

Facility General Conditions.

March 2026

BOQ 
SPECIALIST

About this document

This *document* forms part of your *facility agreement* with us.

Your *facility agreement* is made up of a number of documents:

- these *General Conditions*;
- the *Facility Details* that apply to you, and
- each *Schedule* listed in your *Facility Details*.

These documents should be read together.

You should also carefully read the terms of any *securities* listed under the “Security” section of your *Facility Details* and any other *securities* given in connection with this *facility agreement*.

Other important documents that you should read

Further conditions which may be relevant to the use of your account are:

- BOQ Specialist Fee Schedule for Commercial Contracts;
- BOQ Specialist Break Costs Fact Sheet; and
- the terms and conditions of any bank account or electronic banking service in connection with the *facility*.

All these documents apply as amended from time to time. The most recent versions are available at www.boqspecialist.com.au or may be requested from us.

How to read this document

In this document a reference to:

- ‘we’, ‘us’, ‘our’ or ‘BOQ Specialist’ is a reference to BOQ Specialist – a division of Bank of Queensland Limited ABN 32 009 656 740 and Australian credit license 244616.
- ‘Fee Schedule for Commercial Contracts’ is a reference to the BOQ Specialist Fee Schedule for Commercial Contracts.
- ‘Break Costs Fact Sheet’ is a reference to the BOQ Specialist Break Costs Fact Sheet available at www.boqspecialist.com.au/important-information.
- ‘Online banking’ is a reference to the BOQ Specialist internet banking services available at www.boqspecialist.com.au. These services are governed by the BOQ Specialist Online Banking Terms and Conditions that you agree to when registering for online banking services. You can obtain a copy of the BOQ Specialist Online Banking Terms and Conditions at www.boqspecialist.com.au under the ‘other services tab’ or from us at no charge by calling our Client Service Centre on

1300 160 160 or +61 2 9293 2121 if calling from outside Australia.

- ‘Electronic Banking Terms and Conditions’ is a reference to the BOQ Specialist Online Banking Terms and Conditions’.

The meaning of words printed *like this* and some other key words are explained in these *General Conditions*.

This document is divided into different parts. Different parts apply depending on the type of *facility* you have. Your *Facility Details* sets out the type of *facility* you have.

Part A sets out general conditions that apply to all *facilities* including your *facility*.

Part F sets out additional conditions that apply if your *facility* is a *Large Business Transaction*. These terms apply in addition to the terms in Part A and other Parts of these *General Conditions*. **We will tell you in the *Facility Details* if your *facility* is a *Large Business Transaction*.**

The other Parts of these *General Conditions* set out additional conditions that apply depending on the type of *facility* you have.

They are:

Part B: Business Term Loan

Part C: Business Overdraft

Part D: Market Rate Loan

Part E: Bank Guarantee Facility

The Banking Code of Practice may also apply to your *facility*.

The Banking Code of Practice applies to banking services provided to customers who are individuals or small businesses, each as defined in it.

We will comply with the Banking Code of Practice, where it applies to the banking services we provide to you.



WARNING

Break costs may be payable if a *break cost event* is taken to have occurred on your *fixed rate business term loan, interest prepaid fixed business term loan, fixed rate market rate loan, variable rate market rate loan, interest prepaid market term loan or interest capitalised market rate loan*. These *General Conditions* (together with the Break Costs Fact Sheet and the Fee Schedule for Commercial Contracts) provide details of when *break costs* may be payable and how they are calculated. Please read them carefully as *break costs* can be many thousands of dollars.

If you have any complaints in relation to this document:

Our service commitment

At BOQ Specialist, we are committed to providing our customers with innovative banking solutions and the best customer service experience.

Resolution of problems is a priority for us. If at any time our service does not meet your expectations, we would like you to let us know.

How to contact us

If you have a complaint, there are a number of ways to contact us:

- Contact your dedicated finance specialist
- Call us on 1300 160 160, 24 hours a day, 7 days a week
- Complete the online complaints form at www.boqspecialist.com.au/feedback
- Contact our Customer Relations Department via:
Email: customer.relations@boqspecialist.com.au
Call: 1800 663 080
Write to: Customer Relations
Reply Paid 2258
Brisbane QLD 4001
- We understand that some situations can bring about financial stress, including illness or injury and changes to employment. If you are experiencing financial difficulties, please contact us to discuss options and solutions.

How will your complaint be handled?

If we cannot solve your problem on the spot, we will let you know who is handling your complaint and how long it is likely to take for it to be resolved.

For further information about how we handle complaints, ask our friendly staff for a copy of our complaint guide or alternatively download a copy available on our website.

What to do if you feel your complaint has not been resolved

If you're unhappy with our response, you can approach the Australian Financial Complaints Authority (AFCA). AFCA provides a free and independent complaint resolution service for financial services. To contact them you can:

Call: 1800 931 678

Email: info@afca.org.au

Online: www.afca.org.au

Write to: GPO Box 3
Melbourne VIC 3001

The Australian Securities and Investments Commission (ASIC) has an information line: 1300 300 630. You can use this number to make a complaint and obtain further information about your rights.

Contents

Part A: All Facilities.	1	General	18
How you use the facility	2	21. Dealing with rights under this facility agreement	18
1. What must happen before you can use the facility	2	22. Disclosure of information	18
2. Conditions of use	3	23. Consents	19
3. Representations and warranties	4	24. Manager	19
What you must pay and when	6	25. Currency conversions	19
4. What you must pay	6	26. Setting off money	19
5. Repayments and other payments	6	27. Multiple accounts	19
6. Establishing accounts and accounting for transactions	7	28. Certificates	19
Additional amounts you must pay	8	29. Prompt performance	19
7. Fees and charges	8	30. How we may exercise our rights	20
8. Costs	8	31. Administrative matters	20
9. GST	8	32. Changes	20
10. Indemnity	8	33. Compensation for unforeseen circumstances	21
11. Break costs	8	34. Illegality or impossibility	22
12. Undertakings	10	35. If any part of this facility agreement is unenforceable	22
Default	12	36. Your obligations and our rights are unaffected	22
13. When you are in default	12	37. Reinstatement of rights	22
14. What happens when you are in default	13	38. Indemnities	22
15. Default fees and rates	13	39. Power of attorney	22
Other matters	15	40. Trustee provisions	23
16. Reducing or cancelling the facility limit	15	41. Insurance	24
17. Facility reviews and changes to your margin	15	42. Valuers and consultants	24
18. Expired facilities	16	43. Other security interests	24
19. Additional requirements for progressive draw facilities	16	44. Consent to telephone recording	24
20. Additional requirements for construction finance facilities	16	45. Notices, other communications and serving documents	24
		46. Banking code of practice and other code or legislation	25
		47. Governing law	25
		48. Ending this facility agreement	25
		49. Further information	26
		50. Our recommendations	26
		51. Commissions	26
		52. PPSA law	26
		How to interpret this facility agreement	27
		53. Meaning of words	27
		54. Interpretation	33

Part B: Business Term Loan.	35	Part E: Bank Guarantee Facility.	50
1. What must happen before you can use the facility	36	1. Additional conditions of use	51
2. Payments	36	2. Payments	51
3. Repayment type	36	3. Termination or cancellation of bank guarantee	51
4. Switching your repayment type	36	4. Payment of bank guarantee	51
5. Interest	36	5. Preservation of liability	52
6. Fixed business term loan	37	6. Ending this facility	52
7. Variable business term loan	37		
8. Interest prepaid fixed business term loan	37	Part F: Large Business Transactions.	53
9. Switching facility type	38	1. Indemnity	54
10. Repaying early	39	2. When you are in default	54
11. Redrawing amounts	39	3. Margin review	55
Part C: Business Overdraft.	41	4. Reducing or cancelling the facility limit or ending the facility	55
1. What must happen before you can use the facility	42	5. Changes to facility	55
2. The facility limit	42	6. More than one account	56
3. Repayments	42		
4. Annual percentage rate	42		
5. Interest	42		
Part D: Market Rate Loan.	43		
1. What must happen before you can use the facility	44		
2. Payments	44		
3. Interest	44		
4. Variable market rate loan	44		
5. Fixed market rate loan	45		
6. Interest prepaid market rate loan	45		
7. Interest capitalised variable market rate loan	46		
8. Switching facility type	46		
9. Interest period	46		
10. Repaying early	47		
11. Redrawing amounts	48		
12. Fees payable under clauses 10 and 11	49		
13. Financial markets transactions	49		

Part A: All Facilities.

This Part A applies to all *facilities* and should be read together with the *Facility Details* and each *Schedule* specified in your *Facility Details*.

If your *Facility Details* specify that your *facility* is a *Large Business Transaction*, Part F applies in addition to Part A.

Depending on the type of *facility*, Part(s), B, C, D or E of the *Facility General Conditions* also apply.

How you use the facility

1. What must happen before you can use the facility

- 1.1 We will only allow you to use the *facility* (or any part of it) if the following conditions are either met, in a form and substance reasonably satisfactory to us, or waived by us in writing:
- a. the title to each *security property* (where relevant) is satisfactory to us;
 - b. we are satisfied that you have an adequate and appropriate insurance policy for any *security property* that applies to your *facility* for its full insurable value and the policy notes our interest;
 - c. all searches, certificates, reports and consents we request relating to a *security property* have been provided, are satisfactory to us, and you have paid our costs incurred in obtaining them;
 - d. when your *facility* is to refinance an existing loan, you have given us a written payout figure from your outgoing financier as at the *drawdown date* and at settlement of your *facility* we have received any releases of *security interests* that we require;
 - e. when any *security property* is, or is intended to be, the subject of any subdivision or amalgamation prior to settlement of your *facility*, you have given us 14 days written notification that the plans of subdivision or amalgamation, and the certificates of title, have been registered;
 - f. when any *security property* is part of a *shared scheme*, the *governing body* has any insurance policy that the law requires it to have, together with building unit cover over the whole of the building. We must be satisfied that the level of any insurance cover for the policy is adequate;
 - g. we are satisfied with any additional enquiries we have made, acting reasonably, about you or any *security property*;
 - h. we are satisfied with any credit reference check undertaken by us on a *debtor/guarantor*;
 - i. we have received any valuation reports we request from a valuer approved by us, the reports are satisfactory to us, and you have paid our costs incurred in obtaining them;
 - j. we have received written confirmation from your accountant that your financial accounts are in order, that you have complied with all of your accounting and reporting obligations including your obligations in respect of *GST*, and that all *taxes* and employee entitlements (including superannuation and *PAYE*) are up to date;
 - k. we have received evidence to our satisfaction (acting reasonably) that all relevant council, water and other rates, *taxes* or charges for each *security property* (where relevant) are paid up to date;
 - l. we have received, executed by you, the *Facility Details* (including each *Schedule*), each *security* and related documents (such as title documents);
 - m. if you intend to use the *facility* for the purchase of any real property, we have received a copy of the contract of sale executed by the parties;
 - n. if you are leasing any *security property*, we have received a copy of the lease;
 - o. nothing has happened since you applied for the *facility* which would constitute a *change of credit*;
 - p. when a *guarantee* is being given as a *security*:
 - i. we have confirmed that each *guarantor* has received a copy of the *facility agreement*, the *guarantee*, and all relevant documentation required to be provided under the Banking Code of Practice (where it applies) or legislation;
 - ii. if we have requested *guarantor* certificates of independent legal advice, we have received a certificate for each *guarantor* that the certificate is requested for; and
 - iii. if we have requested *guarantor* certificates of independent financial advice, we have received a certificate for each *guarantor* that the certificate is requested for, from that *guarantor's* financial adviser or accountant;

- q. where you are a company, you have given us a copy certified by one of your directors, or by your secretary, of the minutes of your board of directors containing evidence of resolutions authorising you to execute this *facility agreement* and the *securities* and to perform your obligations under them;
- r. if you are entering this *facility agreement* as a trustee of a trust or a *debtor/guarantor* is entering into a *security* as a trustee of a trust, we have received a copy of the trust deed certified as being complete, correct and up to date and the terms of that trust deed are satisfactory to us;
- s. we have received to our satisfaction all other documentation or information we reasonably require, including satisfaction of any special conditions stipulated in the *Facility Details*, and any other settlement requirement we specify has been complied with;
- t. you have paid up to date all fees specified in the *Facility Details* and all other amounts payable under this *facility agreement*;
- u. for a *progressive draw facility*, you have done all the things required by clause 19 of this Part A;
- v. for a *construction finance facility*, you have done all the things required by clause 20 of this Part A;
- w. you have provided us with evidence that you have paid or will pay at settlement of your *facility* any debts we have informed you in writing that we require you to pay;
- x. to the extent that they are relevant, you are complying with all other terms and conditions in this *facility agreement*, including any special conditions stipulated in the *Schedule*;
- y. we are satisfied that the representations and warranties in clause 3 of this Part A are correct and not misleading at that date, and if not correct or where there is any misrepresentation, this would not constitute a *change of credit*;
- z. we have completed all customer identification procedures and due diligence required under laws relating to anti-money laundering and counterterrorism financing; and
- aa. you are not a *proscribed person*

- 1.2 If you sign this *facility agreement* you will be bound by it. If you do not wish to proceed with your *facility* and you have not drawn down on the *facility* you may terminate the *facility* or this *facility agreement*. If you do so, we will require payment of all fees and charges incurred by us before termination, including any application fee stipulated in the *Facility Details*.
- 1.3 If you have a *facility* to which Part B, C, D, E or F relates, there may be additional requirements that must be satisfied before we allow you to use the *facility*. Please refer to these other Parts.

2. Conditions of use

- 2.1 We require you to:
 - a. give us reasonable notice of the timing of any drawing or give us reasonable notice if you want to use a *facility*. The amount of notice that you must give us for a particular *facility* is stipulated in the relevant Part applying to that *facility*;
 - b. comply with any specific drawdown requirements specified in each *Schedule* or in the relevant Part applying to that *facility*;
 - c. meet all special conditions and all financial, reporting and other covenants stipulated in the *Facility Details*; and
 - d. if required by a *Schedule*, complete a *request notice* or any other document we may require from time to time. These forms and notices:
 - i. must be in the form we require from time to time;
 - ii. must be signed by an *authorised officer*; and
 - iii. are irrevocable.
- 2.2 Whenever we receive a *request notice*, we may:
 - a. provide the type of financial accommodation requested by you in the notice or request; or
 - b. provide any other type of financial accommodation as you and we agree.

We do not have to provide you with the type of financial accommodation requested by you. Acting reasonably we can consent or refuse to provide any type of financial accommodation you have requested.

- 2.3 Unless we agree otherwise in writing, you may use a *facility* only for the purpose specified in the *Schedule* for that *facility*.
- 2.4 You may only use the *facility* if:
- a. the *facility* remains current and has not expired;
 - b. all representations, warranties and declarations made in this *facility agreement* remain correct and are not misleading, to the best of your knowledge and belief;
 - c. you have complied with all special conditions, covenants and undertakings in this *facility agreement*;
 - d. we have received all other information and documentation we have requested;
 - e. the drawdown on the *facility* will not cause the *facility limit* or *reduced facility limit* to be exceeded; and
 - f. any *request notice* provided is in a form, and contains information, that meets our requirements.
- 2.5 You cannot use the *facility* if you are in *default* under this *facility agreement*.
- 2.6 In addition to any other clause in this *facility agreement*, you acknowledge that we may delay, block or refuse to make a payment or take any other action where we reasonably consider it necessary to do so in order to avoid a breach of *Australian sanctions law* or *international sanctions law*.

3. Representations and warranties

- 3.1 You represent and warrant (except in relation to matters disclosed to us and accepted by us in writing) that:
- a. neither you nor, if you are a corporation, any director breaches any law or any obligation to another *person* by signing any *arrangement with us* or entering transactions or performing obligations under them;
 - b. (if you are a corporation), you have been incorporated in accordance with the laws of the place of your incorporation and you validly exist under those laws;
 - c. you have power to carry on your business;
 - d. you have full capacity and power and have obtained all authorisations necessary for you to enter into this *facility agreement*, to comply with your obligations and exercise your rights under it, and allow this *facility agreement* to be enforced;
 - e. you benefit by entering into this *facility agreement* and the transactions contemplated by it;
 - f. you are not aware of any circumstances that cause you to believe that the *security* is not in full force and effect;
 - g. you are not aware of any circumstances which may prevent you from repaying the *total amount owing* in accordance with this *facility agreement*;
 - h. you do not have any reasonable grounds to suspect that you or any of your *related bodies corporate* are *insolvent* or likely to become *insolvent*;
 - i. you are not in *default* under this *facility agreement*, any *security interest*, or other agreement or undertaking to which you are a party with us or any court order which binds you;
 - j. you are not aware of any potential event of *default* (however described) which by the giving of notice, lapse of time or both would constitute a *default* under this *facility agreement*, any *security interest* or other agreement with us;
 - k. there is no pending or threatened legal proceeding affecting you or any of your assets before a court, authority, commission or arbitrator where a decision against you would constitute a *change of credit*;
 - l. all the information provided to us in connection with this *facility agreement* and the securities is true and is not misleading to the best of your knowledge and belief;
 - m. all financial reports, statements and accounts and all other financial information provided to us give a true and fair view of your state of affairs and the results of your operations as at the date of the account, report or information;
 - n. unless otherwise stated in this *facility agreement*, you are not signing any arrangement with us as a trustee of any trust or settlement; and
 - o. you will not do, or omit to do, anything that would cause us to breach *Australian sanctions laws* or *international sanctions law*.

- 3.2 You also give the representations and warranties in clause 3.1 of this Part A in respect of any *debtor/guarantor* and any information provided to us by a *debtor/guarantor* to the best of your knowledge and belief.
- 3.3 You must tell us whenever anything happens which prevents you from repeating any one or more of the representations and warranties in clauses 3.1 and 3.2 of this Part A and you repeat these representations and warranties before:
- a. we provide any amount to you under any *arrangement with us*;
 - b. you acknowledge that another agreement is to be an *arrangement with us*; and
 - c. you consent to us providing financial accommodation to another *person* which is guaranteed by you under an *arrangement with us*.

What you must pay and when

4. What you must pay

- 4.1 You must pay us the *total amount owing* as stipulated in this *facility agreement* including:
 - a. interest (if any) under a *facility* as stipulated in this *facility agreement*;
 - b. our fees and charges as stipulated in this *facility agreement* and the Fee Schedule for Commercial Contracts and any government or third party fees and charges payable in connection with the *facility* or any *security*;
 - c. our *costs* as stipulated in this *facility agreement* (including clause 8 of this Part A); and
 - d. any other money that you owe us under this *facility agreement* or any *security*.
- 4.2 In the absence of receipt of funds by any other payment method permitted by this *facility agreement*, you authorise us to automatically debit amounts owing under this *facility agreement* to your *nominated account*, your *facility account* or any other account in your name held with us, or as agreed between you and us. You acknowledge that the terms and conditions applicable to your *nominated account* or other account apply to all amounts debited to that account in accordance with this *facility agreement*.
- 4.3 Where there is failure to pay amounts that are debited to your *nominated account* or other account in accordance with this *facility agreement* (for example, where those amounts overdraw your account or exceed your available credit), the unpaid amounts will continue to be a liability due and payable by you under this *facility agreement*.
- 4.4 If there are insufficient funds or available credit in the *nominated account* to be debited in accordance with clause 4.2 of this Part A, we may at our discretion either:
 - a. overdraw your *nominated account* by debiting the amount due; or
 - b. debit the amount due or any part of it to your *facility account*. If you are in *default* because we have debited your *facility account*, clauses 14 and 15 of this Part A will apply.

- 4.5 If we overdraw your account in the manner described in clause 4.4(a) of this Part A, we may at any time and at our discretion, subsequently reverse any debit (or any part of any debit) made to the account and re-debit that amount to your *facility account* or any other account in your name held with us.
- 4.6 You can contact us for information on current standard fees and charges and any interest rates.

5. Repayments and other payments

- 5.1 In the absence of *default*, you must pay the *facility amount owing* on or before the last day of the *term*. If you *default*, you must pay the *total amount owing* on the date it becomes due for payment under clause 14 of this Part A. Upon it falling due and payable, the *facility amount owing* or the *total amount owing* (as appropriate) may, at our discretion, be debited from your *facility account* to your *nominated account* or retained in your *facility account*.
- 5.2 Where you have a *business term loan* or *market rate loan*:
 - a. the *facility limit* or *reduced facility limit* is not fully drawn; or
 - b. early payments have been made in accordance with clause 10 of Part B or clause 10 of Part D,and this has caused the *balance owing* on your *facility* to be less than the amount of a *reduction* or *special reduction*, you must pay the *balance owing* on the *facility* instead. The *facility limit* or *reduced facility limit* will still be reduced by the amount of the *reduction* or *special reduction*.
- 5.3 Payments made after a day ends may not be credited to your account until the next *business day*.
- 5.4 If you are in *default* or you have not specified how an amount is to be applied, we may use any payment we receive under or in accordance with this *facility agreement* to reduce the *total amount owing* on any of your accounts in any order we choose without notice to you. If we do this you must still make any *repayments* or other payments due under this *facility agreement*. If we are obliged by law or this *facility agreement* to pay the money in a particular way, then we will do so. We will provide you with details of how we have applied any such payments upon request from you.

- 5.5 If Part D applies, *reductions* or *special reductions* on your *market rate loan* will be automatically debited to your *nominated account*.
- 5.6 You may make all other *reductions*, *special reductions*, *repayments* or other payments to us in any of the ways we tell you. Unless this *facility agreement* specifically provides otherwise, ways in which you may make these payments include via internet banking. If you choose to make any payments by internet banking these payments will be subject to our Electronic Banking Terms and Conditions which are disclosed to you at the time you receive these *General Conditions*.
- 5.7 If you make any *reductions*, *special reductions*, *repayments* or other payments by direct debit and we debit the relevant account when there are insufficient funds in it, then the direct debit may be reversed and you will be regarded as not having made the payment.
- 5.8 If this *facility agreement* does not otherwise specify the manner or time of payment of an amount owing under this *facility agreement* you must pay us that amount in the manner and when we ask for it.
- 5.9 If the due date for the payment of any interest or a principal amount:
- is not a *business day* or;
 - doesn't exist in that particular month (e.g. the 29th, 30th or 31st);
- you must pay the amount due:
- for a *business term loan* on the last *business day* prior to the due date;
 - for a *market rate loan* refer to clause 2 of Part D;
 - for a *business overdraft* on the next *business day* after the due date.
- 6.2 We may assign any date we consider reasonably appropriate to a debit or credit of an account (except that, in the case of a debit, the date must not be earlier than the date on which the relevant transaction occurs).
- 6.3 We will credit payments to an account as soon as practicable after we receive them. This is not necessarily the same day that you pay. For example, cheque proceeds will be credited to your account subject to clearance. If a cheque is subsequently dishonoured the payment to which it relates will be treated as not having been paid.
- 6.4 We may subsequently adjust debits and credits to an account, and the *balance owing* on any account, so as to accurately reflect the legal obligations of you and us (for example, because of an error or because a cheque is dishonoured). If we do this, we may make consequential changes (including to interest charges).
- 6.5 If a law requires you to deduct an amount in respect of *taxes* from a payment under an *arrangement with us* with the result that we would not actually receive on the due date the full amount provided for under the *arrangement with us*, then:
- you agree to deduct the amount for the *taxes* (and any further deduction applicable to any further payment due under paragraph (c) below);
 - you agree to pay an amount equal to the amount deducted to the relevant authority in accordance with applicable law and give the original receipts to us; and
 - if the amount deducted is in respect of *accountable taxes*, the amount payable is increased so that, after making the deduction and further deductions applicable to additional amounts payable under this clause, we are entitled to receive (at the time the payment is due) the amount we would have received if no deductions had been required.

6. Establishing accounts and accounting for transactions

- 6.1 You authorise us to open any accounts as required in connection with a *facility* and debit amounts to them in accordance with this *facility agreement*.

Additional amounts you must pay

7. Fees and charges

- 7.1 You must pay us:
- a. all fees and charges stipulated in the Fee Schedule for Commercial Contracts, the *Facility Details* in the circumstances described in the *Facility Details* and any other changed or new fee or charge notified to you;
 - b. an amount equal to any government charges and duties under this *facility agreement*, calculated in accordance with the relevant legislation. These are payable by you whether or not you are primarily liable for such charges and duties; and
 - c. all third party fees and charges payable in connection with your *facility* or any *security*.
- 7.2 You authorise us to debit these fees and charges to your *nominated account*, *facility account* or to any other account held in your name with us. We may do so on or after the date we pay them or the date they become due or payable by you or us. We do not have to tell you first, however, we will provide you with details of such amounts upon request from you.

8. Costs

- 8.1 You must pay us for
- a. our reasonable costs, and any *receiver's* reasonable costs and remuneration, in arranging, administering and terminating this *facility agreement*, any *security*, another *arrangement with us* and any transactional documentation in connection with them (including giving and considering consents, variations, discharges and releases, producing title documents, or enforcing, attempting to enforce or taking any other action in connection with our or any *receiver's* rights);
 - b. any *taxes* payable in connection with this *facility agreement*, any *security* or other *arrangement with us*.

You must pay us these amounts within ten *business days* after we ask. We can also debit any of these amounts to any other account in your name with us.

9. GST

- 9.1 Unless otherwise expressly stated, all amounts referred to in this *facility agreement* do not include GST.
- 9.2 To the extent (if any) that GST is payable in respect of all or any part of a supply made by a party under or in connection with this *facility agreement* (including any indemnity or reimbursement amount), the consideration to be provided for that supply is increased by an amount equal to the GST payable by the supplying party.

10. Indemnity

- 10.1 You indemnify us against, and must pay us on demand for any liability, direct loss or reasonable costs we suffer or incur:
- a. if you *default* under this *facility agreement* (in which case you will also be liable for any loss arising because we require payment of the *total amount owing* on your *facility agreement* earlier than its due date); or
 - b. if you do not pay us the *total amount owing* on your *facility agreement*.

You have to pay these amounts within ten *business days* after we ask.

- 10.2 Your liability under this indemnity excludes any liability, loss or costs caused by our mistake, error, fraud, negligence or willful misconduct or the mistake, error, fraud, negligence or willful misconduct of our employees, officers, contractors or agents or any *receivers* we appoint.

11. Break costs

- 11.1 A *break cost event* is taken to have occurred if:
- a. you have a *fixed business term loan* and you break your *fixed rate period* by:
 - i. paying the *facility amount owing* in full;
 - ii. paying more than your minimum *repayments* plus the *extra payment limit* in any 12-month period;
 - iii. changing your *repayment type*; or
 - iv. changing your *facility type* to a *variable business term loan*;
 - b. you have a *variable market rate loan* or an *interest capitalised variable market rate loan* and you:

- i. pay the *facility amount owing* in full or in part (including any payment that is categorised as a *current available credit*) on a day that is not an *interest payment date* or the last day of the *term*;
 - ii. change your *facility type* on a day that is not an *interest payment date*;
 - iii. change your *variable rate period* or *fixed rate period* on a day that is not an *interest payment date*;
- c. you have a *fixed market rate loan* and you:
- i. pay the *facility amount owing* in full or in part (including any payment that is categorised as a *current available credit*) on any day other than the last day of the *fixed rate period*;
 - ii. change your *facility type* to another *facility type*; or
 - iii. change your *fixed rate period* on any day prior to the expiration of your current *interest period*;
- d. you are required to make *reductions* or *special reductions* and a payment to be made in accordance with those *reductions* or *special reductions* is not made during a *fixed rate period* or is changed at your request during a *fixed rate period*; or
- e. you *default* on a *facility* during a *fixed rate period*, and the *total amount owing* has become due for payment.
- 11.2 If a *break cost event* occurs and we calculate that *break costs* apply, you may be charged a break cost administration fee in addition to the amount of the *break costs*.
- 11.3 To work out whether you need to pay us *break costs* we will use a formula. This formula is an estimate of our loss as a result of the *break cost event*.
- 11.4 The formula in general terms calculates what you will need to pay us if our current wholesale interest rate for the remaining *fixed rate period* is lower than the original wholesale interest rate.
- 11.5 The wholesale interest rate is the rate at which we determine we can get fixed rate funds from the money market on the relevant day. The wholesale interest rate does not include any *margin*.
- 11.6 The formula, among other things, takes into account:
- a. the wholesale interest rate that applied on the first day of the *fixed rate period* in which the *break cost event* occurs (the original wholesale interest rate);
 - b. the wholesale interest rate for the remaining part of the *fixed rate period*, using rates which apply at the time the *break cost event* occurs (the current wholesale interest rate);
 - c. the amount of principal that was paid during your *fixed rate period* or the amount of principal outstanding at the time the *break cost event* occurs;
 - d. the *extra payment limit* (if any) we allow you to prepay before we impose *break costs*;
 - e. the amount of any unpaid interest, fees and charges and any *default* interest which was debited to your accounts in respect of the *facility*;
 - f. the timing, dollar amount and frequency of any *repayments*, *reductions* or *special reductions* required under the *facility*; and
 - g. the remaining *fixed rate period*.
- 11.7 The formula compares the value of the foregone payments at the original wholesale interest rate and at the current wholesale interest rate. The difference between these two values is adjusted to account for the time value of money.
- 11.8 When using this formula, we may assume the wholesale interest rate which applies on the date of calculation is the current rate on the date the *break cost event* occurs.
- 11.9 We will notify you of the amount of *break costs* calculated by us in accordance with the formula. The amount notified will constitute the *break costs* for the relevant *break costs event*. You will need to pay us the break cost administration fee and the *break costs* (if any) when the *break cost event* occurs. If you do not pay these costs we may debit them to your *facility account*, *nominated account* or any other account held in your name with us.
- 11.10 We will not pay you a benefit if the wholesale interest rate for the remaining *fixed rate period* is higher than the original wholesale interest rate.
- 11.11 You can find out the amount of any *break costs* before causing a *break cost event* to occur by contacting us. You will not be charged a break cost administration fee for this unless a *break cost event* occurs.

12. Undertakings

Information

- 12.1 If you are not a corporation, you must supply us with the following information:
- a. a copy of your tax return if requested by us; and
 - b. all financial reports, statements and accounts and all other financial information required by the special conditions (if any) in the *Facility Details*.
- 12.2 If you are a corporation, you must supply us with the following information:
- a. a copy of your annual tax return, accountant-prepared financial statements and tax portal statements for all group entities if requested by us; and
 - b. any notification of change of officeholders; and
 - c. details of any notice received from the Australian Securities and Investments Commission in connection with any offence or alleged offence, promptly after that notice is given and in any event within five *business days*;
 - d. if you are listed on a stock exchange, a copy of each release or notice you give the stock exchange or any notice received from the stock exchange in connection with any offence or alleged offence, promptly after that notice is given to the stock exchange and in any event within five *business days*; and
 - e. all financial reports, statements and accounts and all other financial information required by the special conditions (if any) in the *Facility Details*.
- 12.3 If we ask, you undertake to supply us with any other information we reasonably require about or documents relating to:
- a. meeting your obligations under any *arrangement with us*;
 - b. any *security property*;
 - c. your financial affairs or business
 - d. if you are a corporation, the financial affairs or business of any of your *related entities* that affect your ability to meet your obligations under any *arrangement with us*; or
 - e. the financial affairs or business of any *debtor/guarantor* that affect your ability to meet your or their obligations under any *arrangement with us*.

Financial undertakings

12.4 You must:

- a. not, without our consent:
 - i. give any *security interests* over the *security property*;
 - ii. provide financial accommodation to a *related entity*;
 - iii. permit financial accommodation to remain owing to you by a *related entity*; or
 - iv. satisfy any financial accommodation you now or in the future owe to a *related entity*;
 - v. (if you are a corporation), pay any dividend, make any distribution or provide any loan otherwise than in the ordinary course of business;
- b. not deposit money with a *person* in circumstances where the money is not repayable unless you perform obligations (including to pay money) to that *person*; and
- c. provide written particulars within five *business days* of any financial accommodation you obtain from any party other than us.

If you are a corporation, you must ensure that none of your subsidiaries do anything which you have undertaken not to do under this clause where doing so would affect your ability to meet your obligations under any *arrangement with us*.

Your business

12.5 You must:

- a. conduct your business (including collecting debts owed to you) in a proper, orderly and efficient manner; and
- b. not, without our consent, cease conducting your business or change the general character of any business you conduct (or threaten to do any of these things).

Authorisations

12.6 You must:

- a. obtain, renew on time and comply with the terms of each authorisation necessary for you to enter into the *arrangements with us*, observe obligations under them and allow them to be enforced; and

- b. obtain, renew on time and comply with the terms of each authorisation necessary for you to use the *security property* for its current purpose and, if we ask, use your best efforts to obtain permission to use the *security property* for any purpose we reasonably specify.

Other undertakings

12.7 You must:

- a. promptly advise us if you are in default under this *facility agreement* or there is a potential event of default which by the giving of notice, lapse of time or both would constitute a default under this *facility agreement*; and
- b. comply with all applicable laws and pay all obligations that if unpaid might result in a lien or claim against any of your assets or the *security property*; and
- c. maintain all risks insurance over all of your physical assets.

Further steps

12.8 You agree to do anything we reasonably ask (such as obtaining consents, signing and producing documents, replying to questions, producing receipts and getting documents completed and signed):

- a. to provide more effective security over the *security property*; and
- b. to provide us with any additional *security interest* we reasonably request (including a guarantee or a mortgage of additional property); and
- c. to enable us to register any *security* (and, if required, renew its registration) and to enable us to obtain the agreed priority for the *security*; and
- d. to enable us to exercise our rights in connection with this *facility agreement* or an *arrangement with us*; and
- e. to enable us to register the power of attorney in clause 39 or a similar power; and
- f. to show whether you are complying with this *facility agreement* or an *arrangement with us*.

Default

13. When you are in default

13.1 You are in *default* if:

Monetary defaults

- a. You do not pay on time any amounts due under this *facility agreement* when it becomes payable.

Non-monetary defaults

- b. you or a *guarantor* is *insolvent*;
- c. another creditor takes *enforcement proceedings* against you (or your assets) or a *guarantor* (or their assets);
- d. early repayment is required under a separate financing arrangement you have with us, or *default* based action is taken by us against you or a *guarantor*, due to an event of *default* set out in this clause 13.1;
- e. we believe on reasonable grounds that you, or a *guarantor*, has not complied with the law or any requirement of a statutory authority which would adversely affect your ability to meet your obligations under this *facility agreement* or put the *security property* at risk;
- f. it becomes unlawful for you or us to continue with this *facility agreement* or continue to provide any *facility* including under *Australian sanction's laws* or *international sanction's laws*;
- g. you or a *guarantor* give us information or make a representation or warranty to us which is materially incorrect or misleading (including through omission) which has had, or is likely to have, a material increase to our risk in relation to this *facility*;
- h. you use the *facility* for a purpose not approved by us;
- i. your assets or a *guarantor's* assets are dealt with, or attempted to be dealt with, in breach of the *facility agreement*, or any *security* without our consent;
- j. you or a *guarantor* do not provide financial information to us which is required by your *facility agreement*;
- k. you or a *guarantor* do not maintain a licence, permit or authorisation necessary to conduct your business;

- l. you or a *guarantor* do not maintain insurance required by your *facility agreement*;
- m. legal or beneficial ownership, or management control, of you or a *guarantor* changes without our consent; or
- n. in the case of a *construction finance facility*, one or more of the following occurs in respect of the builder of the *works* before completion:
 - i. the builder is insolvent;
 - ii. another creditor takes enforcement proceedings against the builder;
 - iii. steps are taken to deregister the builder;
 - iv. a *person* is appointed to investigate or manage the affairs of the builder;
 - v. the builder does not meet all their monetary obligations on time or within any applicable grace period;
 - vi. the builder must repay any of their monetary obligations early;
 - vii. you do not replace the builder with another builder we accept within a reasonable period we determine; and
 - viii. the replacement builder refuses to enter into a tripartite deed with you and us in the form we require acting reasonably (if we request this).

13.2 Where a *default* is able to be remedied we will only act on that *default* after we:

- a. give you a default notice describing the *default*; and
- b. give you a reasonable time (being not less than 30 days) to remedy the *default*,

except where it is reasonable for us to give you no notice or a shorter notice period to manage a material and immediate risk relating to:

- c. the *default*;
- d. your particular circumstances; or
- e. the value of a *security*.

13.3 We will only act on a *non-monetary default* if the *default* by its nature is material, or we reasonably consider the event has had, or is likely to have, a material impact on:

- a. you or a *guarantor's* ability to meet your or their financial obligations (or our ability to assess these);
- b. our security risk (or our ability to assess it); or
- c. our legal or reputation risk where clauses 13.1(e), 13.1 (f), 13.1(g) or 13.1(h) apply.

14. What happens when you are in default

- 14.1 If you are in *default* and we can act on that *default*, we may do one or more of the following in addition to anything else the law allows us to do:
- a. require that you repay the *total amount owing* to us immediately;
 - b. require that you pay us the aggregate face value of all *bank guarantees* which have not yet expired (to be maintained as a deposit with us as *security* for any claim made by a *beneficiary*), or give us a written release or surrender documentation (as required by us) signed by the *beneficiary* in a form satisfactory to us;
 - c. sue you for the *total amount owing*;
 - d. enforce this *facility agreement* or any *security*;
 - e. make good any *default* and recover from you our reasonable costs of doing so. This includes paying any money that you owe us under this *facility agreement* and recovering that money from you;
 - f. exercise any other rights we have;
 - g. use any money you have in any account held with us towards repaying the *total amount owing* (this is known as “combining accounts”);
 - h. refuse to make any undrawn portion of the *facility limit* available to you; and
 - i. undertake a *margin* review in accordance with clause 15.10.
- 14.2 We will give you notice or comply with certain conditions before we require you to immediately pay all amounts you owe us or take *enforcement proceedings* or other action. For example, if a *default* has occurred we will give you 30 days’ notice before we require you to immediately pay the *total amount owing* or take *enforcement proceedings* (however, we can give you a shorter notice period or no notice in certain circumstances).

15. Default fees and rates

All loans

- 15.1 If you do not pay us any part of the *balance owing* on your *facility* when it is due to be paid, you must also pay us default interest calculated at the *overdue rate* on the amount overdue. Interest charged at the *overdue rate* is debited to either of your *nominated account* or your *facility account*, at our discretion.
- 15.2 Default interest accrues daily from (and including) the due date up to (but excluding) the date of actual payment and is calculated on actual days elapsed and a year of 365 days. In the event of any difference in the number of days used to calculate an amount in this clause 15.2 and the terms of any *security*, the number of days in this clause shall prevail.
- 15.3 The *overdue rate* for the *facility* is the *annual percentage rate* stipulated in the *Schedule* (as amended from time to time in accordance with the terms of this *facility agreement*).
- 15.4 If you are a farmer and we have provided you with a *facility* that is used for the purposes of a farming operation, we will not charge you interest at a higher rate on overdue amounts (or fees instead of overdue interest) on that *facility* during any period that the land you use for that farming operation is in drought or natural disaster, where the Banking Code of Practice requires this.

However, you may have to tell us about the circumstances before we can do these things or provide you with a refund.

In this clause the words “farmer” or “farming operation” have the meaning given to them in the Banking Code of Practice.

Business overdrafts

- 15.5 If Part C applies and you exceed the *facility limit* or *reduced facility limit*, you must pay us default interest which is calculated at the *overdue rate*.
- 15.6 The *overdue rate* is payable on amounts that exceed the *facility limit* or *reduced facility limit*. The amount calculated at the *overdue rate* accrues daily from (and including) the due date up to (but excluding) the date of actual payment and is calculated on actual days elapsed and a year of 365 days. In the event of any difference in the number of days used to calculate an amount in this clause 15.6 and the terms of any *security*, the number of days in this clause shall prevail.

- 15.7 Each month (or any other period we choose) we may add unpaid default interest to the *balance owing* on your *facility*. You are then liable for interest on the total amount including on the unpaid interest that was added to that total.

Interest payments on serviced overdrafts

- 15.8 If you do not pay us for interest due as stipulated in the *Schedule* (for example, where a *Schedule* provides for interest incurred and charged to be paid monthly in arrears), you must also pay us default interest at the *overdue rate* calculated on that part of the *balance owing*.

Interest and court orders

- 15.9 If any amount you must pay under any *arrangement with us* becomes covered by a court order, you must pay interest on that amount as a separate obligation. The interest accrues from (and including) the date we first ask you for the amount until (but excluding) the date that amount is paid. This obligation is not affected by the court order. The rate is the rate in clause 15.3 of this Part A or the rate in the court order (whichever is higher). You must pay interest under this clause on demand from us.

Margin reviews

- 15.10 If you are in *default* by reason of any of the events described in clauses 13.1 (b) to (n), and do not remedy the *default* within any remedy period we notify you, we may, in exercising any of our other rights under clause 14 of this Part A, review and increase the *margin* or introduce a new *margin* (even during a *fixed rate period*). The review and increase in the *margin* is at our discretion. However, we may not increase the *margin* by more than 4% per annum.
- 15.11 If we have reviewed the *margin* in accordance with clause 15.10 and you subsequently remedy the *default* to our satisfaction, we may, at our discretion, again review and decrease the *margin* or decrease or remove any new *margin*.

Other matters

16. Reducing or cancelling the facility limit

- 16.1 You may ask us to reduce or cancel the *facility limit* at any time by providing us with a *request notice*.
- 16.2 If you or we (acting on notice from you) reduce a *facility limit*, you must immediately:
- if you have a *business term loan*, *business overdraft*, or *market rate loan* — pay us the amount (if any) by which the *facility amount owing* exceeds the new *facility limit*; and
 - if you have a *bank guarantee facility* — pay us the aggregate value of all *bank guarantees* which have not yet expired which exceed the new *facility limit* (to be maintained as a deposit with us as *security* for any claim made by a *beneficiary*) or give us a written release or surrender documentation (as required by us) signed by the *beneficiary* in a form satisfactory to us, for the amount which exceeds the new *facility limit*.
- 16.3 If you or we (acting on notice from you) cancel a *facility limit*, you must immediately
- if you have a *business term loan*, *business overdraft*, or *market rate loan* — pay us the *facility amount owing* in full; and
 - if you have a *bank guarantee facility* — pay us the aggregate face value of all *bank guarantees* which have not yet expired (to be maintained as a deposit with us as *security* for any claim made by a *beneficiary*) or give us a written release or surrender documentation (as required by us), signed by the *beneficiary* in a form satisfactory to us, in respect of all *bank guarantees* which have not yet expired.

17. Facility reviews and changes to your margin

- 17.1 We may review your *facility* annually or more frequently if set out in the *Facility Details* or at any time if there is or may be, in our opinion acting reasonably, a *change of credit*. A review fee may be payable when we conduct a review.

- 17.2 You must comply with all our reasonable requirements in relation to any review, including by:
- providing us with all financial reports, statements and accounts and all other financial information we reasonably require;
 - ensuring that any valuer we nominate is granted access to any *security property* to enable them to conduct a valuation of the *security property*; and
 - pay any fees or charges associated with the review (in accordance with clause 7.1), including the costs of a valuation as required under clause 17.2(b).
- 17.3 You must comply with these requirements within any reasonable time period we require.
- 17.4 Following a review under clause 17.1, we may:
- take any action specified in the *Facility Details*; and
 - where the *facility* is not a *Large Business Transaction*, but is either:
 - a *market rate loan* for a term of more than 5 years, or
 - a *market rate loan* where the interest rate is determined with reference to the *BBSW base rate* or the *BBSY base rate* and where the borrower and its *related entities* have *facilities* with us greater than \$5,000,000,or in the case of any *facility* where a *change of credit* has occurred, we may where reasonably necessary to protect our legitimate business interests and by giving 30 days' prior written notice do either or both of the following:
 - increase your *margin* by up to 4% per annum; and
 - restructure your *facilities* or change their terms and conditions.
- 17.5 If you do not wish to participate in a review, or if you do not agree with the outcome of a review, you may terminate this *facility agreement* by giving us notice and paying the *total amount owing*.
- 17.6 If you give us notice under clause 17.5 we will not charge you any fees to terminate this *facility agreement* or to discharge your *security* except our reasonable third party costs incurred in discharging any *security* and if the interest rate has been fixed you must still pay any *break costs* in accordance with clause 11.

18. Expired facilities

- 18.1 If we continue to make a *facility* available to you after the end of the *term*, and this *facility agreement* has not been extended, amended or replaced, then the terms of this *facility agreement* will continue to apply to the *facility* until we notify you otherwise.
- 18.2 Clause 18.1 of this Part A shall not be construed as a waiver of any event of *default* or of our rights under this *facility agreement* or as any agreement or undertaking to grant an extension.

19. Additional requirements for progressive draw facilities

- 19.1 You may draw down a *progressive draw facility* in more than one sum.
- 19.2 We need not make the initial drawdown under the *progressive draw facility* unless, in addition to those requirements in clause 1 of this Part A, you have also contributed any money we have required you to contribute.

20. Additional requirements for construction finance facilities

- 20.1 If your *construction finance facility* is a *progressive draw facility* then the requirements in clause 19 will also apply.

Requirements before the initial drawdown under a construction finance facility

- 20.2 We need not make the initial drawdown under the *construction finance facility* unless we have received to our satisfaction or our consultant has received and approved the following documents:
- a copy of a fully-signed fixed price construction contract with a building contractor acceptable to us;
 - a copy of the construction plans approved by the local authority;
 - a copy of a full set of the specifications signed by you and your builder;
 - a copy of all relevant approvals (including a set of council-approved plans and specifications), evidence that the terms of the approvals have been met and any other reports and documents appropriate to the *works*;
 - evidence that the builder and other contractors and consultants are registered, hold all necessary licences and have contractors all risks insurance (including workers' compensation related insurance) in an amount acceptable to us;

- evidence of an adequate and appropriate insurance policy in your name for the period of construction for the contract price of the construction work and evidence that the policy notes our interest;
- where required by us, a surveyor's certificate and/or a consulting engineer's certificate; and
- the projected construction costs and cashflows.
- where required by us, a quantity surveyor and any other consultants we require appointed by us at your expense to provide reports to us throughout the period of the construction. These consultants must have assessed and reviewed the proposed construction works and confirmed construction costings and timings are realistic and achievable. We may change or add additional consultants at any time.
- where required by us, any additional conditions as specified in the *Schedule*.

General requirements for a construction finance facility

- 20.3 If you have a *construction finance facility*:
- you must start construction without unreasonable delay and ensure that all *works* on the *development site* are carried out only in accordance with plans and specifications approved by us and in accordance with all laws, requirements of authorities and Australian Standards;
 - you alone are responsible for ensuring that all plans are followed and that materials and workmanship are satisfactory even if we also monitor the *works*. We are not liable for the quality of, or any delays in, the *works*;
 - you must not vary the construction contract without our prior written consent, unless we agree otherwise;
 - you must not have any changes made to the council-approved plans, specifications and relevant council approvals without our prior written consent, unless we agree otherwise. You must ask for our consent in writing, and pay our reasonable costs and expenses of those changes;
 - you must comply with our directions about the plans and specifications or about the *works*;

- f. notwithstanding clause 20.4 of this Part A, you are responsible for any payments made to your builder or other contractors; and
- g. you must tell us in writing if you are not satisfied with the *works*. If you do not tell us otherwise, we assume that you are satisfied with the *works*.

Drawdown under a construction finance facility

- 20.4 We pay money drawn down for *works* to you or to your builder or other contractors as you direct.
- 20.5 You agree that you cannot make any claim against us on the basis that we have paid money for *works* to your builder or other contractors as directed by you.
- 20.6 We may only allow a drawdown:
- a. if you have given us written particulars of the *works* completed;
 - b. if the requirements in clauses 1, 19 and 20.2 of this Part A are satisfied at the time the drawdown is requested;
 - c. if we are satisfied with any report obtained from our consultant;
 - d. if we are satisfied with the inspection of the stage of *works* including any receipts requested by us for materials and labour; and
 - e. in an amount determined by us. If our determination is less than the amount you ask for, then unless we agree otherwise you must separately arrange with the builder or other contractors for the balance to be paid.
- 20.7 The fact that we allow any drawdown shall not be construed as proof or admission that the *works* or any part of the *works* have been undertaken in accordance with this *facility agreement*.

Appointment of consultants

- 20.8 We may appoint a consultant (such as a valuer, quantity surveyor or engineer) to provide reports to us on the progress of the *works*, to examine documents related to the *works* and to act on our behalf under this *facility agreement*.

Inspections under a construction finance facility

- 20.9 We may require an inspection of the *works* at any time acting reasonably. The inspection may be conducted by us or a consultant that we nominate. If we monitor *works* (such as inspecting or accepting any part of the *works* construction or approving plans), we will be doing so for our own

purposes and does not mean the *works* are reasonably satisfactory. We do not owe you any duty to exercise care or skill in doing so and we need not tell you the results of any inspection. You will pay our reasonable costs in respect of these inspections.

Requirements before the final drawdown under a construction finance facility

- 20.10 We need not allow the final drawdown unless the following additional requirements are all satisfied:
- a. our consultant has inspected the site and certified that the *works* have been satisfactorily completed in accordance with the council-approved plans and specifications provided to us;
 - b. you provide us with a certificate of completion or similar certificate in relation to the completed *works* if we have requested such a certificate;
 - c. we are satisfied with the cost of the *works*;
 - d. you have paid to your builder or other contractor any money owing to the builder or other contractor which exceeds the available balance of the *facility limit*;
 - e. you tell us in writing that you are satisfied with the *works*; and
 - f. you have provided us with confirmation that you have adequate and appropriate insurance for the *works* for its full insurable value and the policy notes our interest.

Default under a construction finance facility

- 20.11 In addition to what can happen when you are in *default* as set out in clause 14 of this Part A, if you are in *default* under a *construction finance facility* we may, but we do not have to, complete the *works* in any way we consider appropriate. We may change plans and specifications. We may employ any consultants or builders we consider appropriate and you must pay our reasonable costs in doing any of the things referred to in this clause.

General

21. Dealing with rights under this facility agreement

- 21.1 We may assign or otherwise deal with our rights under this *facility agreement* in any way we consider appropriate acting reasonably provided that such assignment or dealing does not in our reasonable opinion materially prejudice your rights or obligations under this *facility agreement*. If we do this, we do not have to tell you and you may not claim against any assignee (or any other *person* who has an interest in this *facility agreement*) any right of set-off or other rights you have against us.
- 21.2 If we do assign or otherwise deal with our rights under this *facility agreement*, you agree that you are still liable for the *total amount owing* under this *facility agreement*.
- 21.3 Your rights are personal to you and may not be assigned without our written consent.

22. Disclosure of information

- 22.1 Information you provide to us may be disclosed:
- if you consent (unless you are an individual, you may not unreasonably withhold your consent);
 - if required by any security exchange or if allowed or required by law;
 - to any *person* in connection with our exercising rights or dealing with rights or obligations (including preparatory steps such as negotiating with any potential assignee of our rights or other *person* who is considering contracting with us or a *receiver* in connection with this *facility agreement*);
 - to our officers, authorised agents and employees, to *receivers* and to legal advisers, auditors and other advisers;
 - to any *person* in the business of loan, finance or mortgage broking or other introducer who has introduced you to us. For the purposes of calculating and tracking commissions, information provided may include:
 - the approval or non-approval of the *facility* application;
 - the financial particulars relating to your accounts held with us;

- any *drawdown date* and the amount of the drawdown;
 - the *facility limit*, the *facility type*, and our product name or description for the *facility*;
 - the end of month balances on your accounts held with us;
 - your account names and numbers;
 - the date the *facility* is at an end;
 - the details of any *default*; and
 - any other information regarding the status of your accounts held with us that might affect the payment of the commission;
- to any of our *related bodies corporate*;
 - where we think it is necessary to protect our position and interests;
 - if the information is generally and publicly available;
 - to any other *debtor/guarantor*; or
 - to any *person* for the purposes of the securitisation of this *facility agreement* and any *security*.

- 22.2 Without limiting the generality of clause 22.1 of this Part A, you consent to us providing to any *debtor/guarantor*:
- a copy or summary of this *facility agreement*;
 - a copy of all *securities* given in connection with this *facility agreement*;
 - a copy of any formal demand that is or has been sent to you;
 - a copy of any relevant statements of account provided to you (if any);
 - a copy of any relevant financial accounts or statements of financial position which you have provided to us;
 - a copy of your credit reports from credit reporting agencies; and
 - any financial information about you the *guarantor* asks for or that we are required to provide by the Banking Code of Practice, including notices of demand and current credit-related insurance contracts (if any).
- 22.3 We and you agree not to disclose any information of the kind referred to in section 275(1) of the *PPSA* that is not publicly available. You agree not to authorise the disclosure of any information as contemplated under section 275(7)(c) of the *PPSA*.

- 22.4 Clause 22.3 does not prevent disclosure of any information by us:
- permitted under clause 22.1 or 22.2 or under any *arrangement with us*; or
 - where required under section 275 of the *PPSA* because of the operation of section 275(7) of the *PPSA*.

23. Consents

- 23.1 Whenever a provision of this *facility agreement* specifies that:
- our consent or approval is required; or
 - that we may direct or require you to do or not do some act or thing; or
 - that we will determine whether an event has occurred or not occurred,
- we will act reasonably and without unreasonable delay in determining whether or not to give that consent or approval (which will not be unreasonably withheld), determining whether that event has occurred or directing you to take some action or satisfy a requirement of ours.
- 23.2 We may impose reasonable conditions on any consent or approval we give under this *facility agreement* in order to protect our legitimate business interests. You must comply with all conditions and requirements in any consent or approval we give.
- 23.3 Our consent or approval will not be effective unless it is in writing. We may charge a fee for giving our consent or approval.

24. Manager

- 24.1 We may appoint a *person* to manage the *facility agreement* and any *securities* for us. We will tell you if we do so. Any such manager is authorised to exercise all of our rights under this *facility agreement* and any *securities*. Until we tell you otherwise, you must deal with that manager in relation to all matters arising in connection with this *facility agreement* and any *securities*.

25. Currency conversions

- 25.1 You must make each payment in the currency in which it is due. Unless stated otherwise in this *facility agreement*, payments are due in the currency in which we lend it to you or, if we incur obligations at your request, in the currency in which we are obliged to satisfy those obligations.
- 25.2 If we receive an amount in a currency other than that in which it is due:

- we may convert the amount received into the due currency (to do this it might be necessary to convert through a third currency) on the day and at such rates as we consider appropriate taking into account market exchange rates available to us. We may deduct our usual costs in connection with the conversion; and
- you satisfy your obligation to pay in the due currency only to the extent of the amount of the due currency obtained from the conversion after deducting the costs of the conversion.

26. Setting off money

- 26.1 Except to the extent you have a right of set-off granted by law which we cannot exclude by agreement, you must pay the *total amount owing* in full without setting-off amounts you believe we owe you and without counterclaiming amounts from us. This does not prevent you making a separate claim against us for amounts you believe we owe you.
- 26.2 We may set-off against the *total amount owing* any money we owe you (including any money we hold in your name categorised as a *current available credit*).

27. Multiple accounts

- 27.1 If there is a *monetary default* we can use any money in any of your accounts held with us (including any money we hold in your name categorised as a *current available credit*) to pay any amount that is due and payable but has not been paid.
- 27.2 We do not have to do so, nor do we have to tell you before we do. However, we will provide you with details of such amounts if you request.

28. Certificates

- 28.1 We may rely on certificates provided by any other *person* with a *security interest* over the *security property* as to a matter or about an amount that is owed to them, in the absence of a clear error.

29. Prompt performance

- 29.1 If this *facility agreement* specifies when you must perform an obligation, you must perform it by the time specified. You must perform all other obligations promptly.

30. How we may exercise our rights

- 30.1 We may exercise a right or remedy in any way we consider appropriate acting reasonably.
- 30.2 We may exercise our rights under this *facility agreement* even though:
- we could have done so before but did not or were slow in doing so;
 - we have tried to exercise the rights before (in whole or in part);
 - we could have exercised those or other rights before but did not;
 - we have exercised other rights before; or
 - we hold other *security interests* for payment of the *total amount owing*.
- 30.3 If we do not exercise a right or remedy fully or at a given time, we can still exercise it later.
- 30.4 We are not liable for loss caused by the exercise or attempted exercise of, failure to exercise, or delay in exercising, a right or remedy except for any loss to the extent caused by our mistake, error, fraud, negligence or wilful misconduct or the mistake, error, fraud, negligence or wilful misconduct of our employees, officers, contractors or agents, or any *receivers* we appoint.
- 30.5 Our rights and remedies may be exercised by any of our directors, any *authorised officer* or any of our employees.
- 30.6 Our rights and remedies under this *facility agreement*:
- are in addition to other rights and remedies given by law independently of this *facility agreement* or by any *security*; and
 - may be exercised even if this involves a conflict of duty or we have a personal interest in their exercise.

31. Administrative matters

- 31.1 You agree that we may fill in any blanks in this *facility agreement* or in any related document in order to complete the document to reflect what is intended or agreed between you and us.

32. Changes

- 32.1 We may need to make changes to your *facility agreement*.

- 32.2 We can make a change to this *facility agreement* if:
- we reasonably consider you will benefit from it;
 - it is administrative or minor or corrects a mistake or omission;
 - it reflects changes to our business or systems;
 - it is made for security reasons or because of the requirements of any law;
 - the change is reasonably made on a product or like customer basis (for example, to reflect current industry or market products or conditions);
 - the change is necessary to facilitate moving you from a discontinued product to a current product where the features of that product are comparable to the discontinued product and no less favourable to you.
- 32.3 We may, acting reasonably and to the extent reasonably necessary to protect our legitimate business interests, change any of the following at any time without your consent:
- the *margin* in accordance with clauses 15.10, 15.11 or 17.4;
 - the *overdue rate* provided it does not at any time exceed the rate specified in the Schedule;
 - the *variable rate period* or *fixed rate period* and the *interest payment date* provided the adjustments are of a kind referred to in clause 9.13 of Part B or in clause 9.5 of Part D;
 - any matter relating to the administration of your *facility* (including business day conventions, timing of debits and credits and methods of calculation) where the change is not unfavourable to you;
 - the interest rate (including during an *interest period* when permitted under this *facility agreement*);
 - Subject to clause 32.5:
 - the Fee Schedule for Commercial Contracts;
 - any terms and conditions of the *nominated account*, *facility account* or any other account you have with us used in connection with the *facility agreement* in accordance with the terms and conditions for those accounts; and

- iii. the amount and type of fees and charges and when they are payable (including by imposing new fees and charges or changing the method of calculation of a fee or a charge) provided that the variation is consistent with changes we make to our contracts with customers in similar circumstances and who have the same type of *facility* as you (for example, we may change or introduce a new fee or charge due to increases in our costs, regulatory change or changes in market conditions);
- iv. any clause where the change is required by or is necessary to comply with the law; or
- v. any clause where the change is not unfavourable to your rights or obligations under this *facility agreement*.

If you are not satisfied with any change made by us under this clause 32.3 (other than sub-clause e where the interest rate has not been fixed), you can choose to terminate this *facility agreement* by giving us notice and repaying the *total amount owing*. We will not charge you any fees to terminate this *facility agreement* or discharge any *security* except our reasonable third-party costs incurred in discharging any *security* and if the interest rate has been fixed then you must still pay any *break costs* in accordance with clause 11.

- 32.4 We will tell you about any changes as soon as reasonably possible (which may be before or after the change is made) or, where the change is unfavourable to you, we will tell you about the change by providing you not less than 30 days' notice or such longer period as may be required under the law or any code to which we subscribe (including the Banking Code of Practice).

However, if we change an interest rate, we will tell you no later than the date of the change, unless we are not able to because the interest rate is calculated according to a money market rate or some other external rate, or a rate otherwise designated as a variable rate.

Where there is a change to, or introduction of, a government fee or charge, we will tell you reasonably promptly after the government notifies us (however, we do not have to tell you if the government publicises the change to, or introduction of, the fee or charge).

We can also give you a shorter notice period (or no notice) of an unfavourable change if we believe doing so is necessary for us to avoid, or to reduce, a material increase in our credit risk or our loss.

- 32.5 We will tell you of changes in the manner described in clause 45 of this Part A.

33. Compensation for unforeseen circumstances

- 33.1 You must compensate us within a reasonable period of demand if we determine that:
- a. a *directive* or change in *directive* which comes into operation after the date of this *facility agreement*;
 - b. a change in a *directive's* interpretation or administration by an authority after the date of this *facility agreement*; or
 - c. compliance by us or any of our *related bodies corporate* with such *directive*, changed *directive* or changed interpretation or administration, directly or indirectly:
 - i. increases our costs in providing you with a *facility*;
 - ii. reduces any amount received or receivable by us, or our effective return, in connection with any *facility*; or
 - iii. reduces our return on capital allocated to any *facility*, or our overall return on capital.

However, a reference to a *directive* does not include a *directive* imposing or changing the basis of a tax on our overall net income.

Compensation need not be in the form of a lump sum and may be demanded as a series of payments.

- 33.2 You must compensate us whether or not the increase or reduction could have been avoided. However, at your request, we agree to consider ways of minimising any increase or reduction.
- 33.3 You may choose to terminate this *facility agreement* if we claim compensation under clause 33.1. We will not charge you any fees to terminate this *facility* or discharge any *security* except our reasonable third-party costs incurred in discharging any *security* and if the interest rate has been fixed then you must still pay any *break costs* in accordance with clause 11.

34. Illegality or impossibility

34.1 This clause applies if we determine that:

- a. a change in a *directive*;
- b. a change in the interpretation or administration of a *directive* by an authority; or
- c. a *directive*,

taking effect after the date of this *facility agreement*, makes it (or will make it) illegal or impossible for us to fund, provide, or continue to fund or provide any *facility*. In these circumstances, by giving a notice to you, we may suspend or cancel some or all of our obligations under this *facility agreement* as indicated in the notice.

34.2 The suspension or cancellation:

- a. must apply only to the extent necessary to avoid the illegality or impossibility; and
- b. in the case of suspension, may continue only for so long as the illegality or impossibility continues.

34.3 If the illegality or impossibility related to:

- a. a drawing under a *facility*, we may require repayment of all or part of the affected drawing and interest accrued on that part, by giving a notice to you; and
- b. a *bank guarantee* issued by us under a *bank guarantee facility*, we may require payment (as a deposit held by us as *security* for any claim made by a *beneficiary*) of an amount equal to all or part of the total maximum liability under the affected document less any amount which has already been reimbursed to us by you in respect of that document, by giving a notice to you.

You agree to pay the amount specified within 30 *business days* after receiving the notice (or, if earlier, on the date the illegality or impossibility arises).

35. If any part of this facility agreement is unenforceable

35.1 If a court decides that any clause or part of a clause of this *facility agreement* is illegal, void, or unenforceable, then the rest of this *facility agreement* is to be interpreted as if that clause or that part of the clause is not part of this *facility agreement*.

36. Your obligations and our rights are unaffected

36.1 This *facility agreement* does not merge with or adversely affect, and is not adversely affected by, any of the following:

- a. a *security* or right or remedy to which we are entitled; or
- b. a judgment or order which we obtain against you in respect of any of the *total amount owing*.

We can still exercise our rights under this *facility agreement* as well as under the judgment, order, other *security*, right or remedy.

36.2 This *facility agreement* binds each *person* who signs it even if another *person* who was intended to sign does not sign it or is not bound by it.

37. Reinstatement of rights

37.3 Under a law relating to insolvency a *person* may claim that a transaction (including a payment) in connection with this *facility agreement* is void or voidable. If a claim is made and upheld, conceded or compromised, then:

- a. we are immediately entitled, as against you, to the rights in respect of the *total amount owing* to which we were entitled immediately before the transaction; and
- b. on request from us, you agree to do anything to restore to us any *security* we held from you immediately before the transaction.

38. Indemnities

38.1 The indemnities in this *facility agreement* are continuing obligations, independent of your other obligations under this *facility agreement*. They continue even after you have repaid the *total amount owing*.

39. Power of attorney

39.1 You appoint us, each of our *authorised officers*, each of our solicitors and each other *person* we authorise separately as your *attorney*. If we ask, you must formally approve anything an *attorney* does under clause 39.2 of this Part A. You may not revoke these appointments.

39.2 If we are entitled to enforce this *facility agreement* each *attorney* may:

- a. do anything which you can lawfully authorise an *attorney* to do in connection with this *facility agreement*, the *security property* or an *arrangement with us* or which the *attorney* believes is expedient to give effect to any of our rights or a *receiver's* rights (these things may be done in your or the *attorney's* name and they include signing and delivering deeds, selling, transferring or leasing the *security property*, selling, transferring or surrendering any lease, lodging or withdrawing caveats, otherwise dealing with the *security property* and starting, conducting and defending legal proceedings);
- b. delegate their powers (including this power) and revoke a delegation; and
- c. exercise their powers even if this involves a conflict of duty or they have a personal interest in doing so.

39.3 Where permitted by law the *attorney* may exercise its powers in clause 39.2 without your consent and without giving you notice.

39.4 You acknowledge that any *person*, including the Registrar of Titles of Western Australia or any other registration authority in Australia or elsewhere dealing with any *attorney* or a *person* purporting to be an *attorney* under this power, is:

- a. entitled to rely on execution of any document by that *person* as conclusive evidence that:
 - i. the *person* holds the office set out in the power;
 - ii. that the power of attorney has come into effect;
 - iii. that the power of attorney has not been revoked; and
 - iv. that the right or power being exercised or being purported to be exercised is properly exercised and that the circumstances have arisen to authorise the exercise of that right and power, and
- b. not required to make any enquiries in respect of any of the matters set out in paragraph (a).

40. Trustee provisions

40.1 You make the following declarations if you enter into any *arrangement with us* or own any of the *security property* as trustee of any trust or settlement (unless you have advised us in writing, before entering into

this *facility agreement*, that one or more of the declarations cannot be made and we have agreed to waive the requirement that you make that declaration or declarations:

- a. any *arrangement with us* is for the benefit of the trust;
- b. any *arrangement with us* does not conflict with the operation of the terms of the trust;
- c. you are the only trustee(s) of the trust;
- d. you have the power as trustee of the trust to unconditionally enter into this *facility agreement* and perform your obligations under it;
- e. the trust has not been terminated and no beneficiary is presently entitled to any assets of the trust;
- f. you have the right to be fully indemnified out of the trust assets for obligations incurred under the *arrangement with us* and the trust assets are sufficient to satisfy that right of indemnity;
- g. no action has been taken or proposed to terminate the trust;
- h. true copies of the trust deed and other documents relating to the trust have been provided to us and disclose all the terms of the trust;
- i. you have not delegated any of your powers as trustee or exercised any power of appointment;
- j. no property of the trust has been resettled or set aside or transferred to any other trust;
- k. the trust documents comply with all applicable laws;
- l. by entering into any *arrangement with us* and performing your obligations under it you are properly performing your obligations to the beneficiaries of the trust;
- m. you have taken all steps necessary to allow you to enter into and perform your obligations under any *arrangement with us*;
- n. no action has been taken to remove you as trustee or to appoint an additional trustee; and
- o. you have not breached your obligations as trustee.

40.2 You must tell us whenever anything happens which prevents you from repeating any one or more of the declarations in clause 40.1 of this Part A and you repeat the declarations before:

- a. we provide any amount to you under any *arrangement with us*;
- b. you acknowledge that another agreement is to be an *arrangement with us*; and
- c. you consent to us providing financial accommodation to another *person* which is guaranteed by you under an *arrangement with us*.

40.3 If you are a trustee, unless we have consented in writing, you must not:

- a. do anything in connection with the trust;
- b. deal with any property of the trust; or
- c. otherwise act in connection with the trust,

in any way which adversely affects your ability to pay the *total amount owing*. This includes making any distribution of capital or resigning as trustee.

40.4 If you are a trustee, any *arrangement with us* binds you in your personal capacity and in your capacity as trustee of the trust.

40.5 If you are a trustee and you *default* you:

- a. must not exercise your powers or discretions under the trust unless we have consented in writing; and
- b. must not exercise your right to be paid from the assets of the trust on demand.

41. Insurance

41.1 Any obligation in this *facility agreement* relating to insurance is an ongoing obligation until such time as this *facility agreement* is ended. If you fail to obtain insurance as required by this *facility agreement* you authorise us to do so on your behalf and at your cost.

42. Valuers and consultants

42.1 We may appoint a valuer to obtain a valuation report on any *security property* at any time acting reasonably.

42.2 We may, acting reasonably, appoint accounting, legal, financial management or other consultants and investigators to examine your affairs at any reasonable time. For example, if we reasonably believe you are or may be in *default* or we reasonably

believe that circumstances exist which could lead to you being in *default*, we may appoint a consultant to investigate whether this belief is accurate. You must co-operate with and comply with every reasonable request made by the consultant (including by making financial records available).

42.3 You must pay us all reasonable costs in connection with any valuer or consultant we appoint in accordance with this clause 42.

42.4 Any valuer or consultant we may use is an independent contractor and is not our agent or employee. We are not responsible for any representation, action or inaction by them.

42.5 Any report we obtain from the valuer or consultant is for our use only. Even if we give you a copy of the report, you cannot rely on it and neither we, the valuer or the consultant has any liability to you if you do rely on it and the report is wrong.

42.6 You must obtain your own report if you wish to rely on it.

43. Other security interests

43.1 If you are in *default* under this *facility agreement* and there is a *security interest* given to another *person* which is ranking in priority before our *security* on any *security property*, we may, where reasonably necessary to protect our legitimate business interests, pay out that *security interest* and add the cost of doing that to the *total amount owing*.

44. Consent to telephone recording

44.1 You consent to us recording our telephone conversations with you. Such recordings might be relied on by you or us in any arbitral or legal proceedings between you and us.

45. Notices, other communications and serving documents

45.1 Notices, certificates, consents, approvals and other communications in connection with this *facility agreement* must be in writing, unless we agree otherwise.

45.2 Communications from us may be signed by any of our employees or authorised agents.

45.3 Communications to you may be given in any of the following ways:

- a. if you are an individual:
 - i. given personally to you;

- ii. sent by post to your business address or your residential address; or
 - iii. sent to another address (including an electronic address) validly provided to us;
- b. if you are a corporation:
- i. left at your business address;
 - ii. sent by post to your postal or business address;
 - iii. sent to another address (including an electronic address) validly provided to us; or
- c. by notifying you that you can view the notice or communication on our website or *online banking* platform;
- d. by advertising in the national media or in the media in the state or territory in which you ordinarily reside or your business is located;
- e. given in any other way permitted by law; or
- f. through any other notice method agreed with you.

45.4 Communications to us must be:

- a. given personally to one of our employees at our registered office and no other place;
- b. sent by prepaid post to our registered office and no other place; or
- c. given by any other means permitted by law.

45.5 A communication is taken to be given (whether or not you actually receive it):

- a. in the case of a communication given personally: on the date it bears or the date it is received by the *person* to whom it is addressed, whichever is the later;
- b. in the case of a communication sent by post: on the date it bears or the date when it would have been delivered in the ordinary course of post, whichever is the later;
- c. in the case of a communication sent by email or other electronic form: on the date and time it bears, provided the sender does not receive a non-delivery communication within 2 hours of sending; and
- d. in the case of a communication published in the media, on the date of publication.

45.6 To the extent that this *facility agreement* elsewhere sets out specific requirements in relation to particular types of notices, those requirements prevail over the requirements in this clause, to the extent of any inconsistency.

46. Banking code of practice and other code or legislation

46.1 When the Banking Code of Practice, *ASIC Act*, other code or legislation applies to this *facility agreement*, if:

- a. that legislation or code would otherwise make a provision of this *facility agreement* illegal, void or unenforceable; or
- b. a provision of this *facility agreement* would otherwise contravene a requirement of that legislation or code or impose an obligation or liability which is prohibited by that legislation or code,

this *facility agreement* is to be read as if that provision were varied to the extent necessary to comply with that legislation or code or, if necessary, omitted.

46.2 When the Banking Code of Practice, *ASIC Act*, other code or legislation applies to this *facility agreement*:

- a. our rights to demand any amounts from you and to exercise our rights and remedies against you are subject to the limitations on enforcement of this *facility agreement* imposed by the legislation or code; and
- b. our rights and remedies under this *facility agreement* are in addition to those given to a credit provider under the legislation or code.

47. Governing law

47.1 This *facility agreement* is governed by the laws of the State of Queensland. You and we submit to the non-exclusive jurisdiction of the courts of that place.

48. Ending this facility agreement

48.1 You can end this *facility agreement* at any time if you:

- a. give us written notice; and
- b. do all things you are required to do when we cancel a *facility* as described in clause 16.3 of this Part A.

- 48.2 You must pay any amounts debited to your *facility account, nominated account* or other account held with us after this *facility agreement* is ended.
- 48.3 Any fees and charges will not be reimbursed unless otherwise stated.

49. Further information

- 49.1 If you request we will provide you with further information on the following:
- account opening and operating procedures;
 - our confidentiality obligations;
 - dispute-handling procedures;
 - combining accounts;
 - bank cheques;
 - cheque and cheque clearing;
 - current *annual percentage rates*, other interest rates, fees and charges; and
 - the Banking Code of Practice.

50. Our recommendations

- 50.1 We recommend you:
- advise us promptly when you are in financial difficulty; and
 - carefully read these *General Conditions*, each *Schedule*, the *Facility Details*, the Fee Schedule for Commercial Contracts, the Electronic Banking Terms and Conditions and each *security*.

51. Commissions

- 51.1 We may pay commissions for the introduction of credit business and we may receive commissions for the introduction of business financed by this *facility*. There may be other commissions payable in connection with your *facility* that we do not know about or we are not required by law to disclose. You consent to us giving, or receiving from, any *person* who introduces you to us or us to you commission, fees or other monetary or non-monetary rewards, whether or not out of money paid by you under this *facility agreement*. If the amount of the commission is not ascertainable, we may give or receive any monetary or non-monetary rewards based on the volume and value of introductions and in calculating the volume and value of introductions we will take this *facility* into account.

52. PPSA law

- 52.1 You must promptly upon our request:
- do anything (including obtaining consents or executing a new document) for the purpose of:
 - ensuring that, any *security interest* created under, or provided for, by any *arrangement with us*:
 - attaches to the collateral that is intended to be covered by that *security interest*; and
 - is enforceable, perfected and otherwise effective; and
 - has the priority required by us; or
 - enabling us to prepare and register a financing statement or financing change statement; or
 - enabling us to exercise any of our rights or powers in connection with any such *security interest*; and
 - provide any information requested by us in connection with any *arrangement with us* to enable us to exercise any of our rights or powers or perform any of our obligations under the *PPSA law*.
- 52.2 You must take any action necessary to register, perfect, preserve and maintain any *security interest* which you hold, or have the benefit of, under and in accordance with the *PPSA law*.
- 52.3 Anything that you are required by us to do under this clause shall be done by you at your own expense. You agree to reimburse on demand our costs in connection with any action taken by us under or in connection with this clause.

How to interpret this facility agreement

53. Meaning of words

accountable taxes means *taxes* imposed by a *relevant country* other than those which would not be required to be deducted by you if we provided you with any of our name, address, registration number or similar details or any relevant tax exemption or similar details.

annual percentage rate means a per annum rate of interest. The *annual percentage rate* (if any) applying to a particular *facility* may be stipulated in the *Schedule*. Your *annual percentage rate* may be comprised of a *base rate* plus a *margin* (if any). The *annual percentage rate* may change from time to time in the manner permitted by this *facility agreement*. You can find out your current *annual percentage rate* by contacting us.

arrangement with us means an arrangement (including an agreement or a *security interest*) under which a *debtor/guarantor* has or could in the future have obligations to us or any of our *related bodies corporate*. It includes any agreement or *security interest* assigned to us.

ASIC Act means the *Australian Securities and Investments Commission Act 2001* (Cth).

attorney means each attorney appointed by you under clause 39 of this Part A.

Australian sanctions laws means:

- i. the United Nations Security Council (UNSC) sanctions pursuant to the *Charter of the United Nations Act 1945* (Cth) and its associated regulations as part of Australia's international obligations; and
- ii. autonomous sanctions pursuant to the *Autonomous Sanctions Act 2011* (Cth) and its associated regulations as part of Australia's independent foreign policy.

authorised officer means:

- a. for us, a director or secretary, or an officer whose title contains the word "director", "chief", "head", "president" or "manager" or a *person* performing the functions of any of them, any attorney appointed by us under a power of attorney, any Australian legal practitioner instructed by us, or any other *person* nominated by us as an *authorised officer* for the purposes of any *arrangement with us*; and
- b. for you, a *person* appointed by you to act as your *authorised officer* for the purposes of any *arrangement with us*.

balance owing means at any time the difference between all amounts credited and all amounts debited to your accounts held with us in connection with the *facility* at that time. For a *bank guarantee facility* the *balance owing* also includes the face value of any *bank guarantee* not yet expired. When the *balance owing* is to be calculated for the end of a day, it includes all debits and credits assigned to that day.

bank guarantee means a bank guarantee provided by us to a *beneficiary* under a *bank guarantee facility*.

bank guarantee facility means a *facility* which is stipulated as a *bank guarantee facility* in the *bank guarantee facility schedule*.

bank guarantee facility schedule means the *Schedule* of that name that forms part of this *facility agreement*.

base rate means:

- a. for a *business term loan* or *business overdraft* — a base rate that we set from time to time as a reference rate for our *business term loan* or *business overdraft*;
- b. for a *market rate loan* — the *market rate loan reference rate* that we set, or is determined, from time to time;

provided that, if at any time the *base rate* is less than zero, the *base rate* is taken to be zero.

The *base rate* applying to your *facility* is stipulated in the *Schedule*. The *base rate* forms part of your *annual percentage rate*. Information on current *base rates* may be published on our website, or in a national newspaper or newspapers circulating in a state or territory in which you ordinarily reside. You can find out current base rates by contacting us.

BBSW base rate means the Australian Bank Bill Swap Mid Rate, expressed as a yield percent per annum (rounded to four decimal places), quoted at approximately 11:00am (Sydney time) on the first *market rate loan business day* of the *interest period* for a term equivalent to the *interest period*, administered by ASX Benchmarks (or any other *person* which takes over the administration of that rate), and displayed on the BBSW page of the Bloomberg or LSEG Eikon Screen (or any page that replaces that page). If such rate is not available or if that page as displayed is changed and we consider, in our reasonable opinion, it ceases to reflect the basis of our cost of funds, the *BBSW base rate* will be the rate determined by us acting in good faith and in a commercially reasonable manner including having regard to comparable indices then available to us. If the *BBSW base rate* is less than zero, the *BBSW base rate* shall be deemed to be zero.

BBSY base rate means the Australian Bank Bill Swap Bid Rate, expressed as a yield percent per annum (rounded to four decimal places), quoted at approximately 11:00am (Sydney time) on the first *market rate loan business day* of the *interest period* for a term equivalent to the *interest period*, administered by ASX Benchmarks (or any other *person* which takes over the administration of that rate), and displayed on the BBSY page of the Bloomberg or LSEG Eikon Screen (or any page that replaces that page). If such rate is not available or if that page as displayed is changed and we consider, in our reasonable opinion, it ceases to reflect the basis of our cost of funds, the *BBSY base rate* will be the rate determined by us acting in good faith and in a commercially reasonable manner including having regard to comparable indices then available to us. If the *BBSY base rate* is less than zero, the *BBSY base rate* shall be deemed to be zero.

beneficiary in relation to a *bank guarantee* means a *person* to whom the *bank guarantee* is to be or has been issued.

break cost means an amount equal to our reasonable estimate of loss arising from early repayment to us during a period when the interest rate was fixed. We calculate it by reference to factors such as any movement in wholesale interest rates at the time of repayment compared with the start of the period for which interest had been fixed. Amounts calculated in respect of the remainder of the original *interest period* are discounted to the net present value at the rate on the early repayment date. For more detailed information about how we calculate *break costs*, please refer to our Break Costs Fact Sheet.

break cost event has the meaning described in clause 11.1 of this Part A.

business day means a day that is not (a) a Saturday or Sunday, or (b) a national public holiday.

business overdraft means a *facility* which is stipulated as a *business overdraft* in the *business overdraft facility schedule*.

business overdraft facility schedule means the *Schedule* of that name that forms part of this *facility agreement*.

business term loan means a *facility* which is stipulated as a *business term loan facility* in the *business term loan facility schedule*.

business term loan facility schedule means the *Schedule* of that name that forms part of this *facility agreement*.

change of credit means a change in the financial position of you or any *person* who has given a *guarantee* of your obligations under this *facility agreement* or an adverse change in the value of the *security property* which we reasonably determine would, if it had occurred at the time we approved

the *facility*, have materially affected our decision to provide the *facility* on the terms set out in the *facility agreement*.

completion for a *construction finance facility* means the date of issue of a certificate of practical completion in a form suitable to us by a consultant we appoint or approve for the *works*.

construction finance facility means a *business term loan* or a *market rate loan* which is to be used for construction purposes.

control of a corporation includes the direct or indirect power to directly or indirectly:

- a. direct the management or policies of the corporation; or
- b. control the membership of its board of directors,

whether or not the power has statutory, legal or equitable force or is based on statutory, legal or equitable rights and whether or not it arises by means of trusts, agreements, arrangements, understandings, practices, the ownership of any interest in shares or stock of the corporation or otherwise.

controller has the meaning given to it in the Corporations Act.

costs means costs, fees, charges and expenses reasonably incurred by us, and full reimbursement of costs, fees, charges and expenses incurred with advisers (legal advisers, valuers and others) we engage in connection with the *facility*.

current available credit means the total amount at any time of all voluntary payments you have paid to a *facility account* in addition to any interest, principal, *reductions* or *special reductions* required to be paid as specified in the *Schedule* for the *facility*, where at the time of making the voluntary payment you have not stipulated in writing the additional amount is to be applied as a permanent reduction of the *facility limit*. (For the avoidance of doubt the term *current available credit* for the purposes of this document and for the *facility* does not include the undrawn or unused portion of any *facility limit* or *reduced facility limit*).

debtor/guarantor means:

- a. you;
- b. any *person* who *guarantees* payment of any part of the *total amount owing*;
- c. if any part of the *total amount owing* includes obligations you owe under a *guarantee*, the *person* whose obligations you *guarantee* and any other *person* who *guarantees* that *person's* obligations; and
- d. any other *person* you and we agree is to be a "*debtor/guarantor*" for the purpose of this *facility agreement*.

default means, for all *facilities*, any event specified in clause 13. If Part F applies to a *facility*, *default* includes the additional defaults set out in clause 2.1 of Part F.

development site means each site where you intend to carry out, or you are carrying out, *works* using financial accommodation provided under a *construction finance facility*.

directive means a treaty, a law, an official directive or request having the force of law, and an official directive, request, guideline or policy with which financiers carrying on business in Australia generally comply. *Directive* includes any Australian Prudential Regulation Authority or Reserve Bank of Australia directive.

drawdown date means each date on which that *facility* is drawn down (such as by the advance of loan funds to you or the issue of a *bank guarantee* to a *beneficiary*).

enforcement proceedings means a *person*:

- a. starting proceedings in a court to recover a debt or to recover possession of property subject to a *security interest*;
- b. otherwise enforcing a *security interest* by taking possession of property (or taking steps to do so) or exercising a power of sale or appointing *receivers* or voluntary administrators;
- c. applying to a court to appoint a provisional liquidator or a trustee in bankruptcy; or
- d. enforcing a judgment against another *person* or their assets.

extra payment limit for a *business term loan* during a *fixed rate period* is the amount which is \$5,000 more than your minimum *repayments* during the 12-month period starting on the first day of the *fixed rate period* and annually during each 12-month period thereafter.

facility means financial accommodation we agree to provide you under this *facility agreement* (including the issue of *bank guarantees*).

facility account means:

- a. for a *business term loan*, *business overdraft*, or *market rate loan* — the account held with us in your name where we will debit amounts (including all drawdowns) in connection with your *facility*;
- b. for a *bank guarantee facility* — means the account held with us in your name where we will debit all amounts when a *bank guarantee* is issued.

facility agreement means these *General Conditions*, the *Facility Details* and each *Schedule* setting out the particulars of your *facility agreement*.

facility amount owing means at any time, the total of all amounts which are then due for payment, or which will or may become due for payment to us under this *facility agreement* in relation to a particular *facility*, which has not then been fully and finally paid. For a *bank guarantee facility*, the *facility amount owing* also includes all amounts paid by us or claimed by a *beneficiary* under a *bank guarantee* and the face value of any *bank guarantee* not yet expired.

Facility Details means the details that form part of this *facility agreement*.

facility establishment date means the commencement date of your *facility* under this *facility agreement* as follows:

- a. for a *business term loan* or a *market rate loan* — the *initial drawdown date*.
- b. for a *business overdraft* or *bank guarantee facility* — the date we have the *facility* open and ready for you to use.

facility limit for a *facility* means the *facility limit* stipulated in the *Schedule* and as varied from time to time by us in accordance with this *facility agreement* and any new or replacement limit as you and we agree.

facility type means:

- a. for a *market rate loan* — any of the *variable market rate loan*, *interest capitalised variable market rate loan*, *fixed market rate loan* or *interest prepaid market rate loan* as stipulated in the *market rate loan facility schedule* and varied from time to time in accordance with this *facility agreement*; and
- b. for a *business term loan* — any of the *variable business term loan*, *fixed business term loan* or *interest prepaid fixed business term loan* as stipulated in the *business term loan facility schedule* and varied from time to time in accordance with this *facility agreement*.

final drawdown date for a *progressive draw facility* means the date on which the *final drawdown* is made. The *final drawdown date* is the last day of the *progressive draw period*.

financial markets documentation means any *Master Agreement for Financial Markets Transactions* and/or any ancillary documentation between you and us governing the terms of a *financial market transaction*, including any *schedule* and/or confirmation.

financial markets transaction means one or more transactions that are or will be entered into between you and us and that are governed by the *Master Agreement for Financial Markets Transactions* between you and us.

fixed business term loan means a *business term loan* where the *annual percentage rate* is fixed.

fixed market rate loan means a *market rate loan* where the *interest period* may be of any 1, 2, 3, 4 or 5 years or such other period as we may agree.

fixed rate period means any period for which the *annual percentage rate* or other interest rate applying to your *facility* (if any) is fixed. For the purposes of Part A other than for this clause 53, an *interest period* is a *fixed rate period*.

General Conditions means these *general conditions* that form part of this *facility agreement*.

governing body means each entity which manages or administers any *shared scheme* of which any *security property* is part.

GST has the same meaning as in the *A New Tax System (Goods & Services Tax) Act 1999* (Cth).

guarantee means a guarantee and indemnity.

guarantor means any *person* who guarantees payment of any part of the *total amount owing*;

initial drawdown date means the first *drawdown date*. For a *non-progressive draw facility*, this will be the only date on which the *facility* is drawn down.

insolvent means a *person* who:

- a. is (or state that they are) an insolvent under administration or insolvent (each as defined in the Corporations Act);
- b. has a *controller* appointed, is in liquidation, in provisional liquidation, under administration or wound up or has had a *receiver* appointed to any part of their property;
- c. is subject to any arrangement, assignment, moratorium or composition, or protected from creditors under any statute, or dissolved (in each case, other than to carry out a reconstruction or amalgamation while solvent on terms approved by us);
- d. has an order made which is preparatory to or could result in any of the things referred to above;
- e. is taken (under section 459F of the Corporations Act) to have failed to comply with a statutory demand;
- f. in the case of an individual, commits an act of bankruptcy, enters into a composition with their creditors, or is declared or becomes bankrupt;
- g. is the subject of an event described in section 459C(2) (b) or section 585 of the Corporations Act (or they make a statement from which we reasonably deduce they are so subject);
- h. is otherwise unable to pay their debts when they fall due; or
- i. has something substantially similar to any of the things referred to above happen to them under the law of any jurisdiction.

interest capitalisation component means, if you have an *interest capitalised variable market rate loan*, that amount of the *facility limit* described as such in the *Schedule*.

interest capitalised variable market rate loan means a *variable market rate loan* where:

- a. the *interest period* may be any of 1, 2 or 3 months or such other period as we may agree; and
- b. subject to these *General Conditions*, interest is debited to the *facility account*.

interest only for a *business term loan* means a *repayment type* where you are required to make regular *repayments* of interest calculated on the *balance owing* on your *facility account* during the *interest period*.

interest only period for a *business term loan* means the period during which you make *interest only repayments*. You will not be required to repay the principal during an *interest only period* unless you have agreed to make a *reduction* or *special reduction*.

interest payment date means:

- a. for a *variable market rate loan* and an *interest capitalised variable market rate loan* – the first day after each *interest period*;
- b. for a *fixed market rate loan* – subject to clause 9.7c.ii. of Part D, the same date in each month as the *drawdown date*; and
- c. for an *interest prepaid fixed business term loan* or an *interest prepaid market rate loan* – the first day of each *interest period*.

interest period for an *interest prepaid fixed business term loan* means the period stipulated in the *interest prepaid fixed business term loan facility schedule* as varied from time to time in accordance with this *facility agreement*. For the purposes of Part A other than for this clause 53, an *interest period* is a *fixed rate period*.

interest period for a *market rate loan* means the period stipulated in the *market rate loan facility schedule* as varied from time to time in accordance with this *facility agreement*. For the purposes of Part A other than for this clause 53, an *interest period* is a *fixed rate period*.

interest prepaid fixed business term loan means a *business term loan* where:

- a. the *interest period* is one year; and
- b. interest is paid annually in advance.

interest prepaid market rate loan means a *market rate loan* where:

- a. the *interest period* is one year; and
- b. interest is paid annually in advance.

interest prepayment for an *interest prepaid fixed business term loan* or an *interest prepaid market rate loan* means the interest payment prepaid at the start of any *interest period*.

international sanctions laws means any applicable sanctions laws or regulations administered or enforced from time to time by the US government (including OFAC, the US State Department or any other agency of the US government), the United Nations Security Council, the European Union or His Majesty's Treasury or any other sanctions authority in a jurisdiction other than Australia.

Large Business Transaction means a *facility* where:

- a. your *facility* is not subject to the unfair contract terms protections in the *ASIC Act*, and is not regulated under the *NCCP Act*, nor the *Banking Code of Practice*; and
- b. we tell you in the *Facility Details* that your *facility* is a *Large Business Transaction*

margin means the percentage amount specified in the *Schedule* for a *facility* as varied from time to time in accordance with this *facility agreement*. This *margin* is calculated taking into account:

- a. the *facility type*;
- b. the nature and amount of risk undertaken by us; and
- c. amounts costed in good faith using commercially reasonable factors and procedures that reflect our financial return on the *facility*, and our internal administration and other costs.

market rate loan means a *facility* which is stipulated as a *market rate loan* in the *market rate loan facility schedule*.

market rate loan base rate for a *market rate loan* is the internal rate or rates that we set daily for each *facility type* for each of the interest periods with reference to the underlying market rates for that period. If the underlying market rate is not available or if, in our reasonable opinion, the underlying market rate becomes inappropriate, the market rate will be the rate reasonably determined by us acting in good faith having regard to comparable indices then available to us.

If the market rate is less than zero, the market rate shall be deemed to be zero.

You can find out what the *market rate loan base rate* is for a particular day by contacting us.

market rate loan business day means any day that is not a Saturday, a Sunday nor a day that is a public holiday or a bank holiday in Sydney.

market rate loan facility schedule means the *Schedule* of that name that forms part of this *facility agreement*.

market rate loan reference rate for a *market rate loan* is either:

- a. the *market rate loan base rate*; or
- b. the rate determined with reference to the *BBSW base rate* or the *BBSY base rate* for each *facility type*.

You can find out what this rate is for a particular day by contacting us.

Master Agreement for Financial Markets

Transactions means any master agreement for financial markets transactions, including any document with that name and any ISDA Master Agreement.

monetary default means a *default* referred to in clause 13.1a.

NCCP Act means the *National Consumer Credit Protection Act 2009* (Cth).

nominated account for a particular *facility* means the transaction account held in your name, nominated by you as the relevant account for crediting and debiting amounts in accordance with this *facility agreement*.

non-monetary default means a *default* other than a *monetary default*.

online banking means the internet banking services available via our website. These services are governed by our Online Banking Terms and Conditions that you agree to when registering for *online banking* services. You can obtain a copy of the Online Banking Terms and Conditions at our website or by contacting us.

overdue rate means a per annum rate of interest (if any) payable under clause 15 of this Part A and specified in the *Schedule* and it has the same meaning as *default rate* when that expression is used, and *default interest* has the same meaning as *overdue interest* when those expressions are used. The *overdue rate* may change from time to time in the manner permitted by this *facility agreement*.

person includes an individual, a firm, a strata corporation, a body corporate, an unincorporated association and an authority.

PPSA means the *Personal Property Securities Act 2009* (Cth).

PPSA law means:

- a. the *PPSA*;
- b. any regulation made pursuant to the *PPSA*; and
- c. any other legislation or regulation made to implement, or contemplated by, any *PPSA law* referred to in paragraph (a) or (b).

principal and interest for a *business term loan* means a *repayment type* where you are required to make regular *repayments* of the *facility amount owing* together with interest calculated on the *balance owing* on your *facility*.

progressive draw facility means a *facility* where we allow you to draw down the *facility limit* by a series of drawdowns.

progressive draw period for a *progressive draw facility* means the period during which we make the *facility limit* available to you by a series of drawdowns. The *progressive draw period* starts on the *initial drawdown date* and ends on the *final drawdown date*.

proscribed person means a *person* who is, or who appears to us, to:

- a. be a *person* who is the subject of sanctions under *Australian sanctions laws* or *international sanctions laws*;

- b. be in breach of the laws of any jurisdiction relating to money-laundering or counterterrorism; or
- c. appear in a list of *persons* with whom dealings are proscribed by the government or a regulatory authority of another jurisdiction; or
- d. be declared or otherwise designated under any law relating to organised crime or gang activity; or
- e. act on behalf of, or for the benefit of, a *person* listed above; or
- f. be closely connected to a *person* listed above.

receiver includes receiver, or receiver and manager and has the meaning given to it in the Corporations Act.

redraw for a *business term loan* is described in clause 11 of Part B and for a *market rate loan* is described in clause 11 of Part D.

reduced facility limit means the *facility limit* following any *reductions* or *special reductions*.

reduction means a *reduction* of the *facility limit* due in the manner described in the *Schedule* and:

- a. for a *business term loan* or *market rate loan*, an equivalent payment; or
- b. for a *business overdraft*, a payment sufficient to ensure that the *facility amount owing* does not exceed the *reduced facility limit*.

reduction date means the dates upon which *reductions* are due as stipulated in the *Schedule*.

related bodies corporate has the meaning given to it in the Corporations Act.

related entity has the meaning given to it in the Corporations Act.

relevant country means any country, or political subdivision of one or more countries, or any federation or association of countries in which a *debtor/guarantor* is either incorporated or is resident or domiciled for any tax purpose or in which a *debtor/guarantor* carries on business or owns or leases property or from which, or through which, any payment under an *arrangement with us* is made.

repayment for a *business term loan* means the amount of the *repayment* which is specified in the *business term loan facility schedule* or as notified to you from time to time. The *repayment* may change from time to time in the manner permitted by this *facility agreement*.

repayment date for a *business term loan* means the dates upon which *repayments* are due as stipulated in the *business term loan facility schedule* or as otherwise notified to you at the time of entering into this *facility agreement*.

repayment type for a *business term loan* means any of

- a. *interest only*;
- b. *principal*; or
- c. *principal and interest*,

as stipulated in the *business term loan facility schedule* and varied from time to time in accordance with this *facility agreement*.

request notice means a request notice (if any) or any other form as notified to you from time to time, including in any format or medium (for example, a letter, an email or SMS message) we accept that in substance conveys or notifies all the steps, matters and things usually contained in our request notice.

Schedule means each schedule that forms part of this *facility agreement*, as stipulated in the *Facility Details*.

security means each *security interest* stipulated in the *Facility Details* under “Security” and any substituted or additional *security interest* given in connection with this *facility agreement* or which otherwise secures your liabilities in connection with this *facility agreement*.

security interest means:

- a. any *security* for the payment of money or performance of obligations, including a mortgage, charge, lien, pledge, trust or power or title retention arrangement, or *guarantee*;
- b. a “security interest” as defined in the *PPSA*; or
- c. any document to grant or create anything referred to in either paragraphs (a) or (b) of this definition and any other thing which gives a creditor priority to any other creditor with respect to any asset or an interest in any asset.

security property means property over which a *security* is held and which is stipulated in the *Facility Details* and any substituted or additional *security property*.

shared scheme means each scheme or plan regulated by a *shared scheme* law that affects any *security property*. Examples of properties which are often part of a shared scheme are strata or stratum title home units and town houses and properties in integrated developments.

special reduction means a *special reduction* of the *facility limit* due in the manner described in the *Schedule* and:

- a. for a *business term loan* or *market rate loan*, an equivalent payment; or
- b. for a *business overdraft*, a payment sufficient to ensure that the *facility amount owing* does not exceed the *reduced facility limit*.

special reduction date means the date upon which a *special reduction* is due as stipulated in the *Schedule*.

taxes means taxes, levies, imposts, charges and duties (including stamp and transaction duties) imposed by any authority together with any related interest, penalties, fines and expenses in connection with them, except if imposed on our overall net income or if they arise as a result of our mistake, error, fraud, negligence or wilful misconduct or the mistake, error, fraud, negligence or wilful misconduct of our employees, officers, contractors and agents or any *receiver* we appoint.

term for each *facility*, means the *term* specified in the *Schedule*. The *term* may change from time to time in the manner permitted by this *facility agreement*.

total amount owing means, at any time, the sum of the *facility amount owing* on each of your *facilities* under this *facility agreement*. You can find out your *total amount owing* by contacting us.

This definition applies:

- a. irrespective of the capacity in which you or we became entitled to the amount concerned;
- b. irrespective of the capacity in which you or we became liable in respect of the amount concerned;
- c. whether you or we are liable as principal debtor, as surety, or otherwise;
- d. whether you are liable alone, or together with another *person*;
- e. even if you owe an amount or obligation to us because it was assigned to us, whether or not:
 - i. the assignment was before, at the same time as, or after this *facility agreement* is executed;
 - ii. you consented to or were aware of the assignment; or
 - iii. the assigned obligation was secured;
- f. even if this *facility agreement* was assigned to us, whether or not:
 - i. you consented to or were aware of the assignment; or
 - ii. any of the *total amount owing* was previously unsecured; and
- g. if you are a trustee, whether or not you have a right of indemnity from the trust fund.

A reference to the *total amount owing* also includes any part of it.

variable business term loan means a *business term loan* where the *annual percentage rate* is not fixed.

variable market rate loan means a *market rate loan* where the *interest period* may be any of 1, 2, 3 or 6 months or such other period as we may agree.

variation date means the effective date of any variation to your *facility agreement* as agreed between you and us.

variable rate period means any period for which the *annual percentage rate* or other interest rate applying to your *facility* (if any) is not fixed.

“we” “us” and “our” means Bank of Queensland Limited ABN 32 009 656 740 and its successors and assigns.

works means the *works* specified in the *Facility Details* (if any) and any building work, excavation or earthworks on the *development site* or on any *security property*, work demolishing, removing or materially altering any part of the development site or any *security property*, or any building or development work required by an authority in connection with the *development site* or any *security property*.

“you” and “your” means the *person* or *persons* named in the *Facility Details* as the customer. If there are more than one, “you” means each of you separately and every two or more of you jointly. “You” includes your successors and assigns. In the definition of *total amount owing* it also refers to you as so defined whether as a principal or as a surety.

54. Interpretation

The following rules apply to the interpretation of this *facility agreement*. Reference to:

- a. a *person* includes the *person’s* successors and assigns;
- b. a thing includes all or part of that thing;
- c. a document includes that document as changed or replaced from time to time;
- d. a statute includes a statute as amended, repealed or replaced from time to time;
- e. individuals includes corporations and the other way around;
- f. a gender includes all other genders;
- g. currency is to Australian dollars unless stated otherwise;
- h. this *facility agreement* is a reference to this *facility agreement* (as varied from time to time) between you and us;
- i. clauses are references to clauses in this *facility agreement*;
- j. the singular includes the plural and the other way around;
- k. the Corporations Act is a reference to the *Corporations Act 2001* (Cth); and

- I. the Banking Code of Practice is a reference to the 2025 version of the Australian Banking Association Banking Code of Practice, including any amendments from time to time which have been published by the Australian Banking Association and formally adopted by us.

Headings for clauses are included for guidance only and must not be used for interpretation.

For repayments or other payments made using our internet banking service refer to the Electronic Banking Terms and Conditions for when a day ends. For all other purposes, a day ends at midnight under this *facility agreement*.

The use of the words “including”, “such as” or “for example”, when introducing an example, does not limit the meaning of the words to which the example relates to that example or examples of a similar kind.

The use of the word “may” about any right or power we have under this *facility agreement* indicates that the right or power may be exercised, or not exercised, at our discretion.

If something is to be “satisfactory to us”, it must be satisfactory in both form and substance to us and, if we require, to our legal advisers.

Unless the context requires otherwise words or phrases derived from a defined term have a corresponding meaning to the defined term.

If you agree not to do something, you will also not attempt to or permit or cause the thing to be done.

If two or more people are the *debtor/guarantor*, the fact that one *person* is released from their promises does not mean that any of the others are also released.

Any accounting terms used for the calculation of financial ratios or other financial covenants are to be interpreted in accordance with accounting standards under the Corporations Act and, if not inconsistent with those accounting standards, generally accepted principles and practices in Australia consistently applied by a body corporate or as between bodies corporate and over time.

Unless defined in this *facility agreement*, a term or expression which is used in this *facility agreement* and which is defined in the *PPSA* has the meaning given to that term or expression in, or in the context of, the *PPSA*.

Part B: Business Term Loan.

This Part B applies to all *Business Term Loans* and should be read together with

- Part A of the Facility *General Conditions*
- The *Facility Details*
- The *Business Term Loan Facility Schedule(s)* and
- If your *Facility Details* specify that your *facility* is a *Large Business Transaction*, Part F of the Facility *General Conditions*.

1. What must happen before you can use the facility

- 1.1 You must give us a minimum of three *business days*' notice before your first draw down on the *facility*.
- 1.2 We will only lend to you if the *initial drawdown date* is within 90 days of the date we approved finance under the *facility*. If the *initial drawdown date* is after the expiration of this 90-day period, we may still lend you the *facility limit* but we may change the terms on which we do. Alternatively, we may treat this *facility agreement* as ended. If we do so we will notify you, and we may keep any fees that you have paid us.

2. Payments

- 2.1 You must maintain a *nominated account* unless we agree otherwise.
- 2.2 Any amounts payable by us to you under his *facility* will be credited to your *nominated account*, *facility account* or if we agree, to such other accounts or destinations as directed by you.
- 2.3 You must ensure that there are sufficient funds in your *nominated account* to pay all amounts payable by you under this *facility*.
- 2.4 You authorise us to debit all amounts payable by you under this *facility* to your *nominated account*.
- 2.5 You must pay the *facility amount owing* by making payments at the times and in the way provided in this *facility agreement* including as stipulated in the *schedule*, or at such other times and ways as we agree.
- 2.6 You must pay any amounts necessary to ensure that the *facility amount owing* does not exceed the *facility limit* or *reduced facility limit* at any time.

3. Repayment type

- 3.1 The *repayment type* applying to your *facility* is stipulated in the *business term loan schedule* or as varied from time to time in accordance with this *facility agreement*. The *repayment type* begins on the *initial drawdown date*.
- 3.2 The *repayment type* will be *interest only* during an *interest only period*. If the interest only period is less than the *term*, at the end of the *interest only period*, your *repayment type* will automatically convert from *interest only* to *principal and interest*. If the *interest only period* is the same as the *term*, at the end of the *interest only period*, the *facility amount owing* will be due and payable.

4. Switching your repayment type

- 4.1 This clause only applies to a *variable business term loan*. This clause does not apply to a *fixed business term loan*.
- 4.2 You may ask us to change your *repayment type* from:
 - a. an *interest only* to a *principal and interest repayment type*; or
 - b. a *principal and interest* to an *interest only repayment type* for an interest only period,by providing us with a *request notice* at any time.
- 4.3 You may only change your *repayment type* if:
 - a. we are offering the *repayment type* you request at the time of your request; and
 - b. we agree to your request to change your *repayment type*.
- 4.4 If we agree to change your *repayment type* you may be required to pay us a switching fee.
- 4.5 Any change to your *repayment type* is separately agreed between us and you as a change to the terms of this *facility agreement*.
- 4.6 The new *repayment type* commences on the *variation date*. We will notify you of your new *repayments* as a result of the change to your *repayment type*.

5. Interest

- 5.1 Interest is accrued daily and included in the *facility amount owing*. Interest is debited to your *facility account* and is payable by you on each *repayment date*. It will also be debited when the *facility amount owing* is to be repaid in full.
- 5.2 Interest charges for each day are calculated by applying the daily percentage rate for your *facility* to the *balance owing* on your *facility account* for the end of that day. The daily percentage rate is the *annual percentage rate* applying to your *facility* for that day divided by 365.
- 5.3 Unless we agree otherwise, interest will be payable:
 - a. in respect of a *variable business term loan* or a *fixed business term loan* – in arrears; or
 - b. in respect of an *interest prepaid fixed business term loan* – in advance.

6. Fixed business term loan

- 6.1 A *fixed business term loan* must be drawn down in one lump sum.
- 6.2 If you have a *fixed business term loan* the *annual percentage rate* applying to your *facility* is fixed for an agreed period. The *annual percentage rate* will remain constant for the duration of the *fixed rate period*.
- 6.3 If you choose to fix the rate at the start of the *term*:
 - a. the *fixed rate period* begins on the *initial drawdown date*; and
 - b. the *annual percentage rate* which applies for the *fixed rate period* is stipulated in the *business term loan facility schedule*.
- 6.4 At the end of the *fixed rate period*, you may elect to maintain your *fixed business term loan* by providing us with a *request notice*, at least five *business days* before the end of the *fixed rate period*.
- 6.5 You may only maintain your *fixed business term loan* if:
 - a. we are offering this *facility type* at the time you request it; and
 - b. we agree to your request.
- 6.6 You may continue to make an election in accordance with this clause in each subsequent *fixed rate period* until the *term* expires. The *fixed rate period* must not exceed the remaining *term*.
- 6.7 The *annual percentage rate* of any further *fixed rate period* may vary from the rate which applied for any previous *fixed rate period* and is effective from the first day of the new *fixed rate period*. A change in the *annual percentage rate* may be reflected in a change to the amount of your *repayments*. We will notify you of your new *repayments* as a result of any change to your *annual percentage rate*.
- 6.8 Any further *fixed rate period* is separately agreed between us and you as a change to the terms of this *facility agreement*.
- 6.9 If you fail to make an election in accordance with clause 6.4 of this Part B, or we do not agree to your request, at the end of the *fixed rate period*, your *facility* will automatically convert from a *fixed business term loan* to a *variable business term loan*. These *General Conditions*, as they relate to a *variable business term loan*, will then apply. The *annual percentage rate* applying to the *facility* will be the *base rate* current

at that time plus or minus the *margin* (if any) stipulated in the *business term loan facility schedule*. You may only switch back to a *fixed business term loan* in accordance with clause 9 of this Part B.

7. Variable business term loan

- 7.1 A *variable business term loan* may be drawn down in one lump sum or as a *progressive draw facility*.
- 7.2 If you have a *variable business term loan*:
 - a. we can change the *annual percentage rate* applying to your *facility* at any time;
 - b. the *annual percentage rate* stipulated in the *Schedule* is only a guide. The actual *annual percentage rate* applying to your *facility* may change before or after the *facility establishment date*;
 - c. we will tell you of a change in the *annual percentage rate* applying to your *facility* in accordance with this *facility agreement*; and
 - d. a change in the *annual percentage rate* applying to this *facility* may be reflected in a change to the amount of your *repayments*. We will notify you as soon as reasonably possible of your *new repayments* as a result of the change to your *annual percentage rate*. However if the change reduces your minimum *repayment* we will provide details of the change before or with (including as part of) the next periodical statement of account that we issue for the *facility* after the change takes effect.

8. Interest prepaid fixed business term loan

- 8.1 An *interest prepaid fixed business term loan* must be drawn down in one lump sum.
- 8.2 The *annual percentage rate* for the first *interest period* will be the fixed rate for that period taking into account that interest is paid in advance. The *annual percentage rate* will remain constant for the duration of the *fixed rate period*.
- 8.3 We will debit your *nominated account* with the *interest prepayment* on each *interest payment date*. To ensure that you have sufficient funds or sufficient available credit in your *nominated account* for the *interest prepayment* to be debited you may ask us on the *interest payment date* and we will tell you how much the *interest prepayment* will be. We can also provide an estimate

of the *interest prepayment* before the *interest payment date* but this amount is subject to change.

- 8.4 You are not required to make any other principal or interest payments during an *interest period*; and *break costs* may apply to any additional principal payments made.
- 8.5 At the end of the first *interest period*, you may elect to continue to prepay your *facility* by providing us with a *request notice* at least five *business days* prior to the end of the *interest period*. You may continue to make an election in accordance with this clause in each subsequent *interest period* until the *term* expires. The *annual percentage rate* for each successive *interest period* will be determined in accordance with clause 8.2.
- 8.6 You may only continue to prepay interest on your *facility* if:
- we are offering this *facility* type at the time you request it; and
 - we agree to your request.
- 8.7 If we agree to your request, we will debit your *nominated account* in accordance with clause 8.3 of this Part B.
- 8.8 If you fail to make an election in accordance with clause 8.5 of this Part B or we do not agree to your request, at the end of the *interest period* your *facility* will automatically convert from an *interest prepaid fixed business term loan* to a *variable business term loan*. These *General Conditions*, as they relate to a *variable business term loan*, will then apply, and the *annual percentage rate* following the conversion will be determined in accordance with clause 9.9 and 9.10 of this Part B.

9. Switching facility type

Variable business term loan to fixed business term loan

- 9.1 Subject to clause 9.2 of this Part B, you may, at any time, ask us to change your *facility* type from a *variable business term loan* to a *fixed business term loan* by providing us with a *request notice*.
- 9.2 If you have a *construction finance facility* or a *progressive draw facility*, you may only ask us to change your *facility* type after we have allowed the final drawdown or such earlier date as we agree.
- 9.3 You may only change your *facility* to a *fixed business term loan* if:

- we are offering the *fixed rate period* you request at the time of your request; and
 - we agree to your request.
- 9.4 If we agree to change your *facility* type you may be required to pay us a switching fee.
- 9.5 The *fixed rate period* commences on the *variation date*.
- 9.6 The *annual percentage rate* which applies for the *fixed rate period* is the fixed rate that we notify you of at the start of the *fixed rate period*. A change in the *annual percentage rate* may be reflected in a change to the amount of your *repayments*. We will notify you of your new *repayments* as a result of any change to your *annual percentage rate*.

Fixed business term loan to variable business term loan

- 9.7 You may ask us to change the *facility* type from a *fixed business term loan* to a *variable business term loan* by providing us with a *request notice*.
- 9.8 If we agree to change your *facility* type you may be required to pay us a switching fee. In addition, you may also be required to pay *break costs* in accordance with clause 11 of Part A.
- 9.9 The *variable rate period* commences on the *variation date*.
- 9.10 The *annual percentage rate* which applies for the *variable rate period* is the *base rate* current at that time plus or minus the *margin* we notify you of at the start of the *variable rate period*. A change in the *annual percentage rate* may be reflected in a change to the amount of your *repayments*. We will notify you of your new *repayments* as a result of any change to your *annual percentage rate*.

Generally

- 9.11 Any change to your *facility* type is separately agreed between us and you as a change to the terms of this *facility* agreement.
- 9.12 If you have switched your *facility* types, these *General Conditions* as they relate to the *facility* type you have switched to will apply on and from the *variation date*.
- 9.13 Where reasonably necessary to protect our legitimate business interests or where such adjustment is not unfavourable to you, we may adjust the *interest period* at any time without your consent. For example, we may adjust the *interest period* so that it ends

on a *business day*, matches the end of the *term* or better aligns with your rollover or statement dates.

10. Repaying early

Variable business term loan

- 10.1 If you have a *variable business term loan*, you may repay early as much as you choose, at any time, without notifying us in advance. You can do this by:
- paying one or more lump sums; or
 - increasing the amount of your *repayment*.
- 10.2 You may only *redraw* any *current available credit* in accordance with clause 11 of this Part B.

Fixed business term loan and interest prepaid fixed business term loan

- 10.3 If you have a *fixed business term loan* or an *interest prepaid fixed business term loan* you may at any time repay as much of the *facility amount owing* as you choose, subject to clauses 10.4 to 10.7 of this Part B.
- 10.4 For a *fixed business term loan* *break costs* may apply (see clause 11 of Part A) where a payment is made during the *fixed rate period* and is greater than the *extra payment limit*.
- 10.5 For an *interest prepaid fixed business term loan*, if you wish to make an early repayment, no amount will be rebated to you in respect of interest that you have prepaid.
- 10.6 During a *fixed rate period* or *interest in advance interest period* you may not *redraw* any amount repaid early and clause 11 of this Part B does not apply during a *fixed rate period*.
- 10.7 Upon:
- you switching your *facility* to a *variable business term loan* (in accordance with clause 9 of this Part B); or
 - automatic conversion of your *facility* to a *variable business term loan* (in accordance with clause 6.9 of this Part B),

you may, subject to clause 11 of this Part B, *redraw* any amounts that you have repaid early.

Effect of partial early repayment

- 10.8 The *repayments* set out in the *schedule* have been calculated on the basis that you will not make any additional payments, including by paying one or more lump sums or increasing the amount of your *repayment*.
- 10.9 Unless you specify otherwise in writing, payments in addition to those set out in the *schedule* will not be paid against the principal outstanding but will be treated as prepayments as if they were applied against the principal outstanding solely for the purposes of calculating interest.
- 10.10 If you repay part of a *facility limit* early, your *repayment* does not automatically change, but it may mean you repay your *business term loan* quicker. We will change your *repayment* if we agree to your request for a change, or another event such as a change to the interest rate occurs that necessitates a change to the *repayment*.
- 10.11 You must continue to make any *reductions* or *special reductions* on the *reduction date* or *special reduction date* (as appropriate), despite any payment made in accordance with this clause 10.
- 10.12 Alternatively, if you do elect in writing to permanently prepay all or part of the principal outstanding at any time:
- if the *facility* is a *variable business term loan*, prepayments will be applied to reduce the principal outstanding, and we will notify you of your new *repayments* as a result of the reduced principal then owing.
 - if the *facility* is a *fixed term loan*, you may only repay the *facility* in full.
 - if the *facility* is an *interest prepaid fixed business term loan*, you may repay as much of the *facility amount owing* as you choose at any time during an *interest period* without penalty. However, if you wish to elect to make such a payment, no amount will be rebated to you in respect of interest you have prepaid. While your *facility* is an *interest prepaid fixed business term loan*, you may not *redraw* any amount repaid early.

11. Redrawing amounts

- 11.1 This clause 11 applies to additional amounts paid early under clause 10 of Part B and categorised as *current available credit*. This clause does not apply to a *fixed business term loan* or an *interest prepaid business term loan*.

- 11.2 Subject to clauses 11.1 and 11.6 of this Part B, if you have paid additional amounts that are categorised as *current available credit* under this *facility* (and provided the *current available credit* is not subject to set-off under clause 26.2 of Part A or is required to satisfy (including partly) a *monetary default* as stipulated in clause 27.1 of Part A) you may ask us to allow you to *redraw any current available credit*.
- 11.3 You may only *redraw* up to the amount which results in the *balance owing* on your *facility account* being not more than the amount which would be owing if you had paid all of your *repayments* on time and as required by this *facility agreement*. If for whatever reason the amount you *redraw* exceeds this amount, you must repay the balance immediately.
- 11.4 For *redraw* via *online banking*, a maximum of \$20,000 per rolling 12-month period (or such other amount as we specify in our Online Banking Terms and Conditions) will apply. Alternatively, including for other or larger amounts and differing time frames you may request a *redraw* by providing us with a *request notice* at least five clear *business days* before you require the *redraw* amount.
- 11.5 Redrawn money will only be made available to you by deposit into your *nominated account*.
- 11.6 You may only *redraw* an amount in accordance with this clause if you meet the following criteria:
- a. you have not dealt with any *security* without our consent;
 - b. you are not, and any *debtor/guarantor* is not, in *default* under this *facility agreement* or any *security*;
 - c. you are not relying on any statement or representation by us (including our employees) or our agents relating to the taxation effects of making the *redraw*. You should obtain your own tax advice;
 - d. you have not provided subsequent *security interests* over the *security property* to other parties;
 - e. any *security property* has not, in our opinion, been diminished in value; and
 - f. the *term of the facility* has not expired.
- Each time you *redraw* an amount you declare these things to be true. If, for whatever reason, you do not meet the *redraw* criteria and a *redraw* is made, you must immediately repay upon demand the *redraw*.
- 11.7 We may impose fees and charges in connection with a *redraw* in accordance with this *facility agreement* and the Fee Schedule for Commercial Contracts.
- 11.8 You can find out what the minimum *redraw* amount is and how much you have available for *redraw* by contacting us.
- 11.9 If a *change of credit* occurs or where it is reasonably necessary to protect our legitimate business interests, we can end your rights to *redraw* under this *facility agreement*. We do not have to tell you first, however we will tell you as soon as reasonably possible afterwards.
- 11.10 Unless we agree otherwise, if there is more than one of you, then any of you or an *authorised officer* of any one of you may request a *redraw* of any amount of *current available credit*. If we allow the *redraw* we need not consult any other of you.
- 11.11 You cannot *redraw* the amount of any *reduction* or *special reduction*. However, you can use amounts available for *redraw* to pay a *reduction* or *special reduction* in full or part. To do this you must provide us with a *request notice* in accordance with clause 11.4 of this Part B, within five *business days* to enable the *redraw* to be deposited into your *facility account* on or before the *reduction date* or *special reduction date*.

Part C: Business Overdraft.

This Part C applies to all *Business Overdrafts* and should be read together with

- Part A of the Facility *General Conditions*
- The *Facility Details*
- The *Business Overdraft Facility Schedule(s)* and
- If your *Facility Details* specify that your *facility* is a *Large Business Transaction*, Part F of the Facility *General Conditions*.

1. What must happen before you can use the facility

- 1.1 You must give us a minimum of three *business days* notice before your first drawdown on the *facility limit*.

2. The facility limit

- 2.1 The maximum credit available to you at any time is the *facility limit* or *reduced facility limit* less the *balance owing* on your *facility account*.
- 2.2 You must pay any amounts necessary to ensure that the *facility amount owing* does not exceed the *facility limit* or *reduced facility limit* at any time.
- 2.3 To avoid exceeding your *facility limit* or *reduced facility limit* you may want to make formal *arrangements with us* for a temporary increase on your *facility limit* or *reduced facility limit* for a limited period. If you make formal *arrangements with us*, you must repay the excess by which the *balance owing* on your *facility account* exceeds the *facility limit* or *reduced facility limit* within the time notified to you.
- 2.4 You may draw amounts under the *facility* in any of the ways specified in the *schedule*, including via *online banking*.

3. Repayments

- 3.1 You can choose when repayments of principal are made as long as the *balance owing* on your *facility account* does not exceed the *facility limit* or *reduced facility limit* at any time (unless we have given prior approval to exceed the *facility limit* or *reduced facility limit*). The minimum amount of each repayment is the amount which will ensure that the *balance owing* on your *facility account* does not exceed the *facility limit* or *reduced facility limit* at any time.
- 3.2 You may choose to repay the *facility amount owing* in full or in part at any time.
- 3.3 Despite any other provision in this *facility agreement*, you acknowledge that:

- a. we may demand immediate payment of the *facility amount owing* at any time by notice in writing. If we give such a notice, you must repay the *facility amount owing* at the time we specify in the demand, which must be at least 30 days after the date the demand is given to you and;
- b. there is no agreement between you and us that we may demand early repayment only when a particular event occurs or does not occur.

- 3.4 Unless prior demand is made, you must repay the *facility amount owing* at the end of the *term* specified in the *schedule*.

4. Annual percentage rate

- 4.1 The *annual percentage rate* that applies to your *facility* is a variable rate. This means that:
 - a. we can change the *annual percentage rate* applying to your *facility* at any time;
 - b. the *annual percentage rates* stipulated in the *business overdraft facility* is only a guide. The actual *annual percentage rate* applying to your *facility* may change before or after the *facility establishment date*; and
 - c. we will tell you of a change in the *annual percentage rate* applying to your *facility* in accordance with this *facility agreement*.

5. Interest

- 5.1 Interest is accrued daily in accordance with clause 5.3 and will be debited to the *facility account* on the first *business day* of the month. It will also be debited when the *facility amount owing* is to be repaid in full.
- 5.2 Interest is payable by you at the time or times and in the way specified in the *Schedule*.
- 5.3 Interest charges for each day are calculated by applying the daily percentage rate for your *facility* to the *balance owing* on your *facility account* at the end of that day. The daily percentage rate is the *annual percentage rate* applying to your *facility* for that day divided by 365.

Part D: Market Rate Loan.

This Part D applies to all *Market Rate Loans* and should be read together with

- Part A of the *Facility General Conditions*
- The *Facility Details*
- The *Market Rate Loan Facility Schedule(s)* and
- If your *Facility Details* specify that your *facility* is a *Large Business Transaction*, Part F of the *Facility General Conditions*.

1. What must happen before you can use the facility

- 1.1 You must give us a minimum of three *business days* notice before your first drawdown on the *facility*.
- 1.2 We will only lend to you if the *initial drawdown date* is within 90 days of the date we approve finance under the *facility*. If the *initial drawdown date* is after the expiration of this 90-day period, we may still lend you the *facility limit* but we may change the terms on which we do. Alternatively, we may treat this *facility agreement* as ended. If we do so we will notify you, and we may keep any fees that you have paid us.

2. Payments

- 2.1 You must maintain a *nominated account* unless we agree otherwise.
- 2.2 Any amounts payable by us to you under this *facility* will be credited to your *nominated account*, *facility account* or if we agree, to such other accounts or destinations as directed by you.
- 2.3 You must ensure that there are sufficient funds in your *nominated account* to pay all amounts payable by you under this *facility*.
- 2.4 You authorise us to debit all amounts payable by you under this *facility* to your *nominated account*.
- 2.5 You must pay the *facility amount owing* by making payments at the times and in the way provided in this *facility agreement* including as stipulated in the *schedule*, or at such other times and ways as we agree.
- 2.6 You must pay any amounts necessary to ensure that the *facility amount owing* does not exceed the *facility limit* or *reduced facility limit* at any time.
- 2.7 If the due date for the payment of any interest or a principal amount is not:
 - a. a *market rate loan business day*; or
 - b. doesn't exist in that particular month (e.g. the 29th, 30th or 31st);you must pay the amount due on the next *market rate loan business day* after the due date unless that day falls in a new month in which case payment must be made on the *market rate loan business day* prior to the due date, and corresponding changes will be made to the first day of the next *variable rate period* or *fixed rate period* and the duration of the next *variable rate period* or *fixed rate period*.

3. Interest

- 3.1 Unless we agree otherwise, interest will be payable:
 - a. in respect of a *variable market rate loan*, an *interest capitalised variable market rate loan* or a *fixed market rate loan* — in arrears; or
 - b. in respect of an *interest prepaid market rate loan* — in advance.
- 3.2 Interest is accrued daily and included in the *facility amount owing*. Interest is debited to your *facility account* and is payable by you on each *interest payment date*. It will also be debited when the *facility amount owing* is to be repaid in full.
- 3.3 Other than for an *interest capitalised variable market rate loan* interest is payable by you on the *interest payment date* and will be debited from your *nominated account* and credited to your *facility account*.
- 3.4 Interest charges for each day are calculated by applying the daily percentage rate for your *facility* to the *balance owing* on your *facility account* at the end of that day. The daily percentage rate is the *annual percentage rate* applying to your *market rate loan* for that day divided by 365.
- 3.5 Interest is also debited to your *facility account* when you switch:
 - a. your *interest period* in accordance with clause 9.6 or 9.7 of this Part D; or
 - b. your *facility type* in accordance with clause 8 of this Part D.

4. Variable market rate loan

- 4.1 A *variable market rate loan* may be drawn down in one lump sum or as a *progressive draw facility*.
- 4.2 The *annual percentage rate* for the first *interest period* under a *variable market rate loan* is determined as the sum of the *margin* and the *market rate loan reference rate* on the *initial drawdown date*. The *annual percentage rate* for each successive *interest period* is determined as the sum of the *margin* and the *market rate loan reference rate* on the first day of that successive *interest period*. Although the *base rate* remains constant for the duration of each *interest period*, the *margin* may be varied by us (even during an *interest period*) pursuant to clauses 15 or 17 of Part A.

5. Fixed market rate loan

- 5.1 A *fixed market rate loan* must be drawn down in one lump sum.
- 5.2 The *annual percentage rate* for the first *interest period* is determined as the sum of the *margin* and the *market rate loan reference rate* on the *initial drawdown date*. Although the *base rate* remains constant for the duration of the *interest period*, the *margin* may be varied by us (even during an *interest period*) pursuant to clauses 15 or 17 of Part A.
- 5.3 At the end of the first *interest period* you may elect to maintain your *fixed market rate loan* by providing us with a *request notice*, at least five *business days* prior to the end of the *interest period*, requesting a further *fixed rate period* not exceeding the remaining *term* of the *facility*. You may continue to make an election in accordance with this clause in each subsequent *interest period* until the *term* expires. Although the *base rate* remains constant for the duration of the *interest period*, the *margin* may be varied by us (even during an *interest period*) pursuant to clauses 15 or 17 of Part A.
- 5.4 You may only maintain your *fixed market rate loan* if:
- we are offering this *facility type* at the time you request it; and
 - we agree to your request.
- 5.5 If you fail to make an election in accordance with clause 5.3 of this Part D or we do not agree to your request, at the end of the *interest period*, your *facility* will automatically convert from a *fixed market rate loan* to a *variable market rate loan* with an *interest period* of one month. These *General Conditions*, as they relate to a *variable market rate loan*, will then apply. You may only switch back to a *fixed market rate loan* in accordance with clause 8 of this Part D.

6. Interest prepaid market rate loan

- 6.1 An *interest prepaid market rate loan* must be drawn down in one lump sum.
- 6.2 The *annual percentage rate* for the first *interest period* is determined as the sum of the *margin* and the *market rate loan reference rate* on the *initial drawdown date*. Although the *base rate* remains constant for the duration of the *interest period*, the *margin* may be varied by us (even during an *interest period*) pursuant to clauses 15 or 17 of Part A. However, if a

margin is varied during an *interest period* it will not be applied to take effect until (and with effect from) the next *interest period*.

- 6.3 We will debit your *nominated account* with the *interest prepayment* on each *interest payment date*. To ensure that you have sufficient funds in your *nominated account* for the *interest prepayment* to be debited you may ask us on the *interest payment date* and we will tell you how much the *interest prepayment* will be. We can also provide an estimate of the *interest prepayment* before the *interest payment date* but this amount is subject to change.
- 6.4 You are not required to make any other principal or interest payments during an *interest period*.
- 6.5 At the end of the first *interest period*, you may elect to continue to prepay interest on your *facility* by providing us with a *request notice* at least five *business days* prior to the end of the *interest period*. You may continue to make an election in accordance with this clause in each subsequent *interest period* until the *term* expires. The *annual percentage rate* for each successive *interest period* is determined as the sum of the *margin* and the *market rate loan reference rate* on the first day of that successive *interest period*. Although the *base rate* remains constant for the duration of the *interest period*, the *margin* may be varied by us (even during an *interest period*) pursuant to clauses 15 or 17 of Part A. However, if a *margin* is varied during an *interest period* it will not be applied to take effect until (and with effect from) the next *interest period*.
- 6.6 You may only continue to prepay interest on your *facility* if:
- we are offering this *facility type* at the time you request it; and
 - we agree to your request.
- 6.7 If we agree to your request, we will debit your *nominated account* in accordance with clause 6.3 of this Part D.
- 6.8 If you fail to make an election in accordance with clause 6.5 of this Part D or we do not agree to your request, at the end of the *interest period* your *facility* will automatically convert from an *interest prepaid market rate loan* to a *variable market rate loan* with an *interest period* of one month. These *General Conditions*, as they relate to a *variable market rate loan*, will then apply. You may only switch back to an *interest prepaid market rate loan* in accordance with clause 8 of this Part D.

7. Interest capitalised variable market rate loan

- 7.1 An *interest capitalised variable market rate loan* may be drawn down in one lump sum or as a *progressive draw facility*.
- 7.2 The *annual percentage rate* for the first *interest period* under an *interest capitalised variable market rate loan* is determined as the sum of the *margin* and the *market rate loan reference rate* on the *initial drawdown date*. The *annual percentage rate* for each successive *interest period* is determined as the sum of the *margin* and the *market rate loan reference rate* on the first day of that successive *interest period*. Although the *base rate* remains constant for the duration of each *interest period*, the *margin* may be varied by us (even during an *interest period*) pursuant to clauses 15 or 17 of Part A.
- 7.3 The *facility limit* includes the *interest capitalisation component* (specified in the *Schedule*) for interest accrued under the *facility*. Unless we agree otherwise, you must only use the *interest capitalisation component* for interest accrued under the *facility*.
- 7.4 Once the *interest capitalisation component* is fully drawn your *facility* will convert from an *interest capitalised variable market rate loan* to a *variable market rate loan* with the same *interest period*. These *General Conditions*, as they relate to a *variable market rate loan*, will then apply. We do not have to notify you when your *facility* converts to a *variable market rate loan*. If you ask us we will tell you how much of the *interest capitalisation component* has been drawn at any time.

8. Switching facility type

- 8.1 You may ask us to change the *facility type* (and consequently the *interest period*) for your *facility* at any time by providing us with a *request notice*.
- 8.2 If we agree to change your *facility type*, you may be required to pay us a switching fee. In addition, you may also be required to pay *break costs* in accordance with clause 11 of Part A.
- 8.3 Any change to your *facility type* is separately agreed between us and you as a change to the terms of this *facility agreement*.

- 8.4 The *annual percentage rate* for the new *facility type* is the sum of the *margin* and the *market rate loan reference rate* applicable on the *variation date* (or if there is no *balance owing* on your *facility account* on the *variation date*, on the first *drawdown date* on or following the *variation date*). Unless you have switched to an *interest capitalised variable market rate loan*, you must then commence paying interest on the *interest payment date* for the new *facility type*.
- 8.5 A new *interest period* will commence on the *variation date* (or if there is no *balance owing* on your *facility account* on the *variation date*, on the first *drawdown date* on or following the *variation date*).
- 8.6 On and from the *variation date*, these *General Conditions*, as they relate to the *facility type* you have switched to, will then apply.

9. Interest period

- 9.1 If you have a *variable market rate loan*, your *interest period* is either 1 month, 2 months, 3 months or 6 months or such other period as we may agree as stipulated in the *Schedule*. If you do not provide a *request notice* (as permitted by clause 9.6(a) of this Part D), each subsequent *interest period* will be for the same period as the previous *interest period*.
- 9.2 If you have an *interest capitalised variable market rate loan*, your *interest period* is either 1 month, 2 months, 3 months or such other period as we may agree as stipulated in the *Schedule*. If you do not provide a *request notice* (as permitted by clause 9.6(a) of this Part D), each subsequent *interest period* will be for the same period as the previous *interest period*.
- 9.3 If you have a *fixed market rate loan* your first *interest period* is either 1 year, 2 years, 3 years, 4 years or 5 years or such other period as we may agree as stipulated in the *Schedule* or as specified in the *request notice* for any subsequent interest periods.
- 9.4 If you have an *interest prepaid market rate loan* your *interest period* is one year for the first year and one year for each subsequent year in which you make an election under clause 6.5 of this Part D.

Changing your interest period

- 9.5 Where reasonably necessary to protect our legitimate business interests or where such adjustment is not unfavourable to you, we may adjust the *interest period* and the

interest payment date at any time without your consent. For example, we may adjust the *interest period* so that it ends on a *market rate loan business day*, matches the end of the *term* or better aligns with your rollover or statement dates.

9.6 If you have a *variable market rate loan* or an *interest capitalised variable market rate loan*:

- a. you may ask us to change the *interest period* at any time. You can make a request by providing us with a *request notice* at least five clear *business days* before you want the change to take effect;
- b. we can consent to or refuse your request to change your *interest period* for any reason. For example, we need not allow you to change an *interest period* if the interest period is not due to expire; and
- c. if we agree to change your *interest period* then:
 - i. the new *interest period* will either commence on the date specified in the *request notice* or on the first day after the *interest period* stipulated in the *request notice*, as directed by you;
 - ii. the new *interest payment date* will be the day following the last day of the new *interest period*;
 - iii. if the date of the change is not an *interest payment date* you may be required to pay break costs in accordance with clause 11 of Part A; and
 - iv. you may be required to pay us a switching fee.

9.7 In addition to your rights to select an *interest period* in accordance with clause 5.3 of this Part D, if you have a *fixed market rate loan*:

- a. you may ask us to change the *interest period* prior to the expiration of your current *interest period* by providing us with a *request notice* at least five clear *business days* before you want the change to take effect;
- b. we can consent to or refuse your request to change your *interest period* for any reason. For example, we need not allow you to change an *interest period* if the new *interest period* exceeds the remaining *term* of the *facility*; and

- c. if we agree to change your *interest period* then:
 - i. the new *interest period* will commence on the date you and we agree;
 - ii. the *interest payment date* will be the same date in each month as the change date under sub-clause 9.7c.i.;
 - iii. the *annual percentage rate* for the new *interest period* will be calculated in accordance with clause 5.3 of this Part D;
 - iv. you may be required to pay *break costs* in accordance with clause 11 of Part A; and
 - v. you may be required to pay us a switching fee.

10. Repaying early

Variable market rate loan or interest capitalised variable market rate loan

- 10.1 If you have a *variable market rate loan* or an *interest capitalised variable market rate loan*, you may repay as much of the *facility amount owing* as you choose on an *interest payment date*. If the payment is made on a day other than an *interest payment date* the payment may be returned to your *nominated account*. Alternatively *break costs* may apply in accordance with clause 11 of Part A.
- 10.2 You may only *redraw any current available credit* on the first day of an *interest period*, and in accordance with clause 11 of this Part D.

Interest prepaid market rate loan

- 10.3 If you have an *interest prepaid market rate loan* you may repay as much of the *facility amount owing* as you choose at any time during an *interest period* without penalty. However, if you wish to elect to make such a payment, no amount will be rebated to you in respect of interest that you have prepaid.
- 10.4 While your *facility* is an *interest prepaid market rate loan* you may not *redraw any current available credit* except on the first day of an *interest prepaid period* and in accordance with clause 11 of this Part D.

Fixed market rate loan

- 10.5 If you have a *fixed market rate loan* you may at any time repay as much of the *facility limit* as you choose. However, *break costs* may apply (see clause 11 of Part A) where a payment is made on any day other

than the day after the end of the *fixed rate period*.

- 10.6 While your facility is a *fixed market rate loan* you may not *redraw* any *current available credit* except on the first day of an interest period, and in accordance with clause 11 of this Part D.

All facility types

- 10.7 You must continue to make any *reductions* or *special reductions* on the *reduction date* or *special reduction date* (as appropriate), despite any additional payments you choose to make in accordance with this clause 10. *Break costs* will not apply when you make a *reduction* or *special reduction* on a *reduction date* or *special reduction date*.

Effect of partial early repayment

- 10.8 Payments made under any of clauses 10.1, 10.3 or 10.5 above (being payments in addition to those set out in a *Schedule*):
- will not (unless you specify otherwise in writing) be applied to permanently reduce the *facility limit* but will be categorised as *current available credits* and treated as prepayments as if they were made against the principal outstanding solely for the purposes of calculating interest.
- Subject to sub-clause b. below this will reduce the amount of interest you would otherwise pay during an *interest period*, but it may not mean you will repay the *facility* any quicker; and
- if made on a day other than:
 - an *interest payment date* in the case of a *variable market rate loan* or an *interest capitalised variable market rate loan*;
 - the first day of an *interest prepaid period* in the case of an *interest prepaid market rate loan*;

break costs may apply in accordance with clause 11 of Part A.

11. Redrawing amounts

- 11.1 This clause 11 applies to additional amounts paid early under clause 10 of Part D and categorised as *current available credit*.
- 11.2 Subject to clauses 11.1 and 11.6 of this Part D, if you have paid additional amounts that are categorised as *current available credit* under this *facility* (and provided the *current available credit* is not subject to set-off under clause 26.2 of Part A or is required to satisfy (including partly) a *monetary*

default as stipulated in clause 27.1 of Part A) you may ask us to allow you to *redraw* any *current available credit*.

- 11.3 You may only ask to *redraw* up to the amount that results in the *balance owing* on your *facility account* being not more than the *facility limit* or *reduced facility limit*. If for whatever reason the amount you *redraw* exceeds this amount, you must repay the excess immediately.
- 11.4 If we choose to permit you to *redraw* via *online banking* it is only available on the first day of an *interest period*. For other restrictions on *redraw* limits via *online banking* please refer to our Online Banking Terms and Conditions. Alternatively, a *redraw* may be requested by providing us with a *request notice* at least five clear *business days* before you require the *redraw* amount.
- 11.5 Redrawn money will only be made available to you by deposit into your *nominated account*.
- 11.6 You may only *redraw* an amount in accordance with this clause if you meet the following criteria:
- you have not dealt with any *security* without our consent;
 - you are not, and any *debtor/guarantor* is not, in *default* under this *facility agreement* or any *security*;
 - you are not relying on any statement or representation by us (including our employees) or our agents relating to the taxation effects of making the *redraw*. You should obtain your own tax advice;
 - you have not provided subsequent *security interests* over the *security property* to other parties;
 - any *security property* has not, in our opinion, been diminished in value; and
 - the *term* of the *facility* has not expired.

Each time you *redraw* an amount you declare these things to be true. If, for whatever reason, you do not meet the *redraw* criteria and a *redraw* is made, you must immediately repay the *redraw*.

- 11.7 We may impose fees and charges in connection with a *redraw* in accordance with this *facility agreement* and the BOQS Fee Schedule for Commercial Contracts.
- 11.8 If you ask and we agree to permit a *redraw* on any date other than as specified in clauses 10.2, 10.4 or 10.6 of this Part D, we may charge an adjustment fee for any

interest we incur on the amount redrawn calculated by reference to any increase in the *base rate* as from the date the *redraw* is made to the end of the *interest period* in which the *redraw* occurs.

- 11.9 You can find out what the minimum *redraw* amount is and how much you have available for *redraw* by contacting us.
- 11.10 If a *change of credit* occurs or where it is otherwise reasonably necessary to protect our legitimate business interests, we can end your rights to *redraw* under this *facility agreement*. We do not have to tell you first, however, we will tell you as soon as reasonably possible afterwards.
- 11.11 Unless we agree otherwise, if there is more than one of you, then any of you or an *authorised officer* of any one of you may request a *redraw* of any amount of *current available credit*. If we allow the *redraw* we need not consult any other of you.
- 11.12 You cannot *redraw* a *reduction* or *special reduction*. However, you can use amounts available for *redraw* to pay a *reduction* or *special reduction* in full or part.

12. Fees payable under clauses 10 and 11

Information about clause 10.8

- 12.1 When an additional amount is paid to a *facility account* either as a *current available credit* or to permanently reduce the *facility limit* – *break costs* may apply (in accordance with clause 11 of Part A) if the payment is made on any date other than as specified in clause 10.8 b.

Explanation

- 12.2 When you select an *interest period* you limit your exposure to movements in interest rates. During each *interest period* this exposure is transferred to us – we manage these risks in various ways including by entering money market contracts involving wholesale interest rates.
- 12.3 If an additional amount is paid and clause 12.1 applies, your interest costs will be reduced. The reduction to you may, at least in part, result in an economic loss to us either as a *break cost* that we incur under a money market contract, or the loss represented by the difference between what we should have received during the *interest period* less the amount we estimate we will receive.

Information about clause 11.8

- 12.4 When a *redraw* amount is paid to you from a *facility account* – an adjustment fee may be payable (in accordance with clause 11.8 of this Part D) if the payment is made on any date other than as specified in clauses 10.2, 10.4 or 10.6. of this Part D.

Explanation

- 12.5 If a *redraw* amount is paid out and clause 12.4 applies, we may incur a higher cost to fund the amount redrawn for the remainder of the *interest period*.
- 12.6 The adjustment fee provisions in clause 11.8 of this Part D protect our legitimate business interests – the fee represents the increase in our costs to fund the amount equivalent to the *redraw* (if the *base rate* has increased) from the date of the *redraw* to the end of the *interest period*.

13. Financial markets transactions

- 13.1 Should you wish to manage your exposure under this *facility* you may do so by entering into one or more *financial market transactions* with us under our *financial markets documentation*.
- 13.2 Before entering into a *financial market transaction* you will be required to sign *financial markets documentation* which, amongst other things, provides details as to who will be authorised to enter into *financial market transactions* on your behalf. Depending on the size and type of your business, you will also be issued with:
- a Financial Services Guide and the relevant Product Disclosure or Information Statement(s); and/or
 - any other *financial markets documentation*.

The above documents and the *financial markets documentation* must be read in conjunction with this *facility agreement* and therefore you must ensure that you have read and understood these.

- 13.3 Your liabilities under or in relation to the *financial markets documentation* and any *financial markets transaction* (including any termination fees or *break costs* payable under a *financial markets document*) will, if not paid or satisfied when due, be added to the *total amount owing* under the *facility* and secured by any *security* that we hold.

Part E: Bank Guarantee Facility.

This Part E applies to all *Bank Guarantee Facilities* and should be read together with

- Part A of the Facility *General Conditions*
- The *Facility Details*
- The *Bank Guarantee Facility Schedule(s)* and
- If your *Facility Details* specify that your *facility* is a *Large Business Transaction*, Part F of the Facility *General Conditions*.

1. Additional conditions of use

- 1.1 You may ask us to issue a *bank guarantee* under this *facility* by giving us at least five clear *business days* notice before you want us to issue the *bank guarantee*.
- 1.2 You must pay any amounts necessary to ensure that the *facility amount owing* does not exceed the *facility limit* or *reduced facility limit* at any time.
- 1.3 The *bank guarantee* will be in a form acceptable to us and will contain additional terms and conditions (and other information) we consider appropriate. You will be bound by these terms and conditions.
- 1.4 We can consent or refuse to provide a *bank guarantee* for any reason.

2. Payments

- 2.1 If we make a payment to a *beneficiary* under a *bank guarantee*, you must pay us that amount immediately.
- 2.2 You must maintain a *nominated account*.
- 2.3 You must ensure that there are sufficient funds in your *nominated account* to pay all amounts payable by you under this *facility*.
- 2.4 You authorise us to debit all amounts payable by you and credit all amounts payable to you under this *facility* to your *facility account* or *nominated account*.

3. Termination or cancellation of bank guarantee

- 3.1 A *bank guarantee* will terminate on the earlier of:
 - a. the expiry date (if any) specified in the *bank guarantee*;
 - b. the date you cancel the *bank guarantee*;
 - c. the date the *beneficiary* makes a claim under the *bank guarantee* which, in aggregate with other claims made by that *beneficiary*, equals the full amount shown on the face of the *bank guarantee*; or
 - d. we deposit with the *beneficiary* an amount, in aggregate with other claims made by that *beneficiary*, which equals the full amount shown on the face of the *bank guarantee*.

- 3.2 You may cancel a *bank guarantee* at any time if:
 - a. you give us a *request notice* at least five clear *business days* before you intend to cancel the *bank guarantee*;
 - b. you give us the original *bank guarantee* issued to the *beneficiary*; and
 - c. you have paid us all fees and charges and any other money payable by you in respect of the *bank guarantee*.

4. Payment of bank guarantee

- 4.1 You authorise us to immediately pay any amount demanded or requested of us at any time under a *bank guarantee*. You may not revoke this authorisation. We:
 - a. need not first refer to you or obtain your authority for the payment;
 - b. need not enquire whether the demand or request has been properly made; and
 - c. may meet any demand or request even if you dispute the validity of the demand or request.
- 4.2 If the payment is less than the sum guaranteed, we will issue to the *beneficiary* a replacement *bank guarantee* for the balance of the sum guaranteed.
- 4.3 You must pay an amount equal to each amount we pay under a *bank guarantee*. You must pay us these amounts when we ask. We can also debit any of these amounts to your *nominated account* even if we do not expressly ask you to pay us. We do not have to tell you first.
- 4.4 We may make a voluntary payment to the *beneficiary* to end our liability under any *bank guarantee* at any time without notice to you. You must pay us an amount to be maintained as a deposit with us to cover your liability under this clause 4 if we ask you for it. We may ask for this at any time.
- 4.5 You indemnify us against all loss or damage we may suffer as a result of issuing a *bank guarantee* or paying a claim to the *beneficiary* excluding any loss or damage to the extent caused by our mistake, error, fraud, negligence or wilful misconduct or the mistake, error, fraud, negligence or wilful misconduct of our employees, officers, contractors or agents, or any *receivers* we appoint in respect of any property.

5. Preservation of liability

- 5.1 Rights given to us under this clause and your liabilities under it are not affected by any act or omission by us or anything else that might otherwise affect them under law or otherwise, including:
- a. any inaccuracy, insufficiency, forgery or alteration in any certificate, *bank guarantee* or other document which purports to be made, issued or delivered under this *facility agreement* or under any *bank guarantee*;
 - b. the fact that we release you (or another *person*) or give you or them a concession, such as more time to pay, or compound or compromise with them (whether or not an additional burden is imposed at the same time);
 - c. laches, acquiescence, delay, acts, omissions or mistakes on our part or the part of another *person*; or
 - d. the fact that the obligations of any *person* other than you may not be enforceable.

6. Ending this facility

- 6.1 Subject to the termination or cancellation of all *bank guarantees* in accordance with clause 3 of this Part E, you may cancel this *facility* or reduce the *facility limit* in accordance with clause 16 of Part A.

Part F: Large Business Transactions.

This Part F of the Facility *General Conditions* applies if your *Facility Details* specify that your *facility* is a *Large Business Transaction*. It should be read together with your *Facility Details* and each *Schedule* specified in your *Facility Details*.

It applies in addition to Part A and depending on the type of *facility*, Part(s) B, C, D or E of the Facility *General Conditions* also apply.

1. Indemnity

- 1.1 In addition to the indemnities you grant to us in Part A, Part B, Part C, Part D and Part E, you indemnify us against, and must pay us on demand for any liability, direct loss or reasonable costs we suffer or incur:
- a. in connection with us or any *person* acting on our behalf exercising, or not exercising, rights under this *facility agreement*;
 - b. in connection with the *security property*, the monitoring of *works* or this *facility agreement*;
 - c. as a result of doing anything that we agree to do under any *facility* at your request or consequent upon your *default*;
 - d. our reliance on a notice from you or purporting to be from you or from a *person* authorised by you;
 - e. in connection with finance which you request not being provided in accordance with your request; or
 - f. under any indemnity we give a *controller* or administrator appointed:
 - i. in respect of you or a *guarantor* providing a *security*; or
 - ii. over any *security property*,

The indemnity from you includes liability, loss or costs of the type referred to above that are suffered or incurred by:

- g. any *receiver* or *attorney* appointed under this *facility agreement* or a *security*;
- h. any of our employees, officers, agents, contractors or *authorised officers*; or
- i. any other *person* such as a lessee, purchaser or occupier of the *security property* to whom we may have a liability in respect of the *security property*,

but it does not include liability, loss or costs to the extent caused by our or their mistake, error, fraud, negligence or wilful misconduct.

It is not necessary for us to incur an expense or make a payment before enforcing a right of indemnity under this *facility agreement*.

You have to pay these amounts within ten *business days* after we ask.

- 1.2 If a judgment, order or proof of debt in connection with the *total amount owing* is expressed in a currency other than that in which the *total amount owing* is due, then you indemnify us against, and must pay us on demand for:
- a. any difference arising from converting the other currency, if the exchange rate we use for converting currency when we receive a payment in the other currency is less favourable to us than the exchange rate used for the purpose of the judgment, order or acceptance of proof of debt; and
 - b. the costs of conversion.

2. When you are in default

- 2.1 In addition to any default under Part A, Part B, Part C, Part D and Part E, you are in *default* if:
- a. you do not pay on time any amounts due under any other *arrangement with us*;
 - b. you do something you agree not to do under this *facility agreement*, a *security* or an *arrangement with us*, or you don't do something you agree to do under this *facility agreement*, a *security*, or an *arrangement with us*;
 - c. you are, or a *debtor/guarantor* or another *person* is, in *default* under a *security* or any *arrangement with us*, or an event of *default*, however described, occurs under a *security* or an *arrangement with us*;
 - d. you do not, or another *person* does not, carry out in full an undertaking given in connection with this *facility agreement*, a *security* or another *arrangement with us*, within the period specified, or within seven days of our request if no period is specified;
 - e. steps are taken to deregister you or the *debtor/guarantor*;
 - f. this *facility agreement* or any *security* is, becomes, or is claimed to be, void or unenforceable;
 - g. anything happens which in our reasonable opinion may affect your, or a *debtor/guarantor's*, ability to pay us the *total amount owing*, or to fulfil your, or a *debtor/guarantor's*, obligations under this *facility agreement*, a *security* or any other *arrangement with us*, or our rights under any *security* or our ability to recover the *total amount owing*;

- h. we believe on reasonable grounds that urgent action is necessary to protect any *security property* where we have requested you to take such action and you have failed to do so within a reasonable time as specified by us;
 - i. the value of any *security property* materially decreases;
 - j. a *person* is appointed to investigate or manage your affairs or the affairs of a *debtor/guarantor*;
 - k. any of the following occurs to you (if you are a corporation) or to a *debtor/guarantor* (if it is a corporation), without our consent:
 - i. a change takes place in your directors or company secretary;
 - ii. the status, capacity or composition of you or a *guarantor* changes;
 - iii. a transfer of shares in your capital is registered;
 - iv. new shares, convertible notes or options for shares in your capital are issued; or
 - v. your capital is reduced or made capable of being called up only in certain circumstances;
 - l. you (if you are a corporation) or a *debtor/guarantor* (if it is a corporation) cease to be a subsidiary of the corporation which is your holding company or the *debtor/guarantor's* holding company at the date of this *facility agreement* or a corporation ceases to be your or the *debtor/guarantor's* subsidiary;
 - m. you do not, or a *debtor/guarantor* does not, meet all their monetary obligations (whether present or future) on time or within any applicable grace period or any of these obligations become, or can be rendered, payable early otherwise than at your or the *debtor/guarantor's* election; or
 - n. we reasonably believe someone acted fraudulently in connection with this *facility agreement* or an *arrangement with us*.
- 2.2 If you are in *default* under clause 2.1 of this Part F, we may do one or more of the things set out in clause 14.1 of Part A in addition to anything else the law allows us to do.

3. Margin review

If you are in *default* for any of the reasons set out in clause 2.1 of this Part F, we can undertake a *margin* review in the same manner as set out in clauses 15.10 and 15.11 of Part A.

4. Reducing or cancelling the facility limit or ending the facility

- 4.1 In addition to the ability to reduce or cancel a *facility limit* under Part A, we may at any time by notice to you:
- a. reduce or cancel the undrawn portion of the *facility limit* for a *market rate loan* or *bank guarantee facility*; or
 - b. reduce or cancel the *facility limit* of a *business overdraft* without your consent; or
 - c. end a *business overdraft*, in which case you must immediately pay the *facility amount owing*.

5. Changes to facility

In addition to changes to the *facility agreement* we can make in Part A, Part B, Part D or Part E, we can:

- a. change the undrawn portion of the *facility limit* without notice to you;
- b. do anything as specified in relation to a *facility review* in accordance with clause 17.4 of Part A;
- c. make changes required to comply with any law, code or guidance or requirement of a regulator, or a decision of a court or other dispute resolution process;
- d. change interest rates, discount rates or default rates (including any component of them such as a *margin*). This includes increasing, decreasing, renaming or substituting rates. It also includes adding, removing or changing *margins*, such as changing a *margin* in accordance with Part A clauses 15.10, 15.11 or 17.4. However, if we change a default rate, it cannot exceed the rate specified in the *Schedule*;
- e. change the amount, frequency, timing or method of calculation of payments;

- f. change the method or frequency of calculation, or crediting or debiting interest;
- g. change fees and charges, which includes introducing or removing fees and charges and changing the amount, method of calculation, frequency of charging or timing of payment of them; and
- h. any other matter or thing expressly permitted elsewhere in this *facility agreement*.

6. More than one account

In addition to the provisions of clause 27 of Part A, if you have more than one account with us (either alone or with any other *person*) we may treat your accounts as one account. We can use the money in any account to pay any amount that is due and payable but has not been paid.

Client service centre

T 1300 160 160
boqspecialist.com.au

GPO Box 2539
Sydney NSW 2001
Australia

BOQ Specialist is a division of Bank of Queensland Limited
ABN 32 009 656 740 AFSL and Australian Credit Licence No. 244616.
Not all products referenced in these general conditions are necessarily offered by all divisions.
Contact us to find out which products are available.

V1 03/26

BOQ 
SPECIALIST