### Project Fact Sheet

**Date Information Provided:** 21/08/2014  
**Person Information Provided by:** Oliver Hume Apartments – Michael Sain

<table>
<thead>
<tr>
<th>Developer:</th>
<th>Oliver Hume Property Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>Ilixir</td>
</tr>
<tr>
<td>Project Address:</td>
<td>2 – 6 Railway Road, Cheltenham</td>
</tr>
<tr>
<td>Project Type (Apartment/Townhome):</td>
<td>Apartments</td>
</tr>
</tbody>
</table>

**Typical Apartment/ Townhome size and configuration**

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Internal Area</th>
<th>External Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed, 1 Bath, 1 Car space</td>
<td></td>
<td>44.5sqm – 51.5sqm</td>
<td>8sqm – 9.83sqm</td>
</tr>
<tr>
<td>1 Bed + Study, 1 Bath, 1 Car space</td>
<td></td>
<td>52sqm – 65sqm</td>
<td>8sqm – 19.3sqm</td>
</tr>
<tr>
<td>2 Bed, 2 Bath, 1 Car space</td>
<td></td>
<td>62sqm – 68sqm</td>
<td>9.2sqm – 40.9sqm</td>
</tr>
<tr>
<td>3 Bed, 2 Bath, 1 Car space</td>
<td></td>
<td>90.5sqm</td>
<td>13.7sqm</td>
</tr>
<tr>
<td>3 Bed, 2 Bath, 2 Car space</td>
<td></td>
<td>90.5sqm – 104sqm</td>
<td>8sqm – 13.7sqm</td>
</tr>
</tbody>
</table>

**Title – Freehold/Leasehold/Torrens/Strata/Company/Community? (Any notable restrictions to title?)**

Strata

**Number of Housing Lots Available to Sell? Across how many stages?**

115 Apartments across 1 stage

**Price Range:**

<table>
<thead>
<tr>
<th>Type</th>
<th>Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 x 1 bed</td>
<td>$367,000 to $400,000</td>
</tr>
<tr>
<td>64 x 1 bed + study</td>
<td>$402,000 to $465,000</td>
</tr>
<tr>
<td>33 x 2 bed</td>
<td>$471,000 to $499,000</td>
</tr>
<tr>
<td>9 x 3 bed</td>
<td>$644,000 to $770,000</td>
</tr>
</tbody>
</table>

**Type of contract? Single or split contract?**

Single Contract – 10/90

**Builder Name & Contact Details:**

In negotiations with Hamilton Marino and ProBuild

**Vendor’s (Land Owner) Name & Contact Details:**

Oliver Hume Property Funds  
03 9669 5999

**Vendor’s (Land Owner) Solicitor’s Name & Contact Details:**

Jean Liu  
Herbert Smith Freehills  
03 9288 1471

**Anticipated Site Registration Date:**

Late 2016/Early 2017
| **Anticipated Construction Start & Completion:** | June/July 2015 – Construction Start  
Late 2016/Early 2017 – Construction complete |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sunset Clause Date:</strong></td>
<td>48 months from Day of Sale (TBC)</td>
</tr>
<tr>
<td><strong>Project website address:</strong></td>
<td>TBA</td>
</tr>
</tbody>
</table>
| **Reservation Procedure:** | Complete Reservation on Online Portal  
Contract distributed direct by Channel or OH Apartments |
| **Designated contact person for reservation, availability and price list?** | **Name:** Michael Sain  
**Title:** Channel Manager  
**Phone:** 03 9669 5999 / 0414 161 863  
**Email:** m.sain@oliverhume.com.au |
| **CONTRACTS & DEPOSIT:** | **$2000 Holding deposits are payable to “Oliver Hume Real Estate Group (Apartments) PTY LTD Trust Account”**  
Holding deposits are held in “Oliver Hume Real Estate Group (Apartments) PTY LTD Trust Account” until the unit becomes unconditional & exchanged or the purchase is cancelled. Holding deposits are fully refundable to the purchaser.  
**10% Cash Deposits payable to?**  
Oliver Hume Real Estate Group (Apartments) Trust Account  
**Is direct deposit acceptable?**  
Account Name: Oliver Hume Real Estate Group (Apartments) Trust Account  
Bank Name: National Australia Bank (NAB)  
BSB: 083-347  
Account #: 1411 736 26  
Please note swift code for overseas transfers - NATAAU3303M  
- Use the following reference for each transaction: Last Name, Lot Number  
**Bank Guarantees & Deposit Bonds to be made in favor of?**  
Oliver Hume Property Funds  
ACN: 159 790 913  
Address: Level 2, 4 Riverside Quay, Southbank 3006  
**Acceptable Bank Guarantees?** YES  
**Acceptable Deposit Bonds?** NO  
**Deposit bond period required?** N/A  
**Do purchasers earn interest on Cash Deposit? How much %? Conditions of offer? (Attach relevant clause of contract?)** No. (case by case basis)  
**When do purchasers receive the interest?** As above  
**How long does the client have to obtain the 10% deposit?** 14 days from Day of Sale (when contract is signed) |
### Who issues/How are contracts issued?
Contracts will be issued to the Third Party Agent/Sales Consultant so that purchasers can sign up on the day. They will be issued by the Customer Liaison Officer prior to commencement of selling.

### Exchange of contracts procedure:
Once contracts have been signed the purchaser keeps one copy for their own files and the Third Party Agent/Sales Consultant sends the other two copies to the Customer Liaison Officer at Oliver Hume. The Vendor will then counter sign contracts and the Customer Liaison Officer will send one copy to the Vendor’s solicitor and the other copy to the purchaser’s solicitor.

### Designated contact person for contracts:
- **Name:** Mr Michael Sain
- **Title:** Channel Manager
- **Phone:** 03 9669 5999
- **Email:** m.sain@oliverhume.com.au

### FINANCE:
- **Are contracts subject to finance? If yes, is there an option to delete clause?** Contracts are not subject to finance.
- **How many days notice are provided to purchasers prior to settlement?** 2 weeks (14 days) notice will be provided to purchasers prior to settlement occurring.
- **Who are the recommended Valuer(s) that are familiar with the project?** No one recommended at this stage.

### INVESTOR INFORMATION:
**Stamp duty payable? (Any special reductions or benefits for investors?)**

**Estimated Council Rates (pa):**
The Capital Improved Value (CIV) of Ms Smith’s property is $400,000.

\[ 5% \text{ of } $400,000 = $17,500 \text{ (NAV)} \]
\[ $17,500 \text{ (NAV)} \times 0.062 \text{ (rate-in-the-dollar)} \]
\[ \text{Rates bill for 2011/2012} = $1,085 \]

*Please note that should only be used as a guide and the above formula is only an estimate.

**Estimated Water Rates (pa):** Refer to:

**Estimated Body Corporate fees (pa):** TBC

**Estimated Depreciation for 1br, 2br, or average property in first year? (Attach indicative depreciation schedule)** Refer to Depreciation Schedule

**Will the developer provide full depreciation schedules to purchasers on completion?** No. Estimates provided on online portal.

**Estimated rental return & rental estimates?**
- 1 bedroom with 1 bathroom $330 to $350 per week
- 1 bedroom plus study with 1 bathroom $415 to $435 per week
- 2 bedroom with 2 bathroom $430 to $450 per week
- 3 bedroom with 2 bathroom $500 to $600 per week
<table>
<thead>
<tr>
<th>Rental or first tenant guarantee?</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditions of offer? (Attach relevant clause in contract)</td>
<td></td>
</tr>
<tr>
<td>Is there a preferred letting agent?</td>
<td>Oliver Hume Asset Management</td>
</tr>
<tr>
<td>Other incentives?</td>
<td>No</td>
</tr>
</tbody>
</table>

**INVOICING AND COMMISSION PAYMENT:**

- Correct billing entity: Oliver Hume Real Estate Group (Apartments) Pty Ltd.
- ABN/GST for billing: 68 158 624 876
- Billing address: Level 2/4 Riverside Quay, Southbank, VIC, 3006

**Designated contact person for invoicing enquiries and commission payments:**

<table>
<thead>
<tr>
<th>Name: Michael Sain</th>
<th>Title: Michael Sain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone: 03 9669 5999</td>
<td>Email: <a href="mailto:m.sain@oliverhume.com.au">m.sain@oliverhume.com.au</a></td>
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