

Invitation to Submit an Expression of Interest

Stockland Development Pty Limited ACN 000 064 835 (Stockland) invites expressions of interest from interested parties for the design and purchase of a proposed lot in Stage C41d of Newport's Cove Precinct (as shown in the image below) in accordance with these conditions.



1. *EOI Process*

1.1 Objective

The expression of interest is the first stage of a process being put in place to allow interested parties to design and purchase a proposed lot in Sstage C41d of Newport's Cove Precinct.

The objective of the EOI process is to identify:

- parties that are interested in entering into contracts for the purchase of a proposed lot in Stage C41d of Newport's Cove Precinct; and
- the interested parties' preferred frontage and preferred location of the proposed lot to be purchased.

1.2 Steps in Process and Indicative Timetable

Subject to the reservations set out below, the steps in the EOI Process and an indicative timetable for those steps is as follows:

- | | | | |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------|
| (a) | Interested parties are invited to submit expressions of interest | 2 weeks | 7 Aug to 23 Aug 2020 |
| (b) | Stockland will discuss expression of interest received with the applicants | 1 week | 24 Aug to 30 Aug 2020 |
| (c) | Stockland will evaluate expressions of interest and formulate a proposal for the creation of lots from the land taking into account discussions with applicants | | |
| (d) | Successful applicants will be notified and given contract documents for signing | | |

1.3 No Contract

No legal relationship will exist between Stockland and an applicant relating to the sale and purchase of a proposed lot in Stage C41d of Newport's Cove Precinct unless and until such time as a binding contract is executed by both parties.

No contract (express or implied) arises from:

- an applicant submitting an expression of interest;
- Stockland meeting with an applicant to discuss an expression of interest; or
- Stockland notifying an applicant that its expression of interest has been successful.

2. *Submitting an Expression of Interest*

If you wish to submit an expression of interest, you must submit your expression of interest by:

- (a) completing the attached EOI Form in Annexure A; and
- (b) lodging the completed EOI Form with Stockland (via email at newport@stockland.com.au).

3. *Stockland's Reservations*

Stockland reserves the right, in its absolute discretion, to:

- (a) withdraw the land from this EOI process or end the EOI process at any time;
- (b) vary, omit or add to the steps specified in these conditions;
- (c) vary or extend any time or date specified in these conditions for you or any other participant in the EOI process;

- (d) consider, refuse to consider or accept any expression of interest made in respect of the land without reference to you or any other participant in the EOI Process;
- (e) consider an expression of interest in relation to the land even though it does not comply with these conditions;
- (f) take into account any matter, issue or criteria that Stockland considers relevant when evaluating expressions of interest made in respect of the land;
- (g) subject to compliance with relevant privacy laws, disclose information received in an expression of interest to its consultants and agents.

To: Stockland Development Pty Limited ACN 000 064 835 (Stockland)
newport@stockland.com.au

Expression of Interest

I/we submit an expression of interest to purchase a proposed lot in Stage C41d of Newport's Cove Precinct.

Applicant Details

My/our name/s and address are set out below

Applicant's full name/s	
Applicant's Address Details	Address: Email: Phone:

Applicant's Proposal

Details of our proposal for the design of a lot are as follows:

Proposed Lot Frontage	The minimum lot size is 400 square metres. The minimum lot frontage is 10.5 metres. There is no prescribed maximum lot size.
Other Preferences	

Acknowledgement

Each Applicant acknowledges:

1. This expression of interest is subject to the conditions on which Stockland invited the submission of the expression of interest.
2. This expression of interest is not a contract and will not give rise to a contract. The sale of land in Stage C41d of Newport's Cove Precinct will take place on the terms of a formal contract to be executed once the design of lots has been finalised.
3. Stockland is not required to proceed with the development at Newport's Cove Precinct. Stockland has not, by inviting the submission of this expression of interest, given any undertaking or made any promise regarding any aspect of Stage C41d of Newport's Cove Precinct or the proposed development of Stage C41d of Newport's Cove Precinct.

4. It is the responsibility of an Applicant to satisfy himself or herself about the suitability of a lot for the Applicant's intended use. By accepting an Applicant's proposal for the design of a lot (whether in an expression of interest or through subsequent discussion or negotiation), Stockland does not make any promise about the suitability of the lot.
5. Stockland may not be able to accommodate an Applicant's proposal for the design of a lot for a variety of reasons including:
 - (a) the demand for lots in Stage C41d of Newport's Cove Precinct and other proposals received;
and
 - (b) the design requirements of other proposals received,and while it may choose to do so, Stockland has no obligation to consider or discuss changes to a proposal in order to accommodate it.
6. As the design of the proposed lots will require development approval, Stockland may require that any contract for the sale of a lot be made subject to development approval being obtained.

Date:

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[Signature of Applicant]

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[Signature of Applicant]