

# ONE HUNDRED

ON LEICHHARDT

## EXPRESSION OF INTEREST

This Expression of Interest does not oblige the Buyer in any way and does not create a binding agreement to sell or buy the Property. A formal Contract of Sale will be forwarded to the Buyer to sign in the near future. If the Buyer elect not to proceed to Contract, any Deposit paid will be refunded to the Buyer in full.

The Buyer tenders this Expression of Interest to Dibcorp Investments No. 2 Pty Ltd ACN 604 299 407 as trustee for the Dibcorp Investments Trust No. 2 in accordance with the particulars set out below:

PROJECT INFORMATION:	
<i>Development:</i>	One Hundred on Leichhardt (100 Leichhardt Street, Spring Hill QLD 4000)
<i>Seller:</i>	Dibcorp Investments No. 2 Pty Ltd ACN 604 299 407 as trustee for the Dibcorp Investments Trust No. 2
<i>Sellers Lawyer:</i>	HWL Ebsworth Lawyers (19/480 Queen St, Brisbane City QLD 4000)

PROPERTY PARTICULARS:	
<i>Lot Number:</i>	
<i>Purchase Price:</i>	\$ (including GST)
<i>Total Deposit:</i>	\$
<i>Initial Deposit:</i>	\$2,000.00 payable on signing of this EOI.
<i>Balance Deposit:</i>	\$ within 14 days after Contract Date.

BUYER'S PARTICULARS			
<i>Buyer 1:</i>		<i>Buyer 2:</i>	
<i>Given Names:</i>		<i>Given Names:</i>	
<i>Surname:</i>		<i>Surname:</i>	
<i>Full Address:</i>		<i>Full Address:</i>	
<i>Phone:</i>		<i>Phone:</i>	
<i>Email:</i>		<i>Email:</i>	
<i>If Company:</i>	<i>Full Entity:</i>		
	<i>A.C.N. No:</i>	_____	
<i>If buying as Trustee:</i>	<i>Full name of trustee:</i>		
	<i>Name of trust:</i>		
<i>Is Buyer foreign interest (FIRB):</i>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, country of residence:
<i>Is Buyer buying for:</i>	<input type="checkbox"/> Investment	<input type="checkbox"/> Owner Occupier	

<b>BUYER'S SOLICITOR:</b>	
<i>Buyer's Solicitors firm name:</i>	
<i>Buyer's Solicitors contact person:</i>	
<i>Buyer's Solicitors full address:</i>	
<i>Buyer's Solicitors telephone no:</i>	
<i>Buyer's Solicitors email address:</i>	

<b>SELLING AGENT:</b>	
<i>Agency's Full Name + Salesperson:</i>	
<i>Agency's Full Address:</i>	
<i>Agency's Telephone No:</i>	
<i>Agency's Email Address:</i>	

<b>DEPOSIT HOLDER:</b>	
<i>Deposit Holder:</i>	HWL Ebsworth Lawyers
<i>Bank:</i>	Westpac Banking Corporation (388 Queen Street, Brisbane, QLD, 4000)
<i>Account Name:</i>	HWL Ebsworth Lawyers Law Practice Trust Account
<i>BSB:</i>	034003
<i>Account Number:</i>	246634
<i>Reference:</i>	Lot No ##, "One Hundred", #Buyer's Name#

#### IMPORTANT - CYBER WARNING

*Cyber criminals are targeting real estate transactions by sending fraudulent electronic communications (emails) impersonating lawyers and real estate agents. BEFORE you pay any funds to another person or company using information that has been emailed to you or contained in this EOI and the Contract, you should contact the intended recipient by telephone to verify and confirm the account details that have been provided to you.*

#### The Buyer:

1. tenders **\$2,000.00** as an indication of the Buyer's intention to enter into a Sale Contract to buy the Property. This amount is to be held in trust by the Deposit Holder on the Buyer's behalf and will be refunded to the Buyer in full if the Buyer and Seller do not enter into a Sale Contract;
2. authorises any agent to transfer to the Deposit Holder any amount paid to the agent as deposit in part payment of the Deposit under the Sale Contract once entered into;
3. will be required to pay the balance deposit (if any) as set out in this expression of interest after signing the Sale Contract; and
4. consents to the Seller and its agents giving the Buyer and its agents disclosure, contract and other materials by electronic means.

**PLEASE NOTE - TIMING FOR SIGNING OF CONTRACT - THE BUYER WILL BE REQUIRED TO ELECTRONICALLY SIGN THE CONTRACT DOCUMENTS WITHIN 7 DAYS OF THEM BEING ISSUED TO THE BUYER FOR SIGNING. IF THIS DOES NOT OCCUR, THE SELLER RESERVES THE RIGHT TO RE-LIST THE PROPERTY FOR SALE.**

_____ <i>Buyer 1 Signature</i>	_____ <i>Buyer 2 Signature</i>
_____ <i>Buyer 1 Full Name</i>	_____ <i>Buyer 2 Full Name</i>
_____ <i>Date Signed</i>	_____ <i>Date Signed</i>

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ON LEICHHARDT

## ELECTRONIC CONSENT FORM

By signing or affixing your signature to this instrument, you:

1. consent to Dibcorp Investments No. 2 Pty Ltd ACN 604 299 407 as trustee for the Dibcorp Investments Trust No. 2 (**Seller**) and its lawyers, HWL Ebsworth, and any agent of the Seller delivering documents to you in connection with the Seller's development known as One Hundred on Leichhardt situated at 100 Leichhardt Street, Spring Hill QLD 4000 (**Development**) by an electronic communication (within the meaning given in the Electronic Transactions (Queensland) Act 2001 (Qld) and any other relevant legislation) or by email attaching a Dropbox link (or a similar link) which you may use to find, read and download the documents (**Electronic Delivery**);
2. direct the Seller to deliver documents to you by Electronic Delivery to any email address you supply, including the email address of your solicitors or other agents;
3. confirm you are able to save documents delivered by Electronic Delivery so that the documents are readily accessible so as to be useable for subsequent reference;
4. consent to the Seller signing documents in connection with the Development electronically using DocuSign under which the Seller will apply a unique electronic signature to the documents and the application of the electronic signature to the document by the Seller will indicate the Seller's approval of the contents of the document;
5. acknowledge that the Seller has consented to you signing documents in connection with the Development electronically using DocuSign under which you will apply a unique electronic signature to the documents and your application of the electronic signature to the document will indicate your approval of the contents of the document;
6. acknowledge that you have been given the opportunity to obtain copies of the Seller's standard form of disclosure and contract for the Development prior to providing this consent and to obtain independent legal advice concerning the nature and effect of the disclosure and contract and that you have availed yourself of that opportunity to the extent to which you chose to do so; and
7. confirm that, if you are providing this consent and acknowledgement as an authorised officer of a company:
  - a. you have the full authority of the company to provide the consent on its behalf; and
  - b. you may be required to sign documents to guarantee the company's obligations to the Seller in which case the consent and acknowledgement you provide about the signing of documents includes the guarantee documents you will sign in your personal capacity.

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*Buyer 1 Signature*

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*Buyer 2 Signature*

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*Buyer 1 Full Name*

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*Buyer 2 Full Name*

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*Date Signed*

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*Date Signed*