

Inbound Tour Operator / Wholesale FIT Accommodation Agreement

Valid 01 April 2026 to 31 March 2027

Australia and Beyond Holidays

and

Central Studio Hotel Sydney

Company Name:	Australia and Beyond Holidays
Address:	Suite 18, Level 6, 241 Commonwealth Street Surry Hills NSW 2010
Company Contact:	Simon Bernardi
Job Title:	Managing Director
Phone:	61 2 8999 3860
Email:	simon@aabh.com.au

and

Hotel Name:	Central Studio Sydney Hotel
Address :	Cnr George St & Quay St (803-813 George St) Sydney NSW 2000 Australia
Hotel Contact:	Senn Inoue
Title:	Business Development Manager
Phone:	+61 2 9212 2544
Email:	senn.inoue@centralstudiohotel.com

1. SUBJECT OF AGREEMENT

This agreement is concluded between Central Studio Hotel Sydney (hereinafter referred to as "Hotel") and **Australia and Beyond Holidays**

In accordance with the terms and conditions set forth below, the Client shall order and the Hotel shall provide reservations service, accommodation and/or catering services at rates as stated below. The terms and conditions of this agreement will remain confidential to the two above-named parties.

2. ROOM RATES

These rates are applicable according to the contract and will only be valid once the contract has been signed by both parties. These rates, as well as cancellation policy, deadlines, terms and conditions will only be applicable only after signing the contract.

SEASONS AND VALIDITY DATES

Season	Validity Dates
Low Season	01 April 2026 to 30 September 2026
	01 December 2026 to 31 January 2027
High Season	01 October 2025 to 30 November 2026
	01 February 2027 to 31 March 2027

ROOM ONLY RATE

WHOLESALE STATIC ROOM-ONLY (AUD NETT)	01 APRIL 2026 TO 31 MARCH 2027	
Room Type	Low Season	High Season
Superior (Twin, King)	\$150.00	\$170.00
Deluxe (King)	\$170.00	\$190.00
Deluxe Suite (King)	T.B.A.	T.B.A.

*Please check the black-out dates as 13. **BLACK-OUT DATES**

We are delighted to extend the following privileges with our compliments:

- Complimentary WIFI
- Coffee Pod Machines – Deluxe Rooms only
- Shower only bathroom (No bathtub)**

Above rates are quoted:

- Applicable per room per night
- The rates specified herein shall not be applicable to group bookings, which are defined as reservations comprising ten (10) rooms or more. Rates for such group bookings shall be subject to separate negotiation and agreement. The Hotel shall have the sole discretion to offer, amend, or decline rates for group bookings. All rates, terms, and conditions pertaining to group bookings shall be established through a separate written agreement. This provision shall prevail over any conflicting terms regarding group booking rates contained in this contract.
- Early check-in and late check-out are available upon request and subject to availability, with additional charges applicable.
- All above room rates are quoted in Australian Dollar (AUD) the local currency of Australia and inclusive of 10% GST. (Goods and Services Tax)
- All applicable taxes are subject to adjustment without prior notice in accordance with any new or amended government regulations.
- Above rates are non-commissionable
- Children aged six (6) years and under may share existing bedding at no additional charge.

FOOD AND BEVERAGE

ITEM	ADULT	CHILD
	NETT RATE	NETTRATE
Full Breakfast	\$35.00 per person per meal	\$20.00 per person per meal

*If the hotel restaurant is unable to provide a full breakfast, it may be substituted with a boxed breakfast.

Please note that no refunds or reimbursements will be provided in such cases. Thank you for your understanding.

*In the event that breakfast is substituted with a boxed breakfast, there will be no change to the charges.

Details regarding the delivery location and time for the boxed breakfast will be provided after check-in.

*Children 4-12 years of age may eat in the hotel restaurant at 50% of the contract rate

(excluding New Year's Eve) when dining with a paying adult.

*If the buffet is not set up in the restaurant during breakfast, please ask the restaurant staff to serve a hot meal upon request.

BEDDING CONFIGURATION

Room Type	Room Size	Bedding Configuration	Max Capacity in Existing Bedding
Superior King	24 square meter	1 x King Bed	2
Superior Twin	24 square meter	1 x King Zipper (Split into 2 x Single Beds)	2
Superior Twin + Rollaway Bed	24 square meter	1 x King Zipper +Rollaway (Split into 2 x Single Beds+Rollaway)	3
Deluxe King	24 square meter	1 x King Bed	2
Deluxe Suite King	36 square meter	1 x King Bed	2

*Rollaway beds are available in limited numbers.

*House Keeping

Full Clean (Deep Cleaning Service)

This service includes:

Full bed-making with linen change

Replacement of towels

Thorough cleaning of the bathroom (shower, toilet, sink)

Vacuuming or mopping of floors

Rubbish removal

Replenishment of amenities (shampoo, soap, tissues, etc.)

Cleaning and replacement of cups and mugs

This service is provided every 3 days.

Light Service (Daily Refresh)

This service includes:

Rubbish removal

Replacement of used towels (if requested)

Light replenishment of amenities

Bed tidying (without linen change)

This service is provided daily.

3. TERMINATION

CENTRAL STUDIO HOTEL SYDNEY HOTEL shall be entitled to terminate the contract at any time and for any reasons whatsoever by providing 30 days written notice of termination to the other party, whereupon the contract shall be terminated on the date specified in such notice of termination. All committed bookings prior to notice served will be honored.

4. LONG-STAY RATES

Special long-stay rates are available senn.inoue@centralstudiohotel.com for the terms / conditions and benefits.

5. ROOM RESERVATIONS

Please contact the following for reservations:

Tel : +64 9 553 4720
Email : inbound.res@naumihotels.com

All reservations are required to be guaranteed by credit card or by company, with approved credit arrangements with the hotel.

6. CHECK-IN TIME

Check-in is at 1500 hours on the day of arrival. The Hotel will make considerable efforts to accommodate early arrivals. Should guest wish to occupy the room before 1500 hours, we recommend placing a reservation a night prior to their arrival date.

7. CHECK-OUT TIME

Check-out is at 1000 hours on day of departure. If the room is required till 1800 hours, a half day charge on the agreed rate is applicable. Check-out after 1800 hours will be at full day charge and subject to availability.

8. NO SHOWS

No-show of the guest within the booked period is charged at 100% of the total booking cost from the reserved room for all nights reserved.

9. RIGHT TO ADJUST

The Hotel reserves the right to adjust all offered accommodation, food and beverage or other services to comply with any new laws or regulations. This means some services stipulated in this proposal might not be available at the time of booking or during your stay. The Hotel will do its utmost to inform the Client about any changes at the earliest possible.

10. BILLING INSTRUCTIONS

Full prepayment required upon booking confirmation. Unless a credit application has been approved, full settlement at least (07) days prior to check-in. Group terms and conditions will apply for reservations over 10 room nights and will be negotiated at time of booking. *Please see detail below
Payment methods applicable prior to check-in are virtual credit card and direct bank transfer,

In case of non-compliance with the above-mentioned pre-payment procedure by the Client, Hotel has the right to terminate performance of this agreement unilaterally without any compensation.

The Client will settle any additional expenses incurred during the stay, which may not form part of this agreement, upon presentation of invoice prior to check out.

11. CREDIT CARD SETTLEMENT

All payment by Credit or Debit Card will incur a 1.75% surcharge applied to the full authorized charges. Credit Card Payment link will be sent upon request.
Due to changes made by the card company, the surcharge may be changed without prior notice.

12. ROOMS INCIDENTALS AND EXTRA CHARGES

The hotel, within its discretion, may request all guests to provide a credit card upon check in for guarantee of hotel incidental charges. Only recognized cards will be accepted. The amount of available credit needed is AUD \$100 per room per night

13. BLACK-OUT DATES

Please note that the Preferred Contracted Room Rates will not be applicable during the below close-out dates (all dates inclusive) due to city-wide convention events:

An AUD \$150 surcharge applies for rates during the following dates:

Event Name	No. Days
Sydney Marathon	28 August 2026 to 30 August 2026
Christmas & NYE Period	30 December 2026 to 02 January 2027
Chinese New Year	06 February 2027 to 20 February 2027
Sydney Gay and Lesbian Mardi Gras (SGLMG)	27 February 2027 to 28 February 2027

All dates above are subject to change until the official announcement.

- The hotel reserves the right to update further close out dates.
- During the above dates the cancellation period will be until **30 Days** prior of arrival, further to which a 100% cancellation charge will apply.

14. CANCELLATION POLICY

Cancellations must be received at least seven (7) days prior to the scheduled arrival. Failure to do so will incur a cancellation charge equivalent to the full duration of the booking.

15. GUARANTEED BOOKINGS

All confirmed bookings are guaranteed by the client. Such bookings are held on a definite basis, and in the event of cancellation or no-show, the full room charge shall be payable without prior notice by the Hotel.

16. MUTUAL INDEMNIFICATION

The Client will indemnify and hold harmless Central Studio Hotel Sydney and Naumi Hotels AU Pty Limited from all losses, damages, liabilities and expenses which may arise or be claimed against Central Studio Hotel Sydney or Naumi Hotels AU Pty Limited and be in favor of any persons, firms, or corporations, for any injuries or damages to the person or property of any persons, firms, or corporations consequent upon or arising from any acts, omissions, negligence or fault by The Company's/customer's failure to comply with any laws, statutes, ordinance codes or regulations.

Central Studio Hotel Sydney or Naumi Hotels AU Pty Limited shall not be liable to the Company/customer for any damages, losses or injuries to persons, customers or property of the Company or customer, which may be caused by the acts, negligence, omissions or faults of any persons, firms or corporations except when such injury, loss or damage results from negligence of Central Studio Hotel Sydney or Naumi Hotels AU Pty Limited, its agents or employees.

17. IMPOSSIBILITY OF PERFORMANCE

This Agreement will terminate without liability to either party if substantial performance of either party's obligation is prevented by an unforeseeable cause reasonably beyond that party's control. Such causes include, but are not limited to acts, regulations or orders of governmental authorities; fire, flood or explosion; war, disaster, civil disorder, curtailment of transportation facilities, or other emergencies making it illegal or otherwise impossible to provide the facilities or their services; any delay in necessary and essential construction or renovation of the Hotel and shall not include any inability to perform because of lack of finances.

18. ENTIRE CONTRACT

This Agreement and any attachments constitute the entire Agreement between both Parties with respect to the subject matter hereof and shall supersede all previous proposals both oral and written, negotiations, representations, commitments and other communications between the Parties. This Agreement shall be governed by and construed in accordance with the laws of Australia. This Agreement may not be released, discharged, changed or modified except by an instrument in writing signed by duly authorized representatives of both parties.

19. GENERAL

19.1 Neither party shall be under any obligation to the other hereunder if performance thereof is rendered to an event of force majeure, being an event which the affected party could not reasonably foresee and the effect of which was beyond the control of the party affected (excluding settlement of payments) which shall include without limitation, war, strikes, epidemics, earthquake, fire or flood.

19.2 Hotel reserves the right to terminate this agreement at any time, without prejudice to any other rights it may have, in the event that the Client fails to comply with this agreement. Termination of the agreement shall be address notified by the Client to effected by the Hotel notifying the Client in writing of such termination (at the address stated above or another the Hotel with registered delivery). The termination of the present agreement does not liberate the Client from any payment commitments to the agreement

19.3 Failure of the Hotel to enforce at any time the provisions of this agreement shall not be construed as a waiver of any rights nor affect the validity of the agreement nor prejudice the Hotel as regards to subsequent action.

19.4 The Hotel reserves the right to update with further close out dates or stop sell, in the event of governmental commitments or city-wide mandatory requirements. In the absence of possibility to foresee such events, the Hotel is going to distribute such kind of notification on ad-hoc basis. The notification shall be in writing.

20. HOTEL RENOVATION

The hotel reserves the right to carry on any renovations, extensions or improvements of any of its facilities & services where it sees fit and will accordingly communicate the expected schedule with our clients in order to avoid any inconvenience.

This agreement shall be deemed accepted only after it has been signed by Client and thereafter signed by a representative of the Hotel.

Central Studio Hotel Sydney

Australia and Beyond Holidays



Name: Senn Inoue
Title: Business Development Manager
28 November 2025

Signature Date
Name: Simon Bernardi
Title: Managing Director