

INBOUND TOUR OPERATOR/WHOLESALE FIT ACCOMMODATION AGREEMENT

Valid 01 April 2027 – 31 March 2028

This agreement is made on 5 August 2026 between

Australia and Beyond Holidays
&
Amora Hotel Jamison Sydney
ABN 72 076 448 710

Agency:	Australia and Beyond Holidays
	Level 1
	106 Little Lonsdale Street
	Melbourne VIC 3000
	Australia
Contact:	Simon Bernardi
Job Title:	Managing Partner
Phone:	+61 2 8999 3860
Email:	simon@aabh.com.au

AND

HOTEL:	Amora Hotel Jamison Sydney
	11 Jamison Street
	Sydney NSW 2000
	Australia
Hotel Contact:	Stefanie Vallensia
Title:	Business Development Executive
Phone:	+61 2 9696 2620
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Valid 01 April 2027 – 31 March 2028
SEASONS AND VALIDITY DATES

SEASON	VALIDITY DATES
LOW SEASON	01 April 2027 – 26 August 2027 31 August 2027- 29 September 2027 16 December 2027 – 28 December 2027 03 January 2028 – 31 January 2028
HIGH SEASON	16 November 2027- 15 December 2027 01 February 2028 – 31 March 2028
SPECIAL EVENT	27 August 2027 – 30 August 2027 - Sydney Marathon – minimum LOS 4 nights 30 September 2027-15 November 2027- Rugby World Cup – minimum LOS 4 nights
PEAK SEASON	29 December 2027 to 02 January 2028 – minimum LOS 3 nights All stays that include 31 December 2027 must pay 3 nights peak season rate.

ROOM ONLY RATES

ROOM TYPE	LOW SEASON 2027/2028 AUD \$	HIGH SEASON 2027/2028 AUD \$	SPECIAL EVENT 2027/2028 AUD \$	PEAK SEASON 2027/2028 AUD \$
Deluxe King	300	370	1,099	999
Deluxe Twin	300	370	1,099	999
Deluxe Corner King	360	430	1,159	1,059
Deluxe Double Double	380	450	1,179	1,079
Deluxe Park Suite	380	450	1,179	1,079
Third person/rollaway supplement	100	100	100	100

- Room only rate does not include breakfast
- All prices are **non-commissionable, nett**
- All prices are quoted in Australian Dollars and are inclusive of 10% GST
- We are delighted to offer all our guests complimentary Wi-Fi throughout the hotel.



JAMISON CLUB INCLUSIVE RATES

ROOM TYPE	LOW SEASON 2027/2028 AUD \$	HIGH SEASON 2027/2028 AUD \$	SPECIAL EVENT 2027/2028 AUD \$	PEAK SEASON 2027/2028 AUD \$
Jamison Club King (single occupancy)	400	470	1,199	1,099
Jamison Club King (double occupancy)	450	520	1,249	1,149
Jamison Club Double Double* (single occupancy)	400	470	1,199	1,099
Jamison Club Double Double* (double occupancy)	500	570	1,299	1,199
Jamison Club Park Suite* (single/double occupancy)	500	570	1,299	1,199
Jamison Club Executive Suite* (single/ double occupancy)	550	620	1,349	1,249
*Jamison Club third person adult supplement	155	155	155	155
*Jamison Club third person child supplement (4-12 years)	77.50	77.50	77.50	77.50

Note: The Jamison Club Lounge is an exclusive retreat for Jamison Club guests and is located on Level 31. Jamison Club Lounge Rooms are located on floors 30-34 with views overlooking the city skyline and are fitted to a high standard with all the latest amenities.

Jamison Club benefits include:

The Jamison Club Lounge is an exclusive retreat for Jamison Club guests on level 31 and open daily between 7:00 am to 8:00 pm. Jamison Club rooms are located on floors 30-34 with views overlooking the city skyline and complimentary benefits include:

- Jamison Club Room rates offer exceptional value and include **Breakfast Buffet** served in Croft Restaurant on Level 1 (Monday to Friday 6:30 am to 10:30 am and Weekends 6:30 am to 11:00 am) plus access to the Jamison Club Lounge on Level 31
- Self-serve coffee and tea facilities
- Fresh fruit and bottled water
- Evening drinks - beer, wine, soft drinks and house spirits served with canapes between 5.30pm -7.30pm
- One-hour exclusive use of the Jamison Club Boardroom for up to 8 people subject to availability at time of booking
- Wireless internet access

Child Policy:

- For children 4-12 years of age a Jamison Club Room Child Supplement will apply.
- For children 13 years of age and above a Jamison Club Room Adult Supplement will apply.
- Children 12 years and under are welcome in Jamison Club Lounge until 5:30 pm accompanied with an adult.
- Children 13 years and above can access the Club lounge accompanied with an adult during Club lounge opening hours 7:00 am to 9:30 pm.



FOOD AND BEVERAGE/ OTHER

ITEM	LOCATION	ADULT 2027/2028 NETT RATE	CHILD 2027/2028 NETT RATE
Full Breakfast*	Croft Restaurant	\$40.00 per person per meal	\$20.00 per person per meal
2 Course Lunch	Croft Restaurant	\$47.00 per person per meal	\$23.50 per person per meal
3 Course Lunch	Croft Restaurant	\$55.00 per person per meal	\$27.50 per person per meal
2 Course Dinner	Croft Restaurant	\$76.00 per person per meal	\$38.00 per person per meal
3 Course Dinner	Croft Restaurant	\$89.00 per person per meal	\$44.50 per person per meal
Porterage roundtrip	-	\$10.00 per person roundtrip	-
Room Drop	-	\$10.00 per room per room drop	-
Minibar Removal	-	\$25.00 per room	-

*Breakfast is served in Croft Restaurant (Mon-Fri 6.30am-10:30am and Weekends 6.30am-11.00am)

*To qualify for the contracted Food and Beverage/Other rates advanced bookings prior to arrival are essential.



BONUS OFFERS

BONUS OFFER ONE – Stay 4 Pay 3	VALIDITY
Pay for 3 consecutive nights and get a 4 th night free Applicable for all room types Offer is subject to availability at time of booking, maximum free nights: 2	01 April 2027 to 30 April 2027 01 June 2027 to 15 July 2027 03 January 2028 to 31 January 2028 Booking Code: ST4PA3
BONUS OFFER TWO – Honeymoon	VALIDITY
Honeymooners receive one bottle of Australian Sparking Wine upon arrival.	01 April 2027 – 31 March 2028 Booking Code: HONEY

Bonus Offer Terms & Conditions

- Bonus Offers will only be honoured if the request is made at the time of booking and, the Booking Code is specified on the original Booking Request
- Bonus Offers are valid for FIT bookings only during the validity period however should the 4th night fall on the first night of the high season then the high season rate will be charged for that night, and the free night will be offered based on the first night of the low season rate
- Bonus Offers are only applicable to **“room only rates”** as listed in Rate Grid One and cannot be used in conjunction with any other offer.
- Stay Pay offer is applicable to triple and quad occupancy rate (subject to additional person supplement)
- The Honeymoon offer may be combined with the other Bonus Offers



BEDDING CONFIGURATION

Room Type	Room Size	Bedding Configuration	Max. Guests per room	Max. Guests in Existing Bedding	Max Capacity with Existing Bedding & Rollaway*
Deluxe King	32 – 34 m2	1 x King bed	2 x pax	2 x Adults <u>or</u> 1 Adult + 1 Child	Existing bedding. Rollaway is <u>not</u> available.
Deluxe Twin	32 – 34 m2	2 x Single beds (King zipper bed)	2 x pax	2 x Adults <u>or</u> 1 Adult + 1 Child	Existing bedding. Rollaway is <u>not</u> available.
Deluxe Double Double	34 m2	2 x Double beds	4 x pax	3 x Adults <u>or</u> 2 x Adults + 2 x Children	Existing bedding. Rollaway is <u>not</u> available.
Deluxe Corner King	38 m2	1 x King bed Or 2 x Single beds (King zipper bed)	3 x pax	3 x Adults <u>or</u> 2 x Adults + 1 Child	Existing bedding + 1 x rollaway bed available
Deluxe Park Suite	52 m2	1 x King bed	3 x pax	3 x Adults <u>or</u> 2 x Adults <u>or</u> 2 Adult + 1 Child	Existing bedding + 1 x rollaway bed available
Jamison Club King	32 – 34 m2	1 x King bed	2 x pax	2 x Adults <u>or</u> 1 Adult + 1 Child	Existing bedding. Rollaway is <u>not</u> available.
Jamison Club Double Double	38 m2	2 x Double beds	4 x pax	3 x Adults <u>or</u> 2 x Adults + 2 x Children	Existing bedding. Rollaway is <u>not</u> available.
Jamison Club Park Suite	52 m2	1 x King bed	3 x pax	3 x Adults <u>or</u> 2 x Adults <u>or</u> 2 Adult + 1 Child	Existing bedding + 1 x rollaway bed available
Jamison Club Executive Suite	68 m2	1 x King bed	3 x pax	3 x Adults <u>or</u> 2 x Adults <u>or</u> 2 Adult + 1 Child	Existing bedding + 1 x rollaway bed available

*Rollaway beds for triple share are limited and subject to availability at time of booking.

*A third person supplement applies to adults sharing a room with two other adults.

*Children 12 years and under may share existing bedding with adult subject to room capacities.

*Children 12 years and under are welcome in Jamison Club Lounge until 5:30pm.



TERMS & CONDITIONS OF AGREEMENT

1. DESCRIPTIONS

Nett Inbound Tour Operator/Wholesale rates are provided to an approved Inbound Tour Operator/Wholesaler for the sole purpose of Business-to-Business sale via a traditional offline wholesale brochure distribution system, for the contractual term, and subject to the condition that such nett rates must be sold in a package price and distributed as a "Marked up rate".

2. DEFINITIONS

For this agreement, the following definitions apply:

- **Group:** A group consists of 10 guest rooms or more. If an initial reservation or quote is made for a group, but the number of rooms subsequently drops below 10 paid rooms, this no longer constitutes a group, and the hotel reserves the right to re-quote.
- **FIT: Individual** travellers or parties of 9 rooms and under who do not constitute a group as defined above.
- **Series:** Bookings can relate to FIT and Group tours and consist of bookings pertaining to a number of identical tours operating on a regular basis. Series tours are sold by publishing details of departure dates, itinerary content at an inclusive price.
- **Ad Hoc:** Ad Hoc refers to a "one-off" tour that need not be published and that does not operate on a regular basis within a 12-month period.

The hotel reserves the right not to accept group bookings at the contracted rate. In such instances and during event periods another rate may be offered for consideration.

- **LOS:** Length of stay applies to the booking period, and rates can only be sold when the guests book the stipulated minimum length of stay.
- **Force Majeure:** means an event beyond the Hotel's reasonable control, which by the exercise of reasonable case (excluding measures which are not economically or commercially feasible) the Hotel is unable to prevent or overcome, including without limitation acts of God, war, natural disasters, government regulations, outbreaks of disease or epidemics, disaster, fire, industrial action, civil disorder, breakdown of machinery, failure of suppliers and other similar events.



3. RATES

The guest room, meals and rates for ancillary services are provided as per page 2 are based on the following conditions:

- 3.1 Rates are nett, non-commissionable and quoted in Australian dollars
- 3.2 Rates are inclusive of Goods & Service Tax of 10% (GST), however, exclude any other government taxes that may be imposed at a future date or any future increases of the GST rate.
- 3.3 Rates are based on specific room types as listed and subject to availability.
- 3.4 A third person supplement will apply for three (3) adults sharing in a permitted room type.
- 3.5 Rates are not valid for any business that includes Conference, Convention, Incentive or Corporate Travel.
- 3.6 Rates can be negotiated for any group series or ad hoc group or short-term campaign series. Specific sell dates and validity periods will be provided in conjunction with all rates.
- 3.7 The hotel reserves the right to charge a "fee" in the instance of the operator requiring us to load and administer rates and information on their proprietary web portal.

4. RATES SOLD VIA WEBSITES

The Inbound Tour Operator/Wholesaler acknowledges that the accommodation room rates provided in this agreement are for distribution through traditional wholesale offline brochures, and online through 'Business to Business' websites.

Should an Inbound Tour Operator/Wholesaler establish or currently operate a 'Business to Customer' direct website with the intention selling our room's product online, then the hotel will provide dynamic nett Inbound Tour Operator/Wholesale accommodation room rates.

5. SPECIAL EVENT DATES

Peak rates and/or blackout of rates may apply during special event periods. Special Event Dates are subject to change. Some events are subject to officials providing notification of confirmed dates. We reserve the right to add and amend these dates as necessary as they are beyond our control.

6. CHECK IN AND CHECK OUT

Hotel check in time is from 2.00pm. Pre-registration of rooms is available and chargeable at 100% of the daily contracted room rate and must be requested at the time of booking.

Early check-in may be requested at the time of booking however, is not guaranteed and is subject to availability.

Hotel check out time is prior to 11:00am. Late departures up to 4:00pm are possible, subject to availability, at 50% of the daily contracted room rate. Departures after 4:00pm will incur the full daily contracted room rate. Late check-out should be requested at the time of reservation.



7. CHILD POLICY

7.1 Accommodation

- 7.1.1 Infants 0-3 years of age utilizing a cot may stay free of charge.
- 7.1.2 A child 4 years and up to 12 years of age sharing the same room as their parents and not requiring a rollaway bed may stay in a deluxe room free of charge.
- 7.1.3 A child up to 12 years of age requiring a rollaway bed will be charged the extra person rate.
- 7.1.4 Guest rooms cannot accommodate both a cot and rollaway bed.

7.2 Meals

- 7.2.1 Children 0-3 years of age may eat free of charge in the hotel restaurant when dining with a paying adult.
- 7.2.2 Children 4-12 years of age may eat in the hotel restaurant at 50% of the contract rate (excluding Peak season) when dining with a paying adult.

8. PAYMENT/ CANCELLATION TERMS

Where credit approval has been granted by the hotel to an Inbound Tour Operator, that operators' voucher will be accepted, and full payment is required within the agreed credit terms. Where credit approval has not been granted by the hotel to an Inbound Tour Operator, full prepayment will be required as set out below:

Notice of any cancellation of or, reduction in the daily number of reserved rooms must be provided in writing to the hotel and reconfirmed in writing by the hotel.

During busy periods the hotel reserves the right to impose stricter cancellation conditions. In these cases, conditions will be advised by the hotel reservations agent at the time of booking.



8.1 LOW/ HIGH SEASON – FIT PAYMENT/ CANCELLATION

SEASON	VALIDITY DATES
LOW SEASON	01 April 2027 – 26 August 2027 31 August 2027- 29 September 2027 16 December 2027 – 28 December 2027 03 January 2028 – 31 January 2028
HIGH SEASON	16 November 2027- 15 December 2027 01 February 2028 – 31 March 2028

FIT PAYMENT - (LOW/ HIGH SEASON)

1. If credit facilities are not in place, full payment is required 48 hours prior to arrival at the hotel.
2. If credit facilities are in place, full payment is required within the agreed credit terms.

FIT CANCELLATION (LOW/ HIGH SEASON)

1. FIT reservations may be cancelled up to 48 hours prior to check-in (2:00 pm local hotel time) without incurring cancellation charges.
2. Bookings cancelled after 2:00 pm, 48 hours prior to arrival, will incur a cancellation fee equal to one night's accommodation based on the confirmed rate. This includes any applicable inclusions (e.g. where a breakfast-inclusive rate has been booked). i.e. The charge will apply to the total package rate including any breakfast or meal components.

No Show (LOW/ HIGH SEASON)

1. A reservation confirmed by full payment, deposit, or approved voucher will be held until check-out time on the day following the scheduled arrival date, regardless of the guest's arrival time.
2. A confirmed reservation that is neither cancelled nor taken up by the client will incur a no-show fee equal to one night's accommodation, based on the confirmed rate. This includes any applicable inclusions (e.g. where a breakfast-inclusive rate has been booked). i.e. The charge will apply to the total package rate including any breakfast or meal components.
3. Any remaining nights on the reservation will be automatically cancelled.



8.2 SPECIAL EVENT- FIT PAYMENT/ CANCELLATION

SEASON	VALIDITY DATES
SPECIAL EVENT	27 August 2027 – 30 August 2027 - Sydney Marathon – minimum LOS 4 nights 30 September 2027-15 November 2027- Rugby World Cup – minimum LOS 4 nights

FIT PAYMENT (SPECIAL EVENT)

1. A non-refundable deposit equal to 10% of the total expected revenue is required within 7 days of confirming the booking.
2. All bookings covering Special Event dates must be fully pre-paid no later than 120 days prior to arrival, regardless of whether the agent has credit facilities or is a non-credit agent.
3. Invoices will be issued in advance for payment. If payment is not received by 120 days prior to arrival, all bookings will be automatically cancelled.
4. If payment is not received by the hotel by the due date, the booking will be cancelled.

FIT CANCELLATION (SPECIAL EVENT)

1. A minimum length of stay of four (4) nights applies to all accommodation booked during the Special Event period.
2. Dates and length of stay cannot be amended during the Special Event period once the booking has been confirmed.
3. No cancellations or amendments will be permitted for stays that include Special Event period. All bookings are strictly non-refundable.
4. Any cancellations during the Special Event period will incur a cancellation fee equal to the total number of room nights booked at the contracted Special Event rate. This includes any applicable inclusions (e.g. where a breakfast-inclusive rate has been booked). i.e. The charge will apply to the total package rate including any breakfast or meal components.

No Show (SPECIAL EVENT)

1. A reservation confirmed by full payment, deposit, or approved voucher will be held until check-out time on the day following the scheduled arrival date, regardless of the guest's arrival time.
2. A confirmed reservation that is neither cancelled nor taken up by the client will incur a no-show fee equal to the total cost, based on the confirmed rate. This includes any applicable inclusions (e.g. where a breakfast-inclusive rate has been booked). i.e. The charge will apply to the total package rate including any breakfast or meal components.
3. Any remaining nights on the reservation will be automatically cancelled.



8.3 PEAK SEASON- FIT PAYMENT/CANCELLATION

SEASON	VALIDITY DATES
PEAK SEASON	29 December 2027 to 02 January 2028 – minimum LOS 3 nights All stays that include 31 December 2027 must pay 3 nights peak season rate.

FIT PAYMENT (PEAK SEASON)

1. All bookings covering Peak Season dates from 29 December 2027 to 02 January 2028 must be fully pre-paid by 30 September 2027, regardless of whether the agent has credit facilities or is a non-credit agent.
2. Invoices will be issued in advance for payment. If payment is not received by 30 September 2027, all bookings will be automatically cancelled.
3. All new Peak Season BAR bookings received after 1 October 2027 must be paid in full within 48 hours of the reservation being made. Should payment not be received within 48 hours, the booking will be cancelled automatically.

FIT CANCELLATION (PEAK SEASON)

1. A minimum length of stay of three (3) nights applies to all accommodation booked during the Peak Season period.
2. Dates and length of stay cannot be amended during the Peak Season period once the booking has been confirmed.
3. No cancellations or amendments will be permitted for stays that include Peak Season. All bookings are strictly non-refundable.
4. Any cancellations during the Peak Season period will incur a cancellation fee equal to the total number of room nights booked at the contracted Peak Season rate. This includes any applicable inclusions (e.g. where a breakfast-inclusive rate has been booked). i.e. The charge will apply to the total package rate including any breakfast or meal components.

No Show (PEAK SEASON)

1. A reservation confirmed by full payment, deposit, or approved voucher will be held until check-out time on the day following the scheduled arrival date, regardless of the guest's arrival time.
2. A confirmed reservation that is neither cancelled nor taken up by the client will incur a no-show charge equivalent to the **total accommodation cost**, based on the confirmed rate. This includes any applicable inclusions (e.g. where a breakfast-inclusive rate has been booked). i.e. The charge will apply to the total package rate including any breakfast or meal components.
3. Any remaining nights on the reservation will be automatically cancelled.



8.4 MEALS CANCELLATION POLICY

Any FIT meal bookings cancelled within 48 hours of arrival including no-shows will incur a cancellation fee equal to 100% of the total meal value.

9. PAYMENT OPTIONS

Payments can be made via Electronic Funds Transfer (EFT), Debit Card or Credit Card.

We accept Visa Card, MasterCard, American Express, UnionPay and JCB Card.

NB. A transaction fee of 1.9% applies to all payments made by American Express, UnionPay and JCB Credit Cards. Fees and payment methods are subject to change.

BANK ACCOUNT DETAILS (please quote FIT Hotel booking reference)

Bank A/C Name	Bank Name	Branch Name	BSB	Account #
ADFA Jamison Pty Ltd trading as Amora Hotel Jamison Sydney	National Australia Bank	330 Collins St Melbourne	083 004	55-344-1041

SWIFT CODE (International Transfer): NATAAU3303M

10. OVERBOOKING

Every attempt will be made to prevent overbooking, however, if overbooking occurs and an individual must be relocated to another hotel, the following procedure shall apply:

- The hotel and Inbound Tour Operator/Wholesaler will jointly agree to the alternate property.
- The hotel will incur cost associated with transporting individual to the alternate hotel and any difference in accommodation rate.
- The hotel will provide a letter of apology to all guests who are relocated.

11. AMENDMENTS

This agreement contains the entire understanding and agreement between the parties hereto and supersedes all prior agreements, negotiations or discussions between the parties. This agreement shall not be modified or amended except by an instrument in writing on a date subsequent hereto duly executed by each of the parties. Amora Hotel Jamison Sydney reserves the right to re-negotiate or dissolve this agreement based on economic conditions, productivity, materialisation and debtor status.



12. INDEMNITY

Australia and Beyond Holidays will indemnify the hotel and must keep the hotel indemnified against any loss, cost, damage, expense (including, but not limited to, legal fees) or claim suffered by the hotel because of any acts or omissions by guests of **Australia and Beyond Holidays**. Amora Hotel Jamison Sydney reserve the right to pass on to **Australia and Beyond Holidays** in full any fees, levies and charges raised by a third party to Amora Hotel Jamison Sydney, but whose services were arranged/requested by **Australia and Beyond Holidays** or its guests.

13. FORCE MAJEURE

If the performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with by any event beyond the Hotel's reasonable control, which by the exercise of reasonable case (excluding measures which are not economically or commercially feasible) the Hotel is unable to prevent or overcome, including without limitation acts of God, war, natural disasters, government regulations, outbreaks of disease or epidemics, disaster, fire, industrial action, civil disorder, breakdown of machinery, failure of suppliers and other similar events, the Hotel, upon giving prompt, written notice to the other party, is excused from such performance to the extent of such prevention, restriction or interference. The Hotel must use its best efforts to limit the impact of the Force Majeure and must continue performance with the utmost dispatch when the Force Majeure ceases to prevent performance. For bookings effected by Force Majeure event under this Agreement, the Hotel will offer to re-schedule the booking or provide a credit for future bookings.

14. Hotel has the right to cancel and/or refund your accommodation under certain circumstances.



RATE ACCEPTANCE CONFIRMATION

In order for **Australia and Beyond Holidays** to access the quoted rates, please sign and return via email.

Rates will be loaded into Amora Hotel Jamison Sydney Reservation System within 48 (business) hours of signed acceptance.

COMPANY NAME	
Company: Australia and Beyond Holidays	Title: Managing Partner
Company Contact: Simon Bernardi	
E-Signed : 2026-08-05 15:57 GMT+10:00 <i>Simon Bernardi</i> simon@aabh.com.au IP: 101.177.116.35 Sertifi Electronic Signature DocID: 20260805004342272	
(Authorised Signatory)	(Date)
Amora Hotel Jamison Sydney	
Authorised Name: Stefanie Vallensia	Title: Business Development Executive
	
	Wednesday, 5 August 2026
(Authorised Signature)	(Date)

