

TERMS AND CONDITIONS LIMITED OFFER - \$10,000 DISCOUNT PROMOTION

The following terms and conditions apply to this \$10,000 Discount Promotional Offer ("**Promotion**").

General:

1. You agree to be bound by these Promotional Terms and Conditions and any additional terms and conditions (including eligibility requirements) by participating in any Promotion or accepting any benefit from the Promotion.
2. Any reference to a time is Australian Eastern Daylight Time or AEDT.
3. All promotion values are in Australian dollars unless specifically stated otherwise.
4. The "**Promotor**" is Dyldam Developments Pty Ltd (ACN 003 408 008), Dyldam Apartments Pty Ltd (ACN 619 561 018), SF Commercial Holding Pty Ltd (ACN 168 407 234) and any of its related entities.

Promotional Offer:

1. A \$10,000.00 discount on the base purchase price commences at 9.00am on Monday 9th April 2018 and closes at 5.00pm on Sunday 13th May 2018 ("Promotion Period").

Eligibility Requirements:

1. Eligible purchaser must be over the age of eighteen (18) years of age are eligible excluding directors, management, employees and their immediate families of the Promoter and its related bodies corporate employees of the Promoter and its related bodies corporate.
2. Eligible purchaser are required to purchase an Apartment in Concerto Block B, 228 Pitt Street, Merrylands NSW 2160. Exchange of Contracts are to take place by Monday 21st May, 2018.
3. The Promotor reserves the right to make this offer unavailable to purchaser(s) deemed ineligible should the Eligibility Requirements not be met.

Disclaimer:

1. The promotion is not redeemable for cash or other goods and services.
2. The Purchaser cannot transfer, assign or otherwise dispose of the Promotion.
3. If any act, omission, event or circumstance occurs which is beyond the reasonable control of the Promotor and which prevents the Promotor from complying with these terms and conditions, the Promotor will not be liable for any failure to perform or delaying in performing its obligations and the Promotor reserves their right (subject to any applicable law) to cancel, terminate or modify or suspend this promotion.
4. The Promotor reserves the rights, at its sole discretion, to cancel, terminate, modify, extend or suspend the Promotion at any time without notice.

5. These Promotional Offer cannot be used in conjunction with any other offer.
6. The purchaser will forfeit all rights to receive the Promotion if the purchaser fails to comply with these terms and conditions or any term of the contract for sale (including any special conditions).

TERMS AND CONDITIONS LIMITED OFFER – LEGAL FEES PROMOTION

1. SF Commercial Holding Pty Ltd (ACN 168 407 234) is offering the Legal Fee Promotion subject to these terms and conditions (“Limited Offer – Legal Fees Promotion”).
2. The Legal Fee Offer is available for apartments within the development known as “CONCERTO” developed by SF Commercial Holding Pty Ltd (ACN 168 407 234) at 228 Pitt Street, Merrylands NSW 2160.
3. This promotion commences on Monday 9th April, 2018 and ends on Monday 14 May, 2018 (“Promotion Period”).
4. To be eligible for the Limited Offer – Legal Fees Promotion, a purchaser (“Eligible Purchaser”) must:
 - a. enter into an approved Contract for Sale for an Apartment during the Promotion Period (Contract for Sale);
 - b. settle the purchase of the Apartment by the settlement date stated in the Contract of Sale (“Settlement Date”);
 - c. select a conveyancing or solicitor firm as noted in the panel of Solicitors provided by SF Commercial Holding Pty Ltd or Dyldam Apartments;
 - d. all Tax Invoices received from your chosen Solicitor or Conveyancer for the conveyance of your purchase of property is to be in favour of SF Commercial Holding Pty Ltd for payment of reimbursement
5. The Limited Offer – Legal Fees Promotion entitles the Eligible Purchaser to receive a reimbursement from SF Commercial Holding Pty Ltd for their conveyance fee up to the value amount of maximum \$1,200.00 + GST.
6. The Eligible Purchaser is aware that there may be extra costs that will not be covered by this Promotion such as disbursements, professional costs that exceed \$1,200.00 + GST which will not be covered by this Promotion.
6. The reimbursement as noted in Clause 5 above is payable within twenty (20) days from date of Settlement Date;
7. The Eligible Purchaser cannot transfer, assign or otherwise dispose of the Limited Offer – Legal Fees Promotion.
8. The Purchaser will forfeit all rights to receive the Promotion if the purchaser fails to comply with these terms and conditions or any term of the contract for sale (including any special conditions).

General:

5. You agree to be bound by these Promotional Terms and Conditions and any additional terms and conditions (including eligibility requirements) by participating in any Promotion or accepting any benefit from the Promotion.
6. Any reference to a time is Australian Eastern Daylight Time or AEDT.
7. All promotion values are in Australian dollars unless specifically stated otherwise.
8. The **"Promotor"** is Dyldam Developments Pty Ltd (ACN 003 408 008), Dyldam Apartments Pty Ltd (ACN 619 561 018), SF Commercial Holding Pty Ltd (ACN 168 407 234) and any of its related entities.

Disclaimer:

1. The promotion is not redeemable for cash or other goods and services.
2. If any act, omission, event or circumstance occurs which is beyond the reasonable control of the Promotor and which prevents the Promotor from complying with these terms and conditions, the Promotor will not be liable for any failure to perform or delaying in performing its obligations and the Promotor reserves their right (subject to any applicable law) to cancel, terminate or modify or suspend this promotion.
3. The Promotor reserves the rights, at its sole discretion, to cancel, terminate, modify, extend or suspend the Promotion at any time without notice.
4. The purchaser will forfeit all rights to receive the Promotion if the purchaser fails to comply with these terms and conditions or any term of the contract for sale (including any special conditions).

DEPOSIT INSTALMENT PROMOTION

The following terms and conditions apply to this Promotional Offer ("**Promotion**").

1. These terms and conditions are not an offer to contract and are to be used as a guide only. The contract for sale is the legal document that binds you to the terms of the contract. You should seek legal advice prior to signing a contract and your sales consultant will be able to provide you with a copy of the contract for sale.
2. You agree to be bound by these Promotional Terms and Conditions and any additional terms and conditions (including eligibility requirements) by participating in any Promotion or accepting any benefit from the Promotion.
3. To be eligible for Payment of the Deposit by Instalment ("**Deposit**") the purchaser is required to purchase an Apartment in Concerto Block B, 228 Pitt Street Merrylands NSW 2160. Exchange of Contracts are to take place by Friday 21 December 2018.

4. Eligible purchaser must be over the age of eighteen (18) years of age are eligible excluding directors, management, employees and their immediate families of the Promoter and its related bodies corporate employees of the Promoter and its related bodies corporate.
5. Eligible Purchasers must pay a \$5,000.00 holding deposit to secure an Apartment. The deposit is to be paid to the agent by way of either cash, cheque or eft.
6. If the Eligible Purchaser purchases a property, the \$5,000.00 will be held as consideration for exchange of contracts. Within ten (10) business days the Eligible Purchaser must provide the balance of the first instalment of the deposit which is 5% of the contract price (less \$5,000) ("**1st Instalment**").
7. SF Commercial Holding Pty Ltd (ACN 168 407 234) and Dyldam Apartments Pty Ltd (ACN 619 561 018) and related entities reserves the right to make this offer unavailable to purchaser(s) deemed ineligible should the Eligibility Requirements not be met

Payment of the Deposit by Instalments

- The first instalment of the deposit which is 5% of the contract price (less \$5,000.00) ("**1st Instalment**").
- On the date 12 months after the Contract Date, Eligible Purchaser/s will be required to pay the balance of the deposit being 5% of the contract price ("**2nd Instalment**").
- The Promotor reserves the right to make this offer unavailable to purchaser(s) deemed ineligible should the Eligibility Requirements not be met.

Disclaimer:

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3. If any act, omission, event or circumstance occurs which is beyond the reasonable control of the Promotor and which prevents the Promotor from complying with these terms and conditions, the Promotor will not be liable for any failure to perform or delaying in performing its obligations and the Promotor reserves their right (subject to any applicable law) to cancel, terminate or modify or suspend this promotion.
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