

JPG Investor Promotion

DISCLAIMER

The Johnson Property Group (JPG) Investor Promotion (Promotion) only applies for a limited time and is subject to terms and conditions and eligibility criteria, full details of which are available at www.jpg.com.au (Promotion Website) or on request from JPG. All matters (including the Promotion period and any other matters relating to the Promotion) are subject to change without notice at JPG's absolute discretion. The Promotion and the material associated with the Promotion do not form part of any contract for the purchase of any JPG product and purchasers should review any such contract carefully, make their own inquiries and obtain independent financial and legal advice before proceeding with any purchase.

TERMS AND CONDITIONS

1. PROMOTION DETAILS

1.1. In these terms and conditions and any marketing materials and advertisements relating to the Promotion, JPG means Johnson Property Group Australia Pty Ltd ACN 082 156 894.

1.2. The 'JPG Investor Promotion' commences on 11 April 2014 at 6:00am (WST) and concludes on 31 August 2015 at 11.59pm (WST) (Promotion Period). JPG may extend the Promotion Period at its sole discretion (Extended Promotion Period). Details of any Extended Promotion Period will be posted on the Promotion Website. References in these terms and conditions to the Promotion Period include any Extended Promotion Period where applicable.

1.3. The Promotion only applies to the 'Invita Apartments' which are proposed to be sold by JPG as part of Stage 2 of the development of The Village at Wellard estate and which are nominated by JPG from time to time as being eligible for the Promotion (Eligible Apartments), as may be identified at www.jpg.com.au. JPG reserves the right to withdraw any Eligible Apartment from sale at any time during the Promotion Period.

1.4. The Promotion is only valid during the Promotion Period. The Promotion details are correct at the time of publication of this document but may change at JPG's absolute discretion at any time. JPG will post any changes to these details (including these terms and conditions) on the Promotion Website.

1.5. The Promotion is generally described as follows:

(a) Johnson Property Group offer: Any Eligible Entrant who enters into a Contract during the Promotion Period, settles the purchase of the one-bedroom Eligible Apartment and then subsequently enters into a management contract with Johnson Property Group Australia Pty Ltd ACN 082 156 894 (JPG) for JPG to manage that Eligible Apartment on the terms JPG's standard property management contract (Management Contract) will be entitled to a waiver of the property management fee for the first 6 months of the term of the Management Contract.

Specific eligibility criteria and applicable terms and conditions for this Promotion are as set out in these terms and conditions.

2. ELIGIBILITY – ROI FORM

2.1. To be eligible to participate in this Promotion, a person (Entrant) must complete in full and submit a registration of interest form to purchase an Eligible Apartment (ROI Form). The ROI Form can be attained by contacting Jenny Quek (JPG Senior Associate) on mobile +61 (0)419 968 870 or +61 (08) 9446 6888 or jenny@jpg.com.au or completed in person at the JPG Office, Suite 31, 25 Walters Drive, Osborne Park WA 6017. The completed ROI Form may also be faxed +61 (08) 9446 6788 or emailed to jenny@jpg.com.au. Upon completion and submission of an ROI Form in accordance with these terms and conditions and subject to clauses 2.2 to 2.6 inclusive, the Entrant will be an "Eligible Entrant" for the purpose of these terms and conditions.

2.2. An Entrant may only complete one ROI Form.

2.3. To be eligible to participate in this Promotion described in clause 1.5(a), the Entrant must submit the ROI Form during the Promotion Period and must not have completed a registration of interest with JPG prior to the Promotion Period.

2.4. Prospective Entrants may be contacted by telephone by JPG to verify that Entrant's eligibility to participate this Promotion.

2.5. Entrants must be 18 years of age or older.

3. JOHNSON PROPERTY GROUP (JPG) TERMS AND CONDITIONS

3.1. An Eligible Entrant who:

(a) has submitted an ROI Form during the Promotion Period in accordance with clause 2 and subsequently enters into a Contract for the purchase of a one-bedroom Eligible Apartment during the Promotion Period and then effects Settlement;

(b) satisfies the conditions in specified in clause 2; and

(c) subsequently enters into a Management Contract with JPG within 60 days of Settlement (or within such later period as JPG may determine in its discretion),

(Eligible Buyer) will be entitled to a waiver by JPG of the property management fee normally charged by JPG under its standard management contracts for the first 6 months of the term of the first lease of the Eligible Apartment under the Management Contract (Fee Waiver).

3.2. To be eligible to receive the Fee Waiver, the Eligible Buyer must, in addition to meeting the requirements in clause 2:

(a) satisfy any conditions under the Contract at least fourteen (14) days prior to the Settlement Date;

(b) effect Settlement on the Settlement Date; and

(c) accept and agree to the terms and conditions of JPG's standard property management contract as forming the base for the Management Contract (a copy of JPG's standard property management contract is available from JPG on request).

3.3. The property management fee to be charged by JPG under the Management Contract is a monthly ongoing fee for JPG's management of the Eligible Apartment purchased by an Eligible Buyer, calculated on the gross annual rental income of that Eligible Apartment and does not include fees which JPG may charge separately such as leasing fees, fees for the preparation of property condition reports, inventory reports, routine inspections and update reports, bond inspections and reports, court/tribunal preparation and attendance, arranging renovation works or postage and sundries. These fees may be charged separately by JPG and will not be waived as part of the offer to Eligible Buyers under clause 2. JPG's fee schedule is available from JPG on request.

3.4. At the end of the first six (6) months of the term of the first lease of the Eligible Apartment under the Management Contract, the Eligible Buyer will be obliged, pursuant to the Management Contract, to pay the full property management fee charged by JPG. At the time of publication of these terms and conditions, the property management fee charged by JPG is approximately 9.35% (including GST) of the gross annual rental income of the relevant property. This formula is given as a guide only and is subject to change.

3.5. Eligible Buyers should be aware that JPG's standard management contract may require the Eligible Buyer to engage JPG for a minimum term and that cancellation fees may be payable by the Eligible Buyer to JPG if the Eligible Buyer wishes to terminate the Management Contract before the end of the minimum term.

The Eligible Buyer should make its own enquiries concerning the terms of the Management Contract and may do so by contacting Sharleen Root (JPG Senior Asset Manager) at sharleen@jpg.com.au or by phone +61 (08) 9446 6888.

3.6. Contact details and further information in relation to JPG is available at www.jpg.com.au.

4. GENERAL

4.1. The Promotion cannot be used in conjunction with any other promotion or offer relating to an Eligible Apartment, unless otherwise agreed by JPG.

4.2. The Promotion is subject to any other terms and conditions set out in the Contract (if any).

4.3. The Promotion may be withdrawn at JPG's discretion, and these terms and conditions may be amended by JPG, at any time during the Promotion Period.

4.4. The submission of an ROI Form is deemed to be acceptance by an Entrant of these terms and conditions.

4.5. JPG will not be liable for any loss or damage suffered or incurred by any person who relies upon the information in any advertisement relating to the Promotion or participates in the Promotion except for any liability which cannot be excluded by law.

4.6. Nothing in these terms and conditions or the Contract limits, excludes or modifies or purports to limit, exclude or modify the statutory consumer guarantees as provided under the Competition and Consumer Act 2010 (Cth) or other consumer protection laws in Western Australia which cannot be contracted out of (Non-Excludable Guarantees).

4.7. Except for any liability that cannot by law be excluded, including the Non-Excludable Guarantees, JPG (including its respective officers, employees and agents) excludes all liability, for any personal injury; or any loss or damage; whether direct, indirect, special or consequential, arising in any way out of the Promotion.

5. PRIVACY

5.1. By accepting these terms and conditions, Entrants agree to be contacted by JPG or its agents to follow up the ROI Form, regardless of whether they subsequently opt out of receiving future commercial communications.

5.2. JPG is collecting personal information associated with the Promotion in order to conduct the Promotion, to assist in providing the products or services an individual has requested (if any), and to improve its products and services. JPG may use the information for promotional, marketing, publicity, research and profiling purposes, and may be in touch by any means (including telephone, email or SMS) at any time to let an individual know about products, services or promotional activities which may be of interest until the Entrant informs JPG otherwise.

5.3. JPG's privacy policy can be accessed at http://www.jpg.com.au/Content.aspx?page=Privacy_Policy

5.4. Except for being followed up on their ROI Form, if an Entrant does not want to be contacted for future commercial communications, they should contact JPG on +61 (08) 9446 6888 or by email to info@jpg.com.au and JPG will ensure that their personal information is not used for that purpose.