

*Terms and conditions

Available to customers who pay a deposit and sign a Preliminary Works Contract (PWC) between March 22nd, 2025 and June 30th, 2025, at 5pm ADST. To be eligible, a customer must have paid their full 5% deposit and signed an unconditional contract to purchase a lot in Mandalay or Warralily estates. This offer is only available for customers who are eligible for the Victorian First Home Owner Grant. The incentive is a discount of up to \$20,000, which is a combined offer of a \$5,000 Land discount on the selected block of land from the Land Developer, a \$5,000 discount to the base price of the selected home design, and the \$10,000 First Home Owner Grant from the VIC State Government, subject to eligibility. Promotion applies to selected house and land packages offered by Beveridge Property Developers, Armstrong Creek Development Corporation and Homebuyers Centre. Customer-requested changes, including changes to master plans, design options, upgrades, or colour scheme variations, delays in signing required documents, council, or authority delays, or not settle their land by the due date will void this offer. Homebuyers Centre reserves the right to void this offer. This offer is not applicable to Medium Density homes. Offer is not stackable with any other discounts, incentives, or promotions. Homebuyers Centre is only responsible for the sale and construction of the home and does not accept liability regarding the \$5,000 reduction in price offered by Beveridge Property Developers and Armstrong Creek Development Corporation. Beveridge Property Developers and Armstrong Creek Development Corporation are only responsible for the sale of the land and does not accept any liability regarding the \$5,000 discount offered by its participating partner builders or the construction of the home. Customers should refer to the completion date, sunset date, and provisions concerning any extension or delays to these dates in the Building Contract. Homebuyers Centre reserves the right to update, change, or cease this offer at any time. Images are for illustrative purposes only. Visit vic.homebuyers.com.au for full terms, conditions, and eligibility criteria. The building practitioner is ABN Group (Vic) Pty Ltd, trading as Homebuyers Centre CDB-U 49215.

Mandalay:

Offer Details:

1. The Offer will run from 22 March 2025 until 30 June 2025 (the promotional period).
2. To be eligible the 'Purchaser' must have paid their full 5% deposit and signed an unconditional contract to purchase a lot at Mandalay during the promotional period.
3. The 'Purchaser' must then enter into a Building Contract with ABN Group (or other participating builder) during the promotional period and provide Mandalay with a copy of the builder deposit receipt at the time of contract signing.
4. The Purchaser must have provided the Mandalay sales representative with an executed copy of the Building Contract no less than 7 days prior to settlement.
5. Beveridge Property Developers (Mandalay) and the Builder will each make a \$5,000 gst inc. contribution in the form of an additional discount, provided the conditions of the offer are met.
6. Should the 'Purchaser' not settle their land by the due date, Mandalay reserves the right to cancel the contribution.
7. Any form of commitment fee or initial deposit required to be paid by the Purchaser to a Builder and the administration of such fee, is a matter between the Purchaser and the Builder only.
8. The Offer will be promoted by marketing materials prepared, distributed, and broadcast by Mandalay.

Other matters:

9. Both parties agree to keep any Confidential Information it receives confidential and will not use, copy or disclose such information for any purpose other than the purpose of this Agreement. Confidential Information means any information disclosed by one party (disclosing party) to the

other (receiving party), or otherwise obtained by the receiving party, whether obtained before or after execution of this Agreement, relating to the disclosing party, the Services, or this Agreement. Confidential Information also includes this Agreement but does not include information which: is in or becomes part of the public domain (other than through a breach of this Agreement or confidentiality obligations); or was known to the receiving party at the time of disclosure; or the receiving party can prove was independently acquired or developed without breaching this Agreement.

10. This Agreement is governed by the laws of Victoria, Australia, and the parties agree that the Courts of Victoria, Australia, have exclusive jurisdiction to hear any disputes arising in connection with this Agreement.

11. This Agreement may not be amended except in writing signed by the parties.

Warralily:

Offer Details:

1. The Offer will run from 22 March 2025 until 30 June 2025 (the Promotional Period).

2. To be eligible the 'Purchaser' must have paid their full 5% deposit and signed an unconditional contract to purchase a lot at Warralily during the Promotional Period.

3. The 'Purchaser' must then enter into a Building Contract with ABN Group (or other participating builder) during the promotional period and provide Warralily with a copy of the builder deposit receipt at the time of contract signing.

4. The Purchaser must have provided the Warralily sales representative with an executed copy of the Building Contract no less than 7 days prior to settlement.

5. ACDC (Warralily) and the Builder will each make a \$5,000 gst inc. contribution in the form of an additional discount, provided the conditions of the offer are met.

6. Should the 'Purchaser' not settle their land by the due date, Warralily reserves the right to cancel the contribution.

7. Any form of commitment fee or initial deposit required to be paid by the Purchaser to a Builder and the administration of such fee, is a matter between the Purchaser and the Builder only.

8. The Offer will be promoted by marketing materials prepared, distributed, and broadcast by Warralily.

Other matters:

9. Both parties agree to keep any Confidential Information it receives confidential and will not use, copy or disclose such information for any purpose other than the purpose of this Agreement. Confidential Information means any information disclosed by one party (disclosing party) to the other (receiving party), or otherwise obtained by the receiving party, whether obtained before or after execution of this Agreement, relating to the disclosing party, the Services, or this Agreement. Confidential Information also includes this Agreement but does not include information which: is in or becomes part of the public domain (other than through a breach of this Agreement or confidentiality obligations); or was known to the receiving party at the time of disclosure; or the receiving party can prove was independently acquired or developed without breaching this Agreement.

10. This Agreement is governed by the laws of Victoria, Australia, and the parties agree that the Courts of Victoria, Australia, have exclusive jurisdiction to hear any disputes arising in connection with this Agreement.

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