

## Melrose Park – Complimentary Upgrades Promotion Terms and Conditions

### Background to Promotion

1. Melrose Park PP UJV1 (**Sekisui House** or the **Promoter**) will launch their ‘Complimentary Upgrades Promotion (**Promotion**) to market on select stock of Stage 5 Dawn and Stage 6 Aeris at Melrose Park.
2. The Promotion commences at 9am (AEST) on Monday 2 March 2026 and will remain available until 4pm (AEST) on 31 May 2026. The promoter reserves the right to withdraw, extend or vary the promotion at any time without notice. (**Promotion Period**)
3. Offers made after the promotional period will not be eligible for this offer.
4. Under the Promotion, subject to these terms and conditions, Sekisui House will provide an Upgrades option to Eligible Buyers who purchase a selected apartment at Stage 5 Dawn and Stage 6 Aeris during the promotional period. Sekisui House will advise purchasers of qualifying apartments at the time of enquiry or contract negotiation.
5. The following terms and conditions apply to the Promotion. By participating in the Promotion, Eligible Buyers agree to be bound by these terms and conditions.
6. Upgrade details - Eligible buyers will be able to choose ONE of the proposed complimentary upgrade options.
  - a. Stage 5 – Dawn
    - i. Kitchen Upgrade (Appliance Upgrade to Miele + pull-out pantry and closed kitchen shelving) to the total value of \$6,000 per unit (subject to apartment type); OR
    - ii. EV Charger to the value of \$5,000\* per unit (Limited Availability); OR
    - iii. Timber Floorboards to all bedrooms to the value of \$3,000 per bedroom
  - b. Stage 6 - Aeris
    - i. EV Charger to the value of \$5,000\* per unit (Limited Availability); OR
    - ii. Zip Tap to the value of \$5,000 per unit

### Promotion Terms and Conditions

The Eligible Buyer will only be entitled to take part in the Promotion if the following terms and conditions are satisfied:

7. The Promotion is for buyers who:
  - a. Are natural persons over the age of 18 years;
  - b. Pay a holding deposit or reservation amount of \$5,000 (**Holding Deposit**) to Sekisui House for the purchase of an Eligible Property during the Promotion Period;
  - c. Enter into an unconditional contract of sale with Sekisui House for the purchase of an Eligible Property within 14 business days of paying the Holding Deposit (**Contract**);
  - d. Pay the deposit required under the Contract, being 10%, or such other amount as agreed between the parties less the Holding Deposit already paid;
  - e. Comply with the terms of the Contract and are not otherwise in default under the Contract; and

- f. Settle the acquisition of the Eligible Property on the due date for settlement required under the Contract, or as otherwise agreed between the parties. **(Eligible Buyer)**
8. Subject to the buyer complying with the terms and conditions of this Promotion and the provisions set out in the special conditions of the Contract, Sekisui House will offer an upgrade selected by the buyer, up to the nominated value applicable to the chosen upgrade category. The nominated value will vary depending on the upgrade selected. **(Promotion Bonus)**.
9. The Promotion Bonus will be provided by way of adjustment to the purchase price under the Contract and in no other manner.

#### **Further Terms and Conditions of Promotion**

The following additional terms and conditions also apply to the Promotion:

10. The Eligible Buyer acknowledges and agrees that the Promotion is non-transferrable, non-refundable and cannot be exchanged for cash. All taxes which may be payable as a consequence of receiving or participating in the Promotion are the sole responsibility of the Eligible Buyer.
11. The Eligible Buyer must disclose the contents of this Promotion to any lending institution providing finance to the Buyer to assist with the purchase of the Property.
12. The Eligible Buyer forfeits all rights to receiving or participating in the Promotion if the Eligible Buyer does not comply with any of these terms and conditions or any term or condition under the Contract.
13. This Promotion cannot be used in conjunction with any other promotion or campaign promoted by Sekisui House.
14. To the extent permitted by law, Sekisui House is not liable to the Eligible Buyer for any direct, indirect, consequential, exemplary, incidental, special or punitive damages arising out of or in connection with the Eligible Buyer's participation in this Promotion even if Sekisui House has been advised of the possibility of such damages.
15. Prior to an Eligible Buyer's entry into the Contract, Sekisui House reserves the right, acting reasonably, to cancel, terminate, modify, extend or suspend the Promotion at any time.
16. If there is any inconsistency between these terms and conditions and the provisions of the contract of sale entered into by a person participating in the Promotion, the contract of sale prevails.
17. These terms and conditions are governed by the laws of NSW.

#### **Privacy Collection Statement**

18. Sekisui House Australia (and its controlled entities) collects and uses personal information about you to promote its products and services and may disclose personal information to third parties agents and services providers including any lending institutions, Sekisui House sales consultants and approved leasing agents (if applicable). Sekisui House also uses your personal information for related purposes including to request your feedback on the products and services provided by Sekisui House. If you do not

provide all the personal information Sekisui House requests from you, Sekisui House may be unable to provide these products or services to you.

19. Sekisui House may disclose personal information about you to third party agents and service providers to assist Sekisui House in the operation of its business to provide the products and services you request.
20. The Sekisui House Privacy Policy (available on [www.sekisuihouse.com.au](http://www.sekisuihouse.com.au)) contains information about how you may request access to and correction of personal information Sekisui House holds about you, or to make a complaint about an alleged breach of the Australian Privacy Principles. You can also contact our Sekisui House Privacy Officer using the following details: Phone: (02) 8817 1400; Email: [privacy@sekisuihouse.com.au](mailto:privacy@sekisuihouse.com.au); and Address: 'Sekisui House Privacy Officer', Sekisui House Australia Pty Ltd, 68 Waterloo Road, Macquarie Park NSW 2113.
21. By participating in the Promotion, you agree to Sekisui House using your personal information to promote its products and services. If you no longer wish to receive promotional information from Sekisui House, you may advise Sekisui House of your wish. The Sekisui House Privacy Policy contains information about how you may send your request to Sekisui House.