

HOME CLUB SEASON 25/26 REDEMPTION T&C'S – VICTORIA

Last updated: 02/10/2025

The Home Club rewards program is offered by GFM Investment Management Limited ACN 609 156 069 as trustee for GFM Home Trust ABN 92 562 964 926 ("Home"). Please read these terms and conditions ("T&Cs") carefully before redeeming your Home Club benefits. The Benefits contained in this offer is only valid for residential tenancy agreements signed from 1/10/2025 to 30/9/2026.

ACCESS TO SISTER SITES

Members or Occupants visiting a Sister Site must present their Access Card and a valid form of photo ID to the Resident Experience Team upon entry. Before leaving the Sister Site, the Member or Occupant must notify the Resident Experience Team. Entry conditions are subject to change and availabilities at the discretion of Home.

EXCLUSIVE HOME CLUB LOUNGE ACCESS (HOME DOCKLANDS, LEVEL 29)

To gain access to the Home Club Lounge, members must first check in with the Resident Experience Team at the lobby, presenting their Home Club Access Card and ID for access. Bookings must be made 24 hours in advance. This offer is subject to change, and availability is at the discretion of Home.

\$200 PREZZEE VOUCHER

Home Club households will be issued 1 x \$200.00 Prezzy eGift Card via the primary Home Club member's email address. Only one voucher is issued per Home Club household and cannot be transferred, exchanged for cash, or refunded. The voucher is valid for 36 months from the issue date. Once a brand is selected via the Prezzy system, it cannot be re-swapped or cancelled.

EXCLUSIVE BENEFITS FROM PREMIUM FITNESS

All Home Club members are eligible to receive 1 x \$100.00 Premium Fitness Voucher which can be redeemed for one of the following applicable services:

- 4 x Reformer sessions;
- 2 x 30-minute personal training sessions with a Premium Fitness trainer;
- 1 x postural examination and in-house consultation with a physio;
- 1 x nutrition consultation and a personalised first meal plan;
- 1 x complimentary 1:1 Yoga session;
- 1 x private 1:1 45-minute Pilates class including a postural and movement assessment; and
- 1 x complimentary IV consultation plus a \$100.00 voucher off the first infusion.

Members must sign up and verify their details on Premium Fitness' Mindbody App, accessed via the QR code on the respective EDM issued by Home. Benefits may be used only by adult residents named on the relevant lease for the Household. The Benefits are redeemable exclusively at the Member's Residential Site and are not transferable to any other Home Apartments location, are not redeemable for cash, and may not be used in conjunction with any other offer. Each inclusion is a one-time use benefit unless expressly stated otherwise and is subject to availability and provider scheduling; late cancellations or no-shows may result in forfeiture. Home will fund up to \$100.00 per Household toward the Benefits. Once this amount is reached, any additional services or upgrades are at the Member's expense at Premium Fitness' prevailing rates. The Benefits are available only to Home Club Members and are not transferable to any other individual or residence. All Benefits must be redeemed by September 30, 2026 and cannot be carried over or accumulated if not used before that date. Applicable services are subject to availabilities and change. Please always check with the Resident Experience Team and Premium Fitness prior to booking. By redeeming, members consent to limited data sharing between Home and Premium Fitness to verify eligibility, manage bookings and reconcile redemptions in line with applicable privacy policies.

\$250 PRIVATE DINING AMENITY VOUCHER

Home Club Members are eligible to receive 1 x \$250.00 Private Dining Amenity Voucher, which will be added to the Household's Home Club profile and applied as a flat-rate fee to reserve the Member's respective building's Private Dining Amenity for a single booking of up to six (6) hours; the voucher is a one-time use benefit per Household unless expressly stated otherwise, is redeemable only at the Member's Residential Site, is not transferable to any other Home Apartments location, or person, is not redeemable for

cash, credit or change, and cannot be used in conjunction with any other offer or discount. Bookings must be made via the building's standard process (Resident App/Resident Services) and are subject to availability, amenity house rules, capacity limits, noise restrictions, and any building-specific requirements (including, where applicable, security bonds, identification on arrival, and the presence of a named adult resident for the duration). Time beyond six (6) hours, additional services, external supplier costs, catering/alcohol permissions, and any extra cleaning or damage remediation are at the Member's expense at the amenity's prevailing rates; overtime may be charged in minimum increments consistent with building policy. Late cancellations and no-shows may result in forfeiture of the voucher and/or fees in line with the amenity's cancellation policy; the voucher cannot be split across multiple bookings or accumulated if partially used. The voucher must be redeemed by September 30, 2026 and expires thereafter. By redeeming, Members accept responsibility for their guests and agree to comply with all building rules and applicable laws (including alcohol service and safety requirements) and consent to limited data sharing between Home and its service partners as needed to verify eligibility, manage bookings, and reconcile redemptions in accordance with applicable privacy policies. Home may modify, suspend, or withdraw this benefit (or any component) at any time; any such change will not affect bookings already confirmed.

LONG TERM GIFT

The Benefits contained in this offer is only valid if it is included in your residential tenancy agreement.

Eligible Home Club households that enter into a fixed-term lease of thirty-six (36) months or longer and complete twenty-four (24) consecutive months of continuous occupancy in good standing (no material breach and no arrears outstanding at the time of credit) may receive a one-time ledger credit at Home's absolute discretion applied to the household's Month-25 rent statement. The precise credit amount is determined by Home having regard to eligibility, program criteria and any other concessions already received, and the benefit is not guaranteed for all Home Club households. The credit applies to base rent only (excluding utilities, parking, storage, fees, charges and other extras), is not transferable to any other person, residence or location, is not redeemable for cash or change, cannot be split across multiple months, and may not be used in conjunction with any other rent-free or rent-credit offer unless expressly agreed in writing by Home. Early termination, lease transfer, relocation to another apartment, a variation that reprices the tenancy before Month-25, material breach, or account arrears at the time of application will result in disqualification or reduction of the benefit (if applicable). This offer is available only to Home Club Members and one-time per household per qualifying lease. This offer is limited, subject to change and cancellation at any time in the absolute discretion of Home.

HOME CLUB 2.0 REDEMPTION T&C'S - VICTORIA

Last updated: 02/10/2025

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ACCESS TO COMMON AREAS

Members will need to contact their respective Resident Services team to book sister site access. Members must check in at each asset's lobby, presenting their Home Club card and ID for key card access. Daily availability includes 20 passes per asset, with a 24-hour booking window. This offer is subject to change, and availability is at the discretion of our General Management team).

EXCLUSIVE HOME CLUB LOUNGE ACCESS (HOME DOCKLANDS, LEVEL 29)

Members will need to contact their respective Resident Services team to book sister site access. To gain access to the Home Club Lounge, members must check in at each asset's lobby, presenting their Home Club card and ID for key card access. Daily availability includes 20 passes per asset, with a 24-hour booking window. This offer is subject to change, and availability is at the discretion of our General Management team.

COMPLIMENTARY APARTMENT CLEANS

Members will need to book their apartment cleans with the Resident Services team. Residents can cancel and reschedule their complimentary apartment clean with 48 hours' notice. Any changes with less than 48 hours' notice will forfeit their apartment clean.

\$200 PREZZEE VOUCHER

Home Club households will be issued 1 x \$200.00 Prezzy eGift Card via the primary Home Club member's email address. Only one voucher is issued per Home Club household and cannot be transferred, exchanged for cash, or refunded. The voucher is valid for 36 months from the issue date. Once a brand is selected via the Prezzy system, it cannot be re-swapped or cancelled.

EXCLUSIVE BENEFITS FROM PREMIUM FITNESS

All Home Club members are eligible to receive 1 x free consultation and personal training session, or a group training session per Home Club household. Additionally, the Premium Fitness team will offer 1 x complimentary fitness class each week to be used by one Home Club member of the Home Club household. Members must sign up and verify their details via the QR code provided on the reverse of this card to redeem these offers. This offer is to be used exclusively at the member's respective Home location and is not transferrable to any other Home location or cannot be redeemed for cash or applied to any other offer. The free consultation and personal/group training session is a one-time use offer. The complimentary class offer is valid for one class per week, inclusive of Premium Fitness' existing Wellness Calendar starting from date of registration. These exclusive benefits are available only to Home Club members. They are not transferable to any other individual or residence.

MOON DOG \$50 MONEY VOUCHER

All Home Club households receive 1 x \$50 "Moon Dog Money" voucher issued by the Home team. This physical voucher is to be used exclusively at Moon Dog Doglands at the Home Docklands location and is not transferrable to any other Moon Dog site or cannot be redeemed for cash or applied to any other offer. This offer is applicable for one-time use and any remaining balance left on the voucher is forfeited. This voucher can contribute to a higher priced purchase and the Home Club member will be required to pay the difference. This voucher must be redeemed within 60 days of the issued date.

MILKBAR AT HOME \$50 VOUCHER

All Home Club households receive 1 x \$50.00 Milkbar voucher issued by the Home team. This physical voucher is to be used exclusively at Milkbar at Home located at Home Docklands and cannot be redeemed for cash or applied to any other offer. This offer is applicable for one-time use and any remaining balance left on the voucher is forfeited. This voucher can contribute to a higher priced purchase and the Home Club member will be required to pay the difference. This voucher must be redeemed within 60 days of the issued date.

AU79 \$50 VOUCHER

All Home Club households receive 1 x \$50.00 AU79 voucher issued by the Home team. This physical voucher is to be used exclusively at AU79 located at Home Southbank or Home Richmond and cannot be redeemed for cash or applied to any other offer. This offer is applicable for one-time use and any remaining balance left on the voucher is forfeited. This voucher can contribute to a higher priced purchase and the Home Club member will be required to pay the difference. This voucher must be redeemed within 60 days of the issued date.

20% DISCOUNT AT ELLA BAR GRIGLIATA PASTA

All Home Club members are eligible for a 20% discount to their total bill, including all beverages. Home Club members will need to present their Home Club Card and personal ID to redeem this offer and receive their discount.