

From: Camia Young camia@ohu.nz
Subject: Collett's Corner Land Sold and Liquidation Process
Date: 28 February 2025 at 9:39 am
To: Collett's Corner info@collettscorner.nz



Kia ora,

I'm writing to let you know the sale of the land is now complete and we can proceed with liquidating the company and distributing surplus assets.

#tldr

There are a few key things you need to know:

- The Company will be wound up by way of a short form liquidation and surplus assets of the Company distributed to the shareholders.
- Each shareholder will receive \$72.01 per share you own.
- We need 75% of shareholders to [vote on these two resolutions](#) to proceed with distributing funds and winding up of the company.
- Please keep an eye out for an email from PledgeMe and complete their survey so that we can distribute funds to you as soon as the resolutions are passed.

Price of the land

The land sold for \$1,500,000. The purchaser paid the 10% deposit on 10 December 2024 and the remaining amount on 27 February 2025. The loan for \$620,300 was paid to me (Camia Young) in order to discharge the mortgage from the title.

Distribution

The total amount to distribute to shareholders is \$1,278,778. The amount you will receive per share you own is \$72.01.

We will email final accounts to all shareholders in April 2025 following the distribution of funds.

PledgeMe will send all shareholders an email requesting your bank details. They are collecting this now so that we can distribute funds as soon as both resolutions are passed. Please respond to them as soon as you can and no later than 28 March 2025. Unclaimed funds will go to the Director (Camia Young) to hold on behalf of the shareholder for 2 years. If the funds remain unclaimed after 2 years, they will be forfeit by the shareholder.

We recommend that you seek independent legal and tax advice to ensure that your personal affairs are dealt with appropriately.

Waived Distribution

We aimed to return ~75% of shareholder's investment, however the market significantly shifted since we made that projection in May 2021.

The first offer we accepted in August 2021 was for \$2,500,000 and the second offer we accepted in April 2022 was for \$2,155,000. In February 2024 we ran a marketing campaign and received an offer of \$1,035,500 with similar conditions to the offer we accepted in November 2024. The recent offer was \$465,000 more than the offer we received eight months earlier. Colliers advised us that it is the best price we will receive in this market. We accepted the offer on the basis of their advice and with the aim to return funds to shareholders as soon as possible.

Unfortunately the amount we are returning to shareholders is below the estimated 75% of shareholder investments. I (Camia Young) decided to waive \$100,000 of the distributions owed to me in order to increase Investor Shareholder dividends by ~5%. As a result, shareholders that invested through PledgeMe will receive an estimated 60% or 72% of your investment depending on when you invested.

Special Resolutions

Special resolutions

In order to wind up the company and distribute funds, we must pass resolutions as per Section 318(d) and 318(2) Companies Act 1993. There are two resolutions to vote on - one to approve the winding up of the company, and the second to distribute surplus assets.

Please vote [here](#).

The special resolution to wind up the company is:

Background

- a. *The Shareholders previously approved that the Company sell its primary asset, being land located at 25 Oxford Street, Lyttelton and 3-9 London Street, Lyttelton ("the Land").*
- b. *The Shareholders now wish to agree to resolve to take all necessary steps to have the Company removed from the Companies Office register.*

Resolved

The Shareholders resolve that:

- a. *the Company:*
 - *cease business;*
 - *pay all creditors; and*
 - *distribute surplus assets.*
- b. *on completion of (1), the director of the Company request the Registrar of Companies to remove the Company from the New Zealand Companies Register on the grounds that it has ceased to carry on business, has discharged in full its liabilities to all known creditors, and has distributed its surplus assets in accordance with its constitution and the Companies Act 1993.*

The vote to wind up the company closes on 14 March at 5pm.

The special resolution to distribute funds is:

Background

- a. *The Shareholders previously approved that the Company sell its primary asset, being land located at 25 Oxford Street, Lyttelton and 3-9 London Street, Lyttelton ("the Land").*
- b. *On or around the date of this resolution, the Shareholders resolved to take all necessary steps to have the Company removed from the Companies Office register.*

Resolved

The Shareholders now resolve that:

As the Company is to be wound up, the Director distributes all surplus assets so that all necessary steps can be taken to have the Company removed from the New Zealand Companies Register, in accordance with the Constitution of the Company and the Companies Act 1993.

The vote to distribute funds closes on 15 March at 5pm. Note this resolution closes 1 day after the first resolution, as per IRD requirements.

Please vote [here](#).

Questions and Answers

We will host a Q&A for shareholders on 5 March at 2:30 via zoom:

<https://us02web.zoom.us/j/84543740736>

Meeting ID: 845 4374 0736

Passcode: 767506

Please note that this session is to address questions in relation to what is proposed. It does not substitute for the need to seek your own independent legal and tax advice.

If you have questions please bring them to the meeting or get in touch with me at 021 1125 087 or camia@ohu.nz. All questions and answers will be shared in [this](#) register.

Kindly,

Camia Young
Director Collett's Corner Ltd
021 1125 087