FORREST CHASE "HOLEY MOLEY PROMOTION"

TERMS AND CONDITIONS

[DRAFT FOR APPROVAL]

1. Information on how to enter and the prizes 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 Western Australian residents aged 18 years and over. Any entrant who does not reside in Western Australia with a valid residential address will not be deemed an eligible entrant and is not eligible to participate in this promotion.

3. 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.

4. Entries into the promotion open on 16/11/2026 and close at 11:59pm AWST on 24/11/2026 ("**Promotional Period**").

5. To receive an automatic entry into the draw, eligible individuals must signup to the Forrest Chase newsletter during the Promotional Period. Existing subscribers will also be awarded one (1) automatic entry into the draw. To subscribe to the Forrest Chase Newsletter, eligible individuals can click on a link within a promotional email, social media ad or visit https://forrestchase.com.au directly.

6. Only one (1) entry is permitted per person.

7. 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.

8. Incomplete or indecipherable entries will be deemed invalid.

9. 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.

10. The draw will take place at 100 St Georges Terrace, Perth, WA 6000 on 25/11/2026 at 9:00am AWST. The Promoter may draw additional reserve entries and record them in order case an invalid entry or ineligible entrant is drawn. The winners will be notified by email and phone within two (2) days of the draw.

11. The first three (3) valid entries drawn will each win a $200 Holey Moley Gift Card. Holey Moley Gift Cards are redeemable at Holey Moly Forrest Chase only and will be valid for 12months from the date of issue.

12. Any ancillary costs associated with redeeming a Holey Moley Gift Card are not included. Any unused balance of a Holey Moley Gift Card will not be awarded as cash. Redemption of a F Holey Moley Gift Card is subject to any terms and conditions of the issuer including those specified on the Holey Moley Gift Card and available online at https://holeymoley.com.au/gift-card.

13. The Promoter's decision in relation to any aspect of the Promotion is subject to WA legislation but also final and binding on each person who participates. No correspondence will be entered into.

14. If for any reason a winner does not take a prize (or part of a prize) at/by the time stipulated by the Promoter, then the prize (or that part of the prize) will be forfeited.

15. If any prize is unavailable, the Promoter, in 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.

16. Total prize pool value is AU$600.

17. Prizes (or any unused portion of the prize) are not transferable or exchangeable and cannot be taken as cash, unless otherwise specified.

18. 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.

19. 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) subject to any written directions from a regulatory authority, to modify, suspend, terminate or cancel the promotion, as appropriate.

20. In the event of war, terrorism, state of emergency, pandemic or any other kind of disaster, the Promoter reserves the right to cancel, terminate, modify or suspend the promotion or suspend, substitute or modify a prize.

21. 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, as well as any other implied warranties under the ASIC Act 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.

22. 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 / taking of the prize.

23. The Promoter collects personal information ("**PI**") in order to conduct the promotion and may, for this purpose, disclose such PI to third parties, including but not limited to agents, contractors, service providers, prize suppliers and, as required, to Australian regulatory authorities. Entry 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 https://ispt.com.au/privacy-policy/ . 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 entrant. The Privacy Policy also contains information about how entrants may opt out, access, update or correct their PI, how entrants may complain about a breach of the Australian Privacy Principles or any other applicable law and how those complaints will be dealt with. All entries 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 entering the promotion entrants 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.

24. The Promoter is IFM Real Estate Fiduciary Pty Ltd (ABN 28 064 041 283) of Level 11, 8 Exhibition Street, Melbourne, VIC, 3000, telephone 03 8601 6666 ("**Promoter**").