

End of Trip Facility Overview and Terms and Conditions

Facility Overview

To promote corporate health and wellbeing the new facilities which are open to all Twenty8 Freshwater Place onsite tenants via their security access cards include:

- A green marked entry/exit bicycle travel lane(s) from Waterfall Lane and relocated boom gate.
- Luxury and spacious Male, Female, and All Gender change rooms including showers, towel service, grooming stations with hair straighteners, hairdryers and ironing facilities
- A large separate ventilated Drying Room
- Refreshment Area including a biophilic designed Green Wall
- An enclosed cage with 194 central varied bicycle park racks.
- 394 secure lockers within three locker areas including Male, Female and All Gender including DDA facilities.

The facility design provides a modern and neutral amenity Zone. A real-life biophilic vertical garden punctuates the otherwise natural tones of timber and terracotta wrapping the entry, bringing life to this inspiring underground space. Evoking a tranquil sense of Zen, the minimalist Japanese-inspired design elevates Twenty8's Freshwater Place's position as a high-end commercial building that provides unparalleled quality and service for its tenants.

Additional information and guidance on facility usage

We highlight that the All Gender Lockers are of the strict use for storage purposes only. This area is not for the use of a change room facility. If a person that is allocated a locker in this area and needs to use the shower or change room facility, they will be required to gather their belongings and utilise the facilities in either the Male, Female or All Gender/Disabled facilities. We need to ensure all people are respectful of one another.

All tenants will be responsible for their own personal items and belongings including bicycles. Building Management and the Building Owners will not be responsible for any item that is lost or stolen. Please refer to the terms of use for more information. These should be shared with any tenant users. All tenant locker users will be required to be part of the online portal to be kept updated.

Casual Booking Lockers for onsite Tenant Staff only: We advise that a proportion of lockers will be available on a casual basis for a monthly or six-monthly use for a fee bookable through online tenant community portal. The initial cost per casual lockers will commence at \$30 plus GST for a monthly booking and \$100 plus GST for a six-monthly booking.

There will be a limited number of casual lockers, and once allocation is exhausted, interested tenants will be put on a waiting list for the next available locker.

If for any reason, a tenant changes their mind, or leaves the company there will be no refund for the locker.

Building Management reserves the right to relocate any locker at any time.

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Terms of Use

The current terms of use of the facility are noted below for all users. This will also be listed on the portal:

End of Trip Facilities means collectively and separately, the change rooms including drying room, the bicycle racks, showers and locker facilities that service the Building located in the Basement of the Building and forming part of the Common Areas;

End of Trip Facilities

#.1 Use

- (a) The Building contains the End of Trip Facilities.
- (b) The End of Trip Facilities are shared by the Building occupants.
- (c) The employees of the Tenant are permitted to use the End of Trip Facilities.
- (d) The employees of the Tenant must not use the End of Trip Facilities in a manner that is offensive, causes nuisance or endangers persons or property of any nature.
- (e) Any damage to the End of Trip Facilities caused or contributed by the employees of the Tenant (whether directly or indirectly) must be rectified by the Tenant at its Cost in a timely manner.
- (f) Use of the End of Trip Facilities is subject to this Lease and the Rules.

#.2 Risk

The Tenant acknowledges and agrees that:

- (a) the Landlord bears no risk and owes no liability to the Tenant or the employees of the Tenant or any other person directly or indirectly connected with the Tenant or the employees of the Tenant in respect of their use of or presence in the End of Trip Facilities; and
- (b) the Landlord may close the End of Trip Facilities at any time with no notice in its absolute discretion.

#.3 Closure of End of Trip Facilities

The Tenant acknowledges and agrees that the Landlord may close the End of Trip Facilities at any time with no notice in its absolute discretion, provided that such closure applies to all tenants of the Building and that the End of Trip facilities are re-opened as soon as reasonably possible.

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