@glassplus.net.au.
Green Gorilla	1 Victoria Street, Onehunga, Auckland 1061
Hardy Compliances & Consulting	39 Probert Crescent, Chartwell, Hamilton, 3210, New Zealand
Herbert Morton	admin@herbertmorton.co.nz
Hitech	Hitech
I & L Consulting Ltd	7B Lunn Avenue, Mount Wellington, Auckland 1072
iClaw	info@hitech.org.nz
Just Sheds	49 Trig Road, Whenuapai, Auckland 0618
Kingston	tcomiskey@kingstons.co.nz
KJ Morgan Ltd	58 Grand Drive, Orewa, 0931 , New Zealand
Legacy Build	16a, Torrington Crescent, Auckland, 1072 , New Zealand
Mace Landscaping	accounts@macelandscapes.co.nz
Macmillan	rohan@macmillan.org.nz
Matland	
North and South Recruitment Ltd	4 Whetu Place, Rosedale, Auckland 0631
NZ Spouting Services Limited	12A/4 Markedo Place, Papakura, Auckland 2110
Peak Clean Franchising Ltd	15b Vestey Drive, Mount Wellington, Auckland, 1060, New Zealand
Prestige Loos Ltd	accounts@prestigeloos.co.nz
REAL MAX	
SBC Consulting Ltd	28 Leebank Crescent, Riverhead, Auckland, 0892, New Zealand

List of known creditors and their addresses (continued.)

Trans Tasman Pacific Limited Partnership continued.

Creditor Name	Email / Address
Showerwell	15 Gordon Road, St Lukes, Auckland, 1025, New Zealand
Stairsafe NZ Ltd	33 Coles Crescent, Papakura, Papakura, 2110, New Zealand
Stellar	
Tattico Limited	paul@businessbuddy.co.nz
Team Cabling	admin@teamcabling.co.nz
Telelift	c/o 387 Neilson St, Penrose 1061 Auckland
The Garage Door Company	B1/417 East Tamaki Road, East Tamaki, Auckland, 2013
Click to Brick	460 Rosebank Road, Avondale, Auckland, 1026, New Zealand
Tom Ryan Cartage Ltd	32 Alfred Street, Onehunga, Auckland 1061
Ultimate Solution	Ultimate Solution
Wallace McLean	Level 3/2 Emily Place, Auckland CBD, Auckland 1010
Watercare	info@watercare.co.nz

Sunnyvale Terraces Limited Partnership

Creditor Name	Email / Address
2KO Engineering	admin@2koengineering.co.nz
AB Elements Limited	info@abelements.co.nz
Auckland Council	enquiry@aucklandcouncil.govt.nz
Buddle Findlay	HSBC Tower, 188 Quay Street, Auckland 1010
CPMC Limited	Level 1, 412 Lake Road, Takapuna, Auckland 0622
Du Val Management Limited (Commission)	accounts@duvalgroup.co.nz
DU VAL PROPERTY GROUP LIMITED	accounts@duvalgroup.co.nz
Gallagher	100 Beaumont Street, Auckland CBD, Auckland 1010
General Structures Ltd	info@generalstructures.co.nz
GeoStudio Ltd	admin@geostudio.co.nz
iCLAW	accounts@iclax.com
Kingstons	aucklandoffice@kingstons.co.nz
Matland Developments	matlanddevelopments@gmail.com
Maven Associates Limited	info@maven.co.nz
SafeSupport 2023 Limited	hello@safesupport.co.nz
Watercare	73 Remuera Road, Newmarket, Auckland



Appendix G

Declaration of Independence, Relevant Relationships, Indemnities and Interests Statement. Pursuant to section 255A of the Companies Act 1993

The purpose of this declaration is to identify and disclose any relationships with the companies or limited partnerships or another relevant party that are not threats to our Independence but need to be disclosed to creditors to ensure transparency and help creditors understand why we remain independent despite having these relationships.

This declaration is made in respect of ourselves, PricewaterhouseCoopers New Zealand, the partners of the Firm and any of the Firm's associated entities.

Note, if circumstances change, new information is identified, this declaration becomes out of date or there is an error, we are required to update this declaration and notify creditors within 20 business days of becoming aware of the new information. It will also be tabled at the next creditor meeting (if any). Any replacement statutory managers will be required to make a new declaration.

At all times we will act professionally and to the standards that are required of members of the Restructuring, Insolvency and Turnaround Association of New Zealand (RITANZ). The Statutory Managers are licensed insolvency practitioners. More information about the regulation of insolvency practitioners is available from the Registrar of Companies.

A Declaration of Independence

In relation to our appointment as joint and several statutory managers of the companies and limited partnerships listed at Appendix A(i) and Appendix A(ii), we declare that we have:

undertaken a proper assessment of risks to Independence in accordance with the law, RITANZ Code of Conduct and applicable professional standards;

we are not aware of any circumstance, relationship or other fact that creates, or could reasonably be perceived as creating, a conflict of interest for us in relation to the independence of our role as liquidators, including anything that would, but for a court order to the contrary, have disqualified us from:

- (i) being appointed as or acting as statutory managers; or
- (ii) being licensed insolvency practitioners
we are not otherwise aware of any impediments to taking the appointment.
provided no advice to the Du Val Group or its advisors in relation to the Group's affairs prior to the appointment.

B Declaration of Relationships

i. Circumstances of appointment

Events leading to appointment	The FMA made a recommendation for the companies and limited partnerships listed at Appendix A(i) and Appendix A(ii) to become subject to statutory management under section 38 of the CIMA.
Appointment effective from	6.00pm on 21 August 2024, pursuant to the Corporations (Investigation and Management)(Du Val Group) Order 2024

ii. Relevant Relationships (excluding professional services to the companies and limited partnerships listed at Appendix A(i) and Appendix A(ii))

With the exception of our Court appointments as receivers and managers of the companies and limited partnerships listed at Appendix A(i), which preceded our appointment as statutory managers, we have had no business relationships in the preceding two years with the companies or limited partnerships listed at Appendix A(i) and Appendix A(ii), a known associate of the companies and limited partnerships including relatives with business relationships with the companies and limited partnerships, a former insolvency practitioner appointed to the companies or limited partnerships or any person who has a registered charge on the whole of, or substantially the whole of, the companies' or limited partnerships' property.

iii. Prior Professional Services to the companies and limited partnerships listed at Appendix A(i) and Appendix A(ii)

We confirm no professional services were provided to the companies and limited partnerships listed at Appendix A(i) and Appendix A(ii) prior to the appointment.

iv. No other relevant relationships to disclose

The Statutory Managers were appointed as joint and several receivers and managers of the companies and limited partnerships listed at Appendix A(i) effective from 2 August 2024 at 5.50am by order of the High Court at Hamilton pursuant to sections 522 and 523 of the FMCA.

At 6.00pm on 21 August 2024 the companies and limited partnerships listed at Appendix A(i) became subject to statutory management under the Corporations (Investigation and Management)(Du Val Group) Order 2024 under section 38 of the CIMA. The receivership of, and the receivers' appointment over, each of the relevant entities automatically ceased at that time, under section 61 of the CIMA.

C Indemnities and Upfront Payments

Other than the statutory indemnity from the Crown pursuant to section 63 of the CIMA, we have not received an indemnity or upfront payment in relation to our conduct of the statutory management.

Date: 26 September 2024



John Howard Ross Fisk
Statutory Manager



Stephen Robert White
Statutory Manager



Lara Maree Bennett
Statutory Manager

Creditor Confirmation Form

In respect of the Companies and Limited Partnerships as detailed in Appendix A - (subject to statutory management) – together “the Du Val Group or the Group”

Please note that fields marked with an asterisk (*) **must** be completed.

Creditor Details:

* Name:

.....

* Postal Address:

.....

* Email Address:

.....

Telephone Number:

Claim Details:

I,

(If claim is made on behalf of creditor, specify relationship to creditor and authority)

claim that, at the date the entity

(Name of Du Val entity amount is owed by)

was put into statutory management, it was indebted to the above-named creditor for the sum of \$

.....

(Amount in words and figures)

Omit whichever does not apply

- I hold no security for the amount claimed and am claiming as an unsecured creditor; or
- I am surrendering my security and I am claiming as an unsecured creditor; or
- I am claiming as a preferential creditor

Signed: Date:

**Creditor Confirmation Form – continued
Particulars of Claim
Supporting documents must be attached.**

Date	Details of claim and identification of documents that evidence or substantiate the claim:	Amount \$
<div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 3px double black; margin-bottom: 5px;"/>	
Less Retention of Title for goods supplied by creditor to the entity as described below (where applicable):		Amount \$
<div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 3px double black; margin-bottom: 5px;"/>	
Less debts owed by creditor to the entity as described below (where applicable):		Amount \$
<div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px dotted black; margin-bottom: 5px;"></div>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 3px double black; margin-bottom: 5px;"/>	

GST Registration number:

Total GST included in claim: _____
