

Sunrise Beach Village
Sales Incentive Promotion 2026
Terms and Conditions
“Live Fee Free for 2 Years”

1. For the purposes of the offers referred to in these terms and conditions (Offers), the “Promoter” is Keyton Future Development No 3 Holding Pty Ltd ACN 619 177 052 as trustee for Future Development No. 3 of Level 45, Bourke Place, 600 Bourke Street, Melbourne Victoria 3000 (Principal).
 2. The “Live Fee Free for 2 Years” promotion is available in relation to the independent living villas and apartments at Sunrise Beach Village (Village) operated by the Promoter or its related entity (each an Eligible Property).
 3. The Offers are available only to the following Eligible Buyers (who must be permanent residents of Australia and qualify to live in a retirement village) (Eligible Buyers):
 - a. Available to the first ten Eligible Buyers to reserve any non-reserved, independent living units V001, V012, V049, V050, V051, V052 and V053 and independent living apartments 1102, 1103, 1104, 1202, 1203, 1204, 1207, 1208 and 1209 at Sunrise Beach Village (Village), located at 1 Grasstree Court, Sunrise Beach QLD 4567, operated by the Promoter or its related entity; and
 - b. all of whom comply with the remaining terms and conditions in this document. Where two persons reserve one Eligible Property, the reference to Eligible Buyer shall mean both of these persons collectively;
 4. To be eligible for the Offers, Eligible Buyers must pay a \$1,000 reservation fee by Wednesday 2 April 2026 and settle an Eligible Property through an agent of the Promoter by Tuesday 30 June 2026, and then satisfy the following conditions:
 - (i) Sign the appropriate residence contracts in the form required by the Promoter in order to allow the Eligible Buyer to reside at the Eligible Property (Contract); and
 - (ii) Complete settlement of the purchase of the Eligible Property on or before 30 June 2026.
 5. Eligible Properties must be purchased at the ‘reserve price’ specified by the Promoter, or higher, in order to qualify for the Offers. Any negotiated sale with the outgoing resident at an amount below the specified ‘reserve price’ will not be eligible for the Offer.
 6. The Offers are only available for sales by the Promoter’s sales agents or representatives and is not available for sales by external agents and representatives.
 7. The following persons are ineligible for the Offers:
 - (i) employees of:
 - a. the Promoter; and
 - b. the Promoter’s related bodies corporate (as that expression is defined in the Corporations Act 2001 (Cth)) and associated agencies, companies and contractors; and
 - (ii) members of the Immediate Families of the employees referred to in the preceding sub-paragraph, where “Immediate Family” means any of: a spouse or domestic partner, ex-spouse or ex-domestic partner, de-facto spouse or ex-de-facto spouse, child or step child (whether natural or by
- Keyton Holding Pty Limited as trustee for Keyton Trust ABN 44 349 706 307. Level 45, Bourke Place, 600 Bourke Street, Melbourne VIC 3000

adoption), parent, step parent, grandparent, step grandparent, uncle, aunt, niece, nephew, brother, sister, step brother, step sister or first cousin.

8. The "Live Fee Free" Offer consists of the Promoter waiving the Eligible Buyer's obligation to pay up to the first 24 payments of Service Fees for the Eligible Property. Service Fees means the monthly recurrent charges, service fees, maintenance charge, general services charge or similar otherwise payable under the Eligible Buyer's Contract from the date that the Eligible Buyer completes settlement of the Eligible Property. For the avoidance of doubt this excludes costs such as utilities, telephone, home contents and personal property insurance and council rates assessed separately against your property.

9. The Offer commences at 9:00am on Monday 2 February 2026 and closes at 5:00pm on Thursday 3 April 2026 (Campaign Period). The Promoter may extend the Campaign Period at its sole discretion (Extended Campaign Period). Details of any Extended Campaign Period will be posted on www.sunrisebeachvillage.com.au. References in these terms and conditions to the Campaign Period include any Extended Campaign Period, where applicable.

10. The Offer will not vary the definition or amount payable as the "purchase price", "ingoing contribution" "loan amount" or equivalent under any contract or other disclosure document provided to and/or entered into by the Promoter or its related body corporate with the Eligible Buyer, including those documents referred to as the Residence and Management Contract or Lease and Loan Agreement.

11. The Offer is not available where the Eligible Buyer reserves an Eligible Property under the Promoter's residence contract known as the "Pay As You Go Contract" and "Pay as You Go Plus" or where the Eligible Buyer reserves an Eligible Property under an 'Easymove' transfer from another independent living unit or apartment in a village operated by the Promoter or its related entities.

12. Cancelled deposits/reservations or contracts are not eligible for the Offers. The Promoter reserves the right to claim the cost of the Offers in the case of cancellation.

13. In the case that the Eligible Buyer exercises the Keyton "change of mind guarantee" under the Contract, the Offer is revoked and all Service Fees waived will be charged to the Eligible Buyer and may be deducted from any payments due to the Eligible Buyer and the Promoter reserves the right to claim the cost of the Offers. For the avoidance of doubt, any fair market rent payable by the Eligible Buyer in relation to the change of mind guarantee under the Contract is not included as Service Fees under the Offer and is payable by the Eligible Buyer.

14. In the event the Contract terminates for any reason prior to the expiry of the first 24 payments of the Service Fees, the Eligible Buyer will not be entitled to any payment or refund of the balance of the 24 payments after the termination of the Contract.

15. The Offers cannot be claimed in conjunction with any other offer or promotion in relation to the Eligible Property.

16. By receiving these terms and conditions, verbally confirming a desire to participate in the Offers, the Eligible Buyer is deemed to have accepted these terms and conditions.

17. Nothing in these terms and conditions is intended to exclude, restrict or modify rights which the Eligible Buyer may have under any law (including the Australian Consumer Law) which may not be

excluded, restricted or modified by agreement ('Your Consumer Rights'). Subject to Your Consumer Rights, the Promoter is not liable for any loss or damage however caused (including by negligence), suffered or incurred in connection with the Offers. Any condition or warranty which would be implied by law into these terms and conditions is excluded.

18. The Promoter reserves the right to cancel or withdraw the Offers at any time, in whole or in part. Should the Promoter cancel the Offers the Promoter will advertise that the Offers have been cancelled by placing a notice on www.sunrisebeachvillage.com.au

19. The Promoter's Privacy Policy can be found on its website: www.sunrisebeachvillage.com.au
The Privacy Policy contains information about how you may obtain access to and seek correction of personal information that the Promoter holds about you, how to make a complaint about an alleged breach of the Australian Privacy Principles, and how your complaint will be dealt with.
Alternatively, for further information please contact our Privacy Officer on 1800 550 550.