

28 GREENGATE

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28 Greengate – Stamp Duty Savings Promotion

Terms and Conditions

1. Promotion Overview

- 1.1 The promoter is Riverlee Caruso Epping Pty Ltd (Promoter).
- 1.2 The Promoter is offering an eligible purchaser a stamp duty savings rebate on the purchase of a selected strata office suite at 28 Greengate Way, Epping, Victoria (Promotion).
- 1.3 The Promotion is available for a limited time and is subject to these Terms and Conditions and the contract of sale.

2. Eligibility

- 2.1 The Promotion is available only to purchasers who:
 - (a) exchange a contract of sale for an eligible strata office suite during the Promotion Period; and
 - (b) complete settlement of the contract strictly in accordance with its terms.
- 2.2 The Promotion is not available to:
 - (a) employees or consultants of the Promoter or their immediate family members; or
 - (b) purchasers who exchanged contracts prior to the commencement of the Promotion Period.

3. Promotion Period

- 3.1 The Promotion commences on 1 February 2026 and ends on 31 March 2026, unless withdrawn earlier by the Promoter.
- 3.2 Only contracts exchanged during the Promotion Period are eligible.

4. Eligible Property

- 4.1 The Promotion applies only to selected strata office suites within 28 Greengate, as determined by the Promoter in its absolute discretion.
- 4.2 The Promotion may be limited by lot number, value, size or other criteria.

5. Stamp Duty Savings Rebate

- 5.1 The Promotion is provided by way of a rebate applied by adjustment at settlement under the contract of sale.

28 GREENGATE

5.2 The rebate amount will be a fixed dollar amount specified in the relevant additional special condition to the contract of sale (Rebate).

5.3 The Rebate represents a contribution toward Victorian land transfer duty (stamp duty) only.

5.4 The Rebate does not include and will not be applied toward:

- (a) registration fees;
- (b) legal or conveyancing fees;
- (c) mortgage duty (if any); or
- (d) any other taxes, charges or costs associated with the purchase.

5.5 Under no circumstances will the Rebate exceed the amount specified in the contract of sale.

6. Conditions of Entitlement

6.1 The purchaser will only be entitled to the Rebate if:

- (a) settlement occurs on the due settlement date specified in the contract of sale (unless settlement is delayed due to the vendor); and
- (b) the purchaser is not in default under the contract of sale at settlement; and
- (c) all conditions of the contract of sale have been satisfied or waived.

6.2 The Rebate will not be payable if:

- (a) the contract of sale does not settle for any reason;
- (b) settlement is terminated, rescinded or fails to occur; or
- (c) the purchaser is otherwise not entitled to the Rebate under the contract of sale.

7. Non-Transferable

7.1 The Promotion and the Rebate are personal to the purchaser named in the contract of sale.

7.2 The Promotion is not transferable, assignable, redeemable for cash or exchangeable for any other benefit.

7.3 The Promotion may not be combined with any other offer or incentive unless expressly approved in writing by the Promoter.

8. Contract Prevails

8.1 These Terms and Conditions are provided for marketing and information purposes only.

8.2 Once a contract of sale is exchanged including the relevant additional special condition dealing with the Rebate, the purchaser's entitlement to the Rebate is governed solely by the contract of sale.

8.3 If there is any inconsistency between these Terms and Conditions and the contract of sale, the contract of sale prevails.

28 GREENGATE

9. Changes and Withdrawal

9.1 The Promoter may amend or withdraw the Promotion at any time prior to exchange of contracts, subject to applicable law.

9.2 No amendment or withdrawal will affect a purchaser who has already exchanged a contract of sale that includes the relevant additional special condition.

10. General

10.1 The Promotion does not constitute legal, tax or financial advice. Purchasers should obtain their own independent advice.

10.2 \$122,740 savings calculated using dutiable value range on cost of Unit 6.16, \$2,196,000, as at 1 February 2026.

10.3 These Terms and Conditions are governed by the laws of Victoria, Australia.