

Promotional Terms & Conditions: Bingara Gorge \$50,000 Styling & Furniture Package Offer

1. Eligibility

This promotion applies only to new contracts for eligible, fully completed homes constructed by Creation Homes at Bingara Gorge, purchased directly from the Developer (Vendor), where the required initial reservation deposit has been paid and the contract is unconditionally exchanged between **24 October 2026 and 31 January 2027** (Offer Period).

The promotion is limited to selected completed homes nominated by the Vendor and is subject to availability.

2. Exclusions

This promotion does not apply to:

- Contracts exchanged prior to 24 October 2026 or after 31 January 2027.
- Vacant land, house and land packages, homes under construction or homes constructed by builders other than Creation Homes.
- Homes that have already received a price reduction, discount, rebate or other promotional incentive.
- Purchases involving swaps, variations or other negotiated commercial arrangements.
- Contracts that are assigned or transferred to another purchaser, unless otherwise agreed by the Vendor in writing.

3. Styling & Furniture Package

Eligible purchasers will receive a Styling & Furniture Package provided in partnership with Prep My Home, comprising eligible furniture, artwork and styling accessories with a retail value of up to \$50,000 (including GST).

The package includes:

- A personalised consultation with a Prep My Home stylist to assist with furniture and styling selections.
- Selection of eligible furniture, artwork and styling accessories from the participating furniture warehouse through Prep My Home.
- Supply of selected items, subject to the package allowance and product availability.

- The package is limited to eligible products available through the participating furniture warehouse and cannot be redeemed at alternative furniture retailers or suppliers.
- Delivery, assembly and installation costs are excluded from the package and are payable separately by the purchaser. These charges will vary depending on the furniture selected and the services required.

4. Package Value & Selection

The Styling & Furniture Package provides eligible purchasers with access to furniture and styling products with a total retail value of up to \$50,000 (including GST), based on the participating warehouse's applicable retail prices.

All furniture and styling items must be selected from the participating warehouse through Prep My Home and are subject to product availability.

The package does not constitute a cash allowance and cannot be exchanged for cash, a reduction in the purchase price, a settlement adjustment or any other financial benefit.

Any unused portion of the package value will not be refunded, credited or paid to the purchaser.

Any furniture, upgrades or additional services exceeding the package allowance will be at the purchaser's expense.

5. Delivery & Installation

The Styling & Furniture Package will be arranged following settlement of the property, at a mutually agreed time between the purchaser and Prep My Home.

Delivery and installation are subject to product availability, supplier lead times and reasonable access to the property.

The Vendor and Prep My Home reserve the right to substitute furniture, artwork or accessories with items of comparable quality and value where originally selected products are unavailable.

The Vendor does not guarantee that all furniture and styling items will be delivered or installed on the settlement date.

6. Settlement & Purchaser Compliance

Eligibility for the Styling & Furniture Package is strictly conditional upon the purchaser fully complying with all obligations under the contract for sale, including settling on or before the scheduled settlement date.

The package will not be provided where the purchaser fails to complete the purchase in accordance with the contract. Any default by the purchaser will void eligibility for the promotion.

7. Exclusivity & Non-Transferability

This offer is standalone and cannot be combined or used in conjunction with any other promotional offer, referral fee, discount or Vendor incentive.

The Styling & Furniture Package is non-transferable, non-assignable and cannot be redeemed for cash or any alternative benefit.

8. Vendor Discretion & Variations

The Vendor reserves the right to cancel, extend or amend this promotion at any time without prior notice. Any such variation or cancellation will not affect contracts that have already been unconditionally exchanged and qualified for the promotion.

9. Independent Advice & Disclaimers

Purchasers must rely on their own legal, financial and tax inquiries in relation to the purchase of the property and participation in this promotion.

Images, illustrations and promotional materials featuring furniture or styled interiors are indicative only. The actual furniture, artwork and accessories supplied will be determined through the Prep My Home styling consultation and may differ from items shown in marketing materials.

Nothing in these Terms & Conditions excludes, restricts or modifies any rights or remedies that cannot lawfully be excluded under the Australian Consumer Law or other applicable legislation.

Promotional Terms & Conditions: Fairways North Stamp Duty Rebate

1. Eligibility

This promotion applies only to new contracts for eligible lots directly purchased from the Developer (Vendor) within the Fairways North precinct where the required initial reservation deposit has been paid and the contract is unconditionally exchanged between 8 August 2026 and 30 November 2026.

2. Exclusions

This promotion does not apply to:

- Contracts exchanged prior to 8 August 2026.
- Lots that have already received a price reduction, discount or rebate.
- Purchases involving swaps, variations or other negotiated commercial arrangements.
- Contracts that are assigned or transferred to another purchaser, unless otherwise agreed by the Vendor in writing.

3. Rebate Calculation

The rebate will be calculated by reference to the general NSW transfer duty otherwise payable on the full contract price, using the applicable NSW transfer duty rates in force at the relevant time. The rebate excludes any foreign purchaser surcharge, surcharge purchaser duty, interest, penalties, fees or other taxes, duties or charges.

4. Application of Rebate

The rebate will be applied as a credit in favour of the purchaser on the Statement of Adjustments at settlement. The rebate is not payable as a cash refund and has no cash value.

If the purchaser is eligible for any NSW Government transfer duty exemption, concession or other benefit, the Vendor's rebate will not be increased to compensate for any such exemption, concession or benefit.

5. Settlement & Purchaser Compliance

Eligibility for the rebate is strictly conditional upon the purchaser fully complying with all obligations under the contract for sale, including settling on or before the scheduled settlement date.

The rebate will not be payable where the purchaser fails to complete the purchase in accordance with the contract. Any default by the purchaser will void the rebate.

6. Exclusivity & Non-Transferability

This offer is standalone and cannot be combined or used in conjunction with any other promotional offer, referral fee, discount, or vendor incentive. The rebate is non-transferable and non-assignable.

7. Vendor Discretion & Variations

The vendor reserves the right to cancel, extend, or amend this promotion at any time without prior notice. Any such variation or cancellation will not affect contracts that have already been unconditionally exchanged.

8. Independent Advice & Disclaimers

Purchasers must rely entirely on their own legal, financial, and tax inquiries. The vendor makes no representation or warranty regarding individual tax consequences, transfer duty assessments, or eligibility for government concessions or grants.