

VIP PURCHASE PROCEDURE AND TERMS & CONDITIONS FOR COBBITTY BY MIVAC

Mirvac Homes NSW Pty Ltd (**Mirvac**) intends to run an early sales release for Cobbitty by Mirvac (**VIP Sales Release**) for selected potential purchasers.

The following conditions apply to all potential purchasers invited (at Mirvac's discretion) to participate in the Cobbitty by Mirvac VIP Sales Release (**VIP Client**).

If you are interested in purchasing a property at Mirvac's VIP Sales Release, the following steps and conditions apply. Mirvac reserves the right to vary, replace or terminate procedures from time to time.

Step 1 – Register as a VIP Mirvac Client

By registering in Cobbitty by Mirvac's database, you will receive the sales release information by email. This email provides you with the date and time of the Registration to Purchase (RTP) online form.

Step 2 – VIP Sales Release

The following conditions will apply to VIP Clients who wish to take part in the VIP Sales Release:

1. One of the factors in determining your appointment time for the Sales Release is the order in which you click on the Registration to Purchase (RTP) link. The form must be completed within 15 minutes to ensure you do not lose your position in the queue. The information you provide in the RTP form must be the same information you provide in any Contract of Sale you enter into.
2. The RTP form will open on **Thursday 19 February 2026, at 6:00 PM AEDT** and will close on **Monday 23 February 2026, at 4:00 PM AEDT** or until the maximum number of RTP's set by Mirvac (at its own discretion) is reached.
3. Upon successful submission of an RTP form, VIP Clients will receive an email with a **unique four-digit reference number**. To reserve an appointment, VIP Clients will be required to pay the Reservation Amount by Electronic Funds Transfer (**EFT**) quoting the **unique four-digit reference number** and your surname in the description when processing payment.
4. To secure an appointment, a payment of a \$1,000 reservation fee is required (the Reservation Amount). Clients must upload a copy of EFT payment receipt of the Reservation Amount via the link on the confirmation email they receive within 24 hours of submitting an RTP form.
5. Mirvac Staffs and Purchasers who have previously purchased a Mirvac property may be given priority in the timing of their appointment over other potential purchasers.
6. Subject to compliance with these terms and conditions, VIP Clients will be contacted by **Thursday 26 February 2026** confirming their appointment time on **Saturday 28 February 2026 and Sunday 1 March 2026 (Launch Weekend)**. Please note this appointment cannot be changed as appointment order is in the order of reservations (subject to point 5).

7. Mirvac has a limit on the number of sales that can be made to VIP Clients that are not Australian citizens or permanent residents (**Foreign Purchasers**) so reserves the right to cease selling to Foreign Purchasers at any time. For further information, please contact your Mirvac Sales Consultant.
8. Due to Foreign Investment Review Board requirements, the following photo ID is required to be produced for each purchaser regardless of whether they are a Foreign Purchaser or local purchaser:
 - a. Passport; OR
 - b. Australian Drivers License and Medicare card; OR
 - c. Permanent Residency Card/Immi card.
9. The purchase of more than 1 property within 'Cobbitty by Mirvac by a VIP Client within the same sales release is not permitted (including where the VIP Client is purchasing:
 - a. jointly
 - b. in the name of a company of which the VIP Client is a director and/or shareholder
 - c. in the name of a trustee of a trust where the VIP Client is a beneficiary of a trust; or
 - d. in the name of a VIP Client's self-managed superannuation fund.)
10. The purchase of more than 1 unregistered property within NSW is subject to internal approval from Mirvac's CEO, Development – Residential & Commercial and Mixed Use. If approved, the deposit amount payable in respect of additional properties will be 10% of the purchase price.

Step 3 – Launch Weekend

1. If the VIP Client elects to proceed to purchase at their reserved appointment, the VIP Client will be required to complete a Sales Advice on the Launch Weekend to secure the property. The Reservation Amount will be applied to part payment of the deposit owing under the Contract. The balance of deposit and signed Contract of Sale (**Contract**) must be received by Mirvac's solicitors within 14 days after the Launch Weekend. If the balance of the deposit and signed Contract is not provided on time, then the property may be re-listed on the market.
2. If the VIP Client elects not to proceed prior to completion of a Sales Advice, the Reservation Amount will be fully refunded within 10 business days of receipt of bank account details.
3. Once sales are open to members of the public, the list price may vary depending on demand.
4. VIP Clients must not assign or otherwise dispose of his or her rights or interest in the Contract prior to the settlement date unless agreed by Mirvac.
5. Following exchange of the Contract, VIP Clients will be bound by the terms of the Contract.
6. Mirvac may accept more RTPs than there are properties available. If there are no properties available for sale at the time the VIP Client intends to sign a Sales Advice, then Mirvac will refund the Reservation Amount in full. If this occurs before you attend your appointment you will be notified by your Sales Consultant.

Cash deposits

7. The deposit may be paid directly to Mirvac's solicitor, MinterEllison, via EFT or by bank guarantee or deposit bond as follows:

Details of the account for EFT of the deposit will be provided to your solicitor by MinterEllison together with the contract.
8. If funds paid by electronic funds transfer or direct deposit, a copy of the transfer receipt/deposit slip must be emailed to cobbittybymirvac@minterellison.com and a copy sent to your sales consultant the day the funds transfer has been initiated. The correct reference being quoted and evidence being provided will assist in the speedy allocation of funds to the correct property and investment of funds.

9. Your tax file number must be provided within 2 business days of the contract date. In the event that you have a tax file number, but the address shown on the contract is an overseas address, an Australian address for service must also be provided. MinterEllison will issue a receipt for payment to your solicitor.

Deposit Bonds and Bank Guarantees

10. Deposit bonds or bank guarantees provided for deposits under the must be issued by Mirvac approved financial institutions. Please find below a list of the requirements and authorised finance institutions that are approved by Mirvac.

Beneficiary/Favouree	Mirvac Homes (NSW) Pty Limited ACN 006 922 998
Address	Level 28, 200 George Street, Sydney
Client	Full name(s) of purchaser(s) as noted on front page of Contract
Address of property	Lot <i>Street Address</i> , Cobbitty
Amount	Deposit amount (5% of the Purchase Price or 10% Purchase Price for any additional property being purchased)
Expiry date	No expiry date or the Bank Guarantee or deposit bond must bear an expiry date no earlier than 3 months after the sunset date in the contract.
Other terms	The Bank Guarantee must be unconditional and irrevocable and payable on demand by the Bank at the request of the Vendor without reference to the Purchaser. The deposit bond must be issued by an approved provider and in a form approved by the vendor.

<p><u>Approved Provider</u></p>	<p>Mirvac will only accept bonds or bank guarantees from:</p> <ul style="list-style-type: none"> • AMP Bank Limited, • ANZ Bank Limited, • Bank of China (Australia) Limited, • Bank of Queensland Limited, • Bankwest • Bendigo and Adelaide Bank Limited, • Commonwealth Bank of Australia, • HSBC Bank Australia Limited, • Macquarie Bank Limited, • Macquarie Bank, • National Australia Bank Limited, • St George Bank, • Sumitomo Mitsui Banking Corporation, • Suncorp Bank; and • Westpac Banking Corporation <p>Mirvac will only consider deposit bonds from QBE or other APRA regulated Australian Insurers.</p> <p>The following agencies are acceptable provided the deposit bond is underwritten by one of the above insurers:</p> <ul style="list-style-type: none"> • Deposit Bonds QBE Insurance (Australia) Limited
----------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------