

VIP PURCHASE PROCEDURE AND TERMS & CONDITIONS FOR THE PAPRIKA RELEASE STAGE 1 AT EVERLEIGH

Mirvac Queensland Pty Ltd (**Mirvac**) intends to run VIP sales release for The Paprika Release Stage 1 at Everleigh (**Sales Release**) for selected potential purchasers.

The following conditions apply to all potential purchasers invited (at Mirvac's discretion) to participate in the above land release at Everleigh. Other arrangements may apply for Mirvac Staff and Previous Purchaser Owner Occupiers (refer to 'Definitions') who may be offered sales appointments before VIP Clients.

If you are interested in purchasing a land lot in 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 – You must be registered as a VIP Mirvac Client prior to the Registration to Purchase (RTP) opening.

By registering in Mirvac's database, you become a VIP Mirvac Client (**Client**) and will receive the sales release information by email. This email provides you with the link to the online RTP form together with the date and time the online form will open.

Step 2 – Sales Release

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

1. There will be an opportunity for Mirvac Staff, Previous Purchaser Owner Occupiers (refer to 'Definitions') and VIP Mirvac Clients to reserve and purchase properties at the listed price before the properties are released to the general public. **Please note: Owner Occupiers will be given preference in this release.**
2. Investor sales are only open to Mirvac staff and Previous Purchaser Investors (refer to 'Definitions'), with these opportunities restricted to Villa Lots 5046, 5047, 5053 & 5054, on which double storey house builds are a requirement. The opportunity to purchase is subject to availability of product. Mirvac has imposed a cap (at its discretion) on the number and type of investor sales. There is no guarantee that participants will receive an appointment or offer to enter into a Contract of Sale. At Contract signing, if you have indicated in your RTP submission that you will be an owner occupier, you may be required to sign a statutory declaration affirming that status. If at Contract signing you are unwilling to sign the statutory declaration, your RTP may be deemed void by Mirvac (at its discretion), your \$5,000 RTP payment (if paid) refunded and you may not be eligible to be part of this Sales Release. Mirvac reserves the right to pursue any necessary legal action to enforce compliance with these Terms and Conditions and the Contract of Sale terms.
3. The link to the online RTP form will be emailed to the Everleigh project database and open on **Monday 16th February 2026 at 10am AEST** where purchaser details need to be provided. RTPs will be accepted until **Tuesday 17th February 2026 at 10am AEST**, unless the RTP cap is reached and the portal is closed early (at Mirvac's discretion).
4. Clients are restricted to **one (1)** RTP submission per person. If more than one submission is received, only the first submission will be included, and all duplicates will be removed. If a Client submits another RTP in a different name(s) then only the first submission will be included and all other RTPs will be removed.

5. You are required to enter into the Contract of sale in the EXACT name or names as submitted in your RTP. Proof of Photo Identification (ID) will be required prior to signing a Contract of sale. The RTP and position in the queue IS NON TRANSFERABLE. Please check the accuracy and spelling of the RTP form prior to submission as errors may deem the RTP invalid.
6. Proof of finance pre-approval or letter of pre-qualification from your bank/broker, in the format provided on the Customer Finance Requirements flyer, must be obtained and uploaded to the online RTP form to take part in the Sale Release. If you are a cash buyer for house & land you will be required to upload proof of funds. If you are a cash buyer for land only you will need to upload proof of funds for the land sale and proof of finance for the build, landscaping & fencing. These documents will need to support a house & land budget of \$850k plus.
7. Buyers who enter a Contract of Sale as part of this Sales Release must enter into a build contract with one of the Everleigh Display Village Builders; each being familiar with the Everleigh Design Standards & Guidelines that will also form part of the Contract of Sale. Buyers will be required to provide evidence of signing a build contract with an Everleigh Display Village Builder within 90 days of signing the land Contract, unless otherwise agreed with Mirvac.
8. Upon successful submission of an RTP form, Clients will receive an email with a **unique four-digit reference number** which will be used as your unique identifier throughout the release process.
9. Mirvac has a limit on the number of sales that can be made to 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 a Mirvac sales consultant.
10. 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.
11. Factors used to determine the order of lot allocation appointments at the VIP Sales Release include:
 - a. The date and time the RTP form was opened; AND
 - b. The completion and validity of the RTP form session; AND
 - c. The validity of your finance pre-approval or pre-qualification documentation (at the discretion of Mirvac); AND
 - d. Providing proof of payment of your fully-refundable \$5,000 RTP payment within 24 hours of receiving your lot allocation confirmation email.

Step 3 – Lot Allocations

1. Subject to compliance with these Terms and Conditions, Clients will be contacted by phone by a Mirvac's Sales Consultant between **Friday 20th February and Thursday 26th February 2026** to confirm their lot allocation and Contract signing appointment time. During this phone call, a decision on your lot selection needs to be confirmed or your spot in the queue for selection will be forfeited. You will need to understand the cost of the house you intend to build prior to release including landscaping and fencing costs in order to make an informed lot selection. There will be limited time to explore this during the lot allocation process.

2. Following your lot allocation phone call, your Mirvac Sales Consultant will email you confirming your lot allocation along with the bank account details to pay the \$5,000 RTP payment. You will have 24 hours to reply to this email confirming this lot allocation and providing proof of your \$5,000 RTP payment to secure your lot. The \$5,000 RTP payment will be applied as the deposit under the Contract. The signed Contract of Sale (**Contract**) must be received by Mirvac's solicitors by **5pm AEST Friday 20th March 2026**. If the deposit and signed Contract is not provided on time, then the property may be re-listed on the market. The list price may change upon re-listing.
3. If the Client elects not to proceed to sign a Contract of Sale, the \$5,000 RTP payment will be fully refunded within 10 business days from when Mirvac confirms the Client's account details.
4. Once sales are open to members of the public (at Mirvac's discretion), the list pricing may change.
5. Clients cannot 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, Clients will be bound by the terms of the Contract.
7. Mirvac may accept more RTPs than there are properties available and there may be no properties available for sale at the time the Client is in line to be contacted based on the RTP order of priority. If there are no properties available, the Sales Release will be closed.

Step 4 - RTP Payment

1. You will be required to pay a fully-refundable \$5,000 RTP payment by Electronic Funds transfer (EFT). You must quote your **unique four-digit reference number** and your surname in the description when processing payment. Your \$5,000 RTP payment must be received within 24 hours of receiving your lot confirmation email from your Mirvac Sales Consultant following your lot allocation phone call. Payment details will be included in this email.
2. You must reply to your confirmation email attaching a copy of the transfer receipt/deposit slip. Your **unique four-digit reference** being quoted and evidence being provided will assist in the speedy allocation of funds to the correct property.
3. If a payment receipt is received after this date and time, your RTP may be considered void (at Mirvac's discretion) and you may not be eligible to be part of this land release at Everleigh.
4. CASH, CHEQUE, CREDIT CARD OR EFTPOS will not be accepted.
5. Mirvac's solicitors will issue a trust account receipt for payment of the RTP payment after the land Contract is issued.
6. Your participation in the RTP process and paying the \$5,000 RTP payment does not guarantee you the right to purchase a property. Mirvac reserves the right (at its discretion) to refuse to sell you a property or proceed in any aspect of the process described above. Should you not proceed to Contract, your \$5,000 RTP payment will be refunded.

DEFINITIONS

Previous Purchaser Owner Occupiers – Person/s whose name will appear on the Contract must have:

- a) purchased a property directly from Mirvac,
- b) the Contract must have settled a minimum of 3 years prior to the date of the RTP opening; and
- c) they will live in the house for a minimum of 12 months from completion of the house

Previous Purchaser Investors – Person/s whose name will appear on the Contract must have:

- a) purchased a property directly from Mirvac,
- b) the Contract must be settled, and
- c) the settlement must have occurred more than three years prior to the date of the RTP opening.

Please note, Mirvac has imposed a cap on investor sales for this release.

Owner Occupiers – Person/s whose name will appear on the Contract must live in the house for a minimum of 12 months from completion of the house.

Investors – No investors, other than Mirvac Staff and Previous Purchaser Investors, will be eligible to participate in this release due to the imposed cap on investor sales in this release. Please refer to step 2, item 2 of the above Terms and Conditions.