Retirement Village Information Statement

CONSUMER AFFAIRS VICTORIA

Retirement Villages Act 1986, section 19

Retirement Village Regulations 2026, regulations 11-12

This form is approved by the Director, Consumer Affairs Victoria under section 19 of the *Retirement Villages Act 1986.* All retirement village information statements must be in this form.

What is a Retirement Village Information Statement?

Every retirement village in Victoria must provide it in the same standardised format. Prospective residents can use information statements to compare retirement villages on a like-for-like basis.

It is designed to provide prospective residents information to make an informed decision about whether to move into this village. It covers the costs of entering, living in and leaving; the services and facilities available; and important details about how the village operates.

Information statements must be updated at least every 12 months and as soon as possible after any change to the information provided.

How to access information statements for different villages?

Every retirement village must publish their information statement on their village's website.

The operator of a retirement village must also provide the information statement:

- at the request of a prospective resident within seven days,
- with any targeted promotional material, and
- at least 21 days before a resident enters into a residence or management contract in respect of the village.

Navigating the information statement

Part A: Village-level information	Provides information about the village and operator including about any owners corporation, types of contracts and tenure, village facilities and services, the number and types of residential premises, future developments, security and emergency assistance systems, insurance arrangements, financial management, residents committee and village rules.
Part B: Village fees and charges	Provides information on fees and charges to be paid on entry, while living in the village, and when you leave.

Attachments to the information statement provide:

- A list of village services and facilities with associated fees (Attachment 1)
- Details of village insurance information (Attachment 2)

- A glossary of fees to help prospective residents understand the terms used throughout the statement (Attachment 3).

Finding more information

Other documents and information are available to help inform prospective residents. Operators must provide the following documents to prospective residents at least 21 days before entering into a management contract:

- a draft residence contract and management contract for the village
- the village by-laws and a document under which a resident agrees to observe the by-laws, and promises to pay an entry payment or a recurring charge for the provision of goods or services by the operator
- financial statements as presented at the most recent annual meeting of the residents.

Prospective residents may also wish to ask for information on the specific fees and charges for a residence they are considering in an easy to understand form. A suggested form for this purpose can be found on the Consumer Affairs Victoria website www.consumer.vic.gov.au.

Understanding the financial commitment

Entering a retirement village is a significant financial decision.

The financial structure of retirement village living is different from conventional home ownership or renting, and the net financial outcome can vary significantly depending on the length of stay and the terms of contracts. It is important that residents understand how the costs interact and what they will ultimately receive when they permanently depart the village.

Before signing any contract, you are strongly encouraged to read all documents carefully, ask questions of the operator, and seek advice from an independent financial adviser to ensure you have a full understanding of your financial obligations and entitlements.

Where can prospective residents get help or more information?

If prospective residents need help understanding this statement or want more details about retirement village living in Victoria, they can contact Consumer Affairs Victoria for information and assistance by visiting www.consumer.vic.gov.au or calling 1300 55 81 81.

Operators must provide the following documents to prospective residents at least 21 days before entering into a management contract:

- a draft residence contract and management contract for the village
- the village by-laws and a document under which a resident agrees to observe the by-laws, and promises to pay an entry payment or a recurring charge for the provision of goods or services by the operator
- financial statements as presented at the most recent annual meeting of the residents.

Notes from the proprietor/operator:

- ***Understanding and advice:*** *Before signing any contract with us, it is important that you:*
  - *understand the financial commitments involved in entering, living in and leaving the village; and*
  - *seek advice from an independent financial and legal adviser.*
- ***Right to inspect documents:***
  - *All prospective residents have the right to inspect, within 7 days of making a request, certain documents relating to the village free of charge, including the documents the operator must provide to you before you sign a contract (listed above).*
  - *All current residents also have the right to inspect those documents (where they apply to the resident).*
- ***GST:*** *All amounts in this information statement are GST-inclusive, unless stated otherwise where that is permitted by law.*
- ***Date:*** *This information statement was last updated on* ***7 October 2026****.*

Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call the Consumer Affairs Victoria Helpline on **1300 55 81 81**.

***Note from the proprietor/operator**: Specific information about retirement villages is available on the Consumer Affairs Victoria website at: www.consumer.vic.gov.au/housing/retirement-villages.]*

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

Turkish İngilize anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numerali telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danişma Memuru ile görüştürmelerini isteyiniz.

Vietnamese Nếu quí vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha
Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（衹花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ако вам је тешко да разумете енглески, назовите Службу преводилаца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኝዎት መጠየቅ።.

Dari
اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی(TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essee messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.

Part A: Village-level information

The following information applies to the village as a whole and is relevant to all prospective and current residents.

1. Village information

Village name	Concierge Bayside Retirement Living
Village street address	562 Bluff Road, Hampton VIC 3188
Village postal address	As above.

Is the village accredited by a recognised industry association? ☐ Yes ☒ No

***Note from the proprietor/operator**: The village is not accredited by any recognised industry body, however the operator is a signatory to the Retirement Living Code of Conduct.*

If yes, name of accreditation	
Website for information about the accreditation	

2. Proprietor and operator details

Proprietor name	Retirement Services Australia (R.S.A.) Pty Ltd
ABN	69 078 287 402
Address for service	c/- Aveo, Level 6, 50 Longland Street, Newstead QLD 4006

Operator name	Retirement Services Australia (R.S.A.) Pty Ltd
ABN	69 078 287 402
Address for service	c/- Aveo, Level 6, 50 Longland Street, Newstead QLD 4006

Telephone	13 28 36	Email	contracts@aveo.com.au

Date current operator commenced in that role	13 June 2006

3. Operator representative

Name of representative	Janelle Clark

Position of representative	Community Manager
Location within village	Community Centre
Times available	• Monday: 9am to 5pm • Tuesday: 9am to 5pm • Wednesday: 9am to 5pm • Thursday: 9am to 5pm • Friday: 9am to 5pm ***Note from operator:*** *These are the hours an onsite representative is available, except for public holidays.*

Telephone	03 8573 8241	Email	conciergebaysidemanager@aveo.com.au

4. Number and types of residential premises

The village has the following number and types of accommodation units:

Accommodation type	Owner resident	Leasehold	Licence	Other
Independent living units	20	62	0	1
Serviced apartments	0	0	0	0
Villas or townhouses	0	0	0	0

Note from operator: *The information in this table is correct as at 31 March 2026. The village contains freehold units that are occupied by owner residents. Although not obliged to, an owner resident is entitled to choose whether to sell their unit as leasehold or freehold tenure. When a unit is sold on a freehold basis, the disclosure is individually prepared.*

5. Residents committee

Has a residents committee been established at the village under the *Retirement Villages Act 1986*? ☒ Yes ☐ No

Under the *Retirement Villages Act 1986*, residents of a village may elect to establish a residents committee to represent their interests and participate in village decision-making.

6. Onsite or attached residential or aged care home

Is there a residential or aged care home onsite or attached with the village? ☐ Yes ☒ No

If there is a residential or aged care home onsite or attached, entry is dependent on a resident being assessed as eligible for entry in accordance with the *Aged Care Act 2024* (Cth).

This assessment is conducted independently and eligibility for aged care services is determined according to the criteria set out in the *Aged Care Act 2024* (Cth). The registered provider of the residential or aged care home cannot set places aside for residents of the village.

***Notes from the operator**:*

- *The proprietor/operator of the village also cannot keep places in a residential or aged care home set aside for residents of the village.*
- *The proprietor/operator is not the registered provider of any residential or aged care home. Residents seeking entry to a collocated residential or aged care home would need to liaise directly with the registered provider of that home to secure entry.*

7. Village facilities and services

The list of services and facilities provided at the village and how they are funded is set out in Attachment 1 to this information statement.

The attachment includes details of:

- services and facilities funded by maintenance charges
- optional services, which are not funded by maintenance charges or rent and can be provided for an additional fee. The attachment must include costs of and restrictions on availability of optional services, and
- any other services or facilities available to residents and how they are funded.

8. Lifestyle and village rules

This section sets out key aspects of daily life in the village, including pets, gardening, and social activities, as influenced by the by-laws of the village. The full by-laws of the village are attached to a resident's contract.

Are there any restrictions on residents keeping pets? ☒ Yes ☐ No

If yes, provide details on restrictions below.

Any restrictions or conditions on pet ownership are available on request.

Are residents permitted to undertake gardening in areas adjacent to their premises? ☒ Yes ☐ No

Does the village organise regular social activities and events for residents? ☒ Yes ☐ No

Additional details:

There are restrictions on residents' and/or visitors' car parking in the village. Details of parking restrictions are available on request.

9. Planning permission for future developments

Are there any current planning permissions or approvals for future development, expansion or redevelopment of the village? ☐ Yes ☒ No

If yes:

Description of development	
Construction timeframes (anticipated start and finish dates)	

10. Security and emergency assistance systems

The village is equipped with the following security system

All external doors and garages are alarmed. Each alarm is connected to a paging system. The system is monitored 24 hours per day, 7 days per week.

The village is equipped with the following emergency assistance system

Emergency response system equipment is installed in common areas which allows residents to activate an emergency call when required, and each resident is provided with a wireless pendant. The emergency call system is monitored by an on-site call centre in accordance with agreed protocols. The emergency system is monitored 24 hours per day, 7 days per week.

11. Operator and proprietor exemptions

Is the operator or proprietor exempt from any of the provisions of the *Retirement Villages Act 1986* in relation to this village? ☐ Yes ☒ No

If yes:

Provision the exemption applies to	Description of the obligation the exemption applies to

12. Contracts and tenure

To become a resident of this village, a resident will be required to enter into one or more of the following contracts:

☐ **Residence** contract — This contract grants a resident the right to occupy a unit within the village.

☐ **Management** contract — This contract relates to the provision of services by the operator to a resident.

☒ **Combined residence and management contract —** This is a contract comprising both a residence and a management contract.

☐ **Optional services agreement —** A contract for additional services a resident may choose to receive (such as meals, cleaning, or personal care to the extent not funded by maintenance charges). This may be incorporated into a residence or management contract (or combined residence and management contract).

☐ **Other**
(for example, a contract for sale of land).

If other, please describe	

The village offers the following rights to occupy:

☐ **Owner Resident**	☒ **Non-Owner Resident**
An owner resident owns the premises, company shares or units in	The resident does not own the premises but is granted a right to occupy the premises on the following basis:

a trust which forms the basis of their right to occupy.	
☐ **Estate in fee simple**: A resident purchases a strata titled unit or a freehold lot in the village, becoming the registered proprietor. ☐ **Company title:** A resident purchases shares in a company that owns the village. That shareholding gives the resident the right to occupy a specific unit in the village. ☐ **Unit trust**: A resident purchases units in a unit trust that owns the village. That unitholding gives the resident the right to occupy a specific unit in the village.	☐ **Licence:** ☐ term…… or ☐periodic tenancy A resident has a licence to occupy a unit. The resident does not own the unit or land, but has a contractual right to reside there. ☒ **Lease –** ☒ term: 99 years or ☐ periodic tenancy A resident has a leasehold interest, but does not own the unit or the land. ☐ **Other**……

Note from the proprietor/operator*: The village also contains strata title units that are occupied by owner residents. Although not obliged to, an owner resident is entitled to re-sell their unit on freehold tenure. When a unit is to be re-sold by an owner resident on freehold tenure, a separate information statement will be prepared, and this information statement will not apply.*

13. Financial management

Details of the surplus/deficit in the annual accounts for the last 3 financial years:

Financial year ending	Surplus / deficit (and amount)	Comments
30 June 2026	Surplus $174,197	
30 June 2025	Surplus $169,953	
30 June 2024	Surplus $49,636	

14. Capital maintenance fund

Does the village have a capital maintenance plan? ☒ Yes ☐ No

Does the village have a capital maintenance fund? ☒ Yes ☐ No

If yes, balance at end of last financial year: $ N/A, as the capital maintenance fund was only established in the current financial year.

The current balance as at the date of this information statement is: $0

15. Owners corporation

Is any of the common property in the village vested in an owners corporation? ☒ Yes ☐ No

If yes, complete the following:

Name of owners corporation	Owners Corporation PS424172F – Concierge Bayside
Address for service of owners corporation	562 Bluff Road, Hampton VIC 3188
Description of common property	All of the common property in plan of subdivision no. PS424172F

Does the owners corporation have a maintenance plan? ☒ Yes ☐ No

Does the owners corporation have a maintenance fund? ☒ Yes ☐ No

If yes, balance at end of last financial year	$184,085

16. Insurance arrangements

The operator has provided details of the following insurance policies in respect of the village at Attachment 2 and attached certificates of currency:

☒ Public Liability Insurance

☒ Building Insurance (including reinstatement)

☒ Other insurances (please specify):

Associations Liability, Motor Vehicle Insurance

The operator recommends that residents take out their own insurance policies in relation to the following:

☒ The contents of their unit against loss, theft, damage or destruction

☒ Public liability claims brought as a result of any incident occurring in a resident's unit

☒ Any motorised mobility aid (mobility scooter or power wheelchair) that the resident uses. Residents may be required under their contract to arrange public liability insurance in relation to any motorised mobility aid.

☒ Other (please specify):

Workers compensation insurance for any employee or contractor engaged by a resident to carry out work or provide services on a resident's unit.

Does the operator have any funds set aside to insure against potential damage to the village? (self-insurance) ☒ Yes ☐ No

If yes:

Amount of funds set aside	$1,500,000
Nature of risk for which funds have been set aside	Property Insurance under $350,000 each and every claim.

17. Additional documents

The following documents are attached to this information statement:

☒ List of services and facilities provided by the operator at the village (Attachment 1) (mandatory)

☒ Certificates of currency for the insurances held by the operator and proprietor in respect of the village (Attachment 2) (mandatory)

☒ Foreign resident capital gains withholding clearance certificate (Attachment 5)

Part B: Village fees and charges

The fees outlined in this section apply to new residents. The purpose of this information is to inform prospective residents of the arrangements they would enter if they moved into the village.

A retirement village cannot charge new residents any fee that was not disclosed in the information statement.

***Note from the proprietor/operator**: Before you enter into your residence and management contract, you are able to select between three contract options. These options are:*

- ***Bond***
- ***Now***
- ***Later***

All amounts in this information statement are GST-inclusive, unless stated otherwise. Any payments made by you under your residence and management contract may be increased by the amount of GST payable.

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
Entry costs: paid before or on entering the village				
Waiting list fee	☐ Yes ☒ No	-	-	-
Is the waiting list fee refunded on entry?	☐ Yes ☒ No	-	-	-
Holding deposit	☒ Yes ☐ No	$3,000	On reserving a unit	
Entry payment	☒ Yes ☐ No	Varies based on contract option selected. See 'Further information'	On entry	The standard Entry Payment in the village is in the range of $345,000 to $990,000.

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
				The Entry Payment for your unit depends on the contract option you select. **Bond Contract** An Entry Payment of between $483,000 and $1,386,000, which is refundable when you leave. The Entry Payment is 140% of the standard Entry Payment for your unit. The above amounts do not include the Establishment Fee (see below). **Now Contract** The standard Entry Payment for your unit, which is refundable when you leave. This amount does not include the Upfront Management Fee (see below). **Later Contract** The standard Entry Payment for your unit, which is refundable when you leave.
Other entry fees or charges – specify:				

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
Establishment Fee (for a **Bond** contract)	☒ Yes ☐ No	3% of the Entry Payment	On entry	This amount is not refundable, except if you leave the village within the first 6 months under the Money Back Guarantee.
Upfront Management Fee (for a **Now** contract)	☒ Yes ☐ No	20% of the Entry Payment	On entry	This amount is not refundable, except if you leave the village within the first 6 months under the Money Back Guarantee. However, if your contract ends within the first 2 years, you will receive a partial refund of the Upfront Management Fee as follows: **Period from the Occupation Date to the Contract End Date** — **Percentage of the Upfront Management Fee refunded** Under the Money Back Guarantee, within the first 6 months (see note below) — 100% 2 years or less (unless the Money Back Guarantee applies) — 100% starting on the Occupation Date, reducing to

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
				<table><tr><td></td><td>0% on a pro-rata daily basis over the 2 year period starting on the Occupation Date.</td></tr><tr><td>More than 2 years</td><td>No refund</td></tr></table> **Definitions** For the purpose of calculating the portion of the Upfront Management Fee to be refunded to you: **Contract End Date** means the date your residence and management contract terminates or otherwise ends. **Occupation Date** means the earlier of the date your residence and management contract commences, and the date you commence occupation of your unit.

Notes from the operator:

- **Money Back Guarantee**: If you leave the village within the first 6 months under the Money Back Guarantee (as described in your residence and management contract), then the Establishment Fee or the Upfront Management Fee (as applicable) is fully refundable.

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
• No amounts are payable for stamp duty, registration fees or inclusion costs.				
Ongoing costs: paid while residing in the village				
Rent	☐ Yes ☒ No	-	☐ Weekly ☐ Monthly ☐ Annually	-
Maintenance charges	☒ Yes ☐ No	$1,017.42 to $1,424.39	☐ Weekly ☒ Monthly ☐ Quarterly ☐ Annually	These amounts: • are current to 30 June 2027 and will be updated annually with effect on each 1 July. • may change between the date of this information statement and commencement of the resident's contract.
Owners corporation fees	☐ Yes ☒ No	-	☐ Weekly ☐ Monthly ☐ Annually	-
Optional services charges	☒ Yes ☐ No	See 'Further information'	☐ Weekly ☒ Monthly ☐ Annually	Optional services charges will vary based on the services selected from time to time.
Capital maintenance fund contribution	☒ Yes ☐ No	$0 – See 'Further Information'	☐ Weekly ☐ Monthly ☐ Annually	The operator discloses that this amount is currently amalgamated into the maintenance charge. This amount may be separated from the maintenance charge as a separate amount in a future financial year, at which time it will be a separate payable amount.

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
Utility charges	☐ Yes ☒ No	See 'Further information'	When charged by the relevant supplier or the operator (as applicable)	Utilities (electricity, gas (if available), water and waste removal charges) are included in Maintenance Charges, so are not a separately paid amount.
Council rates	☐ Yes ☒ No	See 'Further information'	When charged by the relevant council.	Council rates are included in maintenance charges, so are not a separately paid amount.
Land taxes	☐ Yes ☒ No	-	☐ Weekly ☐ Monthly ☐ Annually	-
Other ongoing fees or charges – specify:				
• Special levy	☒ Yes ☐ No	Varies	See 'Further information'	The operator may charge a special levy if there are unexpected expenses such as major repairs. A special levy will only be charged if one has not been charged within the last 12 months.
Other costs:				
• Contents insurance	☒ Yes ☐ No	You are responsible for procuring contents insurance.	See 'Further information'	We recommend you have contents insurance in place. Your premium will be payable at the time agreed with your insurer. Insurance coverage of the outside of the unit is included in the maintenance charge.
• Other	☒ Yes ☐ No	See 'Further information'	See 'Further information'	Other costs may be payable under the contract in particular circumstances (e.g. if you cause damage to your home

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
				or village property, wrongly activate a fire or emergency response system, GST on certain payments etc). Please see the residence and management contract for full details.
Costs and entitlements on exit: when permanently leaving the village				
Deferred management fee (% of entry payment per year)	☒ Yes ☐ No (for a **Later** contract only; no deferred management fee applies for a **Bond** or **Now** contract)	See 'Further information'	On exit	**Later** **Contract** (only) The Deferred Management Fee is calculated by reference to the period from the **Entry Date** (being the earlier of the date your residence and management contract commences and the date you commence occupation of your unit) to the later of the **Contract End Date** (being the date your Residence and Management Contract terminates or otherwise ends) and the date vacant possession is given. If you leave the village within the first 6 months under the Money Back Guarantee, no Deferred Management Fee is payable. The Deferred Management Fee structure currently offered at the village is calculated as follows: **Period from the Entry Date to the later of the** | **Percentage of the Entry Payment**

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
				<table><tr><th>Contract End Date and the date vacant possession is given</th><th></th></tr><tr><td>1 Year or less (**Year 1**)</td><td>15% calculated on a daily basis over Year 1</td></tr><tr><td>2 years or less but more than 1 Year (**Year 2**)</td><td>15% for Year 1, plus 10% calculated on a daily basis over Year 2</td></tr><tr><td>3 years or less but more than 2 years (**Year 3**)</td><td>25% for Year 1 and Year 2 (inclusive), plus 10% calculated on a daily basis over Year 3</td></tr><tr><td>More than 3 years</td><td>35%</td></tr></table>
Resident receives a share of capital gain on exit	☐ Yes ☒ No	0%	n/a	You do not receive a share of capital gain on exit.
Resident is liable for a share of capital loss on exit	☐ Yes ☒ No	0%	n/a	You are not liable for a share of capital loss on exit.
Other exit fees or charges – specify:				
• Outstanding fees (such as maintenance	☒ Yes ☐ No	See 'Further information'	On exit	Other costs may be payable under the contract in particular circumstances.

Fee or charge	Non-owner resident	Amount, range or method of determining amount	When paid	Further information
charges and fees for optional services) • Costs of repairing or replacing anything in the village (including your unit) that you or your invitee have damaged or destroyed • Costs of any outstanding maintenance or repair work for which you are responsible • Alternative accommodation or aged care payments made on your behalf • Other amounts owed to the operator under the residence and management contract or any other agreements • GST (where applicable)				Please see the residence and management contract for full details.
Ad Hoc fees and fees for service				
Other one-off or ad-hoc fees or charges – specify:				
N/A				

Note from the proprietor/operator: *See Attachment 4 for details on how the exit entitlement is calculated.*

21. Attestation

Operator attestation	The operator attests that, to the best of the operator's knowledge, the information contained in this information statement is correct at the time it is provided.
Signed by Operator	
Print name	Ryan Davis, General Counsel – Seniors Living (the operator's agent/representative)
Date	7 October 2026

Proprietor attestation	The proprietor attests that, to the best of the proprietor's knowledge, the information contained in this information statement is correct at the time it is provided.
Signed by Proprietor	
Print name	Ryan Davis, General Counsel – Seniors Living (the proprietor's agent/representative)
Date	7 October 2026

Attachment 1: Services and facilities

Service or facility	Optional or mandatory	Fee for use (dollar figure or inc. in maintenance charge)	Further information and any restrictions
General Services provided to all residents (mandatory)			
Operate the village for the benefit and enjoyment of residents	Mandatory	Included in maintenance charge	
Engage staff and contractors necessary for the operation of the village, which may include a village manager, cleaning and maintenance personnel, security personnel, personal care and nursing personnel and/or relief personnel	Mandatory	Included in maintenance charge	
Manage the community areas and facilities	Mandatory	Included in maintenance charge	
Clean, maintain and repair the community areas and facilities	Mandatory	Included in maintenance charge	
Maintain and update safety and emergency procedures for the village	Mandatory	Included in maintenance charge	
Maintain the 24 hour emergency call system (if applicable)	Mandatory	Included in maintenance charge	
Monitor and eradicate pests (including termites) in the community centre	Mandatory	Included in maintenance charge	
Test, monitor and maintain fire-fighting and protection equipment in the village	Mandatory	Included in maintenance charge	
Manage all aspects of security at the village	Mandatory	Included in maintenance charge	
Maintain any licences required in relation to the village	Mandatory	Included in maintenance charge	
Arrange for secretarial, book-keeping, accounting and legal	Mandatory	Included in maintenance charge	

Service or facility	Optional or mandatory	Fee for use (dollar figure or inc. in maintenance charge)	Further information and any restrictions
services necessary for the operation of the village			
Pay operating costs in connection with the ownership and operation of the village	Mandatory	Included in maintenance charge	
Maintain insurances relating to the village that are contemplated by the residence and management contract that the operator deems appropriate	Mandatory	Included in maintenance charge	
Comply with the Retirement Villages Act 1986 (Vic)	Mandatory	Included in maintenance charge	
Supplying Meals *	Optional *	Included in maintenance charge *	See note at end of this Attachment 1.
Providing weekly heavy laundry services *	Optional *	Included in maintenance charge *	See note at end of this Attachment 1.
Facilities provided to all residents (mandatory)			

• Activities or games room
• BBQ area outdoors
• Community room or centre
• Dining room
• Gym
• Hairdressing or beauty room
• Library
• Medical consultation room
• Separate lounge in community centre
• Village bus
• Other:
  ○ Bar
  ○ Media room
  ○ Wellness centre
	Mandatory	Included in maintenance charge	Services provided at these facilities may be subject to user charges.

Optional and other services (not funded by maintenance charges)			

Service or facility	Optional or mandatory	Fee for use (dollar figure or inc. in maintenance charge)	Further information and any restrictions
Optional services available are: • Resident and visitor meals – lunch and/or dinner • Cleaning • Maintenance within the unit • Allied health • Hairdressing services • Arranging transport services	Optional	Fee for service — available on request from the village manager	**Changes to services**: The type, availability and price of optional services may change from time to time. Please contact the village manager for current details. **Additional services:** Additional services may be offered by third parties from time to time. **Aveo Home Care Services:** The operator's related party, Aveo Home Care Services Pty Ltd, also currently provides a range of additional services on a fee for service basis, subject to availability. In addition, you may be eligible to receive government funded services through this related party under the Commonwealth Home Support Program. Please see the village manager for further information. This related entity may change from time to time, or available additional services may be offered by a third party.
Total mandatory service and facility charges		**$**N/A (included in the maintenance charges in Part B above)	
Total optional and mandatory services and facilities charges		**$**N/A (varies depending on the optional services selected by you, if any)	

* **Note from the proprietor/operator:** Existing residents may receive daily meals, heavy laundry and internal cleaning services as part of their support services which is a component of their maintenance charges. These charges are higher than the maintenance for new residents given additional services are received. These support services are not compulsory for new residents. Meal packages, laundry services and cleaning services are available as optional services on a fee for service basis (see below). The availability of optional services at the village may change at any time without notice. Please refer to the village manager for further details.

Freedom Care Program: Existing residents in the village may be participants in the Freedom Care Program, which is not available for new residents. The Freedom Care Program incurs higher charges

and as part of this higher charge, residents receive 24/7, seven days per week, personal response to call bells in those residents' rooms. This service is not a general service and will be withdrawn at the time the last resident leaves the Freedom Care Program.

Attachment 2: Details of insurance policies

Public liability insurance

The nature of the risk insured against	☒ Injury to residents in common areas of the retirement village ☒ Injury to visitors or other third parties in common areas of the village ☒ Injury arising from the operation or management of the village (for example, maintenance works, services or activities organised by the operator) ☒ Damage to third party personal property in common areas of the village ☐ Injury or property damage occurring within a resident's private unit ☐ Other risks covered (please specify):
	Note from the proprietor/operator: *The insurance described in this table is public liability insurance. The above risks are only covered where the proprietor/operator (or another insured party) is legally liable for the relevant injury or damage.*
Name of insurer	Probitus Markel Insurance Company Chubb Insurance Australia Limited HDI Global SE
Amount insured	$150,000,000
Period of cover	31 May 2026 – 31 May 2027
Premium	$8,302
Excess	$50,000
Exclusions	Management liability, asbestos, aircraft and watercraft, war. Please request a copy of the Products Disclosure Statement for a full list of exclusions.
Other information:	The above insurance is held by Hydra RL TopCo Pty Ltd (Australia), Aveo Group Pty Ltd, Aveo Group Trust and Aveo Funds Management Pty Ltd on behalf of itself and other named entities, including the proprietor/operator.

Building insurance

The nature of the risk insured against	☒ Sudden damage to village property and shared buildings caused by insured events ☒ Sudden damage to residents' private units caused by insured event ☒ Insured events include: ☒ Fire ☒ Burst pipes or sudden water leaks ☒ Storm, wind or hail ☒ Vandalism ☒ Rainwater damage ☒ Flood ☐ Other risks covered (please specify):
Name of insurer	XL Insurance Company SE (AXAXL) AAI Limited trading as Vero Insurance HDI Global SE Australia Insurance Australia Limited trading as CGU Insurance AIG Australia Limited
Amount insured	$51,148,098
Period of cover	31 May 2026 – 31 May 2027
Premium	$41,120
Excess	$10,000
Exclusions	War, act of terrorism, pollution, erosion, subsidence, wear tear, faulty workmanship. Please request a copy of the Products Disclosure Statement for a full list of exclusions.
Other information	The above insurance is held by Hydra RL TopCo Pty Ltd (Australia), Aveo Group Pty Ltd, Aveo Group Trust and Aveo Funds Management Pty Ltd on behalf of itself and other named entities, including the proprietor/operator.

Other insurance (specify, and attach additional pages if needed)

The nature of the risk insured against	Associations Liability
Name of insurer	Vero Insurance
Amount insured	$5,000,000
Period of cover	31 May 2026 – 31 May 2027
Premium	$490
Excess	$2,500
Exclusions	Asbestos, bodily injury, employers liability, intentional misconduct. Please request A copy of the product disclosure statement for full list of exclusions.
Other information	The above insurance is held by Hydra RL TopCo Pty Ltd (Australia), Aveo Group Pty Ltd, Aveo Group Trust and Aveo Funds Management Pty Ltd on behalf of itself and other named entities, including the proprietor/operator.

Other insurance (specify, and attach additional pages if needed)

The nature of the risk insured against	Motor Vehicle Insurance
Name of insurer	CGU Insurance
Amount insured	Market Value
Period of cover	31 May 2026 – 31 May 2027
Premium	$690
Excess	$500
Exclusions	Lawful seizure, loss of use, pre-existing damage, theft of unlocked/ unsecured vehicle, structural, mechanical, electrical failure. Please request a Product Disclosure Statement for full list of exclusions.
Other information	The above insurance is held by Aveo Group Pty Ltd on behalf of itself and other named entities, including the proprietor/operator.

Attachment 2A: Certificates of insurance

See attached.

AON

Certificate of Currency

Date of Issue: 1 June 2026

Contact: Angela San Diego
Client Director
Commercial Risk Solutions
201 Kent Street, Sydney NSW 2000

t: 61 2 9253 8106
e: angela.san.diego@aon.com

We hereby certify that the under mentioned insurance policy is current as at the date of this certificate, please refer to the important notices below.

Policy Type (s)	(a) Industrial Special Risk (b) Public & Products Liability (c) Voluntary Workers Personal Accident
Insured (s)	Retirement Living Core Fund TopCo Pty Limited Including Retirement Management Group Pty Limited, Hydra RL TopCo Pty Ltd (Australia), Aveo Group Limited; Aveo Group Trust; Aveo Funds Management Limited; including their owned legal entities included in (but not limited to) those listed in the Village Details and Entities Register, including related Body Corporates and Owners Corporations
Insurer(s)	(a) Industrial Special Risks: 1. XL Insurance Company SE (AXAXL) 2. AAI Limited trading as Vero Insurance 3. HDI Global SE Australia 4. CGU Australia Pty Ltd t/as CGU Insurance 5. AIG Australia Limited (b) Public and Producst Liability: 1. Primary Layer - Probitas Syndicate 1492 2. First Excess Layer - Markel Insurance Company 3. Second Excess Layer - Chubb Insurance Australia Limited 4. Third Excess Layer - HDI Global SE (c) Voluntary Workers Personal Accident 1. Liberty Specialty Markets
Policy Number(s)	(a) Industrial Special Risks: 1. AU00015482PR26A 2. ISG280055323/DIG024557544 3. 880-01811270-14035

Further Information
Should you have any queries, please contact us on the details set out at the top of the page.

Important notes

- Aon does not guarantee that the insurance outlined in this Certificate will continue to remain in force for the period referred to as the Policy may be cancelled or altered by either party to the contract, at any time, in accordance with the terms of the Policy and the Insurance Contracts Act 1984 (Cth).
- Aon accepts no responsibility or liability to advise any party who may be relying on this Certificate of such alteration to or cancellation of the Policy.
- Subject to full payment of premium
- This certificate does not:
  - represent an insurance contract or confer rights to the recipient;
  - amend, extend or alter the Policy; or
  - contain the full policy terms and conditions

AON

4. 01R1088352/05A0327739
5. 280664/280665

(b) Public and Producst Liability:
1. CK783X25A141
2. CQ9073A26IAA
3. 02CE038526
4. 01811270-14080

(c) Voluntary Workers' Personal Accident
1. 2000295968

Period of Insurance	From: 4.00 pm 31/05/2026 Local Standard Time To: 4.00 pm 31/05/2027 Local Standard Time
Covering	(a) Building & Contents, Machinery Breakdown (b) Public and Products Liability (c) Injury to Voluntary Workers
Limits of Liability	(a) Building: $44,758,560 Contents: $619,997 Total: $45,378,557 Machinery Breakdown: $3,000,000 (b) $150,000,000 any one Occurrence and in the Aggregate in relation to Products Liability (c) Death and Capital Benefits – any one person: $250,000
Deductible	(a) $10,000 (b) $50,000 any one claim (c) 7 days
Situation of Risk	Concierge Bayside, 562 Bluff Road, Hampton, VIC, 3188

Further Information
Should you have any queries, please contact us on the details set out at the top of the page.

Important notes
- Aon does not guarantee that the insurance outlined in this Certificate will continue to remain in force for the period referred to as the Policy may be cancelled or altered by either party to the contract, at any time, in accordance with the terms of the Policy and the Insurance Contracts Act 1984 (Cth).
- Aon accepts no responsibility or liability to advise any party who may be relying on this Certificate of such alteration to or cancellation of the Policy.
- Subject to full payment of premium
- This certificate does not:
  - represent an insurance contract or confer rights to the recipient;
  - amend, extend or alter the Policy; or
  - contain the full policy terms and conditions

Attachment 3: Glossary of fees

Capital maintenance fund contribution: A portion of resident payments is set aside by the operator into a dedicated fund for future major repairs and maintenance of village infrastructure. The operator determines the required portion.

Contract check fee: The annual contract check, which summarises fees and exit position, must be provided free. An on-demand check is also free where the resident gives 28 or more days written notice of intention to leave.

Deferred management fee: A fee payable on exit, as a contribution toward the cost of services provided to the resident during their time in the village. It is calculated as a percentage of the entry payment, accruing daily based on length of residence. It cannot be charged where the resident leaves during the settling-in period or moves to another unit within the same village.

Entry payment: The main upfront payment for the right to live in the village. It may be a lump sum or fixed instalments. It may be fully or partly refunded when you leave (a repayable entry payment) or it may be non-refundable. It does not include rent, maintenance charges or optional service fees.

Exit entitlement: The amount paid back to the resident on exit. For non-owner residents, it starts with the repayable entry payment. For owner residents, it starts with the sale price of the unit. Any fees, outstanding charges and other deductible amounts are subtracted to give the final figure.

Holding deposit: A payment to reserve a specific unit before a residence contract is signed. It falls outside the standard entry payment rules and is regulated under the Sale of Land Act 1962 instead.

***Note from the proprietor/operator**: The holding deposit is dealt with as agreed between the parties and is not regulated under the Sale of Land Act 1962.*

Maintenance charge: A regular fee, usually weekly, fortnightly or monthly, covering village management, staff, facilities and common areas. It is capped each year in line with the all groups Consumer Price Index (CPI) for Melbourne in original terms published by the Australian Bureau of Statistics; and can only exceed that cap if residents approve a higher amount by special resolution.

***Note from the proprietor/operator:** The maintenance charge may, in certain circumstances, be increased above the CPI-adjusted cap without a special resolution of residents — for example, to the extent the increase represents rates, taxes or charges levied under an Act — as further detailed in section 38 of the Retirement Villages Act 1986 (Vic).*

Optional services charge: A fee for extra services a resident elects to use, such as meals or personal care, that are not part of the standard village offering. These charges cease on vacation of the premises or on the resident's death.

Owners corporation fee (owner residents only): Where the village has an owners corporation, owner residents pay a separate fee covering common property upkeep and insurance. This is in addition to the maintenance charge.

Rates and taxes: Government charges such as council rates and land tax on the village land. These may be passed on through the maintenance charge or charged separately, as set out in the contract.

Reinstatement costs (non-owner residents): non-owner residents must return the unit reasonably clean and in the same condition as when they moved in, allowing for fair wear and tear. Where this has not occurred, the operator may issue a written notice specifying the required works and their estimated cost. If not disputed within 21 days, the operator may carry out the works and charge the resident the reasonable cost.

Rent (non-owner residents): Some non-owner residents pay ongoing rent for the right to occupy their unit, in place of or in addition to an entry payment. Rent is treated separately from entry payments under the legislation.

Special levy: A one-off charge for unexpected major expenses. No more than one special levy may be charged in any 12-month period, and only where required by law, approved by residents by special resolution, or covered by the contract.

Utility charges: Charges for electricity, gas and water consumed by the resident. The method of calculation varies between villages and is set out in the contract.

Waiting list fee: A fee charged to join the village waiting list. It may or may not be refundable. The operator is required to state in the information statement whether a waiting list fee applies and whether it is refundable on entry.

Attachment 4: Exit entitlement information

Note from the proprietor/operator: *The proprietor/operator provides the following information about the exit entitlement payable to you by the proprietor/operator when you permanently leave the village.*

What will be paid to you

Bond Contract

- Repayment of the Entry Payment
- Repayment of the Establishment Fee, if you change your mind and leave the village within the first 6 months under the Money Back Guarantee.

Now Contract

- Repayment of the Entry Payment
- Repayment of:
  - 100% of the Upfront Management Fee, if you change your mind and leave the village within the first 6 months under the Money Back Guarantee; or
  - a portion of the Upfront Management Fee if your contract ends within the first 2 years, calculated as follows:

Period from the Occupation Date to the Contract End Date	Percentage of the Upfront Management Fee refunded
Under the Money Back Guarantee, within the first 6 months (see note below)	100%
2 years or less (unless the Money Back Guarantee applies)	100% starting on the Occupation Date, reducing to 0% on a pro-rata daily basis over the 2 year period starting on the Occupation Date.
More than 2 years	No refund

For the purpose of calculating the portion of the Upfront Management Fee to be refunded to you:

Contract End Date means the date your residence and management contract terminates or otherwise ends.

Occupation Date means the earlier of the date your residence and management contract commences, and the date you commence occupation of your unit.

Later Contract

- Repayment of the Entry Payment

What you will pay to us

When we repay you the relevant amount above, you will pay to us and we will set off against it:

- if you select a **Later Contract**, the Deferred Management Fee (unless you change your mind and leave the village within the first 6 months under the Money Back Guarantee); and
- any outstanding maintenance charges, fees for optional services or other amounts or charges payable under the contract, amounts payable in respect of renovation, repairs or restoration of the unit, and any accommodation payments made by us on your behalf to an approved provider of a residential care home in which you reside or propose to reside, or an alternative accommodation provider.

When your exit entitlement will be paid to you

Your exit entitlement is paid by the earliest of:

- 14 days after receipt of the next entry payment;
- 14 days after the next resident takes possession of the unit; and
- 6 months from the date your residence and management contract ends and vacant possession is given.

However, if you leave the village within the first 6 months after the Money Back Guarantee (as described in your residence and management contract), then the repayment date is 14 days after your residence and management contract ends and you give vacant possession.

Attachment 5: Foreign Resident Capital Gains Withholding Clearance Certificate

See attached

Australian Government
Australian Taxation Office

RETIREMENT LIVING CORE FUND TOPCO PTY LTD
LEVEL 14 275 GEORGE ST
SYDNEY NSW 2000

ATT: DAVID DAVENPORT

Our reference: 7166432488791
Phone: 13 28 66

16 January, 2026

Your foreign resident capital gains withholding clearance certificate

- Purchasers are not required to withhold and pay an amount
- Provide a copy to the purchaser and retain a copy for your records

Hello,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below.

Notice number	7166432488791
Vendor name	RETIREMENT LIVING CORE FUND TOPCO PTY LTD
Clearance Certificate Period	16 January, 2026 – 15 January, 2027

This clearance certificate also applies to the following members of the income tax consolidated group or multiple entry consolidated group (listed below) of which you are the head company or provisional head company.

This certificate applies to you and to any member listed below, whether acting in your own capacity, or in the capacity as the trustee of any trust.

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely

Emma Rosenzweig
Deputy Commissioner of Taxation

NEED HELP

Learn more about foreign resident capital gains withholding at **ato.gov.au/FRCGW**

CONTACT US

In Australia? Phone us on **13 28 66**

If you are calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00am and 5:00pm Australian Eastern Standard time, Monday to Friday.

ABN	ENTITY NAME
99687509235	RETIREMENT LIVING CORE FUND TOPCO PTY LTD
44087887938	ALBION FLOUR MILL PTY LTD
17010750955	AUST-WIDE MINI STORAGE PTY. LTD.
94157812989	AVEO CHINA PTY LTD
34087435827	AVEO CLAYFIELD PTY LTD
76104492515	AVEO CLEVELAND (NO.2) PTY LTD
83010643937	AVEO CLEVELAND GARDENS PTY. LIMITED
18103413270	AVEO CLEVELAND PTY LTD
59609081156	AVEO CONNECT PTY. LTD.
42010463000	AVEO DURACK PTY LTD
59097530900	AVEO EXTRA CARE SERVICES PTY LTD
40609262900	AVEO FOOD SERVICES PTY. LTD.
17089800082	AVEO FUNDS MANAGEMENT LIMITED
28010729950	AVEO GROUP LIMITED
75061421565	AVEO HEALTHCARE LIMITED
22604625185	AVEO HOME CARE SERVICES PTY LTD
60621987344	AVEO LABRADOR PTY LTD
55010668943	AVEO LEISURE SERVICES PTY LTD
42010567629	AVEO LINDSAY GARDENS MANAGEMENT PTY LIMITED
21617106028	AVEO MT BARKER PTY LIMITED
99615388497	AVEO NEWSTEAD HOLDINGS PTY LIMITED
37123218799	AVEO NORTH SHORE RETIREMENT VILLAGES PTY LTD
NO ABN	AVEO PAGEWOOD PTY LTD
15616478721	AVEO PALMWOODS PTY LTD
82009746043	AVEO REAL ESTATE PTY LTD
78069131111	AVEO RETIREMENT HOMES (NO 2) PTY LTD
53097530937	AVEO RETIREMENT HOMES (SALES & MARKETING) PTY LTD
51061603718	AVEO RETIREMENT HOMES LIMITED

58664638706	AVEO RETIREMENT LIVING PTY LTD
98169583000	AVEO SANCTUARY COVE PTY LTD
24169583126	AVEO SOUTHERN GATEWAY PTY LTD
32127602886	AVEO SPRINGFIELD PTY LTD
54370227987	AVEO SPRINGFIELD TRUST
99074468429	AVEO TASMANIAN RETIREMENT LIVING MANAGEMENT PTY LTD
92010471815	AVEO THE DOMAIN RETIREMENT COUNTRY CLUB PTY LTD
43120438842	B/P ASSET PTY LTD
45120438851	B/P LAND PTY LTD
47120438860	B/P SUB LAND PTY LTD
96085547100	BANOOL ROAD PTY LTD
98007289438	BANORA POINT RETIREMENT VILLAGE PTY LTD
46053112897	BANORA POINT VILLAGE MANAGEMENT SERVICES PTY. LTD.
63125611592	BIG HEPHER JV PTY LTD
32007319495	BOTANIC GARDENS MANAGEMENT SERVICES PTY. LTD.
62007070064	BOTANIC GARDENS RETIREMENT VILLAGE PTY. LTD.
20005838399	CAMDEN DOWNS MANAGEMENT SERVICES PTY. LTD.
45005838442	CAMDEN DOWNS RETIREMENT VILLAGE PTY. LTD.
61128444100	CANDLESTICK BIDCO PTY LIMITED
51128444119	CANDLESTICK HOLDCO PTY LIMITED
12010727821	CARMIST PTY. LTD.
61118265704	CARRUM DOWNS JV PTY LTD
30077293362	CHERRY TREE APARTMENTS (HOLDINGS) PTY LTD
34077293380	CHERRY TREE APARTMENTS (MANAGEMENT SERVICES) PTY LTD
26077293344	CHERRY TREE APARTMENTS PTY LTD
26006665809	CHERRY TREE GROVE MANAGEMENT SERVICES PTY. LTD.
44006554472	CHERRY TREE GROVE RETIREMENT VILLAGE PTY. LTD.
51087246795	CLASSEY PTY. LTD.
27010633539	DATA PLAN PTY. LTD.

93070673040	DIAMDALE INVESTMENTS PTY. LTD.
21122820900	EDRINGTON PARK LIFESTYLE SERVICED APARTMENTS (MANAGEMENT SERVICES) PTY LTD
63123890353	EDRINGTON PARK LIFESTYLE SERVICED APARTMENTS PTY LTD
48006946541	EDRINGTON PARK RETIREMENT VILLAGE PTY. LTD.
99007133842	EDRINGTON PARK VILLAGE MANAGEMENT SERVICES PTY. LTD.
57119956679	EVO-CON PTY LTD
73010950008	F.P. INVESTMENTS PTY. LTD.
52006564601	FARMCOTE PROPRIETARY LIMITED
50003199031	FERNBANK DEVELOPMENTS PTY LTD
26003055169	FERNBANK MANAGEMENT PTY LTD
95128114689	FKP AMERICAN HOLDINGS PTY LTD
91117185789	FKP ANN STREET PTY LIMITED
57145973815	FKP CAMBERWELL HOLDINGS PTY LTD
19010750964	FKP COMMERCIAL DEVELOPMENTS PTY LTD
23121450815	FKP COMMUNITIES PTY LTD
84009910098	FKP CONSTRUCTIONS PTY LTD
21388090856	FKP CORE PLUS DEVELOPMENT TRUST
21117185805	FKP CORE PLUS DEVELOPMENTS PTY LIMITED
98126565562	FKP CORE PLUS PERSOONIA PTY LTD
33127491052	FKP CORE PLUS TWO PTY LTD
28009746632	FKP DEVELOPMENTS PTY LTD
99117185761	FKP GOLDEN KEY PTY LIMITED
22000767797	FKP HOLDINGS PTY LTD
61099743030	FKP LIFESTYLE (AUSTRALIA) PTY LTD
49007312638	FKP LIFESTYLE (DEVELOPMENT) PTY LTD
43062622673	FKP LIFESTYLE (REAL ESTATE) PTY LTD
27005867596	FKP LIFESTYLE PTY LTD
79123042759	FKP MACKAY TURF FARM NO 1 PTY LTD
81123042768	FKP MACKAY TURF FARM NO 2 PTY LTD

20001360121	FKP MAITLAND DEVELOPMENTS PTY LTD
49124588521	FKP MAITLAND PROPERTIES PTY LTD
88122068375	FKP OVERSEAS HOLDINGS PTY LTD
80117185681	FKP QUEEN STREET PTY LIMITED
71010422241	FKP RESIDENTIAL DEVELOPMENTS PTY LTD
22127028988	FKP SJYC PTY LTD
67010176431	FLOWER ROOF PTY. LTD.
48087978676	FORMICA PTY LTD
17097238312	FOUNTAIN COURT LIFESTYLE SERVICED APARTMENTS (HOLDINGS) PTY LTD
15097238303	FOUNTAIN COURT LIFESTYLE SERVICED APARTMENTS (MANAGEMENT SERVICES) PTY LTD
44098183389	FOUNTAIN COURT LIFESTYLE SERVICED APARTMENTS PTY LTD
55007298544	FOUNTAIN COURT MANAGEMENT SERVICES PTY. LTD.
57007326007	FOUNTAIN COURT RETIREMENT VILLAGE PTY. LTD.
53603394556	FREEDOM AGED CARE BANORA POINT (OPERATIONS) PTY LTD
33602394052	FREEDOM AGED CARE BENDIGO (OPERATIONS) PTY. LTD.
41602393779	FREEDOM AGED CARE BENDIGO (PROPERTIES) PTY. LTD.
99606196990	FREEDOM AGED CARE CLAYFIELD (OPERATIONS) PTY. LTD.
23010738459	FREEDOM AGED CARE CLAYFIELD (PROPERTIES) PTY LTD
45602395353	FREEDOM AGED CARE COFFS HARBOUR (OPERATIONS) PTY. LTD.
67602395068	FREEDOM AGED CARE COFFS HARBOUR (PROPERTIES) PTY. LTD.
17602396485	FREEDOM AGED CARE DROMANA (OPERATIONS) PTY. LTD.
79602396305	FREEDOM AGED CARE DROMANA (PROPERTIES) PTY. LTD.
70605030304	FREEDOM AGED CARE FAIRWAYS (OPERATIONS) PTY LTD
42605030626	FREEDOM AGED CARE FAIRWAYS (PROPERTIES) PTY LTD
79602392692	FREEDOM AGED CARE GEELONG (OPERATIONS) PTY. LTD.
88602392290	FREEDOM AGED CARE GEELONG (PROPERTIES) PTY. LTD.
11603384658	FREEDOM AGED CARE INTELLECTUAL PROPERTY PTY. LTD.
57601202617	FREEDOM AGED CARE KAWANA (PROPERTIES) PTY LTD
60603399453	FREEDOM AGED CARE LAUNCESTON (OPERATIONS) PTY. LTD.

34603399784	FREEDOM AGED CARE LAUNCESTON (PROPERTIES) PTY. LTD.
51603399855	FREEDOM AGED CARE MORAYFIELD (OPERATIONS) PTY. LTD.
70603399935	FREEDOM AGED CARE MORAYFIELD (PROPERTIES) PTY. LTD.
68611753818	FREEDOM AGED CARE PROPERTIES PTY LTD
39601196963	FREEDOM AGED CARE PTY LTD
89603550152	FREEDOM AGED CARE REDLAND BAY (OPERATIONS) PTY. LTD.
22603551935	FREEDOM AGED CARE REDLAND BAY (PROPERTIES) PTY. LTD.
53606196730	FREEDOM AGED CARE ROCHEDALE (OPERATIONS) PTY. LTD.
75606196445	FREEDOM AGED CARE ROCHEDALE (PROPERTIES) PTY. LTD.
21602543475	FREEDOM AGED CARE TAMWORTH (OPERATIONS) PTY. LTD.
67602543671	FREEDOM AGED CARE TAMWORTH (PROPERTIES) PTY. LTD.
85606196927	FREEDOM AGED CARE TANAH MERAH (OPERATIONS) PTY. LTD.
49606196712	FREEDOM AGED CARE TANAH MERAH (PROPERTIES) PTY. LTD.
32601201263	FREEDOM AGED CARE TOOWOOMBA (OPERATIONS) PTY LTD
19601200837	FREEDOM AGED CARE TOOWOOMBA (PROPERTIES) PTY LTD
30005838380	HANANEEL NOMINEES PTY. LTD.
22009720610	HOME FINANCE PTY. LTD.
68114338466	HUNTERS GREEN MANAGEMENT SERVICES PTY LTD
38107006520	HUNTERS GREEN RETIREMENT LIVING PTY LTD
88635013857	HYDRA RL BIDCO PTY LTD
95635013446	HYDRA RL HOLDCO PTY LTD
NO ABN	HYDRA RL MEP PTY LTD
36635012323	HYDRA RL TOPCO PTY LTD
70113191067	KINGSTON GREEN LIFESTYLE SERVICED APARTMENTS (MANAGEMENT SERVICES) PTY LTD
66113191049	KINGSTON GREEN LIFESTYLE SERVICED APARTMENTS PTY LTD
87052934013	KINGSTON GREEN MANAGEMENT SERVICES PTY LTD
41052933892	KINGSTON GREEN RETIREMENT VILLAGE PTY LTD
11640867867	MINKARA PTY LTD
42102758163	NTONIO PTY LTD

49055265033	OAK TREE APARTMENTS MANAGEMENT SERVICES PTY LTD
38055377654	OAK TREE APARTMENTS PTY LTD
37005838406	OAK TREE HILL MANAGEMENT SERVICES PTY. LTD.
41005838424	OAK TREE HILL PTY. LTD.
94004817225	OAK TREE LIFESTYLE SERVICED APARTMENTS PTY LTD
16129778507	PEREGIAN SPRINGS SHOPPING CENTRE PTY LTD
74002720407	PITTWATER PALMS MANAGEMENT PTY. LIMITED
62002688039	PITTWATER PALMS PTY LTD
82667555624	REDMOND PARK CO PTY LTD
58002180065	REGENCY SERVICES PTY LTD
75678315190	REGIONAL HOME CARE SERVICES PTY LTD
NO ABN	RESIDENCE CUSTODIAN PTY. LTD
11010860278	RESIDENCE MANAGEMENT PTY. LTD.
97687509226	RETIREMENT LIVING CORE FUND HOLDCO PTY LTD
69078287402	RETIREMENT SERVICES AUSTRALIA (R.S.A.) PTY. LTD.
60119264872	RETIREMENT VILLAGES AUSTRALIA PTY LTD
44119974819	RETIREMENT VILLAGES GROUP MANAGEMENT PTY LTD
80119974597	RETIREMENT VILLAGES GROUP R.E. PTY LTD
NO ABN	RIDGEWOOD ESTATES PTY. LTD.
81120918149	RIVER KAT PTY LTD
27006323913	ROSEVILLE LIFESTYLE SERVICED APARTMENTS (HOLDINGS) PTY LTD
39060251774	ROSEVILLE LIFESTYLE SERVICED APARTMENTS (MANAGEMENT SERVICES) PTY LTD
67060474277	ROSEVILLE LIFESTYLE SERVICED APARTMENTS PTY LTD
73006606426	ROSEVILLE MANAGEMENT SERVICES PTY. LIMITED
52070892009	RSA REAL ESTATE PTY. LTD.
98125043923	RVG (BETHANY) PTY LTD
11125043996	RVG (CENTENNIAL) PTY LTD
15125043950	RVG (HOLLYWOOD STAGE 1) PTY LTD
44125044064	RVG (HOLLYWOOD STAGE 2) PTY LTD

36125044028	RVG (WEEROONA) PTY LTD
75125043889	RVG (WYVERN) PTY LTD
61123199851	RVG FINANCE PTY LTD
31128458695	RVG FUNDING CO PTY LIMITED
48003580596	RVG LIFESTYLE PTY LTD
61003527562	RVG MOSMAN VILLAGES PTY LTD
63003527571	RVG PITTWATER PALMS PTY LTD
86003523171	RVG RESIDENTIAL DEVELOPMENTS PTY LTD
23003429829	RVG RESIDENTIAL PTY LTD
59123199842	RVG SYDNEY HOLDINGS PTY LTD
40123060793	RVG SYDNEY PTY LTD
75097876107	RVG VICTORIA CATERING PTY LTD
61115979970	RVG VICTORIA GROUP PTY LTD
85004935013	RVG VICTORIA HOLDINGS PTY LTD
11004938390	RVG VICTORIA REAL ESTATE PTY LTD
98004938381	RVG VICTORIA RETIREMENT VILLAGES PTY LTD
24154886987	RVGM HOLDINGS PTY LIMITED
41604453545	RVNZ INVESTMENTS PTY LTD
12115721652	SACKVILLE GRANGE MANAGEMENT SERVICES PTY LTD
97006975980	SKEYER DEVELOPMENTS PTY. LTD.
36098104708	SPRINGTHORPE MANAGEMENT SERVICES PTY. LTD.
23098104655	SPRINGTHORPE VILLAGE PTY. LTD.
52124684546	SPV SYDNEY PTY LTD
17087016975	STARWISP PTY LTD
84667555633	STREETON PARK CO PTY LTD
99110951169	SUNBURY VILLAGE MANAGEMENT SERVICES PTY. LTD.
39629730418	SWFP PTY LIMITED
97001012193	THE MANORS OF MOSMAN PTY LTD
NO ABN	THE RVG FERNBANK UNIT TRUST

97457246341	THE TRUSTEE FOR ANN STREET TRUST
29155003229	THE TRUSTEE FOR AVEO DURACK UNIT TRUST
92067392292	THE TRUSTEE FOR AVEO GROUP TRUST
NO ABN	THE TRUSTEE FOR AVEO LABRADOR TRUST
75642341388	THE TRUSTEE FOR AVEO MT BARKER TRUST
97191828845	THE TRUSTEE FOR AVEO NEWSTEAD TRUST
61895577523	THE TRUSTEE FOR AVEO PAGEWOOD TRUST
78404496652	THE TRUSTEE FOR AVEO PALMWOODS TRUST
87299509380	THE TRUSTEE FOR AVEO SANCTUARY COVE TRUST
99734086724	THE TRUSTEE FOR AVEO SOUTHERN GATEWAY TRUST
79340029507	THE TRUSTEE FOR AVEO ST CLAIR TRUST
87046053408	THE TRUSTEE FOR B/P ASSET TRUST
83150336386	THE TRUSTEE FOR B/P LAND TRUST
97667619190	THE TRUSTEE FOR B/P SUB LAND TRUST
97612516547	THE TRUSTEE FOR CHARD'S BUILDING TRUST
21542684303	THE TRUSTEE FOR CHERRY TREE GROVE MANAGEMENT SERVICES UNIT TRUST
96428751951	THE TRUSTEE FOR CLOUDLAND DEVELOPMENT TRUST
12649937810	THE TRUSTEE FOR DATA PLAN UNIT TRUST
58611036880	THE TRUSTEE FOR ESPLANADE UNIT TRUST
29230471782	THE TRUSTEE FOR FESTIVAL TRUST
87390922556	THE TRUSTEE FOR FKP COMMERCIAL PROPERTY TRUST
39376694075	THE TRUSTEE FOR FKP COMMERCIAL PROPERTY TRUST NO 2
25976803481	THE TRUSTEE FOR FKP COMMERCIAL PROPERTY TRUST NO 3
34243109419	THE TRUSTEE FOR FKP CORE PLUS TRUST
47912881263	THE TRUSTEE FOR FKP CORE PLUS TRUST TWO
54502743680	THE TRUSTEE FOR FKP CP2 ACCESS TRUST
13906937401	THE TRUSTEE FOR FKP PIP (EA) TRUST
68144724990	THE TRUSTEE FOR FKP UNITHOLDER MACKAY TURF FARM TRUST
37843045194	THE TRUSTEE FOR FORRESTER PARKER HOLDING TRUST

75884659261	THE TRUSTEE FOR FOUNTAIN COURT LIFESTYLE SERVICED APARTMENTS UNIT TRUST
70527740363	THE TRUSTEE FOR FREEDOM AGED CARE BANORA POINT PROPERTY TRUST
96213187865	THE TRUSTEE FOR FREEDOM AGED CARE BENDIGO PROPERTY TRUST
29441268137	THE TRUSTEE FOR FREEDOM AGED CARE COFFS HARBOUR PROPERTY TRUST
75939118649	THE TRUSTEE FOR FREEDOM AGED CARE DROMANA PROPERTY TRUST
35451659870	THE TRUSTEE FOR FREEDOM AGED CARE FAIRWAYS PROPERTY TRUST
62688408752	THE TRUSTEE FOR FREEDOM AGED CARE GEELONG PROPERTY TRUST
22123367869	THE TRUSTEE FOR GOLDEN KEY TRUST
43955005830	THE TRUSTEE FOR GOLDEN MILE TRUST
30566931936	THE TRUSTEE FOR NORTH SHORE RETIRMENT VILLAGES TRUST
88443253340	THE TRUSTEE FOR PEREGIAN SPRINGS SHOPPING CENTRE TRUST
95051572104	THE TRUSTEE FOR PIP NO.2 TRUST
36136688421	THE TRUSTEE FOR PIP NO.3 TRUST
82480587994	THE TRUSTEE FOR QUEEN STREET TRUST
13554931834	THE TRUSTEE FOR REDMOND PARK RV TRUST
24625280966	THE TRUSTEE FOR ROCKLEA INDUSTRIAL TRUST
88650151721	THE TRUSTEE FOR ROSEVILLE LIFESTYLE SERV UNIT TRUST
44060125836	THE TRUSTEE FOR RVG FUNDING TRUST
78610084237	THE TRUSTEE FOR RVG HOLDING TRUST
38725791316	THE TRUSTEE FOR SPV SYDNEY PROPERTY TRUST
31247350064	THE TRUSTEE FOR STREETON PARK RV TRUST
15438566320	THE TRUSTEE FOR THE CARE MARKETING UNIT TRUST
36819077031	THE TRUSTEE FOR THE CHANDOS STREET TRUST
70311527322	THE TRUSTEE FOR THE CROYDON DEVELOPMENT UNIT TRUST
50897535012	THE TRUSTEE FOR THE OAK TREE LIFESTYLE SERVICED APARTMENTS UNIT TRUST
68659654670	THE TRUSTEE FOR THE RVG MANORS OF MOSMAN TRUST
96590281168	THE TRUSTEE FOR THE RVG PITTWATER PALMS TRUST
15679072599	THE TRUSTEE FOR THE RVG RESIDENTIAL DEVELOPMENT TRUST
25074659969	THE TRUSTEE FOR THE RVG RETIREMENT ENTERPRISES TRUST

56188593435	THE TRUSTEE FOR TRIPLE ZERO TRUST
94093816607	THE TRUSTEE FOR U.S. SENIOR LIVING PROPERTY TRUST
27001811586	THE TRUSTEE FOR U.S. SENIOR LIVING TENANT TRUST
47971784468	THE TRUSTEE FOR WILLIAMS STREET TRUST
65603399097	FREEDOM AGED CARE BANORA POINT (PROPERTIES) PTY LTD
76260680047	THE TRUSTEE FOR FREEDOM AGED CARE TAMWORTH PROPERTY TRUST