



December 2025 Care Suite Offer - Terms and Conditions

1. The following offer is only available to prospective residents* who:
 - a. sign an application for a selected care suite at Eden, Redwood, Elmwood, St Johns Wood, Green Gables, Woodlands, Elderslea, Atawhai, The Helier & The Oaks ("Relevant Village"); and
 - b. sign and settle an occupation right agreement ("ORA") for a selected care suite at a Relevant Village** Village with Oceania Village Company Limited ("Oceania") on or before 31 March 2026, including payment of the Occupation Licence Payment in full.

**Prospective residents who meet the above criteria are referred to as "you" or "your" below.*
**Prospective Residents can choose between the Option 1 and Option 2. Only one option is available per resident.*
***For clarity, this offer does not apply to existing residents of any Relevant Villages*
2. Option 1 - Relocation services
 - a. Oceania will arrange, at its cost, relocation services from Smart Express (or another provider selected by Oceania) valued at up to \$5,000.00 to assist you with your move into your care suite.
 - b. If you wish to purchase services that costs more than \$5,000 you will be responsible for the cost of them to the extent that they exceed \$5,000. You are directly responsible for the cost of any additional services you choose to purchase.
 - c. Your use of the services is at your own risk, Oceania is not responsible for any loss or damage caused by the relevant service provider.
3. Option 2 – Cashback
 - a. Oceania will deduct a \$5,000 Cashback from the total settlement sum payable upon settlement of your Occupation License Payment.
 - b. Only one Cashback Amount per Care Suite.
 - c. The Cashback Amount does not reduce the Occupation License Payment (as the term is defined in the ORA) payable for the selected residencies.
 - d. The Cashback Amount does not affect the Deferred Management Fee (as that term is defined in the ORA) payable for the Care Suite.

The Cashback Amount will be deducted from the settlement amount payable by you in respect of your Occupation License Payment for the Care Suite. The deduction will be applied at settlement, and Oceania will retain all information reasonably required to process the deduction, including any information necessary to comply with statutory obligations

Cancellation

4. If your ORA is cancelled in accordance with clause 15 (Your Cooling Off Right) of your ORA:
 - a. you will be required to reimburse Oceania for the relocation services or cashback that Oceania paid for under clause 2. Oceania will be entitled to deduct this amount from any payment due to you following cancellation of your ORA, provided that such deduction does not reduce any statutory refund entitlement under the Retirement Villages Act 2003.

General

5. This offer is non-transferable and cannot be exchanged for cash. Where an application is signed jointly by two intending residents the offer is made to those residents jointly. This offer is not available to existing residents of a participating Village. Oceania has the right to vary or withdraw this offer at any point prior to you signing the application, provided that any variation or withdrawal is communicated clearly to prospective residents.
6. Capitalised words and phrases which are not defined in these terms and conditions have the meaning given to them in the occupation right agreement for each participating Village and are available on the Retirement Villages Register or on request.
7. Participation in this offer is deemed acceptance of these terms and conditions.
8. This offer is made and administered by Oceania Village Company Limited