ACCOR VACATION CLUB

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Supplementary Product Disclosure Statement

15 July 2026 **(NEW ZEALAND PRICING ONLY)**

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 10 October 2080. 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 After the cooling-off period has ended, and you have not withdrawn your application under any 'subject to finance' rights, **it may be difficult to get out of this timeshare** and there is **no guarantee** that you will be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.*

26-5422-AAULEG-AVC

Accor Vacation Club Responsible Entity and Issuer A.P.V.C. Ltd ABN 54 093 228 141 ARSN 094 718 108. AFSL 245515 25-4108-AVC

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. 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 to New Zealand customers who wish to purchase in New Zealand currency.

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

A CLUB PROPERTY

Section 2.5 and Figure C on page 9 of the PDS is replaced with the following effective 1 September 2025:

2.5. BOOKING WINDOWS

Booking windows vary depending on your level of Membership as well as the length of stay. A breakdown of the booking windows for each level is set out in Figure C below. Other rules are implemented from time to time to ensure all Members have fair access to reserve Club Resorts. Further details are set out in Section 3 of the PDS and in the Club Regulations.

Figure C – Availability Flow Chart

Booking Window	
OPENS	**FOR STAY LENGTH OF**
12 Months	Platinum, Traveller and Diamond Members are able to make reservations with Periodic Première Points for 7+ nights (or Gap Booking*).
11 Months	Gold Members are able to make reservations with Periodic Première Points for 7+ nights (or Gap Booking*).
10 Months	Silver and Bronze Members are able to make reservations with Periodic Première Points for 7+ nights (or Gap Booking*).
9 Months	No minimum night stay however a 2-night minimum stay is required if either a Friday or Saturday is included in the booking (unless only one night is available).

*A "Gap Booking" is where the booking is less than seven nights but fills up a gap between existing bookings in a Club Apartment.

We have implemented additional restrictions on two night bookings where at least one night is a Friday or Saturday night ("Weekend-Only Reservation"). See Section 3 - Making Reservations and the Club Regulations for more details.

FIGURE G – PERIODIC PREMIÈRE POINTS CHART ON PAGE 13 OF THE PDS IS REPLACED WITH THE FOLLOWING EFFECTIVE 22ND OCTOBER 2025

GROUP B Première Points : 2 Bedroom Apartment

Season	Weekly	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
High	7,000	840	840	840	840	1,400	1,400	840
Mid	5,000	600	600	600	600	1,000	1,000	600
Value	3,000	360	360	360	360	600	600	360

GROUP B Première Points : 3 Bedroom Apartment

Season	Weekly	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
High	9,000	1,080	1,080	1,080	1,080	1,800	1,800	1,080
Mid	6,500	780	780	780	780	1,300	1,300	780
Value	4,300	516	516	516	516	860	860	516

GROUP B Première Points : 2 Bedroom Deluxe Rooms

Season	Weekly	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
High	8,000	960	960	960	960	1,600	1,600	960
Mid	6,000	720	720	720	720	1,200	1,200	720
Value	3,500	420	420	420	420	700	700	420

FIGURE E - PERIODIC PREMIÈRE POINTS CHART ON PAGE 11 OF THE PDS IS REPLACED WITH THE FOLLOWING EFFECTIVE 15TH JULY 2026

	Mercure Gold Coast Resort, Accor Vacation Club Apartments	01 Jan - 30 Apr 08 Jun - 24 Jul 09 Sep - 31 Oct 30 Nov - 31 Dec	13 Aug - 08 Sep 01 Nov - 29 Nov	01 May - 07 Jun 25 Jul - 12 Aug	64 Plam Meadows Dr.,Carrara, Gold Coast, Queensland
There are 298 apartments in the resort, of which the Club owns 17, being 6 studio apartments (which sleep up to 2 people), and 11 one bedroom apartments (which sleep up to 4 people). Some of the apartments have lock-offs or inter-connecting doors and Members are offered flexibility to book rooms in alternative configurations.		Lots 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 225, 226, 227, 228, 229, 230, 231, 232, 7201, 7202, 7203, 7204, 7205 and 7206 on BUP 106514.			

FIGURE F – PERIODIC PREMIÈRE POINTS CHART ON PAGES 12 AND 13 OF THE PDS IS REPLACED WITH THE FOLLOWING EFFECTIVE 4TH NOVEMBER 2024

	Peppers Manly Beach	01 Jan - 04 May 16 Jun - 27 Jul 25 Aug - 31 Dec	26 May - 15 Jun 11 Aug - 24 Aug	05 May - 25 May 28 Jul - 10 Aug	8 - 13 South Steyne, Manly, New South Wales
There are 83 apartments in the resort, of which the Club owns 32, being 5 studio apartments (which sleep up to 2 people), 10 studio deluxe apartments (which sleep up to 2 people), 7 one bedroom apartments (which sleep up to 4 people), 9 one bedroom deluxe apartments (which sleep up to 4 people) and 1 two bedroom deluxe apartment (which sleeps up to 6 people).		Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35, 36, 37, 38, 40, 42, 43, 45, 46, 47, 48, 50 and 51 on SP76027			

FIGURE G - PERIODIC PREMIÈRE POINTS CHART ON PAGE 13 OF THE PDS IS REPLACED WITH THE FOLLOWING EFFECTIVE 15TH JULY 2026

	Freshwater Point Resort Broadbeach, Accor Vacation Club Apartments	01 Jan - 30 Apr 01 Jun - 03 Aug 14 Aug - 31 Oct 01 Dec - 31 Dec	01 May - 31 May 04 Aug - 13 Aug 01 Nov - 30 Nov		33 T. E. Peters Drive, Broadbeach Waters 4218
There are 262 apartments in the resort of which the Club owns 38, being 20 one bedroom apartments (which sleep up to 4 people) and 18 two bedroom apartments (which sleep up to 6 people).		Lots 5, 6, 11, 13, 21, 22, 23, 29, 31, 41, 43, 45, 50, 54, 68, 70, 73, 79, 82, 83, 85, 87, 93, 96, 98, 101, 109, 110, 112, 115, 120, 121, 123, 129, 130, 131, 132, 134, 142, 143, 144 and 145 on SP 182377.			

B MAKING RESERVATIONS

Weekend-Only Reservation is defined as a two-night stay where at least one-night falls on a Friday or Saturday. The number of Weekend-Only Reservations that can be held at any one time by a Member will depend on the level of Membership. Any other combination of days does not qualify as a Weekend-Only Reservation. Members are allowed the following maximum number of Weekend-Only Reservations at any given time:

- Platinum, Traveller, or Diamond: 3
- Gold: 2 and
- Bronze or Silver: 1

Section 3.5 on page 14 is amended to add the below to the end of the section:

Provided however, if a Member requests an amendment to an existing reservation, and the revised arrival date is not within the relevant booking window from the date the original reservation was made, then the reservation has to be cancelled in full and there is a 48-hour waiting period between cancellation and the new reservation.

C FEES AND OTHER COSTS

Figure J in Section 7.1 on page 22 of the PDS is replaced with the following effective 15 July 2026:

FIGURE J: PURCHASE PRICE AND UPFRONT FEES AND COSTS SUMMARY

Membership Option	Purchase Price (Incl. Fees)		Additional amounts under financing arrangement[2]
	Current Price ($NZ) per Premiére Point	Total cost of Premiére Point (incl. fees)[1] ($NZ)	Total cost of Premiére Points (incl. upfront finance costs) ($NZ)
All Premiére Point purchases for new or existing Members (example is calculated on first 3,000 Premiére Points for a new Member)	$9.84	$29,719.53	$29,719.53

1. This is calculated on the minimum number of Première Points for type of Membership plus a processing fee charged by the Developer of $199.53. For further information, refer to the Additional Explanation of Fees and Costs at pages 24 to 28 of the Product Disclosure Statement.. 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.

Figure L in Section 7.3 on page 23 of the PDS is replaced with the following effective 15 July 2026:

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 levies[2])		
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	$1,433.89 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.	$8,012.32	Payable by the Member weekly, fortnightly or monthly by direct debit for the loan term subject to financing arrangements
Member activity related fees and costs[3]		
Accommodation usage fees[4] Fees payable to use accommodation	Nil	
Forfeiture fee[5] 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 $125 and $282 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 $1,205), late payment of Club Fee charge of $50 per notice, 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 15 July 2026:

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		
Club Fees	$1,433.89	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)
Ongoing Membership fee	Nil	Not Applicable
Other annual fees and costs	Nil	Not Applicable
Accommodation usage fees	Nil	Assumes Membership is fully utilised and bookings are made in high season
Other fees and costs	Nil	Not applicable
Total of the above costs of a Platinum 5 Membership **Not including** finance costs.	$1,433.89	If you held this membership option, you would be charged fees and costs of $1,433.89 for a 1-year period. This amount does not include finance costs.
Finance costs		
Annual repayments for financing arrangements [2]	$8,012.32	Loan principal repayments and interest payments are monthly by direct debit
Total of all the above costs of a Platinum 5 Membership **including** finance costs.	$9,446.21	If you held this membership option, you would be charged fees and costs of **$9,446.21** 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 $44,280.00 The annual repayments during the loan include interest and the amount contributed towards the purchase price.

Figure O in section 7.5 on page 24 of the PDS is replaced with the following effective 15 July 2026:

FIGURE O: COST OF PRODUCT FOR 1 YEAR

Membership option	Cost without finance	Cost with finance
Bronze	$842.12	$4,527.79
Silver	$1,024.20	$5,831.59
Gold	$1,246.12	$7,655.98
Platinum 5	$1,433.89	$9,446.21
Platinum 6	$1,724.08	$11,338.86
Platinum 7	$2,008.58	$13,225.83
Platinum 8	$2,298.77	$15,118.48
Platinum 9	$2,583.27	$17,005.45
Traveller 10	$2,873.46	$18,898.10
Traveller 11	$3,157.96	$20,785.06
Traveller 12	$3,448.16	$22,677.73
Traveller 13	$3,732.66	$24,564.69
Traveller 14	$4,022.85	$26,457.35
Traveller 15	$4,307.35	$28,344.31
Traveller 16	$4,597.54	$30,236.96
Traveller 17	$4,882.04	$32,123.93
Traveller 18	$5,172.23	$34,016.58
Traveller 19	$5,456.73	$35,903.55
Diamond	$5,746.93	$37,796.21

9.9 STATEMENT OF NEW ZEALAND RESIDENTS

This offer to New Zealand investors is a regulated offer made under Australian and New Zealand law. In Australia, this is Chapter 8 of the Corporations Act 2001 (Aust) and regulations made under that Act.

In New Zealand, this is subpart 6 of Part 9 of the Financial Markets Conduct Act 2013 and Part 9 of the Financial Markets Conduct Regulations 2014.

This offer and the content of the offer document are principally governed by Australian rather than New Zealand law. In the main, the Corporations Act 2001 (Aust) and the regulations made under the Act set out how the offer must be made.

There are differences in how financial products are regulated under Australian law. For example, the disclosure of fees for managed investment schemes is different under the Australian regime.

The rights, remedies and compensation arrangements available to New Zealand investors in Australian financial products may differ from the rights, remedies, and compensation arrangements for New Zealand financial products.

Both the Australian and New Zealand financial market regulators have enforcement responsibilities in relation to this offer. If you need to make a complaint about this offer, please contact the Financial Markets Authority, New Zealand (http://www.fma.govt.nz). The Australian and New Zealand regulators will work together to settle your complaint.

The taxation treatment of Australian financial products is not the same as for New Zealand financial products.

If you are uncertain about whether this investment is appropriate for you, you should seek the advice of a financial advice provider.

The offer may involve a currency exchange risk. The currency for the financial products is not New Zealand dollars. The value of the financial products will go up or down according to changes in the exchange rate between Australian currency and New Zealand dollars. These changes may be significant.

If you expect the financial products to pay any amounts in a currency that is not New Zealand dollars, you may incur significant fees in having the funds credited to a bank account in New Zealand in New Zealand dollars.

Section 7.12 on page 26 of the PDS is deleted and replaced with the following effective 1 March 2026:

When you make an application to purchase Premiere Points (either for the first time, or when you purchase additional Premiere Points) you will be charged a processing fee by the Developer. This fee covers the administration and staffing costs of generating and processing the application and contract documents. The current processing fee is NZ$199.53. In the event you exercise your cooling-off rights, this fee will be refunded.

Section 7.13 on page 26 of the PDS is replaced with the following effective 1 January 2026:

7.13. INCIDENTAL MEMBERSHIP FEES

If a Member requires cleaning services in addition to the number of cleans included with their Membership level (as explained in section 7.8), the following cleaning fee will be payable by the Member of each additional clean based on the type of Club Apartment:

- Studio - $125;
- One bedroom - $182;
- Two bedroom - $240; and
- Three bedroom - $282.

D BENEFITS AND FEATURES

Section 4 on page 16 of the PDS is amended to include the below new section:

4.4 CLUB CONNECT (DEVELOPER BENEFIT)

We have entered into an exchange agreement (Exchange Agreement) with the operators of Accor Vacation Club Asia and Accor Vacation Club Asia Pacific. The Exchange Agreement provides access by eligible members of the Developer's Lifestyle Program to properties owned by these other clubs by exchanging their Première Points for the right to stay in those properties. Members of Accor Vacation Club Asia and Accor Vacation Club Asia Pacific also have the opportunity to exchange their points in those clubs for the right to stay in our Club Apartments.
This benefit is currently available through the Developer's Lifestyle program to Traveller Members and above only.
To ensure that your ability to reserve Club Resorts is not impacted as a result of the Exchange Agreement, all parties will make every effort to allow a neutral exchange balance. If an imbalance occurs due to reservations by one of the participating clubs, the affected clubs can choose to impose a suspension on the programme until the imbalance is remedied. The number of bookings members of the other clubs are able to make in your Club will be dependent on the number of bookings made by your Club Members in the other clubs.
Bookings for reservations in the participating Clubs can only be made 8 months prior to the requested date of arrival and are subject to availability. This provides Members an advance booking window to the members of the other clubs.
When exchanging with Club Connect, you must abide by the rules and guidelines of the club with which you have booked. You may also be liable for additional occupancy taxes, fees or charges as imposed by local governments but any such fees will be advised at the time of booking.

Section 9.10 on page 35 of the PDS is replaced with the following:

9.10. MEMBERS INTERESTS

As at 30 April 2026:

- There are 25,284 Members in the Club and 124,896,301 issued Première Points.