

ACCOR VACATION CLUB

Supplementary Product Disclosure Statement

1 JANUARY 2025

CONSUMER WARNING

Timeshares are not appropriate for everyone. You should take time to consider whether buying this timeshare is right for you before you sign the application form.

It is important to understand:

1. Timeshares are generally very long term. The term of this timeshare is 56 years. You will generally be required to pay **ongoing costs** for as long as you own the timeshare, regardless of whether or not you use the timeshare. This includes any costs of financing the purchase.
2. You are **not guaranteed** the type of accommodation or location you want at the time you want.
3. After the cooling-off period has ended, and you have not withdrawn your application under any 'subject to finance' rights, **it may be difficult to get out of this timeshare** and there is **no guarantee** that you will be able to sell it to another person or get any money back.
4. Timeshares are **not an investment** and you should not expect any financial return from a timeshare. You are buying an interest in a managed investment scheme for recreational use.

Note: In the consumer warning, a 'timeshare' is an interest in a time-sharing scheme.

Accor Vacation Club Responsible Entity and Issuer A.P.V.C. Ltd ABN 54 093 228 141 ARSN 094 718 108. AFSL 245515

ABOUT THIS SUPPLEMENTARY PRODUCT DISCLOSURE STATEMENT

This is a Supplementary Product Disclosure Statement (SPDS) issued by Accor Vacation Club Responsible Entity and Issuer A.P.V.C. Ltd ABN 54 093 228 141 ARSN 094 718 108. This SPDS supplements the Product Disclosure Statement (PDS) prepared 1 June 2024 (offer) and must be read in conjunction with the PDS and any other SPDS when an offer is made within Australia.

Terms used in this SPDS have the same meaning as given to those terms in the PDS.

A FEES AND OTHER COSTS

Figure J in Section 7.1 on page 22 of the PDS is replaced with the following effective 12th December 2024:

FIGURE J: PURCHASE PRICE AND UPFRONT FEES AND COSTS SUMMARY

Membership Option	Purchase Price (Incl. Fees)		Additional amounts under financing arrangement ²	
	Current Price (\$AU) per Première Point	Total cost of Première Point (incl. fees) ¹ (\$AU)	Upfront finance costs	Total cost of Première Points (incl. upfront finance costs) (\$AU)
All Première Point purchases for new or existing Members (example is calculated on first 3,000 Première Points for a new Member)	\$8.00	\$24,000	\$275	\$24,275

1. No establishment fee is payable in addition to the purchase price of Première Points. The proceeds from the purchase price will be paid to the Developer. If you are an existing Member, you can purchase Additional Première Points and the price per Additional Première Point acquired, as set out in the above table, will depend on your current Membership level and the Membership level you are upgrading to. For information on purchasing Additional Première Points once you are a Member, see pages 20 and 21 (Section 6.4) of this PDS.
2. The *Additional amounts under financing arrangement* includes a finance application fee of \$275 (or \$125 if you are an existing Member who obtained finance to purchase a Membership and are increasing your loan to purchase Additional Première Points) if you choose to enter a financing arrangement facilitated by the Responsible Entity. For further information, refer to the Additional Explanation of Fees and Costs at page 24. The Responsible Entity has the right to change the prices at which Memberships are offered and issued at any time. If the prices are updated the Responsible Entity will disclose the new prices in a supplementary or updated PDS.

Figure L in Section 7.3 on page 23 of the PDS is replaced with the following effective 12th December 2024:

FIGURE L: FEES AND COSTS SUMMARY – PLATINUM 5 MEMBERSHIP

Type of Fee or Cost ¹	Amount	How and When Paid
Ongoing annual fees and costs (excluding special levies²)		
Club Fees Fees to cover the budgeted costs of maintaining the property of the time-sharing scheme, managing the scheme and other services See description below “How annual Club Fees are calculated” for specific amount payable	\$1,260 per year	Payable annually in January each year or in quarterly instalments each January, April, July and October each year by Members. Refer to sections 7.6 and 7.8 for further details
Ongoing Membership fees Fees payable for being a Member	Nil	Not Applicable
Financing related fees and costs		
Annual repayments for financing arrangements Based on borrowing the maximum portion of the total purchase price available at the maximum interest rate for the maximum loan term in relation to that interest rate.	\$6,514.08	Payable by the Member weekly, fortnightly or monthly by direct debit for the loan term subject to financing arrangements
Ongoing financing costs The financing costs you have to pay on an ongoing basis in addition to your repayments	\$84 per year	Payable monthly by the Member by direct debit
Member activity related fees and costs³		
Accommodation usage fees⁴ Fees payable to use accommodation	Nil	
Forfeiture fee⁵ Fees payable if the Responsible Entity forfeits your timeshare	Nil	
Transfer fee Fees payable to transfer your Membership	\$300	

1. It is important to understand that a failure to pay an amount owing (such as Club Fees or financing costs) may result in you losing your Membership, by forfeiting your interest in the Club. You may not receive anything for the forfeited interest if this happens.
2. Special Club Fees may also be payable in certain circumstances. For further information, refer to the Additional Explanation of Fees and Costs at pages 24 to 28.
3. One-off fees and costs may also be payable in certain circumstances - for example, if your timeshare is forfeited or transferred. Further, the following incidental fees and charges may also be payable – a cancellation and amendment fee of \$55 for cancellation or amendment of confirmed reservations, cleaning fees of between \$120 and \$270 depending on apartment size for additional standard cleaning services, a late departure fee of \$200 if a Member does not vacate a Club Apartment by the applicable check-out time, an administrative charge of \$7.50 per payment if Club Fees are paid quarterly, transaction fees for payment of any fee by credit card of 1% for Visa and MasterCard (being \$12.50 on a Club Fee of \$1,260), interest at rate of 3% p.a. above the maximum rate charge on overdraft accounts by the Commonwealth Bank (currently, 7.68% p.a.) on any outstanding Club Fee, late payment of Club Fee charge of \$50 per notice, a return cheque charge of \$100 per cheque for dishonoured or returned cheques, an amount equal to the fee or cost charged by a financial institution to the Club on any dishonoured, returned or rejected cheque or payment, and an amount equal to the fee charged to the Club for a fire brigade attendance or fire extinguisher usage attributable to the Member or a guest, a fee of \$50 to supply information to a Member upon request (other than information which the Member is entitled to receive once under the Constitution or the Regulations). For further information, refer to the 'Incidental Membership Fees' at section 7.13.
4. For further information, refer to the Additional Explanation of Fees and Costs at pages 24 to 28.
5. Refer to section 8 of the Product Disclosure Statement for details of the circumstances where the Responsible Entity can forfeit a Membership.

Figure N in section 7.4 on page 24 of the PDS is replaced with the following effective 1st January 2025:

FIGURE N: EXAMPLE OF ANNUAL FEES AND COSTS

Membership Option – Platinum 5 Membership		
Type of fee or cost ¹	Amount	Explanation of fees and costs.
Cost of Membership – before finance		
<i>Club Fees</i>	\$1,260	The annual Club Fee is a contribution to the costs of operating the Club as set out in the annual Club budget. The Club Fee is invoiced in December each year and is payable in January (unless the Member elects to pay in quarterly instalments)
<i>Ongoing Membership fee</i>	Nil	Not Applicable
<i>Other annual fees and costs</i>	Nil	Not Applicable
<i>Accommodation usage fees</i>	Nil	Assumes Membership is fully utilised and bookings are made in high season
<i>Other fees and costs</i>	Nil	Not applicable
Total of the above costs of a Platinum 5 Membership Not including finance costs.	\$1,260	If you held this membership option, you would be charged fees and costs of \$1,260 for a 1-year period. This amount does not include finance costs.
Finance costs		
<i>Annual repayments for financing arrangements</i> ²	\$6,514.08	Loan principal repayments and interest payments are monthly by direct debit
<i>Ongoing financing costs</i>	\$84	Annual loan maintenance fee payable in monthly instalments (\$7 per month) by direct debit
Total of all the above costs of a Platinum 5 Membership including finance costs.	\$7,858.08	If you held this membership option, you would be charged fees and costs of \$7,858.08 for a 1-year period including finance costs.

1. Additional Fees may apply.
2. The interest rate in the example is based on borrowing the maximum portion of the total purchase price available at the maximum interest rate available under a financing arrangement and the maximum loan term in relation to that interest rate. It assumes the amount borrowed is the maximum portion of the purchase price able to be financed. The interest rate is 13.25% p.a., loan term is 10 years and amount borrowed is \$36,000.00 The annual repayments during the loan include interest and the amount contributed towards the purchase price.

Figure M in section 7.5 on page 24 of the PDS is replaced with the following effective 1st January 2025:

FIGURE M – HOW ANNUAL CLUB FEES ARE CALCULATED

Membership option	Amount (AU\$)	How Club Fees are calculated
Bronze	\$740.00	<p>For each Membership option, Club Fees payable by a Member are calculated using a formula based on amount of the annual Club Budget and the number of Première Points owned by the Member as a proportion of the total Première Points, subject to a discount factor depending on the Membership class. For the first year of Membership, a pro- rata Club Fee is payable which relates to the remaining period of calendar year and is invoiced shortly after joining the Club. Refer to section 7.7 for further details</p>
Silver	\$900.00	
Gold	\$1,095.00	
Platinum 5	\$1,260.00	
Platinum 6	\$1,515.00	
Platinum 7	\$1,765.00	
Platinum 8	\$2,020.00	
Platinum 9	\$2,270.00	
Traveller 10	\$2,525.00	
Traveller 11	\$2,775.00	
Traveller 12	\$3,030.00	
Traveller 13	\$3,280.00	
Traveller 14	\$3,535.00	
Traveller 15	\$3,785.00	
Traveller 16	\$4,040.00	
Traveller 17	\$4,290.00	
Traveller 18	\$4,545.00	
Traveller 19	\$4,795.00	
Diamond	\$5,050.00	

Figure O in section 7.5 on page 24 of the PDS is replaced with the following effective 1st January 2025:

FIGURE O: COST OF PRODUCT FOR 1 YEAR

Membership option	Cost without finance	Cost with finance
Bronze	\$740.00	\$3,820.48
Silver	\$900.00	\$4,892.45
Gold	\$1,095.00	\$6,390.26
Platinum 5	\$1,260.00	\$7,858.08
Platinum 6	\$1,515.00	\$9,415.90
Platinum 7	\$1,765.00	\$10,968.71
Platinum 8	\$2,020.00	\$12,526.53
Platinum 9	\$2,270.00	\$14,079.35
Traveller 10	\$2,525.00	\$15,637.16
Traveller 11	\$2,775.00	\$17,189.98
Traveller 12	\$3,030.00	\$18,747.79
Traveller 13	\$3,280.00	\$20,300.61
Traveller 14	\$3,535.00	\$21,858.43
Traveller 15	\$3,785.00	\$23,411.24
Traveller 16	\$4,040.00	\$24,969.06
Traveller 17	\$4,290.00	\$26,521.88
Traveller 18	\$4,545.00	\$28,079.69
Traveller 19	\$4,795.00	\$29,632.51
Diamond	\$5,050.00	\$31,190.32

Figure Q in 7.7 on page 25 of the PDS is replaced with the following effective 12th December 2024:

FIGURE Q: DISCOUNT FACTOR

Membership Class	Discount Factor
Bronze	1
Silver	1.075
Gold	1.175
Platinum 5	1.275
Traveller	1.275
Diamond	1.275