

“Free” Accommodation Information Sheet

Mantra Hindmarsh Square Managed Investment Scheme ARSN 089 814 193

How many free nights am I entitled to?

As an Owner in the Scheme you are entitled to 14 nights “free” accommodation per annum in your apartment. This is subject to certain restrictions including availability.

Your annual “free” accommodation entitlement is not cumulative and commences on 1 March each year, which corresponds to the opening day of the hotel. Any nights remaining unused at 28 February each year cannot be carried forward to the following year.

How do I make a reservation?

“Free” accommodation stays at Mantra must be arranged as follows:

- You must provide a reasonable notice period (not less than 7 days) prior to the proposed date you wish to stay. You should make your request by completing the **“Free” Accommodation Request Form** and emailing it to: hindmarsh.rec@mantra.com.au
- “Free” accommodation request forms are available on our website at www.lexden.com.au
- “Free” accommodation requests will not be accepted if they are not on the standard form.

Are there limits to which nights I may stay?

Approval of your request is subject to availability at the Hotel Operator’s absolute discretion. The Hotel Operator assesses your “free” accommodation request and determines availability based on 1) the hotel’s current occupancy levels at the time of your request and 2) their projected occupancy level for that particular night(s). This means that they may not approve your request in anticipation of being fully booked. For example, high occupancy is generally expected when there are special events on in Adelaide, e.g. AFL game night at Adelaide Oval, Superloop Adelaide 500, Fringe, Adelaide Fashion Festival, Test Cricket etc.

If the Hotel Operator determines that “free” accommodation is not available due to high occupancy, they may give you the option to reserve a room at 50% off rack rate or another discounted or special rate.

The Hotel Operator's decision is final and no negotiations will be entered into.

Will I be able to stay in my own apartment?

Use of your own apartment may be requested but is not guaranteed as it may already be reserved by the Hotel Operator or may be set aside in anticipation of last minute reservations during the period you wish to stay.

If your apartment is not available, you will be booked into an equivalent room where possible. You may choose to stay in a different room type, which should be noted on your request form. We will inform you of additional charges that apply to upgrading when your stay is confirmed.

If the accommodation is free why must I still pay charges?

The suite is provided free of the accommodation charge to you as an Owner in the Scheme. However, the Hotel Operator will still incur some expenses during your stay. Accordingly, the Hotel Operator has set standard charges for these items which are set out below.

Further, you will be required to pay for other services you use which are charged separately to guests at the Hotel such as mini-bar, laundry, restaurant, in-room dining and telephone. Any other consumables will be charged to your account at the end of your stay.

Due to GST laws on supply to associates, GST is payable on the market value room rate of the apartment.

“Free” Accommodation Charges

GST	
Studio Suite	\$12.76 per night
1 Bedroom	\$13.35 per night
Parkview Suite (Queen/Single)	\$14.40 per night
2 Bedroom (Queen/2 Singles)	\$17.03 per night
2 Bedroom (Queen/Queen)	\$17.03 per night
Cleaning	
All room types	\$48.00 per 3 nights
Utilities	
All room types	\$12.00 per stay

Special Requests

Rollaway bed	\$40.00 per night
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I own a carpark, am I entitled to free use when I stay?

If you own a car park in the Scheme, you may use it for free when you stay in your apartment. This is subject to the same rules of availability as the “free” accommodation as detailed above.

If you do not own a car park in the Scheme, you can book a car park at a special rate of \$15 per day.

You are not permitted to use your car park when you are not staying at the hotel.

Tax implications

If you use your “free” accommodation entitlement, the apartment will not be considered used for the purpose of producing assessable income during this period. Income tax deductions are only allowable to the extent that they are incurred in earning assessable income.

This means that the expenses of both the Scheme and the Owner will need to be apportioned as there will be a number of days during the period that the apartment is not income producing. We will determine a reasonable basis for this apportionment when calculating your assessable income.

Feedback

Any feedback regarding your stay at the hotel should be directed to our office at the earliest opportunity. It is important that we are made aware of your feedback as it will assist us with monitoring the performance of the Hotel Operator.