"Windsor Riverview giveaway"
TERMS AND CONDITIONS

1. Information on how to enter and the prize(s) form part of these Terms and Conditions. Participation in this promotion is deemed acceptance of these Terms and Conditions.

2. Entry is only open to Australian residents.

3. Entrants under 18 years old must have parental/guardian approval to enter and further, the parent/guardian of the entrant must read and consent to these Terms and Conditions. Parents/guardians may be required by the Promoter to enter into a further agreement as evidence of consent to the minor entering this promotion.

4. Employees (and their immediate families) of the Promoter and agencies associated with this promotion are ineligible to enter. Immediate family means any of the following: spouse, ex-spouse, de-facto spouse, child or step-child (whether natural or by adoption), parent, step-parent, grandparent, step-grandparent, uncle, aunt, niece, nephew, brother, sister, step-brother, step-sister or 1st cousin.

5. The Promoter reserves the right, at any time, to verify the validity of entries and entrants (including an entrant's identity, age and place of residence) and reserves the right, in its sole discretion, to disqualify any individual who the Promoter has reason to believe has breached any of these Terms and Conditions, tampered with the entry process or engaged in any unlawful or other improper misconduct calculated to jeopardise fair and proper conduct of the promotion. Errors and omissions may be accepted at the Promoter's discretion. Failure by the Promoter to enforce any of its rights at any stage does not constitute a waiver of those rights. The Promoter's legal rights to recover damages or other compensation from such an offender are reserved.

6. Incomplete or indecipherable entries will be deemed invalid.

7. Only one (1) entry permitted per person, per valid email address.

8. If there is a dispute as to the identity of an entrant, the Promoter reserves the right, in its sole discretion, to determine the identity of the entrant.

9. Promotion commences at 9.00am AEDT on 19/10/2026. Entries close 11:59pm AEDT on 28/10/2026 ("**Promotional Period**").

10. To enter, individuals must complete the following steps during the Promotional Period:
    - Visit the Promoter's website at https://www.windsor-riverview.com.au/ ;
    - Locate the promotional page; and
    - Fill in the entry form with the following details: Full Name, Phone Number, Email Address and Postcode;

- Ensure you tick the box to subscribe; and
- Click submit.

11. The random prize draw will take place at CBRE Melbourne, Level 34, 8 Exhibition Street, Melbourne VIC 3000, on 29/10/2026 at 11am AEDT. The promoter may select additional reserve entries and record them in order, in case of an invalid entry or ineligible entrant. The winner will be notified by phone and/or email as per the contact details supplied by the winner.

12. This is a game of chance and skill plays no part in determining the winner. The winner will be drawn at random.

13. The Promoter's decision is final, and no correspondence will be entered into.

14. The first five (5) valid entries drawn will each win a Windsor Riverview Pays-enabled Prepaid Gift Card valued at AUD$200 each.

15. The Windsor Riverview Pays-enabled Prepaid Gift Card must be activated within 2 months of issue and is valid for 12 months after activation. At expiry of the Windsor Riverview Pays-enabled Prepaid Gift Card, any unused balance will be forfeited. Eligible Customers will not receive notice prior to expiry. The Windsor Riverview Pays-enabled Prepaid Gift Card expiry and balance can be found on the winners' mobile devices in their digital wallet. The Windsor Riverview Pays-enabled Prepaid Gift Card is issued by EML Payment Solutions Limited ABN 30 131 436 532 AFSL 404131 ("EML") and distributed by Vault Payment Solutions Group Pty Ltd, ABN 66 632 373 105 ("Vault"). See www.vaultps.com.au/terms-conditions for terms and conditions.

16. As a condition of accepting the Windsor Riverview Pays-enabled Prepaid Gift Card, the Promoter reserves the right to request entrants to:

    a) provide proof of identity, proof of age, proof of residency and proof of compatible device (smart device that allows for a digital wallet function); and

    b) sign any legal documentation as and in the form required by the Promoter and/or prize supplier in their absolute discretion, including but not limited to a legal release and indemnity form.

17. In the event that an entrant cannot provide suitable proof, that entrant will forfeit the Windsor Riverview Pays-enabled Prepaid Gift Card, in whole and no substitute will be offered.

18. Winners are responsible for ensuring that all prize delivery details provided are correct. The Promoter will not be liable for any costs associated with re-delivery of a prize, should the delivery details provided by a winner be incorrect.

19. The Promoter's decision is final and no correspondence will be entered into.

20. If, for any reason, a winner does not take a prize at the time stipulated, then the prize will be forfeited and will not be redeemable for cash.

21. If any prize is unavailable due to reasons beyond the control of the Promoter, the Promoter its discretion, reserves the right to substitute the prize with a prize to the equal value and/or specification, subject to any written directions from a regulatory authority.

22. Total prize pool value is $1,000.

23. Prizes, or any unused portion of a prize, are not transferable or exchangeable and cannot be taken as cash, unless otherwise specified.

24. Entrants consent to the Promoter using their name, likeness, image and/or voice in the event they are a winner (including photograph, film and/or recording of the same) in any media for an unlimited period without remuneration for the purpose of promoting this promotion (including any outcome), and promoting any products manufactured, distributed and/or supplied by the Promoter.

25. The Promoter reserves the right, at any time, to verify the validity of entries and entrants (including an entrant's identity, age and place of residence) and reserves the right, in its sole discretion, to disqualify any individual who the Promoter has reason to believe has breached any of these Terms and Conditions, tampered with the entry process or engaged in any unlawful or other improper misconduct calculated to jeopardise fair and proper conduct of the promotion. Errors and omissions may be accepted at the Promoter's discretion. Failure by the Promoter to enforce any of its rights at any stage does not constitute a waiver of those rights. The Promoter's legal rights to recover damages or other compensation from such an offender are reserved.

26. If this promotion is interfered with in any way or is not capable of being conducted as reasonably anticipated due to any reason beyond the reasonable control of the Promoter, including but not limited to technical difficulties, unauthorised intervention or fraud, the Promoter reserves the right, in its sole discretion, to the fullest extent permitted by law (a) to disqualify any entrant; or (b) to modify, suspend, terminate or cancel the promotion, as appropriate.

27. Any cost associated with accessing the Promoter's website is the entrant's responsibility and is dependent on the Internet service provider used.

28. Nothing in these Terms and Conditions limits, excludes, or modifies or purports to limit, exclude or modify **the statutory consumer guarantees as provided under the Competition and Consumer Act (Cth), as well as any other implied warranties under the ASIC Act (Cth) or similar consumer protection laws** in the States and Territories of Australia ("**Non-Excludable Guarantees**"). Except for any liability that cannot by law be excluded, including the Non-Excludable Guarantees, the Promoter

(including its respective officers, employees, and agents) excludes all liability (including negligence), for any personal injury; or any loss or damage (including loss of opportunity); whether direct, indirect, special or consequential, arising in any way out of the promotion.

29. Except for any liability that cannot by law be excluded, including the Non-Excludable Guarantees, the Promoter (including its respective officers, employees and agents) is not responsible for and excludes all liability (including negligence), for any personal injury; or any loss or damage (including loss of opportunity); whether direct, indirect, special or consequential, arising in any way out of: (a) any technical difficulties or equipment malfunction (whether or not under the Promoter's control); (b) any theft, unauthorised access or third party interference; (c) any entry or prize claim that is late, lost, altered, damaged or misdirected (whether or not after their receipt by the Promoter) due to any reason beyond the reasonable control of the Promoter; (d) any variation in prize value to that stated in these Terms and Conditions; (e) any tax liability incurred by a winner or entrant; or (f) use of the prize.

30. The Promoter collects personal information ("PI") in order to conduct the Offer and may, for this purpose, disclose such PI to third parties, including but not limited to agents, contractors, service providers and gift suppliers. Participating in this Offer is conditional on providing this PI. The Promoter will also use, and handle PI as set out in its Privacy Policy, which can be viewed at Privacy statement I IFM Investors. In addition to any use that may be outlined in the Promoter's Privacy Policy, the Promoter may, for an indefinite period, unless otherwise advised, use the PI for promotional, marketing, publicity, research and profiling purposes, including sending electronic messages or telephoning the claimant. The Privacy Policy also contains information about how claimants may opt out, access, update or correct their PI, how claimants may complain about a breach of the Australian Privacy Principles or any other applicable law and how those complaints will be dealt with. All claims become the property of the Promoter. Unless otherwise indicated by the Promoter, the Promoter may disclose PI to entities outside of Australia (for a list of the countries, see the Promoter's Privacy Policy), and cannot guarantee that any overseas recipient will not breach the Australian Privacy Principles. By participating in this Offer the claimants consent to the overseas transfer on these terms as permitted by the Australian Privacy Principles and agree that the Promoter is not liable in this regard.

31. The Promoter is IFM Investors Pty Ltd (ABN 67 107 247 727) of Level 33, 50 Lonsdale Street, MELBOURNE, 3000, Australia, telephone (03) 8672 5300 ("**Promoter**")