SOUTH PLACE

DEEBING HEIGHTS

South Place | Stage 14

Expression of Interest | Terms and Conditions

Vender	Deebing Heights Land Partners Pty Ltd ACN: 656 115 641
Selling Agent	Moremac Realty Pty Ltd Suite 11, 860 Doncaster Road, Doncaster East VIC 3109
Vendor's Lawyer	Cooper Grace Ward Lawyers Level 21, 400 George Street, Brisbane QLD 4001
Development	South Place Corner Grampian Drive & Greenhaven Boulevard, Deebing Heights QLD 4306
Release	16 lots in "Stage 14" of the Development
Participant	The following participants are permitted to participate in the Release. Person/s who: a) have an active registration on the Seller's database for the Development before the commencement of the Expression of Interest Period; b) receive an email from the Seller before the Expression of Interest Period inviting them to participate in the Release; and c) who have not entered into a contract of sale with the Seller to purchase a lot in the Development, that has not settled before the commencement of the Expression of Interest Period.
Expression of Interest Period	The period starts at **10:00am AEST on Saturday 3rd October 2026** and ends at **5:00pm AEST on Saturday 3rd October 2026**.
Available Lots	Means the lots that are available for sale in the Release
Expression of Interest Process	1) Participant/s must complete and submit an Expression of Interest Form online during the Expression of Interest Period. 2) On the Expression of Interest Form, Participants can submit a maximum of 3 offers on Available Lots, in order of preference. 3) Once the Expression of Interest Period has ended, the Seller will review all completed Expression of Interest Forms and will allocate Available Lots to Successful Participants. The allocation will be at the Seller's sole and absolute discretion. The Seller may accept, reject and/or determine the outcome of all offers, in its sole, complete and unfettered discretion and is not obliged to provide its reasons or criteria for selection. 4) Successful participants will be notified by the Sales Team on the outcome of their Expression of Interest by 5:00pm AEST on Wednesday 7th October 2026. If the participant does not answer the phone call, an SMS will be sent and if not returned within 10 minutes, the Sales Team will move onto the next participant.

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	5) If the Successful Participant wishes to proceed, they must pay a $1,000 initial deposit and email a completed Intent to Purchase Form to the Sales Team within 30 minutes of phone call. 6) Once the initial deposit has been paid, the participant agrees and understands they will need to undertake identity verification and other checks required to comply with applicable anti-money laundering (AML) and counter-terrorism financing (CTF) obligations. 7) Once the relevant AML/CTF verifications are passed, a Contract of Sale will be issued to the participant, and they must sign contracts within 5 business days of receipt. *There will be no binding contract between any Participant and the Seller until such time as the Seller has confirmed that the Participant's offer is accepted, and the Seller has signed a contract. Before entering a contract for sale of land the participant should obtain independent legal and financial advice.*

Terms and Conditions Section 1 – General

1. Information on how to participate in the Release form part of these terms and conditions.

2. By participating in the Expression of Interest, Participants accept and agree to be bound by these terms and conditions. For the avoidance of doubt, these terms and conditions include the Schedule above.

3. Participants must comply with these terms and conditions to participate in the Expression of Interest.

4. Participants take full responsibility for ensuring that the Seller has their correct contact details (including phone numbers and email addresses). The Seller accepts no responsibility for misdirected or incorrect communications or for any failure for the Participant to receive communications from the Seller.

5. Any dispute in relation to eligibility to participate in the Release will be determined by the Seller in its absolute discretion. The Seller's decision will be final.

6. The Seller reserves the right to vary these terms and conditions, and extend, suspend, terminate or otherwise vary the Release, at any time without notice.

7. The Seller and its related entities and its employees and Sales Agents will not be liable and will not accept any responsibility for:

   (a) any communication or lack of communication with a Participant or potential Participant;

   (b) any incorrect or incomplete information which may be communicated throughout the course of the Release; or

   (c) any loss, cost or expense incurred by a participant in connection with the Release.

8. There will be no binding contract between the Seller and a Participant until the Seller has confirmed the Participant's offer is acceptable, the Seller has signed a contract and the contract has been exchanged between the parties.

9. Before entering a contract for sale of land the Participant should obtain independent legal and financial advice.

Terms and Conditions Section 2 – Participation and Process

Eligibility

10. In order to be eligible to participate in the Release, Participants must:

    (a) have an active registration on the Seller's database for the Development before the commencement of the Expression of Interest Period; and

    (b) receive an email from the Seller before the Expression of Interest Period inviting them to participate in the Release; and

    (c) not have entered into a contract of sale with the Seller to purchase a lot in the Development, that has not settled before the commencement of the Expression of Interest Period.

Expression of Interest Process

11. Participant/s must complete and submit an Expression of Interest Form **online** during the Expression of Interest Period.

12. On the Expression of Interest Form, Participants can submit a maximum of **3 offers** on Available Lots, in order of preference.

13. Once the Expression of Interest Period has ended, the Seller will review all completed Expression of Interest Forms and will allocate Available Lots to Successful Participants. The allocation will be at the Seller's sole and absolute discretion.

14. Successful participants will be notified by the Sales Team on the outcome of their Expression of Interest by 5:00pm AEST on Wednesday 7th October 2026. If the participant does not answer the phone call, an SMS will be sent and if not returned within 10 minutes, the Sales Team will move onto the next participant.

15. If the Successful Participant wishes to proceed, they must pay a $1,000 initial deposit and email a completed Intent to Purchase Form to the Sales Team within 30 minutes of phone call.

16. Once the initial deposit has been paid, the participant agrees and understands they will need to undertake identity verification and other checks required to comply with applicable anti-money laundering (AML) and counter-terrorism financing (CTF) obligations.

17. Once the relevant AML/CTF verifications are passed, a Contract of Sale will be issued to the participant, and they must sign contracts within 5 business days of receipt.

18. The Seller will accept, reject and determine the outcome of all offers, in its sole, complete and unfettered discretion and is not obliged to provides its reasons or criteria for selection.

19. The Seller does not provide any guarantee that the Participant's preferred lot will be available or that their offer will be accepted.

20. The Seller will not accept any Expression of Interest Forms after the expiration of the Expression of Interest Period.

21. The Seller reserves the right in its sole and absolute discretion to exclude a Participant from the Release who has:

    (a) provided false or misleading information to the Seller; and/or

    (b) breached any of these terms and conditions; and/or

    (c) contravened any applicable laws or regulations or otherwise engaged in unlawful or improper conduct.

22. The Seller accepts no responsibility for late, lost or misdirected communications.

23. The Seller assumes no responsibility for any failure to receive any information or for inaccurate information or for any loss, damage or injury as a result of technical or telecommunications problems, including security breaches.

24. The provision of a Contract does not create any legally binding obligations between the Seller and the Successful Participant. There will be no binding Contract between the Seller and the Successful Participant until such time has the Seller has signed the Contract and the Contract has been exchanged as between the parties.

<u>Terms and Conditions Section 3 – Limit on Liability</u>

25. The Seller shall not be liable and excludes all liability (including negligence), for any loss or damage whatsoever which is suffered (including but not limited to indirect or consequential loss) or sustained in connection with this Release except for any liability which cannot be excluded by law including as provided for under the Australian Consumer Law.

26. By completing an Expression of Interest Form in this Release, the Participant is indicating its agreement to be bound by these Terms and Conditions.

27. To the maximum extent permitted by law, the Seller gives no warranty and makes no representation as to the accuracy or sufficiency of any description, illustration, photograph or statement contained in any advertisement relating to the Release, or any information or statements made or given by its employees, agents or contractors concerning the Release, and, except for any liability which cannot be excluded by law, will not be liable for any loss or damage suffered or incurred by any party who relies upon the information in any such Release, advertisement, publication or statement.

Terms and Conditions Section 4 – Privacy

28. Our Privacy Policy contains information about how we handle personal information, including how you may access or seek correction of your personal information, how to make a privacy complaint, and how we will deal with such a complaint. A copy of our Privacy Policy for Moremac is available at www.moremac.com.au or by contacting us at support@moremac.com.au