



REQUEST FOR EXPRESSION OF INTEREST

1. INTRODUCTION

Under instructions from the Vendors, persons interested in purchasing the property known as **'Ballara' 57-73 Glaneuse Road, Point Lonsdale, Vic, 3225** are invited to lodge an expression of interest (EOI) on the terms described in this request for expressions of interest.

Details about the property including a vendor's statement will be made available to an interested party on registration with the Elders (see details in paragraph 3). The EOI Process will enable the Vendor to select the preferred party that it may wish to negotiate the terms for the sale of the Property.

2. NO CONTRACT

This EOI does not constitute a binding commitment on the Vendor to sell or the Interested Party to purchase until contracts have been executed by the Vendor and the Interested Party and the relevant guarantors.

3. LODGEMENT

An EOI must be clearly marked **Expression of Interest for: 'Ballara' 57-73 Glaneuse Road, Point Lonsdale, Vic, 3225** and lodged no later than 5pm Tuesday 9th December 2025 with:

Elders Real Estate Pty Ltd
15/400 Pakington Street, Newtown
Geelong, Vic 3220
Ph 5225 4500
E: peter.lindeman@elders.com.au

Ref: Peter Lindeman 0418 525 609

An EOI transmitted by email will be accepted as per details above.

An EOI not received before the specified closing time will not be accepted unless the Vendor at its sole discretion determines that there are reasonable circumstances such that it is appropriate for a late EOI to be considered by the Vendor.

4. FORM FOR EXPRESSION OF INTEREST

4.1 An EOI must:

- (a) be generally in the form below for expressions of interest (Form);
- (b) as a minimum, contain all of the above information requested in the Form, but additional information may be provided if relevant; and
- (c) be executed by the person named as the intended purchaser or signed by an authorised signatory
- (d) The intended purchaser must be prepared to sign a contract of sale reflecting the offer in the EOI such that it is capable of acceptance without further negotiation.

5. CONFIDENTIALITY AND PRIVACY

All information submitted by an Interested Party forming part of an EOI, including personal information about any individual, will be treated by the Vendor and its advisers as commercially sensitive and confidential, unless it is already in the public domain, and will only be used by them to evaluate the EOI. Details of the terms of any EOI offers will not be disclosed to any other interested purchasers

6. EVALUATION OF EXPRESSIONS OF INTEREST

6.1 Consideration of EOI

At the conclusion of the evaluation of the EOI's submitted by the interested Parties the Vendor may select a preferred party or parties with whom the vendor wishes to treat.

6.2 Vendor's right to accept, reject or refuse to consider EOI

The Vendor may in its absolute discretion and without giving reasons:

- (a) accept, reject or refuse to consider an EOI, bid or proposal concerning the Property submitted by an Interested Party;
- (b) withdraw the Property from sale;
- (c) negotiate or contract with one or more interested parties.

6.3 Notification

The Interested Parties will be notified of the result of their EOI either in writing or verbally as soon as practical after the closing date.



EXPRESSION OF INTEREST FORM

For: 'Ballara' 57-73 Glaneuse Road, Point Lonsdale, Vic, 3225

1. INTERESTED PARTY'S DETAILS

Purchaser

Capacity
(State whether the purchaser will purchase the Property personally or as trustee, responsible entity, custodian, etc and if so, for which trust or fund)

Address

Contact Name

Position of Contact

Telephone

Facsimile

Email address

Name and address of
Guarantor's if buyer
entity is a company

.....

2. PRICE AND FUNDING

Purchase Price \$ Express in \$AUD

3. Proposed settlement date.....

4. OTHER MATTERS

Matters, which may affect the price offered (including conditions):

4.1

4.2

I/we acknowledge that this expression of interest is made on the conditions set out in the Request.

DATED/...../ 2025

Signed for and on behalf of

Name of signatory

Position of signatory

Completed form must be received no later than 5pm Tuesday 9th December 2025