

# Summary of Key Facts

|  | Key Term   | Details For Resident/Unit  |
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| <b>Fees Payable by Resident</b>        |  |  |
| (1)                                    | <b>Maximum Amenities Contribution payable by Resident for unit</b><br><i>Refer to Clause 5.5.3 of the Occupation Right Agreement (ORA)</i>   | Maximum total as a percentage of capital sum: <b>25%</b><br>Method of calculation -<br>Per annum: <b>5% p.a. for first five years.</b><br>On entry: <b>NIL</b>   |
| (2)                                    | <b>Weekly fees payable by Resident</b><br><ul style="list-style-type: none"> <li>• How much?</li> <li>• Can these be increased by the Operator?</li> <li>• If yes, how often?</li> </ul> <i>Refer to Clause 8.2 of the ORA</i> | <b>\$180 per week as at June 2025</b> (subject to change)<br><b>Yes but any increase cannot exceed the annual % increase in the CPI or Superannuation adjustment.</b><br><b>Annually as at 1 May.</b>  |
| (3)                                    | <b>Are there any other fees payable by the Resident?</b><br><i>Refer to Clause 5.5.4 of the ORA</i>  | <b>2% of the Capital Sum (plus GST, if any) on the date of settlement of payments under a relicensing of the Unit to a new Resident, as an administration fee.</b>   |
| <b>Capital Gains/Losses</b>            |  |  |
| (4)                                    | Does the Resident share in any capital gain on the sale of the unit?   | <b>No</b>  |
| (5)                                    | Is the Resident exposed to any capital loss on the sale of the unit?   | <b>No</b>  |
| <b>Leaving the Unit</b>                |  |  |
| (6)                                    | When does the Resident stop paying weekly fees once they have left their unit?<br><i>Refer to Clause 8.2.5 of the ORA</i>  | <b>From the date the Resident, on their departure or death, has vacated the Unit with all their personal possessions and returned the keys to the Operator.</b>  |
| (7)                                    | When does the Resident or their estate receive the capital refund?   | <b>Within 5 working days on or after the date on which the Operator shall settle the payments under a Licence of the Unit to a new resident.</b>   |
| (8)                                    | Are any Extras added to the unit separate to the Capital Sum repayable?  | <b>Any Extras added to the Unit by the Resident to enhance their lifestyle is not part of the Capital Sum repayable.</b>   |
| <b>Transferring Within the Village</b> |  |  |
| (8)                                    | Does the Resident have priority over non-residents to transfer to another unit at the village?<br><i>Refer to Clause 11.1.9 of the ORA</i>   | <b>Yes</b>   |
| (9)                                    | For the Resident's new unit, is there a credit for any Amenities Contribution (or equivalent fees) paid by the Resident for their earlier unit(s) at the village?<br><i>Refer to Clause 11.1.9 of the ORA</i>                  | <b>If the Amenities Contribution has not fully accrued, then the Resident will be required to pay a further Amenities Contribution in respect of the replacement unit. A credit will be given for the accrued Amenities Contribution under the original ORA.</b> |
| <b>Care Options at the Village</b>     |  |  |
| (10)                                   | Is rest home, hospital, dementia or another specialist care available at the village?  | <b>Not at this stage. Both the Serviced Apartments &amp; Hospital/Dementia Care Facility are proposed to be completed by the end of 2027.</b>  |
| (11)                                   | Does the Resident have priority over non-residents to transfer to the care options outlined above?   | <b>In time they will, and we will always do our best to accommodate our Residents as best we can, subject to availability.</b>   |