

VIP PURCHASE PROCEDURE AND TERMS & CONDITIONS FOR THE VILLAGE, MENANGLE BY MIRVAC

Mirvac Homes NSW Pty Ltd (**Mirvac**) intends to run an early sales release for The Village, Menangle 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 Village, Menangle 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 The Village, Menangle 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 the order of reservation will be decided by the time the VIP Client clicks on the Registration to Purchase (RTP) online form. The form must be completed within 15 minutes to ensure you do not lose your position in the queue.
2. The RTP form will open **Thursday 17th October 2024, at 6:00 PM AEDT** and will close on **Friday 18th October 2024, at 6:00PM AEDT** or until the maximum number of RTPs 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 48 hours of submitting an RTP form.
5. There will be an opportunity for Mirvac staff to reserve and purchase properties before VIP Clients at the listed price.
6. Purchasers who have previously purchased a Mirvac property may be given priority in the timing of their appointment over other potential purchasers.
7. Subject to compliance with these terms and conditions, VIP Clients will be contacted by **Thursday 24th October 2024** confirming their appointment time on **Saturday 26th and Sunday 27th October 2024 (Launch Weekend)**. Please note this appointment cannot be changed as appointment order is in order of reservations (subject to point 6).

8. 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.
9. 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 Licence and Medicare card; OR
 - c. Permanent Residency Card/Immi card.
10. The purchase of more than 1 property within 'The Village, Menangle' by a VIP Client is subject to internal approval from Mirvac's CEO, Development – Residential & Commercial and Mixed Use, and, 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 sign 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 14 days of receipt of bank account details.
3. The VIP Client is required to hold a minimum 50% interest in the property when signing the Contract to qualify for the VIP Sales Release.
4. Once sales are open to members of the public, the list price may vary depending on demand.
5. 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.
6. Following exchange of the Contract, VIP Clients will be bound by the terms of the Contract.
7. 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

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

Cheque made payable to Dentons Australia Limited Trust Account
Please include with the cheque written confirmation of the property address together with the purchaser's name.

OR

Details of the account for EFT of the deposit will be provided to your solicitor by Dentons together with the contract.

9. If funds paid by electronic funds transfer or direct deposit, a copy of the transfer receipt/deposit slip must be emailed to sonia.wilde@dentons.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.
10. Your tax file number must be provided within 10 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. Dentons will issue a receipt for payment to your solicitor.

Deposit Bonds and Bank Guarantees

11. 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> , Menangle
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, • ANZ, • Bank Of Queensland, • Bank of Western Australia, • Bendigo and Adelaide Bank, • CBA, • Citibank, • HSBC, • Macquarie Bank, • NAB, • St George, • Suncorp; and • Westpac <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 bonds are underwritten by one of the above insurers:</p> <ul style="list-style-type: none"> • Deposit Assure (QBE); and • Deposit Bonds Australia (QBE)
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