

**ANNEXURE TO AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE  
SPECIAL CONDITIONS OF THE RATES CASH BACK PROMOTION**

1. By participating in this Rates Cash Back Promotion ("Promotion"), you agree to be bound by these terms and conditions.
2. The Promotion is open to all eligible Purchasers who have entered into an Agreement for the sale and purchase of a property that has been selected by the Vendor for the purposes of the Promotion ("the Agreement") on or between 1<sup>st</sup> May 2026 and 31<sup>st</sup> May 2026, both dates inclusive ("Promotion Period").
3. The Vendor, at its sole discretion, reserves the right to amend, vary, extend or discontinue the Promotion at any stage, for any reason.
4. Employees and contractors of Oakridge Homes Limited and related entities and their immediate families are ineligible to participate.
5. To qualify for the Promotion, the Purchaser must, during the Promotion Period, have duly executed an Agreement, confirmed all purchaser conditions by no later than 15<sup>th</sup> June 2026 and paid the full deposit amount in accordance with the terms of the Agreement. The purchase price payable under the Agreement must be the full purchase price advertised and offered by the Vendor.
6. This promotion is open to New Zealand residents only and aged eighteen (18) years or over.
7. The Promotion only applies to properties selected by the Vendor, in the Vendor's sole discretion.
8. The Promotion does not apply to the purchase of any property or to any Agreement where the advertised sale price is less than \$700,000.00 inclusive of GST.
9. Agreements which are not entered into or confirmed in accordance with these terms and conditions will be ineligible.
10. Settlement of the Agreement must take place as specified in the Agreement. The Purchaser must settle in full and without deduction, set off or other withholding.
11. The Purchaser acknowledges that the Purchaser (and any other Purchaser related entity) is only entitled to enter into one (1) Promotion Agreement during the Promotion Period.
12. The Purchaser shall not assign or transfer any of its rights or obligations under the Agreement or nominate another party to complete its rights and obligations under the Agreement.
13. The Promotion consists of the Vendor paying a sum of \$10,000.00 as a contribution to the value of the Purchaser's Council land rates at the date of settlement ("the Promotion Amount"). The Vendor will provide the Promotion Amount by way of a credit on the Vendor's Settlement Statement at settlement of the Agreement.
14. The Purchaser accepts and acknowledges that the Council's land rates may be adjusted when the new rating valuation has been received by the Council. The Vendor will not be liable to any person in any way for any value in excess of the Promotion Amount, including any increase in the rates from the date of settlement. The Vendor accepts no liability in relation to any payment obligations due to the Council by the Purchaser.
15. The Purchaser accepts and acknowledges that notwithstanding any term of the Agreement, the Purchaser shall not be entitled to request any variations or amendments to the plans and/or specifications attached to the Agreement.
16. The Vendor will not be required to provide any person with the Promotion where, in the Vendor's sole discretion: (a) the person is not (or is no longer) eligible; or (b) the Purchaser does not complete settlement of the Agreement in accordance with the terms as specified in the Agreement and clause 10 herein.
17. In the event of a dispute, the Vendor's decision is final and binding and no correspondence will be entered into.

Signed by the Purchaser: \_\_\_\_\_ Date signed: