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*Receivers' Fourth Report on the State of Affairs of  
OPI Pacific Finance Limited (In Receivership)*

Company Number: 977908

*May 2011*





#### **IMPORTANT NOTE**

- This report has been prepared in accordance with and for the purpose of Section 24 of the Receiverships Act 1993, for the sole purpose of reporting on the state of affairs with respect to the property in receivership and the conduct of the receivership for the six month period 15 September 2010 to 14 March 2011.
- All information contained in this report is provided in accordance with Sections 26 and 27 of the Receiverships Act 1993.
- This report is subject to the restrictions set out at Appendix I. In particular, in preparing this report we have relied upon and not independently verified or audited information or explanations provided to us.

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## **1. Introduction**

Colin McCloy and Maurice Noone were appointed receivers of OPI Pacific Finance Limited (In Receivership) (“PAC”) by Perpetual Trust Limited (“Perpetual”) on 15 September 2009. The Company had been subject to a moratorium arrangement that was approved by creditors on 19 May 2008; the receivership ended that moratorium arrangement.

We were appointed under the terms of a security agreement giving the secured party a security interest over all of the assets and undertakings of PAC. The property in receivership comprises all of the assets, property and undertakings of PAC.

This report provides an update of the receivership, the potential of returns for PAC investors and the receivers’ investigations into the financial affairs of PAC in the period prior to receivership.

## **2. Events following appointment**

As you are aware following our appointment as receivers we attended the offices of PAC to secure the books and records and we determined the most appropriate method of realisation of the assets. Our actions have included:

- Securing key assets;
- Contacting all borrowers regarding the recovery of loans;
- Developing asset realisation strategies where applicable;
- Investigating potential claims in respect of the loan book and insurance policies;
- Providing updates and communicating with investors and Perpetual;
- Commencing an investigation into the affairs of PAC;
- Crystallising PAC’s security in respect of its loan to OPI Pacific Investment Pty Limited (“PIC”); and
- Attending various meetings held by the liquidators of Octaviar Limited (Receivers and Managers appointed) (In Liquidation) (“Octaviar”) and Octaviar Administration Pty Limited (In Liquidation) (“OCVA”).

We have also written to investors on

- 26 November 2009;
- 4 May 2010;
- 23 July 2010; and
- 22 December 2010.

Copies are available on our website [www.pwc.com/nz/opipacific](http://www.pwc.com/nz/opipacific)

### 3. Particulars of assets and proposal for disposal of property in receivership

As previously reported PAC has negative net assets of NZ\$418m, as presented below in the summary of management's unaudited balance sheet as at 31 August 2009:

OPI Pacific Finance Limited (In Receivership) Draft Management Unaudited Balance Sheet As at 31 August 2009	Note	Book value NZ\$'000
<b>Assets</b>		
Cash Assets	A	2,630
Funds Held in Trust	B	1,388
Secured Loans	C	270,632
Provision for Loans	C	(237,354)
OPI Pacific Investment Loan	C	184,418
Provision for OPI Pacific Investment Loan	C	(163,566)
Contribution under Put Option	D	(24,600)
Miscellaneous Assets	D	541
<b>Total Assets</b>		<b>34,089</b>
<b>Liabilities</b>		
Funding - Debentures NZD		143,412
Funding - Debentures AUD		55,014
Funding - Unsecured Notes NZD		19,689
Funding - Unsecured Notes AUD		37,838
Accrued Interest		45,632
Loan - PIF/MYF		150,279
<b>Total Liabilities</b>		<b>451,864</b>
<b>Net Shareholders Funds</b>		<b>(417,775)</b>

Source: Management information

Note the balance sheet has been prepared from PAC's accounting records and information supplied to us by management. It has not been audited by the receivers or any other third parties. Total actual recoveries from the assets are expected to be significantly less than the book value.

#### A Cash assets

Cash held by PAC at the date of our appointment has been transferred into receivership bank accounts. As at 14 March 2011, PAC held cash on hand of NZ\$655k.

#### B Funds held in trust

At the date of our appointment, NZ\$1.4m (plus accrued interest) was being held in a solicitor trust account pending the resolution of a dispute with a third party. During this period PAC and another party that was asserting an interest in the funds agreed to a settlement, which has resulted in PAC receiving NZ\$1.5m.

#### C Loan book

As previously reported, PAC held the following assets at 31 August 2009:

- NZ\$33.3m (net of provision) in respect of the PAC loan book; and
- NZ\$20.9m (net of provision) in respect of the loan to PIC, which is secured over PIC's loan book.

As previously advised, in order to gain control over the PIC loans and secured properties, receivers were appointed to PIC in November 2009.

PAC and PIC hold second or third ranking mortgages.

At the date of receivership, there were loans outstanding to 18 borrowers in respect of the PAC and PIC loan books where property had not yet been sold. The first ranking mortgagees have taken control over all remaining properties and many borrowers are in some form of insolvency or have been deregistered.

We are disappointed to advise that it is unlikely PAC will recover any material funds from properties to be sold given the losses the first ranking mortgagees are likely to incur.

Notices of demand have been issued to guarantors and borrowers. The receivers are in the process of taking legal action on a case by case basis to pursue recovery in respect of the loan book. As many borrowers and guarantors have already been placed in some form of insolvency or have been declared bankrupt there are unlikely to be material recoveries.

We are continuing to investigate potential claims PAC may have in respect of valuations obtained for lending purposes and various insurance policies held by PAC.

The funds received from the settlement of a valuer claim of A\$2.1m (plus other recoveries) have been distributed to the secured debenture holders on 22 December 2010.

We are pleased to advise that following the end of the current period (i.e. after 14 March 2011) we have received a settlement in respect of a claim against another valuer.

#### **D Other assets**

As previously reported, PAC entered into a put option with Octaviar dated 24 July 2006. In May 2008, PAC received part payment of A\$20m (NZ\$24.6m) from Octaviar in respect of its put option liability to PAC. These funds were distributed to secured debenture holders following the approval of the moratorium.

We have lodged a claim in the liquidation of Octaviar for A\$418m in relation to the put option and the mismanagement of PAC's loans. We have reserved our rights to amend the claim should further amounts become claimable.

A claim has also been lodged against OCVA, a subsidiary of Octaviar that was responsible for the management of both the PAC and PIC loans.

There is a dispute regarding priority ranking in respect of certain debts and proceedings are in place regarding this matter. Until this dispute has been resolved by the Court, and the investigations being conducted by the liquidators have completed, the liquidators are unlikely to be in a position to assess what funds may be paid to creditors out of the assets of Octaviar and/or OCVA.

We are waiting on the outcome of the dispute and finalisation of the liquidations of Octaviar and OCVA. We note that in addition to the claims submitted by PAC, both Octaviar and OCVA have debts outstanding to other creditors, and the assets in these companies appear to be insufficient to meet all liabilities in full at this stage.

The balance sheet does not include the claims against Octaviar and OCVA as recovery from the liquidations remains uncertain at this stage.

Miscellaneous assets for PAC at 31 August 2009 are set out in the table below:

<b>OPI Pacific Finance Limited (In Receivership)</b>	
<b>Miscellaneous Assets</b>	<b>NZ\$'000</b>
<b>As at 31 August 2009</b>	
Professional Fees Prepaid	451
Investments	75
GST receivable	15
<b>Total</b>	<b>541</b>

*Source: Management information*

At 31 August 2009, PAC had made prepayments to professional advisors totalling NZ\$451k. At the date of receivership, funds held by professional advisors totalled approximately NZ\$350k. The funds have now been recovered.

The investments of NZ\$75k are in respect of shares held in a company in liquidation. There will be no recovery from this asset.

The GST receivable of NZ\$15k has since been received.

#### 4. *Particulars of debts and liabilities outstanding and requiring to be satisfied from the property in receivership*

At the date of the receivership, PAC's records indicated it had the following amounts outstanding to investors:

<b>OPI Pacific Finance Limited (In Receivership) Investor Category</b>	<b>Number of Investors</b>	<b>NZ\$'000</b>
NZD Debeture Stock	7,361	143,400
AUD Debenture Stock	2,514	55,000
NZD Unsecured Notes	821	19,700
NZD Unsecured Notes	173	37,800
<b>Total</b>	<b>10,869</b>	<b>255,900</b>

*Source: Management information*

In summary, PAC owes NZ\$198.4m to secured debenture holders and NZ\$57.5m to unsecured note holders, who are predominately located in New Zealand and Australia.

During the period, on 22 December 2010, there was a distribution of NZ\$4.3m to secured debenture holders, which was the first distribution since the start of the receivership. This distribution equated to 1.67 cents in the dollar, based on the balances owing at the start of the moratorium in 2008, and brought total distributions since the start of the moratorium up to 23.86 cents<sup>1</sup>.

Due to the complexity of the receivership, the various claims being pursued and the investigations being carried out by the receivers, it

<sup>1</sup> During the moratorium, from 19 May 2008 to 14 September 2009, secured debenture holders received four payments amounting to an equivalent of 22.19 cents in the dollar based on the balances owing at the start of the moratorium.

is extremely difficult to estimate the return to secured debenture holders from the receivership of PAC. Providing an estimated return to secured debenture holders may also jeopardise any actions currently being exercised by the receivers. Accordingly, an estimate of future dividends or the timing of dividends to secured debenture holders cannot be provided at this time.

#### 5. *Amounts owing to creditors with preferential claims*

PAC had no employees at the date of our appointment and accordingly there are no preferential claims in respect of employee entitlements.

We have written to the Inland Revenue Department ("IRD") requesting written confirmation of any preferential claims. The IRD has verbally confirmed it has no preferential claims against PAC.

We are not aware of any other preferential claims.

## 6. Receipts and payments

The table below sets out the receipts and payments for PAC for the six month period 15 September 2010 to 14 March 2011.

### OPI Pacific Finance Limited (In Receivership)

#### Receipts and payments

For the period 15 September 2010 to 14 March 2011

NZ\$

<b>Balance carried forward at 15 September 2010</b>	<b>4,247,196</b>
<b>Receipts</b>	
Funds held in trust	1,475,342
GST refund	49,351
Reimbursement of costs	455
Interest received	16,552
Funds Recovered	84,703
<b>Total Receipts</b>	<b>1,626,403</b>
<b>Payments</b>	
Legal fees	(333,105)
Trustee fees	(40,245)
Receivers Fees and Disbursements	(332,905)
Computershare registry fees	(63,882)
Other professional & consulting fees	(155,846)
Bank fees	(667)
Resident Withholding Tax	(3,012)
Distributions to Secured Debenture Holders	(4,342,898)
<b>Total Payments</b>	<b>(5,272,560)</b>
Gain on translation of the Australian dollar account	54,692
<b>Balance at 14 March 2011</b>	<b>655,732</b>

## 7. Other matters

As previously reported, we have now completed our initial investigation into the activities of PAC, its directors and third parties, prior to the receivership. We have reported our findings to the following Government Authorities:

- The Securities Commission of New Zealand;
- The Serious Fraud Office; and
- The Ministry of Economic Development.

We will support any investigation into the affairs of PAC and/or its directors that any of the above authorities may commence.

We are also seeking advice from our legal advisors regarding any actions that may be available to the receivers to pursue in relation to the conduct of PAC and its affairs, prior to the receivership.

Due to the nature of the investigation and likely legal consequences, we are unable to provide further details regarding issues identified during the course of our investigation. Doing so could prejudice any proceedings that may be taken by the receivers and/or any Government Authority in New Zealand and/or Australia.



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Should stakeholders have any queries arising from this report, please contact us via our website, telephone, facsimile, or private bag address, as follows:

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Dated: 11 May 2011



Colin McCloy  
Receiver

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# Appendix A

## **Restrictions**

- All information contained in this report is provided in accordance with Sections 26 and 27 of the Receiverships Act 1993.
- 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 Company. 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.
- We have relied on forecasts and assumptions prepared by the Company about future events which, by their nature, are not able to be independently verified. Inevitably, some

assumptions may not materialise and unanticipated events and circumstances are likely to occur. Therefore, actual results in the future will vary from the forecasts upon which we have relied. These variations may be material.

- In addition the following should be noted:
  - Certain numbers included in tables throughout this report have been rounded and therefore do not add exactly.
  - Unless otherwise stated all amounts are stated in New Zealand dollars.