



GLOBAL COOGEE LTD
A C N 125 069 874
AGM STATEMENT
16 NOVEMBER 2009

Dear Shareholder

The Board of SAS Global Coogee Limited would like to bring you up to date on developments with your company over the past week.

The Board appointed a Voluntary Administrator to the company on 11 November 2009.

The effect of this appointment is that the Administrator, Martin Jones of Ferrier Hodgson, is now charged with running the company.

As a Board, we moved to appoint the Administrator after it became clear that any re-capitalisation of the company, due to impending debt repayments, due 15 December 2009 would be difficult in the current environment.

It is important you understand the reasons behind the withdrawal of the re-capitalisation proposal.

A planned major capital raising, backed by a national stock broking firm, would have seen an ASX listed Company equipped to invest and to pursue opportunities such as investing capital into SAS Global Coogee Ltd. The national stock broking firm has withdrawn its support because of foreshadowed legal action by some shareholders. In those circumstances, and given the inherent uncertainty, the re-capitalisation could not proceed.

The Board is hopeful that the administration will provide the platform for the company to realise value from its Coogee land asset and your Directors will work closely with the Administrator to maximise the return.

There are a number of avenues that will no doubt be explored by the Administrator, presumably including the sale of the asset in an open tender or a Deed of Company Arrangement under which a new re-capitalisation proposal would be submitted.

Be assured, your Directors will work hard on your behalf to give existing investors the opportunity to participate in any future capital raising as a means of maintaining meaningful participation in the development of the Coogee asset.

The next steps rest with Mr Jones as Administrator. In due course, he will advise you on his assessment of the company's position, the updated position with the company's banks and the options moving forward.

In the meantime, the Board thanks you for your support of the company and assures you that it will work hard on your behalf to assist the Administrator's consideration of the best path forward.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Anthony J Beamish', with a large, sweeping flourish underneath.

Anthony J Beamish
Director / Company Secretary