

Halcyon Victoria

Up to \$40,000 Offer & Flexible Settlement Timeframes (2025 Summer Campaign Extension)

Terms and Conditions

SCHEDULE	
Promotion	Stockland Halcyon Victoria Up to \$40,000 Offer & Flexible Settlement Timeframes (2025 Summer Campaign)
Promoter	Stockland Development Pty Limited (ABN 71 000 064 835) of Level 25, 133 Castlereagh Street, Sydney, NSW 2000 T: +61 2 9035 2000 (or a Related Entity of the Promoter)
Participation – general	Participation in the Promotion is available to: <ul style="list-style-type: none"> a. single person participants; and b. multiple person participants.
Participation – residency restriction	Participation in the Promotion is only available to residents of Australia.
Participation – age restriction	Participation in the Promotion is only available to persons over 18 years of age.
Promotional Period	09:00AM ADST on Tuesday 28 th January 2025 to the earlier of: <ul style="list-style-type: none"> a. 05:00PM AEST on Wednesday, 30 April 2025; and b. the time and date on which a Home Purchase Agreement and Site Agreement have been entered into for all the Qualifying Sites.
How to participate	To participate in the Promotion, each participant must: <ul style="list-style-type: none"> a. during the Promotional Period: <ul style="list-style-type: none"> (i) enter into a Site Agreement for a Qualifying Site; and (ii) enter into a Home Purchase Agreement to position a home on the Qualifying Site; and (iii) pay the full deposit required under the Home Purchase Agreement, and b. comply with the terms of the Site Agreement and Home Purchase Agreement at all times and without default; and c. complete the Home Purchase Agreement in accordance with its terms; and d. not extend or delay, or attempt to extend or delay, settlement of the Home Purchase Agreement.
Qualifying Sites	Selected Sites available during the Promotional Period at Halcyon Highlands, Halcyon Horizon, Halcyon Jardin and Halcyon Evergreen. The details of each Qualifying Site are set out in Annexure A . Speak to a Sales Professional for specific lot details. The Qualifying Sites are only available until sold.
Settlement Period	Participants of select Qualifying Sites (being those sites listed in the “Offer A” columns in Annexure A) will be offered a flexible settlement timeframe, with the

	<p>option to extend the settlement period beyond the standard 30-days, provided settlement occurs prior to Friday, 13 June 2025.</p> <p>The details of each Qualifying Site and their respective incentives(s) are set out in Annexure A.</p>
<p>Are there limitations on Incentives?</p>	<p>There is only one Incentive available for each Site. Where a participant is a multiple person participant, (that is, where more than one person is noted as the buyer on the relevant Home Purchase Agreement), then the Incentive will be offered jointly to all such persons.</p> <p>Participants who:</p> <ul style="list-style-type: none"> a. as at the start of the Promotional Period, have an accepted or exchanged Site Agreement and Home Purchase Agreement for a Site within a Stockland Halcyon land lease community participating in the Promotion; and b. during the Promotional Period, cancel or terminate such agreements, <p>are not eligible to receive an incentive.</p>

Participants should pay particular attention to:

- **any unusual or onerous restrictions on the method of participation, if any (see the “How to participate” section of the Schedule and Part D of these terms and conditions); and**
- **the Promoter’s limitation of liability (see Part G of these terms and conditions).**

PART A - INTRODUCTION

1. Information on how to participate in the Promotion and Incentive details form part of these terms and conditions.
2. By participating in the Promotion, participants accept and agree to be bound by these terms and conditions. For the avoidance of doubt, these terms and conditions include the Schedule above.
3. Participants must comply with these terms and conditions to participate in the Promotion.
4. Where there is an inconsistency between the Schedule and Parts A to H of these terms and conditions, the Schedule will prevail.

PART B - PRIVACY AND COLLECTION NOTICE

5. The Promoter will collect and use each participant’s personal information for the purposes of:
 - a. conducting the Promotion (which may include disclosure to third parties for the purpose of processing and conducting the Promotion) and for promotional purposes, public statements and advertisements in relation to the Promotion;
 - b. providing information to the participant about the products and services offered by the Promoter and its related companies; and
 - c. research to improve its products and services.
6. By participating in the Promotion, participants consent to the use of their personal information as described in clause 5.
7. Participants may access, change and/or update their personal information in accordance with the Promoter’s privacy policy <https://www.stockland.com.au/privacy-policy>.

PART C - WHO CAN PARTICIPATE IN THE PROMOTION

8. If the Schedule permits participants to be under the age of 18 years, such participants must seek permission from their parent or guardian to participate. If the participant is under 18 years of age, the Incentive will be provided to the participant’s parent or legal guardian.
9. Directors and employees (and their immediate families) of the Promoter or its related companies or agencies are not eligible to participate. Immediate families means spouse, ex-spouse, de facto partner, ex-de facto partner, child, step-child, parent, step-parent, legal guardian, sibling or step-sibling.

PART D – HOW TO PARTICIPATE IN THE PROMOTION

10. To participate in the Promotion, each participant must comply with the ‘How to Participate’ section of the Schedule.
11. The Promoter reserves the right, at any time, to request verification of the age, identity, residential address or any other information relevant to participation in the Promotion of all participants. The Promoter reserves the right to disqualify any

participant who provides false information or fails to provide information that is reasonably requested by the Promoter.

12. The Promoter reserves the right, in its sole discretion, to disqualify any participant who has:
 - a. provided incomplete, indecipherable and/or offensive material as part of their participation in the Promotion;
 - b. breached any of these terms and conditions; and/or
 - c. contravened any applicable laws or regulations or otherwise engaged in unlawful or improper conduct.
13. The eligibility of participants to receive an Incentive is solely within the discretion of the Promoter.
14. The Promoter accepts no responsibility for late, lost or misdirected communications.
15. If participation in the Promotion is online, by telephone or SMS, the Promoter assumes no responsibility for any failure to receive any information or for inaccurate information or for any loss, damage or injury as a result of technical or telecommunications problems, including security breaches. If such problems arise, then the Promoter may modify, cancel, terminate or suspend the Promotion.
16. If participation in the Promotion requires access to Facebook, participants acknowledge and agree that use of Facebook is subject to Facebook's terms and conditions. The Promoter is not responsible or liable for any loss, damage or injury suffered by any participant as a result of the conduct of Facebook, including any decision by Facebook to remove or not remove any content, except for liability which cannot be excluded by law. The opinions and images uploaded on Facebook as part of this Promotion are not necessarily endorsed or supported by the Promoter and the Promoter does not confirm, guarantee or warrant their accuracy.
17. If participation in the Promotion requires access to Instagram, participants acknowledge and agree that use of Instagram is subject to Instagram's terms and conditions. The Promoter is not responsible or liable for any loss, damage or injury suffered by any participant as a result of the conduct of Instagram, including any decision by Instagram to remove or not remove any content, except for liability which cannot be excluded by law. The opinions and images uploaded on Instagram as part of this Promotion are not necessarily endorsed or supported by the Promoter and the Promoter does not confirm, guarantee or warrant their accuracy.

PART E - INCENTIVES

18. Each Incentive is not transferrable, exchangeable or redeemable for cash.
19. If any Incentive is unavailable for reasons beyond the Promoter's control, the Promoter reserves the right to substitute the Incentive with an incentive of equal or greater monetary value. This right is subject to any applicable legislation, regulations or directions from a regulatory authority.
20. All taxes (excluding GST, if any) which may be payable as a consequence of receiving an Incentive are the sole responsibility of each participant.
21. The participant's use of the Incentive is entirely at their own risk. Before the Incentive is provided, the receiver of the Incentive may be required to sign an agreement to release the Promoter from and indemnify the Promoter against any liability arising from or in connection with the Incentive.

PART F – RECEIVING THE INCENTIVE

22. The eligibility of participants to receive the Incentive is solely within the discretion

of the Promoter.

23. The Promoter reserves the right to request each participant to provide proof of their identity and/or proof that they were responsible for participating in the Promotion.
24. Each participant agrees to participate and cooperate, as required, in all publicity activities relating to the Promotion, including, without limitation, being interviewed, photographed, filmed and recorded. Each participant authorises the Promoter to use such content for advertising and publicity purposes in any media in perpetuity worldwide.
25. It is the responsibility of each participant to notify the Promoter of any change to their contact details.

PART G - NO LIABILITY

26. Any incentive supplied by a third party supplier is subject to the terms and conditions of that third party supplier. The Incentive may come with guarantees that cannot be excluded under the Australian Consumer Law. If those guarantees are not complied with, then you will have rights under the Australian Consumer Law. Subject to those guarantees and rights, the Promoter shall not be liable and excludes all liability (including negligence), for any loss or damage whatsoever which is suffered (including but not limited to indirect or consequential loss) for damage to property, personal injury or death suffered or sustained in connection with this Promotion or the use or taking of any Incentive except for any liability which cannot be excluded by law including as provided for under the Australian Consumer Law.
27. If participation in the Promotion is via Facebook or if the Promotion is promoted on Facebook, the Promotion is in no way sponsored, endorsed, administered by or associated with Facebook and each participant agrees to grant Facebook a complete release from any claims that they now have or may have in the future which relate to or are incidental to the Promotion. Participants acknowledge and agree that:
 - a. any information they provide in connection with the Promotion is provided to the Promoter and not to Facebook or any other social network; and
 - b. any questions, comments or complaints regarding the Promotion will be directed to the Promoter, not to Facebook or any other social network.
28. If participation in the Promotion is via Instagram or if the Promotion is promoted on Instagram, the Promotion is in no way sponsored, endorsed, administered by or associated with Instagram and each participant agrees to grant Instagram a complete release from any claims that they now have or may have in the future which relate to or are incidental to the Promotion. Participants acknowledge and agree that:
 - a. any information they provide in connection with the Promotion is provided to the Promoter and not to Instagram or any other social network; and
 - b. any questions, comments or complaints regarding the Promotion will be directed to the Promoter, not to Instagram or any other social network.

PART H - TERMINATION OF PROMOTION

29. The Promoter reserves the right to vary the terms of, or cancel, the Promotion at any time without liability to any participant or other person, subject to applicable laws

Annexure A – Qualifying Sites

Halcyon Highlands		
	Selected Site(s)	Incentive
Offer A	Selected sites in Stage 1 being sites 10, 12, 28, 34.	<ol style="list-style-type: none"> 1. A rebate of \$40,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being sites 2, 3, 5, 6, 7.	<ol style="list-style-type: none"> 1. A rebate of \$30,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being site 31.	<ol style="list-style-type: none"> 1. A rebate of \$25,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being sites 14, 29.	<ol style="list-style-type: none"> 1. A rebate of \$20,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
Offer B	Selected sites in Stage 1 being sites 43.	<ol style="list-style-type: none"> 1. A rebate of \$20,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document).
	Selected sites in Stage 1 being sites 44, 46, 47 52, 53.	<ol style="list-style-type: none"> 1. A rebate of \$10,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document).

Halcyon Horizon		
	Selected Site(s)	Incentive
Offer A	Selected sites in Stage 1 being sites 18.	<ol style="list-style-type: none"> 1. A rebate of \$40,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being sites 10, 14, 31, 32, 37, 41, 45, 46, 66.	<ol style="list-style-type: none"> 1. A rebate of \$20,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 2 being sites 132, 133, 134, 165, 166, 167, 169, 172, 173, 196, 197.	<ol style="list-style-type: none"> 1. A rebate of \$10,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
Offer B	Selected sites in Stage 2 being site 234.	<ol style="list-style-type: none"> 1. A rebate of \$40,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document).
	Selected sites in Stage 2 being sites 175, 192, 194, 199.	<ol style="list-style-type: none"> 1. A rebate of \$10,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document).

Halcyon Jardin		
	Selected Site(s)	Incentive
Offer A	Selected sites in Stage 1 being sites 54.	<ol style="list-style-type: none"> 1. A rebate of \$40,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being sites 37, 39, 77, 82.	<ol style="list-style-type: none"> 1. A rebate of \$30,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being sites 20, 21, 22, 23, 32, 33, 35, 63, 65, 66, 69, 71, 75, 76.	<ol style="list-style-type: none"> 1. A rebate of \$20,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
Offer B	Selected sites in Stage 1 being sites 19, 62, 70.	<ol style="list-style-type: none"> 1. A rebate of \$20,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document).
	Selected sites in Stage 1 being sites 18, 60, 61.	<ol style="list-style-type: none"> 1. A rebate of \$10,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document).

Halcyon Evergreen		
	Selected Site(s)	Incentive
Offer A	Selected sites in Stage 1 being sites 6, 8, 9, 11, 15, 20, 21, 23, 26, 46, 47.	<ol style="list-style-type: none"> 1. A rebate of \$40,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being sites 25, 50.	<ol style="list-style-type: none"> 1. A rebate of \$30,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being sites 22, 34, 35, 36, 37, 38, 39, 44, 48, 56, 58 and Selected sites in Stage 2 being sites 71, 72.	<ol style="list-style-type: none"> 1. A rebate of \$20,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
	Selected sites in Stage 1 being sites 18.	<ol style="list-style-type: none"> 1. A rebate of \$10,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document). 2. Flexible Settlement timeframes provided settlement occurs prior to Friday 13 June 2025.
Offer B	Selected sites in Stage 1 being sites 66, 68 and Selected sites in Stage 2 being sites 74, 76.	<ol style="list-style-type: none"> 1. A rebate of \$20,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document).
	Selected sites in Stage 1 being sites 67, 69, 70 and Selected sites in Stage 2 being sites 73, 75.	<ol style="list-style-type: none"> 1. A rebate of \$10,000 (including GST) deducted from the price at settlement of the home purchase agreement, provided settlement of the home purchase agreement occurs prior to Friday 13 June 2025 (refer to the Settlement Period section of this document).