

# “Welby” & “Egansford” Aggregation



Information Memorandum





## Mixed Row Cropping, Broadacre Irrigation, Grazing and Cereal Production – Coleambally NSW And Associated Coleambally Irrigation Co-operative Limited Delivery Entitlements

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<b>Comprising:</b>	<b>“Welby”</b>	Farm 18, 1748 Donald Ross Drive	<b>214.5HA (530 acres)</b>
	<b>“Egansford”</b>	Farm 120, 1207 Donald Ross Drive	<b>273HA (675 acres)</b>
		<small>**Incorporating 15HA Solar Farm Development subject to attractive 31 year lease terms commenced October 2022**</small>	
	<b>“Cocky’s”</b>	Lots 142 and 145 Cocky’s Lane	<b>184HA (455 acres)</b>
	<b>“King’s”</b>	Lot 106 Donald Ross Drive	<b>84HA (208 acres)</b>

**1602 CICL B Class (General Security) Delivery Entitlements**



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## EXECUTIVE SUMMARY

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Mannes Agencies is proud to present the “Welby” and “Egansford” Aggregation. This portfolio of properties is located in the highly regarded and tightly held northern portion of the Coleambally Irrigation Area.

The aggregation is suited to a wide range of productive pursuits from permanent plantings or intensive irrigated summer cropping including cotton through to mixed irrigated farming and livestock production.

The “Egansford” title incorporates a 15HA Solar Farm Development subject to attractive 31 year lease terms commenced 2022 affording incoming purchasers secure, passive income.

An extensive list of improvements is provided in this document including homestead, shedding, grain storage, livestock handling, fencing, livestock and domestic water, irrigation water supply, regulation, recycling and drainage.

CICL B Class (General Security) Delivery Entitlements form an integral part of the current owners’ water strategy as with most CICL irrigators’ portfolios. Further detail on these Delivery Entitlements is also provided.



## EXECUTIVE SUMMARY – Key Features

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### **“WELBY” – Farm 18, 1748 Donald Ross Drive – 214.5HA (530 acres)**

- Large, comfortable 4 bedroom homestead, extensively modernised and renovated and set amongst expansive manicured gardens with in-ground swimming pool
  - Approx. 135HA in Beds in Bankless Channel design
  - Mix of highly productive heavy clay soils with smaller areas of sandy loams
  - Ample shedding
  - 30ML/Day CICL FlumeGate® Outlet
  - Irrigation water recycling infrastructure
  - Summer fallow, ground preparation and weed control practises implemented affording incoming purchasers the ability to plant both winter and summer crops in 2024
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### **“KING’S” – Lot 106 Donald Ross Drive – 84HA (208 acres)**

- Approx. 78HA open grazing/dryland cropping land, balance sheltered pine country
- Mix of sand and loams with an area of heavy clay at western end
- Boundary fenced
- Livestock dam gravity fed under supply agreement with CICL
- Opportunity to develop for irrigation
- Numerous attractive home sites (STCA)
- Currently carrying a substantial body of feed

### **“EGANSFORD” – Farm 120, 1207 Donald Ross Drive – 273HA (675 acres)**

- 15HA Solar Farm Development subject to attractive 31 year lease terms commenced 2022
  - Adjoins Cocky’s Lane titles
  - Approx. 23HA in Beds in Bankless Channel Design
  - Mix of sheltered Pine grazing land and cleared grazing/dryland cropping area
  - Effective subdivision and boundary fencing
  - Shedding
  - 15ML/Day CICL FlumeGate® Outlet
  - Opportunity for further irrigation development
  - Numerous attractive home sites (2 existing original houses requiring reconstruction)
  - Historic shearing shed and buildings predating irrigation development
  - Currently carrying a substantial body of feed
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### **“COCKY’S” – Lots 142 and 145 Cocky’s Lane – 184HA (455 acres)**

- Approx. 156HA in Beds in Bankless Channel design
- Mix of highly productive heavy clay and loam soils
- Adjoins “Egansford”
- 2 x 15ML/Day CICL FlumeGate® Outlets
- Irrigation water recycling infrastructure
- Summer fallow, ground preparation and weed control practises implemented affording incoming purchasers the ability to plant both winter and summer crops in 2024

## HISTORY

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The vendors have compiled the holding through strategic purchases since acquiring “Welby” and the associated title on Cocky’s Lane in 1984. As with many Coleambally farmers rice, prime lamb and cereals were produced in the early years prior to the transition to row cropping.

“Egansford” was purchased in 2006 including the additional title to complete the “Cocky’s” parcel. Extensive landforming was undertaken on “Cocky’s”, “Welby” and the southern portion of “Egansford” and in succeeding years cotton and corn were grown as principal summer crops. The vendors identified the benefits of “Egansford” for cattle grazing and incorporated beef into the enterprise around this time.

The opportunity to acquire the 84HA parcel “King’s” arose in 2009 and complimented the holding being located diagonally adjacent to the “Egansford” entrance.

Over the last 5 years, production has been focused on irrigated cereals and canola (on “Welby” and “Cocky’s”) and beef cattle and dryland cropping on the remaining titles.

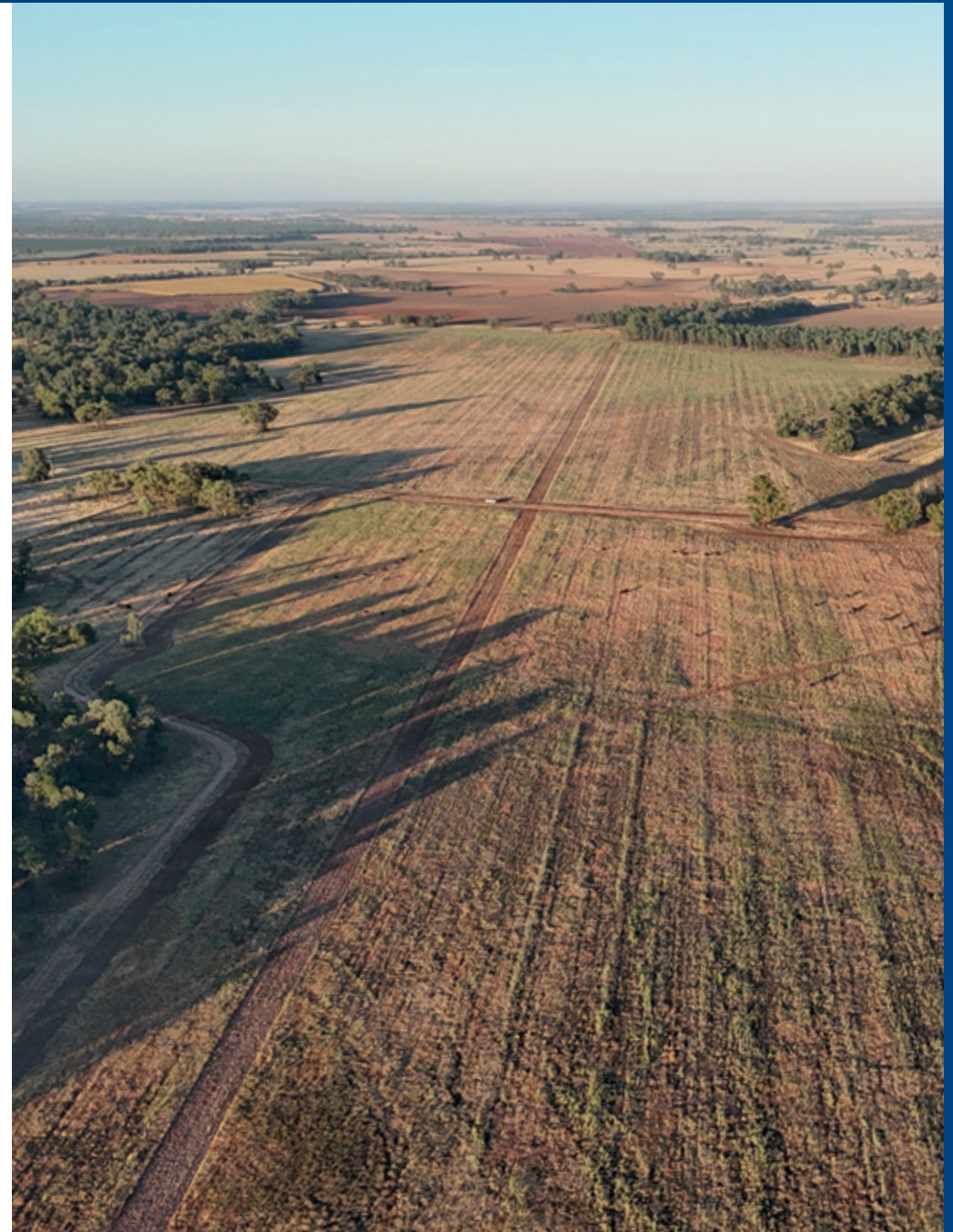
The vendors are now looking forward to retirement and are offering the aggregation for genuine sale.



# LAND AND TITLES

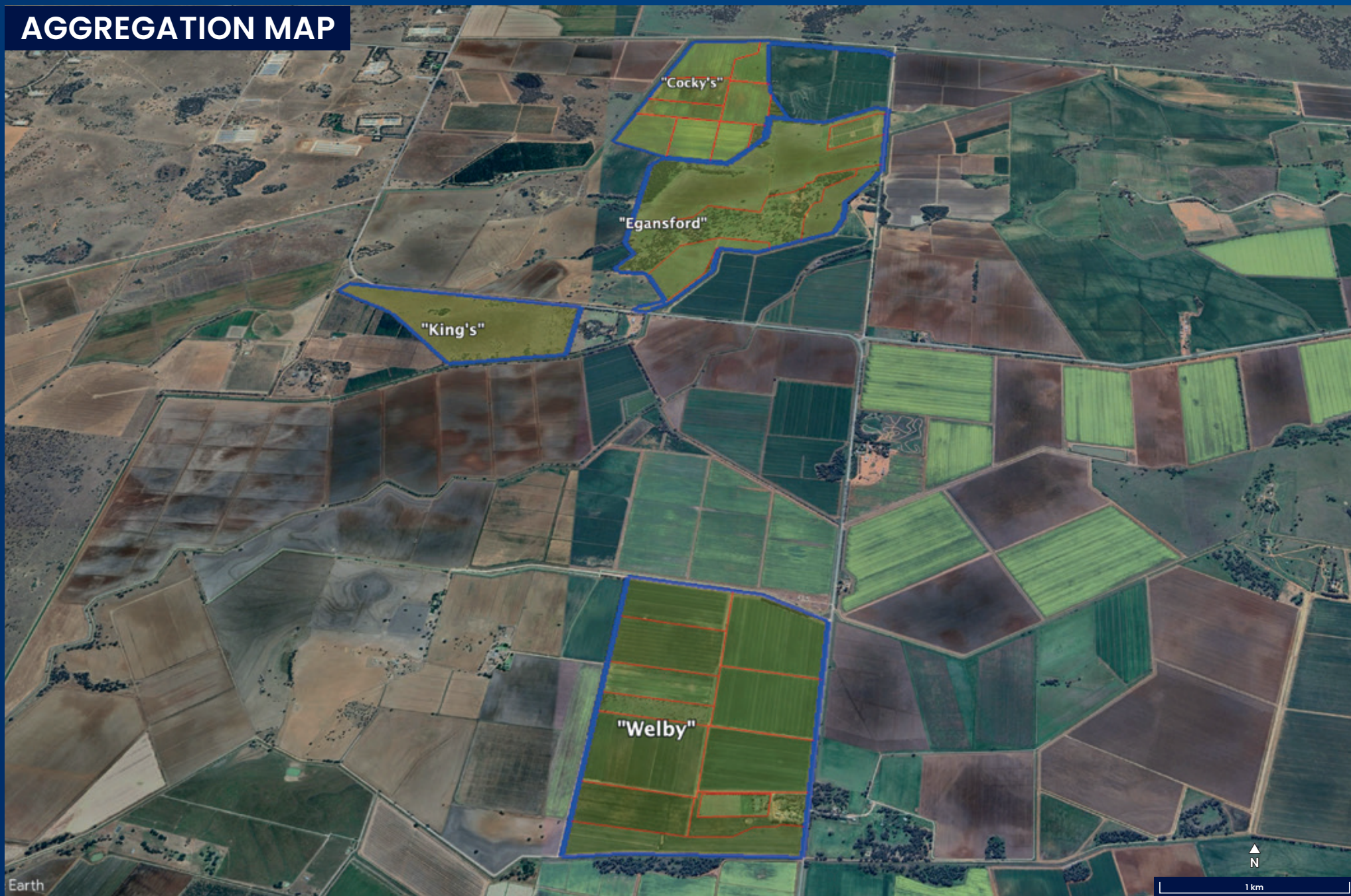
The offering consists of 6 separate titles as detailed below.

PARCEL	TITLE REF	ADDRESS	AREA (HA)
<b>"Welby"</b>	LOT73/DP750883	1748 Donald Ross Drive	214.5
<b>"Cocky's"</b>	LOT142/DP750903	Cocky's Lane	118
	LOT145/DP750903	Cocky's Lane	66
<b>"King's"</b>	LOT106/DP750883	106 Donald Ross Drive	84
<b>"Egansford"</b>	LOT135/DP750903	1207 Donald Ross Drive	241
	LOT146/DP750903	1207 Donald Ross Drive	31





# AGGREGATION MAP



## LOCATION AND DISTRICT

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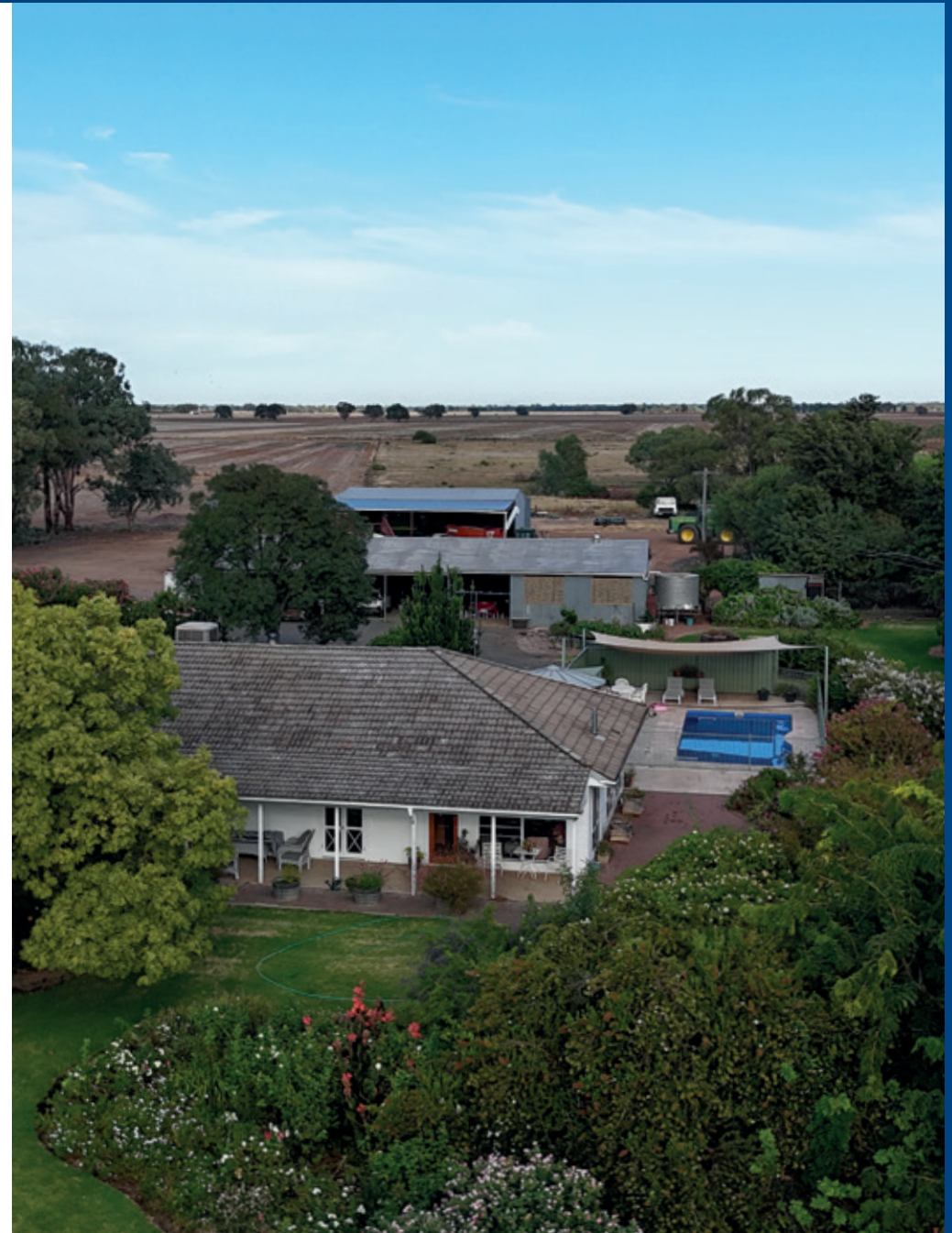
“Welby” is located approx. 22km North East of the Coleambally township on Donald Ross Drive. The entrances to “King’s” and “Egansford” are a further 7km North on the same sealed road. The Cocky’s Lane parcel can be accessed either internally from “Egansford” or from the Northern end of Cocky’s Lane.

The Coleambally area is highly regarded for its irrigated agriculture industry. Commodities including rice, corn, soybeans, cotton, wheat, barley, oats, oil seeds, various legumes, fruit, vegetables, tree nuts, poultry, beef, lamb and wool are produced.

The Coleambally township supports two (2) schools, a general practitioner, churches, sporting clubs, a small shopping centre, hotel, club, and numerous businesses supplying and supporting the local agribusiness sector. Major centres of Griffith, Albury and Wagga Wagga are easily accessible.

Livestock markets are numerous within 200km of the properties, foremost being Wagga Wagga, Barnawartha (Wodonga) and Griffith. Processing facilities are also accessible at Wagga Wagga, Cobram, Deniliquin, Wodonga and Wangaratta. Major feedlots are located at nearby Tabbitta, Yanco and Conargo.

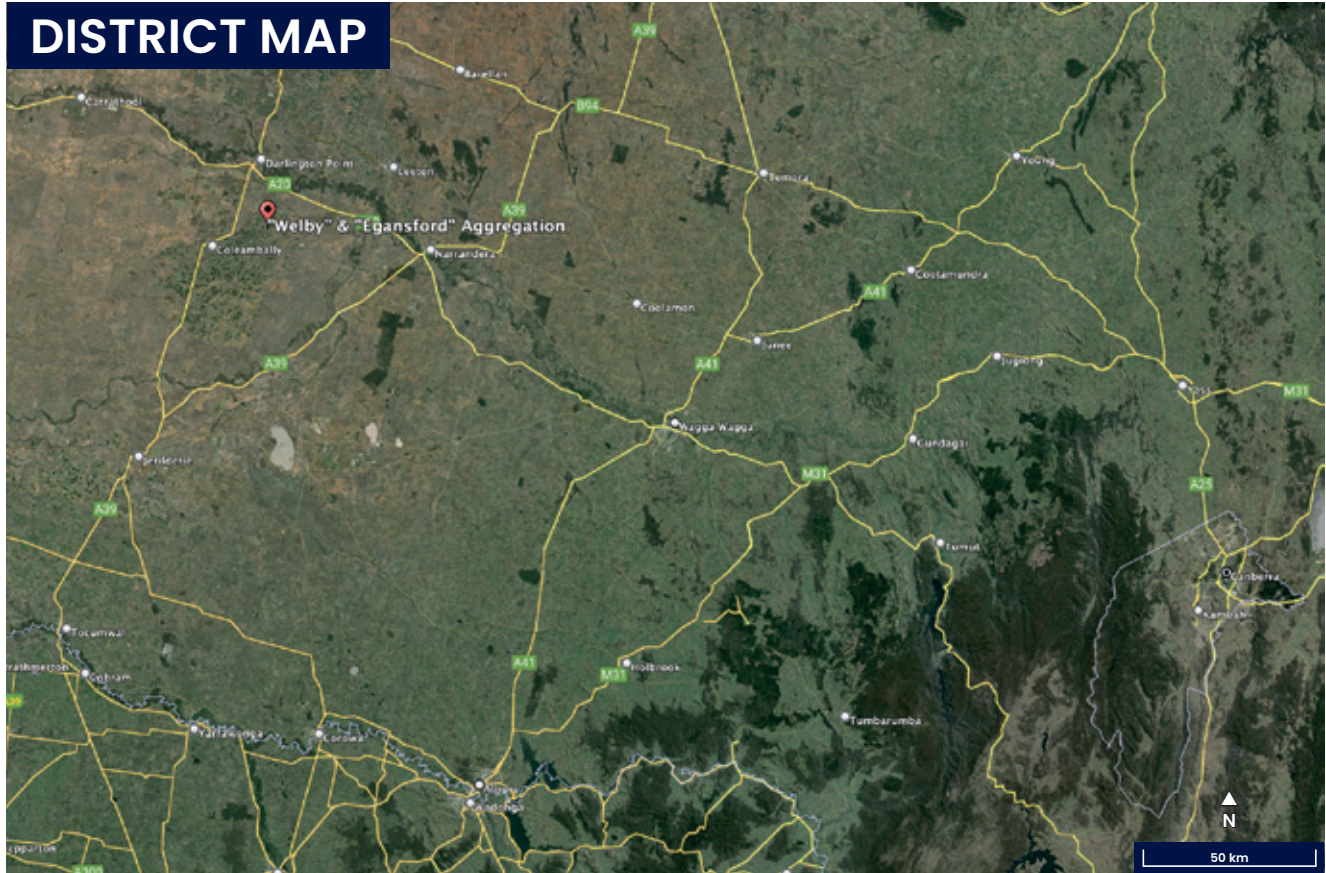
Multiple grain receival points at Coleambally are the nearest to the properties with many more within 100km. Cotton is processed at Whitton, Carrathool and Hay.



## LOCATION AND DISTRICT *continued*

### Town and Cities

Coleambally	22km
Griffith	62km
Leeton	55km
Wagga Wagga	150km
Albury	212km
Sydney	630km
Melbourne	414km

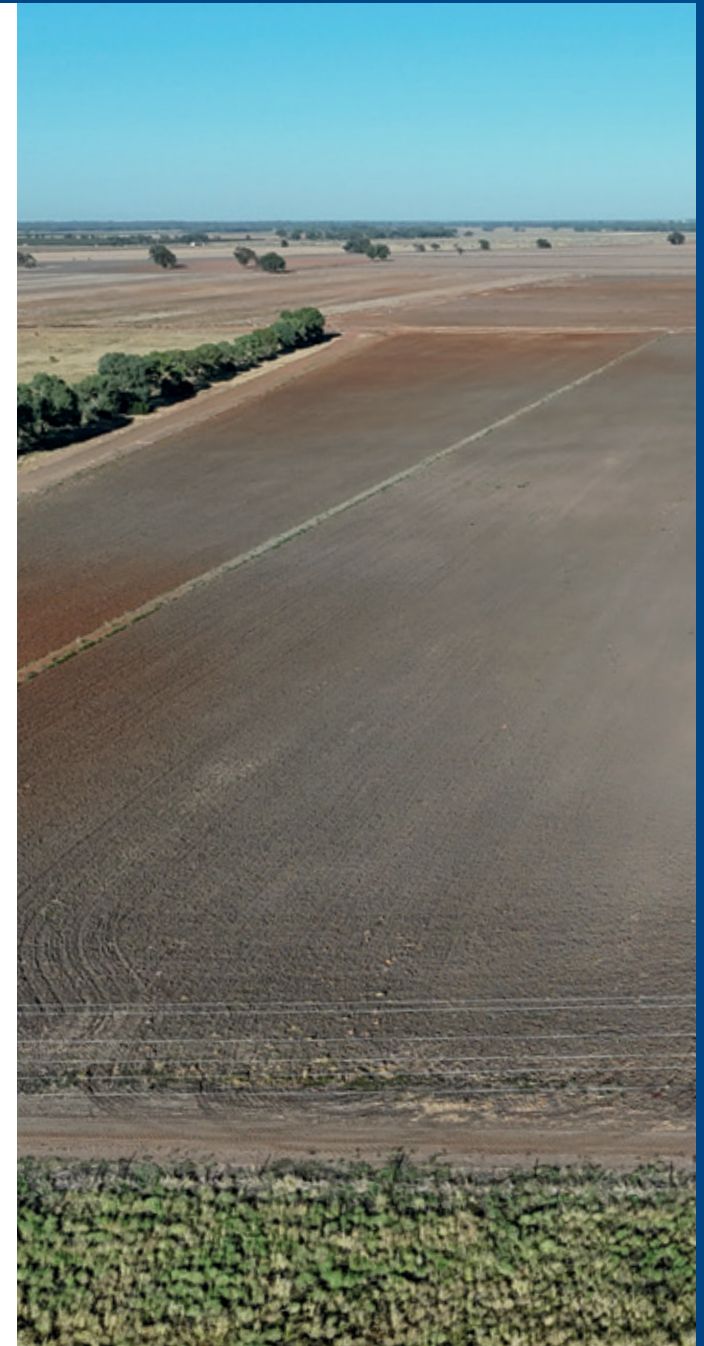


## IMPROVEMENTS | “WELBY”

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- Homestead – Extensively renovated and modernised homestead with four bedrooms, 3 bathrooms, office, sunroom, multiple living spaces and in-ground swimming pool. The homestead is set in expansive gardens that have been home to many open garden events and are highly regarded in the district and beyond
- Machinery Shed – 15m x 15m high clearance all steel shed, modern construction
- Workshop Shed – 24m x 10m steel (timber purlin) shed, concrete floor, enclosed workshop area, 1970's construction
- Shearing Shed – 2 Stand steel and timber shearing shed and remnant sheepyards
- Silos – 20T elevated steel silo, 35T elevated steel silo, 6T soaker silo, older flat bottom silo
- 30ML/Day CICL FlumeGate® Outlet
- Fertigation header tank
- Approx 153HA Beds in Bankless Channel design, balance border check and small areas not landformed
- Raised laneways, heavy vehicle access to all fields
- Boundary fence
- Small holding paddock
- Stock & Domestic Bore
- Modern high flow concrete and HDPE irrigation regulation structures
- Irrigation drainage and resupply channels
- Entire arable area has been prepared for 2024 cropping season

**Agent's Remarks:** “Welby” can be deemed superior to any recently sold property in the Coleambally district in balance of soil type, irrigation design and layout and quality of home. Very few properties with such a high proportion of area laid out to what is regarded as the most efficient and versatile irrigation design have been offered for sale and an incoming purchaser can commence production from day one without requirement for capital outlay. The gardens are deserving of particular mention and represent decades of design, work and patience by the vendors. They will miss the tranquility, diversity and cool micro-climate the expansive gardens and home offer.



# "WELBY"



# "WELBY" MAP



## IMPROVEMENTS | “EGANSFORD”

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- “Egansford” House – unoccupied since early 2000’s
- “Wexford” House – unoccupied since 1990’s
- Shearing Shed – 4 stand, constructed prior to irrigation development, with Moffatt Virtue overhead gear and Koetz press, of minimal utility
- 15HA Solar power generation facility subject to 31 year lease (refer page 25 for detail)
- Stock & Domestic bore (requires refurbishment)
- Machinery Shed – 24m x 12m high clearance all steel machinery shed (modern construction) with poly rainwater tank
- Workshop Shed – 21m x 10m steel (timber purlin) shed with concrete floor and enclosed workshop section, older construction
- Approx 23HA Beds in Bankless Channel design
- Subdivision and boundary fencing
- 2 x 15ML/Day CICL FlumeGate® Outlets

**Agent’s Remarks:** The diversity, scale and passive income offered by “Egansford” are unique within the Coleambally district. Incoming purchasers can opt to further develop for irrigation or to employ the existing mixed farming system and enjoy the additional income from the solar farm lease. The property is aesthetically appealing with numerous attractive home sites (STCA) and the existing historic infrastructure adds interest to the appeal.



# "EGANSFORD"





# "EGANSFORD" MAP



## IMPROVEMENTS | “COCKY’S”

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- Approx 156HA Beds in Bankless Channel design
- Raised laneways, heavy vehicle access to all fields
- Modern high flow concrete and HDPE irrigation regulation structures
- 2 X 15ML/Day CICL FlumeGate® Outlets
- Irrigation drainage and resupply channels
- Entire arable area has been prepared for 2024 cropping season

**Agent’s Remarks:** As with “Welby”, the level of irrigation development is impressive and could also be deemed superior to any recent sales. The vendors have strategically designed the property with efficiency at the forefront. This parcel would be a compliment to any or all of the other parcels in the aggregation or as a stand-alone investment.



## IMPROVEMENTS | “KING’S”

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- Earthen livestock dam, gravity fed under supply arrangement with CICL
- Boundary fence

**Agent’s Remarks:** It is rare for a parcel such as “King’s” to be offered in the local area, the parcel will appeal to a wide array of potential purchasers as an income producing lifestyle property, an addition to existing holdings, an opportunity to develop for irrigation including permanent plantings or an attractive allotment to build a home (STCA). Location is a distinct plus – Coleambally 29km, Leeton 50km, Griffith 56km.



# "COCKY'S"



# "COCKY'S" MAP



# "KING'S"



# "KING'S" MAP



## “WELBY” HOMESTEAD AND GARDEN

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The homestead and gardens on “Welby” will impress the most discerning buyers. Originally of 1970’s construction, the home has been expanded and modernised and is among the most comfortable and attractive to be offered in the Coleambally district. The home offers four main bedrooms with ability to easily convert a fifth, three bathrooms and multiple casual and formal dining and living spaces. The kitchen and bathrooms are modern and functional. Reverse cycle air conditioning throughout and wood heaters ensure year-round comfort.

The home is set among gardens which are renowned within and beyond the local area. Planned, and meticulously cared for over decades, large deciduous trees and heritage roses among other diverse species have been planted to distinguish “rooms” or distinct spaces brought together by flowing lawns. A fenced in-ground swimming pool and the natural cooling effect of the established gardens complete the picture.

An inspection is necessary and recommended to fully comprehend and appreciate what the home environs offer an incoming purchaser.







# SOLAR FARM LEASE

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A 15HA parcel on "Egansford" is subject to an existing lease as follows:

<b>Lessee</b>	Greentech Solar Project No 1 Pty Ltd
<b>Term</b>	31 Years
<b>Commencement Date</b>	6th October 2022
<b>Annual Rent</b>	Current \$28,511.66 exclusive of GST
<b>Rent Increases</b>	Annually on anniversary, the greater of 1.5% or CPI
<b>Payment Terms</b>	Quarterly in advance

Further terms including a Make Good clause are also included and a full copy of the lease will be made available to interested parties for their perusal and to seek advice.





## Paddock Detail

The vendors have primarily focussed on production of cereals and oilseeds in recent seasons. A regiment of inputs has been adopted to ensure productivity and longevity as detailed below whilst adapting to the prevailing availability of water. More conservative fertiliser applications have been adopted on crops that are not irrigated. Fertiliser also has not been applied to pastures in rotation however stocking rates have always remained conservative.

"WELBY"	Paddock Description	Approx Area	Crop '23	Crop '22	Crop '21	Comments
1A	Landformed - Terraced Beds in Bankless Channel Design	27.7	Boree Wheat	Bonito Canola	Spitfire Wheat	Cotton '17/'18, Corn '18/'19
1B	Landformed - Terraced Beds in Bankless Channel Design	24.3	Boree Wheat	Bonito Canola	Spitfire Wheat	Cotton '17/'18, Corn '18/'19
2	Landformed - Terraced Beds in Bankless Channel Design	21.5	Boree Wheat	Bonito Canola	Spitfire Wheat	Cotton '17/'18, Corn '18/'19
3	Landformed - Traditional rice layout	16.7	Beckom Wheat	Spartacus Barley	Spitfire Wheat	Most recent summer crop Rice circa 2012
4	Landformed - Bordercheck	14.4	Beckom Wheat	Spartacus Barley	Spitfire Wheat	No recent summer crop
5	Landformed - Terraced Beds in Bankless Channel Design	-	Beckom Wheat	Spartacus Barley	Spitfire Wheat	Cotton '17/'18
6	Landformed - Bordercheck	12.8	Beckom Wheat	Bonito Canola	Spartacus Barley	No recent summer crop
7	Partially Landformed - Bordercheck	19.3	Beckom Wheat	Spartacus Barley	Spartacus Barley	No recent summer crop
8	Landformed - Terraced Beds in Bankless Channel Design	17.5	Sunmaster Wheat	Bonito Canola	Spitfire Wheat	Cotton '17/'18
Horse	Landformed - Bordercheck and Bays	5.2	Native Pasture	Native Pasture	Native Pasture	-
Dryland	Not Landformed	3.4	Beckom Wheat	Spartacus Barley	Spitfire Wheat	-
Timber	Landformed - Bordercheck	7.3	-	-	-	Aged Bluegum Plantation

"WELBY"	Fertiliser '23 (KG/HA)	Fertiliser '22 (KG/HA)	Fertiliser '21 (KG/HA)
1A	DAP 100, UREA 150	DAP 200, UREA 200	DAP 100, UREA 100
1B	DAP 100, UREA 150	DAP 200, UREA 200	DAP 100, UREA 100
2	DAP 100, UREA 150	DAP 200, UREA 200	DAP 100, UREA 100
3	DAP 80*	DAP 50*	DAP 80*
4	DAP 80*	DAP 200, UREA 200	DAP 80*
5	DAP 100, UREA 150	DAP 200, UREA 200	DAP 100, UREA 100
6	DAP 100, UREA 150	DAP 200, UREA 200	DAP 100, UREA 100
7	DAP 80*	DAP 50*	DAP 80*
8	DAP 100, UREA 150	DAP 50*	DAP 100, UREA 100
Horse			
Dryland	DAP 80*	DAP 50*	DAP 80*
Timber			

 Denotes pasture - fertiliser not applied

 Denotes crop not irrigated

## Paddock Detail *continued*

"COCKY'S"	Paddock Description	Approx Area	Crop '23	Crop '22	Crop '21	Comments
1A	Landformed - Terraced Beds in Bankless Channel Design	14.6	Bonito Canola	Beckom Wheat	Spartacus Barley	No recent summer crop
1B	Landformed - Terraced Beds in Bankless Channel Design	22	Bonito Canola	Beckom Wheat	Spartacus Barley	No recent summer crop
1C	Landformed - Terraced Beds in Bankless Channel Design	20.8	Bonito Canola	Beckom Wheat	Spartacus Barley	No recent summer crop
2A	Landformed - Terraced Beds in Bankless Channel Design	31.8	Bonito Canola	Beckom Wheat	Spitfire Wheat	Most recent summer crop Soybean circa 2012
2B	Landformed - Terraced Beds in Bankless Channel Design	23	Bonito Canola	Beckom Wheat	Spitfire Wheat	Most recent summer crop Soybean circa 2012
2C	Landformed - Terraced Beds in Bankless Channel Design	14	Bonito Canola	Beckom Wheat	Spitfire Wheat	Most recent summer crop Soybean circa 2012
3	Landformed - Terraced Beds in Bankless Channel Design	22.2	Bonito Canola	Beckom Wheat	Spitfire Wheat	Most recent summer crop Seed Sorghum circa 2012
4	Not Landformed	13.7	Bonito Canola	Beckom Wheat	Spitfire Wheat	No recent summer crop

"COCKY'S"	Fertiliser '23 (kg/ha)	Fertiliser '22 (kg/ha)	Fertiliser '21 (kg/ha)
1A	DAP 200, UREA 200	DAP 100, UREA 100	DAP 100, UREA 100
1B	DAP 200, UREA 200	DAP 100, UREA 100	DAP 100, UREA 100
1C	DAP 200, UREA 200	DAP 100, UREA 100	DAP 100, UREA 100
2A	DAP 200, UREA 200	DAP 100, UREA 100	DAP 100, UREA 100
2B	DAP 200, UREA 200	DAP 100, UREA 100	DAP 100, UREA 100
2C	DAP 200, UREA 200	DAP 100, UREA 100	DAP 100, UREA 100
3	DAP 200, UREA 200	DAP 100, UREA 100	DAP 100, UREA 100
4	DAP 100, UREA 100	DAP 100, UREA 100	DAP 100, UREA 100

 Denotes pasture - fertiliser not applied

 Denotes crop not irrigated

## PADDOCK DETAIL *continued*

"EGANSFORD"	PADDOCK DESCRIPTION	APPROX AREA	CROP '23	CROP '22	CROP '21	COMMENTS
1	Historically Irrigated on contour by previous owners, more recently used for dryland cereal cropping	120	Native Pasture	Spartacus Barley	Spartacus Barley	No recent summer crop
2	Not Landformed	23	Native Pasture	Native Pasture	Spartacus Barley	-
<b>Rowcrop</b>	Landformed - Terraced Beds in Bankless Channel Design	23	Native Pasture	Native Pasture	Native Pasture	Barley '19, Cotton '17/'18

"EGANSFORD"	FERTILISER '23 (KG/HA)	FERTILISER '22 (KG/HA)	FERTILISER '21 (KG/HA)
1		DAP 180, UREA 80*	DAP 180, UREA 80*
2			DAP 180, UREA 80*
<b>Rowcrop</b>			

"KING'S"	PADDOCK DESCRIPTION	APPROX AREA	CROP '23	CROP '22	CROP '21	COMMENTS
1	Not Landformed - General fall to West	84	Native Pasture	Native Pasture	Native Pasture	Has had cereals grown in the past

"KING'S"	FERTILISER '23 (KG/HA)	FERTILISER '22 (KG/HA)	FERTILISER '21 (KG/HA)
1			

 Denotes pasture - fertiliser not applied  
 Denotes crop not irrigated

# CICL DELIVERY ENTITLEMENTS

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Through efficiency savings and other measures, CICL regularly offers Member Benefits of up to 10% allocation calculated on Delivery Entitlement holdings.

## Historical Member Benefits:

<b>2023/24</b>	10% of Delivery Entitlement 3 July 2023
<b>2022/23</b>	10% of Delivery Entitlement 1 July 2022, 4% of Delivery Entitlement 24 November 2022
<b>2021/22</b>	10% of Delivery Entitlement 1 July 2021
<b>2020/21</b>	8% of Delivery Entitlement 3 July 2020, 6% of Delivery Entitlement 30 August 2020
<b>2019/20</b>	6% of Delivery Entitlement 6 July, 6% of Delivery Entitlement 23 August 2019
<b>2018/19</b>	10% of Delivery Entitlement 3 July 2018
<b>2017/18</b>	10% of Delivery Entitlement 3 July 2017
<b>2016/17</b>	10% of Delivery Entitlement 25 July 2016
<b>2015/16</b>	10% of Delivery Entitlement 28 July 2015

CICL has also allowed Delivery Entitlement holders by way of Member Offers the option to purchase further allocation at a discount to the established market price.

Delivery Entitlements allow members to use 1IML of annual allocation per 1 Delivery Entitlement without incurring the Fixed Charge Equivalent (1.25 x the annual CICL Fixed Access Charge).

CICL strives for price stability and affordability and has endeavoured to keep the Fixed Access Charge below the 2011 equivalent plus CPI. This is in addition to significant one-off repricing events favourable to members.

CICL requires holders to secure Delivery Entitlement holdings, the first preference is that 1 Water Entitlement is held for every 5 Delivery Entitlements. Bank Guarantees and alternative securities may also be considered.

Delivery Entitlements are offered on the basis that the purchaser will receive any announced 2024/25 Member Benefit/Offer and the purchaser will be liable for 2024/25 CICL charges.



## THE SALE PROCESS

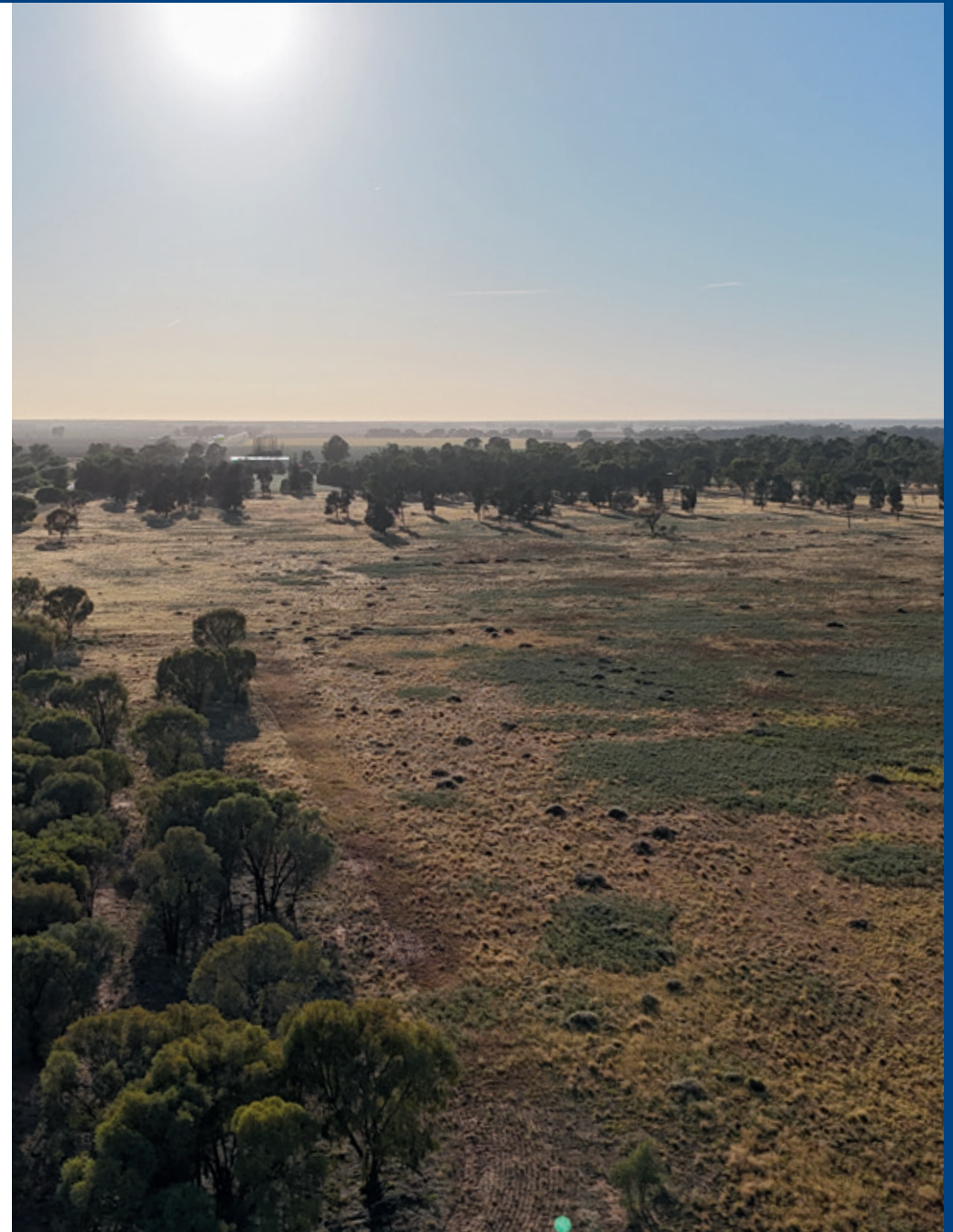
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Mannes Agencies has been engaged to oversee an orderly Expressions of Interest sales process on behalf of the vendors.

Interested parties may express interest in the land and any number of CICL Delivery Entitlements up to 1602. When presenting offers to the vendors, interested parties should detail in writing the following:

- The price that they wish to offer for the land parcel/s.
- The number (if any) of Delivery Entitlements they wish to purchase with the subject titles and the price offered per Delivery Entitlement.
- Whether access is required prior to settlement, the vendors will consider allowing early access for agricultural pursuits in some instances.
- Any further conditions on their offer (e.g if their offer is subject to obtaining finance, or if an offer for one parcel is contingent on being successful on another parcel).
- Parties expressing interest in the “Welby” title acknowledge that the vendors will conduct a Clearing Sale on the property in September 2024 and that the vendors will be entitled under the Contract of Sale to remain in the house until December 2024.
- Parties expressing interest in “Egansford” should specify if their offer is inclusive of the cattle yards which are demountable

The vendors undertake to assume that an offer is the parties' highest and final offer and that the highest offers received will either be accepted or that offeror will be given first right of refusal at the vendor's asking price.



# DISCLAIMER

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This Information Memorandum (“Information Memorandum”) has been prepared by Mannes Agencies Pty Ltd. The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties the subject of the Information Memorandum (“Properties”) to assist the Recipient in deciding whether to acquire them.

## CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Mannes Agencies and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.
4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of New South Wales, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.