

SkyRidge BOTANICA, STAGE 11 - RELEASE 7

SALES LAUNCH FAQ

1. **How can I purchase a Lot in SkyRidge in Botanica, Stage 11 - Release 7?**

For Botanica, Stage 11 - Release 7, interested parties will need to electronically submit a fully completed Expression of Interest Form (EOI Form) via the link in the email from SkyRidge dated 19th September 2025.

The sales agent (Sala Property) and the Project Manager will review the EOI Forms that are presented for each Lot and determine which parties are given an opportunity to enter into a Contract for the purchase of an available Lot within Stage 11 - Release 7.

Interested parties who do not fully complete an EOI Form will be ineligible to purchase a Lot within Botanica, Stage 11 - Release 7.

2. **What are the prices of the Lots in Botanica, Stage 11 - Release 7?**

All Lots being released in Botanica, Stage 11 - Release 7 are being sold for a fixed price as shown in the EDM dated 19th September 2025.

3. **When can I review the Contract and related documents?**

The Stage 11 - Release 7 plan, Sales Contract, Terms and Conditions, FAQ's, Disclosure Statement and Plans, Price List, Design Guidelines and Botanica Brochure will be available for review via the link in the email from SkyRidge dated 19th September 2025 and upon request.

It is expected that interested parties review and seek independent legal advice on the Terms of the Sale Contract as part of the EOI process and prior to submitting an EOI Form.

4. **When do I need to sign a Contract and pay the Deposit?**

Sala will contact the Successful Buyers to confirm that the Contract is available for signing and to arrange a Sales Appointment at the SkyRidge Sales and Experience Centre. At the appointment, the Successful Buyer/s will be invited to execute the Contract and pay the 10% deposit.

No negotiation of the fixed price set out in the Price Guide will be entertained.

5. **What payment is required to purchase a Lot?**

All Successful Buyers are required to pay a Deposit of 10% of the purchase price in accordance with the Contract. The Deposit of 10% of the purchase price is to be paid on the date the Buyer signs the Contract. Please refer to the SkyRidge Botanica, Stage 11 - Release 7 Terms & Conditions for further details.

6. **When will I be required to settle on my Lot?**

Lot settlement will occur following plan sealing by the Council of the City of Gold Coast and registration of the Lot at Titles Queensland. Settlement notices will be issued to Buyers by the SkyRidge solicitors, so Buyers will have time to arrange settlement funds. Updates on construction progress will be provided in order that Buyers are aware of timelines and likely completion dates for the stage in which their Lot is located.

7. **Who is the Developer?**

SkyRidge is a joint venture between one of Australia's most respected property Developers, Perron Group, and local Gold Coast investor Mr. Ross Atkins. The project is being managed by local Gold Coast-based project management firm CRA Group.

On 6 February 2025 Perron Group and Mr. Atkins confirmed their intention to market their interests in the SkyRidge project. It is intended that this decision will have no effect on ongoing development activities.

8. **Who is the expected demographic of SkyRidge?**

We expect the future residents of SkyRidge will comprise of existing Gold Coast based owner occupiers, mainly established families with some Buyers from the broader Queensland and interstate markets.

9. **What is the size of SkyRidge?**

The SkyRidge estate totals 342ha. This is the equivalent in size to the Gold Coast suburb of Varsity Lakes (340ha). The current Masterplan Approval allows a maximum of 3,500 dwellings, delivered in a wide

range of housing products to suit future residents, including a supporting village centre with a mixture of residential, commercial, retail, educational and central open space uses. In addition, there will be 11 major parklands within the open space network including 16kms of walking, running and cycle paths connected to the Ecological Corridor running through the heart of the estate. In total there is approximately 75ha of open space.

10. What is the development timeline for SkyRidge?

Based on current planning and forecast market demand, SkyRidge is expected to take 10 –12 years to complete.

11. Are there building Design Guidelines in SkyRidge?

To protect Buyer's investment and ensure a high quality of home construction within SkyRidge, thereby preserving property values over time, there are specific building Design Guidelines which are applicable to all homes being built. These Design Guidelines are included within each Contract and will be administered by the Design Assessment Panel Manager (DAPM) as part of the Design Assessment Panel (DAP). Prior to constructing a Buyer's home and submitting applicable plans/applications to a private certifier or the Council of the City of Gold Coast, all plans/applications must be submitted to, and approved by the DAPM in compliance with DAP.

12. What builders can I use at SkyRidge?

There are no limitations with whom one can build with, although all builders must hold appropriate current Queensland Building and Construction Commission (QBCC) registration and licences.

SkyRidge is home to Gold Coast's largest Display Village which opened April 2024. SkyRidge HomeShow includes display homes from Bold Living, Brighton Homes, Burbank Homes, Clarendon Homes, Coral Homes, GJ Gardner Gold Coast, Hallmark Homes, Hotondo Homes, McCarthy Homes, Metricon, Neptune Homes, Plantation Homes, Simonds Homes, Australian Building Co, Evoca Homes, Stroud Homes and Ultra Living Homes.

Given their inclusion within the HomeShow, these builders are the preferred builders within SkyRidge as they are well versed with the Design Guideline requirements and the Project Manager's expectations in terms of the overall build quality and design outcomes.

13. Will the Lots be level?

Lots are predominantly being constructed to be level with minimal fall across each Lot. Review of individual Disclosure Plans will provide information on specific Lot attributes.

14. Is fencing included in the Lot price?

Front, side and rear fencing is required to be constructed by the Buyer, at their own expense, strictly in accordance with the SkyRidge Design Guidelines. Specific Lots will include Project Manager provided fencing, depending on Lot location, at Project Manager's discretion. A fencing plan will be located on the Builder Portal once available.

15. Is front landscaping included in the Lot pricing?

Front Lot Landscaping is not included in the price. Instead, the purchaser would be eligible to a \$5,000 incentive should they comply with the Contract and Design Guidelines. The requirements are explained in detail within those documents and highlight the minimum requirements, such as completing the works within 24 months of settlement and having an inspection carried out to confirm that the landscaping has been completed in accordance with the Contract and Design Guidelines.

16. Do I have to pay for any retaining walls on my Lot?

All rear and side retaining walls to benched Lots are constructed and completed as part of the Contract price.

Review of the specific Lot Disclosure Plans will provide precise information pertaining to each Lot. Please refer to the SkyRidge Design Guidelines for details of the front retaining wall finishes and how Buyers may embellish these walls.

17. What is the expected soil type for the Lots to tell a Buyer's builder?

Early soil engineering tests onsite have already been conducted, indicating soil types could comprise of S, M & H ratings.

Buyers or their builders will be able to arrange Lot soil tests following settlement or subject to early access being granted and communicated by the Project Manager. A Level 1 report for the site by a qualified Geotechnical engineer will be made available on the Builder Portal once plan sealing for the relevant Stage is achieved. This report can be made available if requested and if completed at the time of request.

18. Are there any bushfire rating requirements for SkyRidge?

A Bushfire Management and Hazard Assessment has been completed by a qualified Bushfire consultant and a copy of this report can be found on the Builder's Portal. This report should be provided to your home builder to assist with finalisation of the design of your home. As noted within the Contract, the Lot being purchased may be impacted by bushfire hazards or may be contained within a bushfire prone area. It is recommended that the Buyer and their builder satisfy themselves of the possible implications by seeking their own advice from a qualified bushfire consultant.

19. Can my builder adjust my finished Lot level?

Builders are only permitted to alter the pad levels of Lots within SkyRidge by no more than 100mm. This mandate is to protect everyone's right to a view within the development. There is a strict 9.0m height limit for residential Lots. This requirement will be administered by the Design Assessment Panel Manager (DAPM), in compliance with the Design Assessment Panel (DAP).

20. Can I re-sell my Lot?

Re-sale of Lots is permitted only after Buyers have settled on their Lot. In the event a Buyer elects to sell their Lot before 1 January 2040 the incoming Buyer will be required to execute a Deed of Covenant on sale, stating that the incoming Buyer agrees to design their house in accordance with the SkyRidge Design Guidelines and conform with the requirements of the Design Guidelines.

The front garden landscaping incentive only applies to the **first Buyer of a Lot**. Any subsequent Buyer does not receive a front garden landscaping incentive.

21. When do I have to commence construction?

All Buyers are required to commence construction of their home within 12 months from the date of settlement of their purchase and complete construction within 24 months from the date of settlement.

22. What types of Parks will be completed within SkyRidge?

The current SkyRidge masterplan will deliver a total of 11 extensive parklands, for both the residents and surrounding community to enjoy for years to come. Open green spaces and outdoor amenity are key attributes of the Project Manager's vision for SkyRidge. Designed by renowned landscape architects, DBI Design, each park will be completed to a very high standard.

The first major park will reside at the highest point of The Ascent and Osprey Rise releases, offering expansive views of the Gold Coast skyline, from Main Beach to Burleigh Heads. Being approximately 2.9ha in area, this park will incorporate substantial 'nature play' based children's play equipment for various ages including toddlers through to teenagers, picnic lawns and seating areas, public amenity, multiple dog parks, elevated viewing platforms, and picnic and BBQ shelters.

In addition, the parklands will offer a major community amphitheater with space for up to 500 people, to serve as the centerpiece of the parkland, giving locals opportunities for outdoor cinema, community concerts and music festivals, and other entertainment options.

23. How will SkyRidge benefit active residents?

At completion, SkyRidge will provide residents approximately 16kms of walking and running trails along the estate's Ecological Corridor, which runs through the heart of the community.

Each stretch of trail will be created to different difficulties and lengths. The Project Manager will also provide additional opportunities for active residents, including a 30m high stair climb, which will become a popular fitness challenge on the Gold Coast. In addition, there will be numerous workout stations, active parks and various dog parks throughout SkyRidge.

24. Will SkyRidge include a retail shopping centre?

The Retail Village Centre will be located at the front entry of SkyRidge, accessed via Hinkler Drive. Current master planning of this vibrant village centre includes several park front restaurants, a tavern, major supermarket and an estimated 20 – 30 specialty retailers. This is contingent on statutory approvals and

negotiations being resolved with suitable anchor tenants.

25. Can I travel on site to view Lots?

Our Civil contractor is working hard to deliver The Botanica Neighbourhood. As construction works are still underway, access to The Botanica Neighbourhood in SkyRidge is currently unavailable.

26. How frequently will SkyRidge be releasing land?

Due to high demand, Lots are intended to be released to the market each month. Lots within Botanica, will be released monthly from July 2024.