

22nd November 2021

TO THE UNITHOLDER / CREDITOR AS ADDRESSED

Dear Sir / Madam

**AUSTRALIAN PROPERTY CUSTODIAN HOLDINGS LTD. ("APCHL") AS RESPONSIBLE ENTITY FOR THE PRIME RETIREMENT & AGED CARE PROPERTY TRUST ("PRIME TRUST") (IN LIQUIDATION)
ACN: 095 474 436**

I refer to previous correspondence; in particular my letter dated 11th October 2021, providing an update on the status of the liquidation.

Enclosed are the following documents for your attention and completion:

1. Notice of Intention to Declare a First and Final Dividend (Form 548)
2. Formal Proof of Debt Form (Form 535)

Please submit your Formal Proof of Debt Form electronically, if possible, to prime.melbourne@pkf.com.au rather than through post, to ensure it is received by this office on time.

If you have any queries, please preferably email prime.melbourne@pkf.com.au or contact Mr. A. Fruewirth of my staff on (+61) 3 9679 2236.

Yours faithfully



S.L. HORNE
Joint and Several Liquidator

**FORM 548
CORPORATIONS ACT 2001**

Sub-regulation 5.6.65(1)

**NOTICE TO CREDITOR OR PERSON CLAIMING TO BE A CREDITOR
OF INTENTION TO DECLARE A FIRST & FINAL DIVIDEND**

**AUSTRALIAN PROPERTY CUSTODIAN HOLDINGS LTD. AS RESPONSIBLE ENTITY FOR
THE PRIME RETIREMENT & AGED CARE PROPERTY TRUST ("PRIME TRUST")
(IN LIQUIDATION) ACN: 095 474 436**

A first and final dividend is to be declared on 22nd January 2022 for the Prime Trust.

You are required formally to prove your debt or claim on or before 13th December 2021.

If you do not, I will exclude your claim from participation, and I will proceed to make a first and final dividend without having regard to it.

A Formal Proof of Debt form is enclosed.

DATED this 22nd day of November 2021



S.L. HORNE
Joint & Several Liquidator

**FORM 535
CORPORATIONS ACT 2001**

Sub-Regulation 5.6.49(2)

FORMAL PROOF OF DEBT OR CLAIM (GENERAL FORM)

To the Liquidator of Australian Property Custodian Holdings Ltd. as Responsible Entity for the Prime Retirement & Aged Care Property Trust ("Prime Trust") (In Liquidation) ACN: 095 474 436

1. This is to state that the company was, on 18th October 2010 ⁽¹⁾ and still is, justly and truly indebted to ⁽²⁾:

.....
(Creditor/Unitholder)

.....
of (full address)

for dollars and cents

Particulars of the debt are:

Date	Consideration ⁽³⁾ (state how the debt arose (refer notes below))	Amount \$	GST included \$	Remarks ⁽⁴⁾ include details of voucher substantiating payment

2. To my knowledge or belief the creditor has not, nor has any person by the creditor's order, had or received any manner of satisfaction or security for the sum or any part of it except for the following:

Insert particulars of all securities held. Where the securities are on the property of the company, assess the value of those securities. If any bills or other negotiable securities are held, specify them in a schedule in the following form:

Date	Drawer	Acceptor	Amount \$ / c	Due Date

3A⁽⁵⁾ I am employed by the creditor and authorised in writing by the creditor to make this statement. I know that the debt was incurred for the consideration stated and that the debt, to the best of my knowledge and belief, still remains unpaid and unsatisfied.

3B⁽⁵⁾ I am the creditor's agent authorised to make this statement in writing. I know that the debt was incurred and for the consideration stated and that the debt, to the best of my knowledge and belief, still remains unpaid and unsatisfied.

Dated:

Signature of Signatory(ies)

Name in BLOCK LETTERS

Occupation

Address:

See Directions overleaf for the completion of this form

OFFICE USE ONLY

POD No:		ADMIT (Voting / Dividend) - Ordinary	\$
Date Received:	/ /20	ADMIT (Voting / Dividend) – Preferential	\$
Entered into POD Register		Reject (Voting / Dividend)	\$
Amount per RATA	\$	Object or H/Over for Consideration	\$
Reason for Admitting / Rejection			
PREP BY/AUTHORISED		TOTAL PROOF	\$
DATE AUTHORISED	/ /20		

PROOF OF DEBT FORM DIRECTIONS

- (1) Insert date of Court Order in winding up by the Court, or date of resolution to wind up, if a voluntary winding up.
- (2) Insert full name and address (including ABN) of the creditor and, if applicable, the creditor's partners. If prepared by an employee or agent of the creditor, also insert a description of the occupation of the creditor.
- (3) Under "Consideration" state how the debt arose, for example "goods sold and delivered to the company between the dates of", "moneys advanced in respect of the Bill of Exchange". **To assist with unitholder claims – please complete the Annexure A attached hereto.**
- (4) Under "Remarks" include details of vouchers substantiating payment.
- (5) If the Creditor is a natural person and this proof is made by the Creditor personally. In other cases, if, for example, you are the director of a corporate Creditor or the solicitor or accountant of the Creditor, you sign this form as the Creditor’s authorised agent (delete item 3A). If you are an authorised employee of the Creditor (credit manager etc), delete item 3B.

ANNEXURES

- A. If space provided for a particular purpose in a form is insufficient to contain all the required information in relation to a particular item, the information must be set out in an annexure.
- B. An annexure to a form must:
 - (a) have an identifying mark;
 - (b) and be endorsed with the words:
 - i) This is the annexure of *(insert number of pages)* pages marked *(insert an identifying mark)* referred to in the *(insert description of form)* signed by me/us and dated *(insert date of signing)*; and
 - (c) be signed by each person signing the form to which the document is annexed.
- C. The pages in an annexure must be numbered consecutively.
- D. If a form has a document annexed the following particulars of the annexure must be written on the form:
 - (a) the identifying mark; and
 - (b) the number of pages.
- E. Reference to an annexure includes a document that is with a form.

**ANNEXURE A - SUPPORTING DOCUMENTATION FORM
(ONLY COMPLETE IF MAKING A CLAIM AS A UNITHOLDER)**

**AUSTRALIAN PROPERTY CUSTODIAN HOLDINGS LTD. ("APCHL") AS RESPONSIBLE ENTITY FOR
THE PRIME RETIREMENT & AGED CARE PROPERTY TRUST ("PRIME TRUST")
(IN LIQUIDATION) ACN: 095 474 436**

The following information is provided to support my/our claim as an unsecured creditor against Australian Property Custodian Holdings Ltd ("APCHL") as responsible entity for the Prime Retirement & Aged Care Property Trust ("Prime Trust") (In Liquidation) ACN: 095 474 436.

QUANTUM OF CLAIM

Date of Purchase	HIN/Identifier	Number of Units	Amount Invested (\$)	Less total Distributions Received (\$)	Total Loss claimed as Unitholder

Please provide proof of purchase and ownership, and any records you hold of distributions received, when submitting this proof of debt.

RELIANCE

- I/We confirm that, in making and/or continuing our investment in Prime Trust, reliance was placed on advice provided by my/our financial advisor as follows:

Advisor Name:

Advisor Firm:

Please provide any copies or records of advice relied upon

2. I/We confirm that, in making and/or continuing our investment in Prime Trust, we received and relied upon on the following Product Disclosure Statement(s) as indicated below with a check mark ✓:

Date	Description	Received & Relied upon
30-May-2002	Supplementary disclosure documents for managed investment scheme	
28-Aug-2002	Short form prospectus for managed investment scheme	
11-Sep-2002	Replacement short form prospectus for managed investment scheme	
15-Aug-2003	Product disclosure statement	
15-Aug-2003	Product disclosure statement – Part 2	
5-Jul-2004	Supplementary product disclosure statement	
30-Aug-2005	Product disclosure statement	
30-Aug-2005	Product disclosure statement – Part 2	
20-Dec-2005	Supplementary product disclosure statement	
12-Jul-2006	Product disclosure statement	
12-Jul-2006	Product disclosure statement – Part 2	
22-Aug-2006	Supplementary product disclosure statement	
12-Apr-2007	Product disclosure statement	
26-Jun-2007	Product disclosure statement – Part 2	

3. I/We believe the above disclosure statements, as indicated, were misleading and deceptive for the following reasons:

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Dated this day of 20

Signature of Signatory(ies):

Name(s) in BLOCK LETTERS:

Contact Number:

Email:

Bank Account Details - Bank:

- **Account Name:**

- **BSB:**

- **Account Number:**