

HOME CLUB SEASON 26/27 REDEMPTION T&CS – VICTORIA

Last updated: 12/10/2026

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 1/10/2026 to 30/09/2027.

Where any benefit, product or service is provided, supplied or fulfilled by a third party, redemption and use of that benefit, product or service is subject to the relevant third party's store policies, booking requirements, availability, terms and conditions and any applicable exclusions. HOME is not responsible or liable for the quality, availability, and performance in connection with any product or service provided by a third party. All Home Club benefits are offered subject to availability and may be amended, suspended, withdrawn or cancelled at any time in HOME's absolute discretion, subject to applicable law.

LONG-TERM GIFT

Eligible Home Club households that enter into a **fixed-term lease of twenty-four (24) months or longer** may receive a rent-free benefit based on the length of the qualifying lease, as outlined below:

- **2-year lease:** Up to 2 weeks rent-free, applied in **Month 13**
- **3-year lease:** Up to 4 weeks rent-free in total, comprising 2 weeks applied in **Month 13**, and 2 weeks applied in **Month 25**
- **4-year lease:** Up to 6 weeks rent-free in total, comprising 2 weeks applied in **Month 13**, 2 weeks in **Month 25** and 2 weeks in **Month 37**

Each applicable rent-free benefit will be applied as a credit to the household's rent ledger for the relevant month.

The benefit applies to **base rent only** and excludes utilities, parking, storage, fees, charges and other additional costs. The benefit is not transferable to another person, residence or HOME property, is not redeemable for cash or change, and cannot be brought forward or applied outside the applicable reward period.

Where a qualifying lease is transferred, terminated, replaced, varied in term, or the household relocates to another apartment, the household's eligibility for any **future benefit that has not yet been applied** will be assessed based on the terms of the replacement or varied lease and the applicable Home Club offer.

The Long-Term Gift is available to eligible **Home Club Members only** and applies once per household per qualifying fixed-term lease. Eligibility and the applicable reward are determined by the fixed lease term entered into by the household.

The offer is subject to the applicable Home Club terms and conditions and any applicable laws. HOME may amend or withdraw the offer for future qualifying leases; however, this will not affect any benefit already confirmed for an existing qualifying lease, except where otherwise permitted by law.

\$250 PREZZEE VOUCHER

All eligible Home Club households receive 1 x \$250.00 Prezzy eGift Card, distributed digitally to the nominated Home Club household contact. The Prezzy eGift Card is subject to Prezzy's own terms and conditions, including any expiry period, redemption requirements, participating retailers and usage limitations. The eGift Card is not redeemable for cash, cannot be exchanged, transferred or substituted for another benefit, and cannot be used in conjunction with any other Home Club offer unless expressly stated. Once a brand is selected via the Prezzy system, it cannot be re-swapped or cancelled. HOME is not responsible for any lost, deleted, expired or incorrectly redeemed eGift Cards once issued. This offer is limited to one Prezzy eGift Card per eligible Home Club household and must be redeemed within the first 36 months from the issue date.

\$200 YND VOUCHER

Each eligible Home Club household will receive 1 x \$200 Your Natural Dispensary (YND) Voucher, distributed digitally to the nominated Home Club household contact via a unique voucher code. The voucher is valid until September 30, 2027, may only be redeemed directly with YND toward eligible full-priced services and expires thereafter. The voucher excludes retail products, gift cards, memberships, packages, promotional pricing and discounted services, and cannot be used in conjunction with any other offer unless expressly stated. Redemption is subject to YND's appointment availability, booking and cancellation policies, service requirements and applicable terms and conditions.

Proof of current HOME residency and Home Club eligibility may be required at the time of booking or redemption, and the voucher cannot be redeemed by or transferred to a non-resident. The voucher is not redeemable for cash, cannot be exchanged, transferred, refunded or substituted for another benefit, and is limited to one voucher per eligible Home Club household. Any service cost above the \$200 voucher value must be paid directly to YND by the Home Club member. Any unused voucher balance will be forfeited following redemption. YND may decline the voucher where eligibility cannot be verified, the selected service is excluded, or the offer conditions have not been met. HOME and YND reserve the right to amend, suspend or withdraw the offer upon reasonable notice, subject to

applicable law and any eligible bookings already confirmed. HOME is not responsible for appointment availability, service changes, cancellations, no-show charges, additional costs or the delivery or outcome of services provided by YND.

\$100 OHMIE GO VOUCHER

All eligible Home Club households receive 1 x \$100.00 Ohmie GO voucher, distributed digitally to the nominated Home Club household contact. The Ohmie GO voucher is to be used exclusively with Ohmie GO for eligible on-demand car share hire and is subject to Ohmie GO's own terms and conditions, including account registration, vehicle availability, booking requirements, driver eligibility, licence verification, insurance requirements, usage rules, fees, charges and any applicable exclusions. The voucher is not redeemable for cash, cannot be exchanged, transferred or substituted for another benefit, and cannot be used in conjunction with any other Home Club offer unless expressly stated. Any booking cost above the voucher value will be payable by the Home Club member directly to Ohmie GO. HOME is not responsible for vehicle availability, booking changes, cancellations, additional charges, fines, damage, late fees, tolls or any other costs incurred through use of the Ohmie GO service. This offer is limited to one Ohmie GO voucher per eligible Home Club household and must be claimed within the first 12 months after the Home Club household's move-in date.

Where an induction or training session is required before a Home Club member can access or use an Ohmie GO vehicle or car stacker, the cost of that induction is the responsibility of the Home Club member and is not included as part of the \$100 Ohmie GO voucher or Home Club benefit. Any induction fee must be paid separately by the member in accordance with the instructions provided by HOME, Ohmie GO or the relevant service provider.

COMPLIMENTARY APARTMENT CLEANS

Complimentary apartment cleans are available exclusively to registered Home Club members residing at Home Docklands, Home Richmond and Home Southbank, with each eligible apartment entitled to a maximum of two complimentary standard apartment cleans per household. All cleans must be booked through the Resident Services team and are subject to availability and the appointed third-party cleaning provider's schedule.

Residents may cancel or reschedule with a minimum of 48 hours' notice; any changes, missed appointments or failure to provide access with less than 48 hours' notice will result in that complimentary clean being forfeited and cannot be reinstated or exchanged for cash, credit or other benefits. Each clean covers a standard apartment clean only and does not include deep cleaning, balcony or external window cleaning, carpet steam cleaning or other specialist services, which, if requested, may incur additional charges payable by the household. By booking and using this offer, members agree to these terms.

2 x UP TO \$250 PRIVATE DINING AMENITY VOUCHERS

Home Club Members are eligible to receive 2 x Private Dining Amenity Vouchers up to the value of \$250.00, 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 two bookings of up to six (6) hours each; the voucher is a two-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 vouchers cannot be split across multiple bookings or accumulated if partially used. The vouchers must be redeemed by September 30, 2027, 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.

EXCLUSIVE HOME CLUB LOUNGE ACCESS

Home Club members receive exclusive access to the Home Club Lounge of their respective HOME location, applied to their Home Club Access Card. Access is linked to the member's active residency and membership status and is granted via their registered access device (Home Club Access Card); it is strictly non-transferable and must not be shared, lent or used to admit non-residents or unregistered guests without prior approval from the Resident Experience team. HOME reserves the right to temporarily restrict, suspend or revoke access if

a member breaches these conditions, provides access to non-member resident, behaves in a way that is unsafe or disruptive, or repeatedly leaves the spaces in an untidy or disrespectful state. This offer is subject to change, and availability is at the discretion of HOME.

ACCESS TO WORK CLUB MELBOURNE CBD CO-WORKING OFFICES

Eligible Home Club members may obtain discretionary access to Melbourne CBD co-working offices operated by a third-party provider Work Club Global. Access to Work Club Global's co-working spaces in Melbourne is exclusively available through advance bookings made with the HOME Resident Services team, and subject to availability and any usage limits that may apply from time to time and is provided for personal use of the Home Club members only. Users must comply with Work Club Global's terms and conditions.

HOME SISTER-SITE AMENITY ACCESS

The conditions to access other Victorian Home locations and availabilities are subject to change and the discretion of Home. Access is available for eligible Home Club members only and is limited to the designated common areas within HOME's Melbourne assets, including wellness spaces, co-working areas and resident lounges, for personal use and enjoyment only. Access is non-transferable, may not be used for commercial purposes, private events or large gatherings without prior written approval from HOME, and may be cancelled or adjusted at any time if required for operational, safety or resident experience reasons.

Members are required to follow all site rules, instructions from on-site teams and any posted guidelines relating to behaviour, noise, guest conduct and use of facilities, and are responsible for leaving spaces clean, tidy and respectful for fellow residents. Home is not responsible for any loss, theft or damage to personal belongings during use of sister site facilities, and repeated misuse and breach of conditions may result in temporary or permanent suspension of access to this benefit at HOME's reasonable discretion. Use of sister site access constitutes acceptance of these terms and any updates communicated from time to time.