



17 November 2021

***To the landlord creditors as addressed***

**PAS Group of Companies as per attached schedule (Appendix A)  
("the PAS Group")**

**Notice inviting formal proof of debt or claim**

We refer to our letter dated 17 November 2021 calling for creditors of the PAS Group to submit their formal proof of debt or claim (**Claim**) by **23 December 2021**.

As a landlord creditor, you may have Claims for unpaid rent and other amounts payable under the relevant lease for a range of periods, including:

1. amounts that accrued prior to 29 May 2020 (**Pre-appointment Period**)
2. amounts that accrued during the period 29 May 2020 to the earlier of:
  - (a) 31 January 2021;
  - (b) the date on which the Deed Administrators issued a notice of intention not to exercise property rights (**Exit Date**); and
  - (c) the lease expiry date,  
(**Administration Period**)
3. if the lease was **not** taken over by the New Owners, a claim from net lost rent and other amounts from the earlier of:
  - (a) 1 February 2021; and
  - (b) the Exit Date,to the lease expiry date (**Non-assigned Lease Period**)
4. if the lease was taken over by the New Owners, a claim for net shortfall in rent if a new agreement was negotiated which was less favourable than the existing lease (**Assigned Lease Period**)

**Documentation required**

1. For the Pre-appointment Period, please provide copies of the relevant invoices and contract to support your Claim.
2. If you are making a Claim for amounts that accrued (and were unpaid) during the Administration Period, please provide evidence of any shortfall owing and copies of agreements with the Deed Administrators (if applicable).
3. If you are making a Claim for the Non-assigned Lease Period, please provide evidence of the rental amounts lost and a copy of the contract stipulating the lease expiry date. You should deduct from your Claim any rental amounts that you received during the Non-assigned Lease period, whether via a new rental agreement or short-term rentals. Please provide evidence of same.
4. If you are making a Claim for the Assigned Lease Period, please provide a copy of the new lease agreement.

---

**PricewaterhouseCoopers, ABN 52 780 433 757**  
2 Riverside Quay, SOUTHBANK VIC 3006,  
GPO Box 1331, MELBOURNE VIC 3001  
T: +61 3 8603 1000, F: +61 3 8603 1999, [www.pwc.com.au](http://www.pwc.com.au)

Liability limited by a scheme approved under Professional Standards Legislation.

In assessing your Claim, we will consider the amounts that you were or are able to obtain (or should reasonably have been able, or be able, to obtain) by reletting the property.

We recognise that the process for calculating landlord Claims, particularly for the Non-assigned Lease Period and the Assigned Lease Period, can be complicated, so we will work with you as we assess your Claim.

If we have any questions or require further information during the assessment process, we will contact you. Please ensure your contact details are included when you return your Proof of Debt Form.

After we have received and reviewed your Claim, we will contact you to provide our assessment of your Claim.

If you have any questions relating to calculating your Claim, please contact [au\\_pas\\_creditors@pwc.com](mailto:au_pas_creditors@pwc.com).

**When will the dividend be paid?**

As outlined in our letter to creditors, the process for adjudicating on landlord and general unsecured creditor Claims is likely to take some time. We appreciate your patience as we work through each landlord and creditor's Claim.

At this stage expect to make the final dividend by June 2022 but will contact you in due course once all creditor Claims and other administration finalisation tasks have been completed to provide an update.

We appreciate your patience and assistance with calculating your Claim.

Yours faithfully



**Martin Ford and Stephen Longley**  
Deed Administrators

Enc

## Appendix A – The PAS Group entities

### Retail businesses:

Company name	ACN	Sale date	Sale
The PAS Group Limited	169 477 463	1 February 2021	Retail
PASCO Group Pty Ltd	117 244 943	1 February 2021	Retail
PAS Finance Pty Ltd	169 478 291	1 February 2021	Retail
AFG Retail Pty Limited	133 613 251	1 February 2021	Retail
Chestnut Apparel Pty Limited	112 091 522	1 February 2021	Retail
PASCO Operations Pty Ltd	112 078 547	1 February 2021	Retail
Black Pepper Brands Pty Limited	112 065 559	1 February 2021	Retail
Review Australia Pty Limited	122 295 836	1 February 2021	Retail
The Capelle Group Pty Limited	121 867 641	1 February 2021	Retail
Fiorelli Licensing Pty Limited	122 295 827	1 February 2021	Retail
Metpas Pty Ltd	127 957 653	1 February 2021	Retail
The Hopkins Group Aust Pty Limited	119 023 273	1 February 2021	Retail
JETS Swimwear Pty Limited	068 819 581	7 August 2020	JETS
New DW Holdings Pty Ltd (Subject to Deed of Company Arrangement) <i>formerly known as Designworks Holdings Pty Limited</i>	113 900 057	1 December 2020	Wholesale
New DW Clothing Company Pty Limited (Subject to Deed of Company Arrangement) <i>formerly known as Designworks Clothing Company Pty Limited</i>	117 343 807	1 December 2020	Wholesale
World Brands Pty Ltd (Subject to Deed of Company Arrangement)	075 219 135	1 December 2020	Wholesale
New YT Holdings Pty Ltd (Subject to Deed of Company Arrangement) <i>formerly known as Yarra Trail Holdings Pty Limited</i>	110 901 561	1 December 2020	Wholesale
New YT Pty Ltd (Subject to Deed of Company Arrangement) <i>formerly known as Yarra Trail Pty Limited</i>	110 902 102	1 December 2020	Wholesale

### Entity not sold (Deed Administrators still appointed)

Company name	ACN
The PAS Group Distribution Company Pty Ltd (Subject to Deed of Company Arrangement) <i>formerly Bondi Bather Pty Limited</i>	620 985 864