

RENT FREE INCENTIVE - LIV ALBERT, 395-397 ALBERT STREET, BRUNSWICK VIC 3056

TERMS & CONDITIONS

1. Mirvac BTR Sub Company A Pty Ltd ACN 627 445 425 as trustee for BTR Brunswick Trust A ABN 45 383 261 901 and Mirvac BTR Sub Company B Pty Ltd ACN 627 445 470 as trustee for BTR Brunswick Trust B ABN 90 956 120 293 (Rental Provider) has recently introduced the LIV Albert Rent Free Incentive promotion (Promotion).
2. The Promotion will run for a limited time. The Promotion commences at 9am on Friday August 15 2025 and ends at 5pm on Tuesday September 30 2025 (Promotion Period).
3. Under the Promotion, subject to these terms and conditions, the Rental Provider will provide rent free period of 4 weeks and fixed-rent (Incentive) on a 24 month lease (4 weeks applied in-full to the first rent cycle of the second year) to eligible tenants (Renter) who enter into a residential tenancy agreement at LIV Albert, 395-397 Albert Street, Brunswick VIC 3056 (Agreement) during the Promotion Period. Rent free period of 1 week (Incentive) on a 12 month lease (applied to month 12) to eligible tenants (Renter) who enter into a residential tenancy agreement at LIV Albert, 395-397 Albert Street, Brunswick VIC 3056 (Agreement) during the Promotion Period.
4. The following terms and conditions apply to the Promotion:
 - a) the term of the Agreement must be at least 12 months.
 - b) Rent is charged in 28-day cycles. The 4-week rent-free period will be applied to a rent cycle shortly after the 12-month anniversary of the lease. The 1-week rent-free period will be applied to the last rent cycle of the 12-month lease. Please note that the first rent cycle is typically pro rata.
 - c) The Incentive cannot be utilised by the Renter until this letter has been signed by both the Renter and the Rental Provider.
 - d) if, prior to expiry of Agreement term, the Agreement comes to an end for any reason other than the reason specified in paragraph (e), the Renter will lose the benefit of any part of the Incentive that remains outstanding.
 - e) if the Agreement comes to an end due to the Renter and the Rental Provider entering into a new residential tenancy agreement in respect of another apartment at LIV Albert (*New Agreement*), and the rent payable under that New Agreement is higher than the rent payable under the Agreement, any part of the Incentive that remains outstanding will be applied to the rent payable under the New Agreement. For the purposes of the Incentive only, the number of payment cycles that have occurred under the Agreement will be deemed to have occurred under the New Agreement.
 - f) the Incentive will only apply to the initial Agreement term and will not be available to the Renter in any other circumstances (including in the event the Renter is holding over or in the event the Renter renews the Agreement or enters into a new residential tenancy agreement with the Rental Provider unless paragraph (e) applies).
 - g) the benefit of the Incentive is personal to the Renter and cannot be assigned by the Renter in the event that the Agreement is validly assigned by the Renter;
 - h) subject to paragraphs (i) and (j), the terms of the Agreement prescribing the payment of rent during the initial Agreement term are to be read subject to the Incentive letter.
 - i) for all other purposes, the terms of the Agreement (including all other Renter obligations to pay other money) will apply and this letter must be disregarded. In particular, when construing any provision in the Agreement varying the rent, regard must only be had to the rent payable as specified in the Agreement.
 - j) for the avoidance of doubt, this letter does not affect the Renter's obligation under the Agreement to pay the bond and 4 weeks' Rent in advance upon executing the Agreement.
 - k) the Renter must not disclose the existence or terms of this letter without the prior written consent of the Rental Provider (which must not be unreasonably withheld);
 - l) and the terms of this letter survive termination of the Agreement.