

\$15k UPGRADE PROMOTION - GENERAL INFORMATION

Background to the Promotion

1. Amex Bullsbrook Pty Ltd as Trustee for the Amex Bullsbrook Unit Trust (**Seller**) has introduced a promotion for Buyers who purchase an eligible lot within Kingsford Estate – Bullsbrook (**Promotion**).
2. \$15,000 incentive includes Front Yard landscaping to the contracted lot and a \$10,000 incentive.
3. This incentive is available on eligible* titled lots only.
4. Subject to the terms and conditions of the Promotion, which are set out in summary form below, the Seller has agreed to contribute up to \$10,000 upon the successful settlement of an eligible lot* at Kingsford Estate – Bullsbrook during the Promotion Period to a maximum amount of \$10,000 including GST (**Sum**).
5. Payment of the agreed Sum will be made directly to the Buyer at Settlement of the Eligible Lot (Settlement Rebate) or paid to the Buyer's nominated Building Company within 14 days of completing the settlement of the subject lot (subject to an invoice from the Building Company being received by the Seller).

SUMMARY OF TERMS AND CONDITIONS

The following paragraphs, which are supplied for general information purposes only, comprise a summary of the terms and conditions of the Promotion.

Payment Preconditions

Before a buyer can request payment of the Sum, the following requirements must apply or have been satisfied (as the case may be):

1. The Promotion only applies to eligible* lots at Kingsford Estate - Bullsbrook, Western Australia (**Eligible Lots**).
2. The Promotion is only open to natural persons over the age of 18 and who are acting personally (**Eligible Buyers**). The Promotion is not open to companies or registered builders or persons acting as an agent on behalf of others.
3. The Promotion is only open to Eligible Buyers who enter into a contract (**Contract**) with the Seller to purchase an Eligible Lot (**Property**).
4. The Contract must:
 - a. be entered into after 9:00am (Perth time) on 1st May 2023 and before 5:00pm (Perth time) on 30th June 2023 (**Promotion Period**);
 - b. be unconditional (except that it may be subject to finance and the issue of a separate certificate of title for the Property); and

- c. contain a 'Rebate Certificate' which sets out the terms and conditions for the Promotion (**Promotion Annexure**). **
5. The Buyer must have paid the Deposit by the time specified in the Contract.
6. Settlement must occur in accordance with the timeframes agreed in the Contract.
7. The Buyer must not be in breach of these terms and conditions or the Contract.
8. The Buyer must claim the contribution to the Front Yard Landscaping within 36 months of settlement under the Contract.

Other terms and conditions

9. The benefits conferred on the Buyer under the Promotion Annexure in respect of the Sum will not be transferable to another person.
10. The Promotion cannot be used in conjunction with any other campaign promoted by the Seller.
11. To the extent permitted by law, under no circumstances will the Seller be liable to the buyer for any indirect or consequential loss arising out of or in connection with the buyer's participation in the Promotion or any breach of the Promotion Annexure by the Seller. The Seller's liability under the Promotion Annexure will be limited to that amount of the Sum (if any) that the Seller is contractually required to pay under it.
12. No third party will be able to acquire any rights under the Promotion Annexure.
13. The Seller may, in its unfettered discretion, cancel the Promotion before the end of the Promotion Period, or may use terms and conditions upon which the Promotion is offered (including as to the amount of the Sum) that are different from the terms and conditions that are outlined in this document. However, the Seller will not be able to change the terms and conditions that are contained in a Promotion Annexure that forms part of a binding contract of sale unless the buyer agrees to that change in writing.

* Speak to the Kingsford Sales Consultant to confirm Promotion details and eligible lots.

** Speak to the Kingsford Sales Consultant regarding the Backyard Upgrade Annexure.