

INCENTIVE TERMS AND CONDITIONS

Property: West Tower, Melbourne Quarter

Date: 25 June 2026

Promotional Period: 12 January 2026 to 5pm on 31 October 2026 (inclusive)

Incentive Offer:

Four (4) weeks' rent-free on an eligible residential rental agreement (**Offer**). Terms and Conditions* apply.

Applicants for an eligible residential rental agreement are subject to the rental provider's approval criteria.

Terms and Conditions

1. An eligible residential rental agreement is a residential rental agreement:
 - a. for residential premises located within West Tower, Melbourne Quarter and does not include the lease or licence of a storage area and / or car parking space;
 - b. for a fixed term of 12 months or more;
 - c. executed by all occupants aged 18 years and over during the Promotional Period; and,
 - d. not arranged, referred, or facilitated through education agents, booking agents, referral agents, or similar intermediaries.
2. The Offer applies to new and approved applicants and is limited to one Offer per applicant. The time it takes to process, approve an application and deliver a residential rental agreement can vary and although the rental provider will work as quickly as possible through all applications, there may be delays.
3. Approved applicants must pay: (a) two (2) weeks' rent in advance; and (b) a bond equivalent to four (4) weeks' rent by the due date advised by the rental provider or its agent.
4. The Offer provides a total benefit of four (4) weeks' rent-free, applied as rent reductions and upfront credits. The rent-free benefit will be applied as follows: (a) a two (2) week rent deduction in the sixth (6th) month; and (b) a two (2) week rent deduction in the twelfth (12th) month.
5. The incentive cannot be redeemed for cash, transferred, refunded, or substituted for any other benefit.
6. The Offer does not apply to the extension, assignment, variations, subletting of a residential rental agreement, or ancillary products such as the licence of storage cages or car parking spaces.
7. If a tenant breaks the residential rental agreement early, any rent-free weeks not yet applied will be forfeited.

8. The Offer is non-assignable and may only be redeemed by the tenant(s) named on the executed residential rental agreement.
9. The Offer is not available in conjunction with any other offers, packages, promotions or incentives.
10. The rental provider may vary, suspend or end this Offer at any time without notice.
11. These Terms and Conditions operate in addition to the residential rental agreement and any applicable legislation. In the event of any inconsistency between these Terms and Conditions and the residential rental agreement, the residential rental agreement prevails.