

Think Bigger, Earn Bigger (“Promotion”)

Terms & Conditions

1. INDULGE MORE, EARN MORE: 3X & 2X PLUS\$

11 September – 26 October 2025 (both dates inclusive)

- 1.1. Lendlease Plus Members are eligible to receive 3X Plus\$ for spending with Food & Beverage stores in Jem, with a minimum nett spend of **S\$10** within a single receipt.
 - 1.1.1. 3X Plus\$ will be awarded based on 1X Base Plus\$ and 2X Bonus Plus\$.
 - 1.1.2. Participating stores are listed within ‘Food & Beverages’ category on www.jem.sg/store-directory.
- 1.2. Lendlease Plus Members are eligible to receive 2X Plus\$ for spending made at all other stores in Jem, with a minimum nett spend of **S\$10** within a single receipt.
 - 1.2.1. Receipts from FairPrice Xtra require double spending for redemption.
 - 1.2.2. 2X Plus\$ will be awarded based on 1X Base Plus\$ and 1X Bonus Plus\$.
- 1.3. Purchase of Lendlease vouchers at the L3 Concierge Desk is strictly EXCLUDED from the redemption.
- 1.4. The bonus Plus\$ is capped daily at 10,000 Plus\$ and 20,000 Plus\$ for Basic Member and Premium Member respectively
- 1.5. Members can clock their spends by
 - 1.5.1. Presenting their Lendlease Plus Member QR code at Instant Earn participating stores during the point-of-sale to earn the Plus\$ instantly. Instant Earn participating stores can be identified by the ‘Accepts Instant Plus\$ Earning’ icon on the Lendlease Plus mobile app’s respective store pages; or
 - 1.5.2. Uploading receipts via the Lendlease Plus mobile app. Eligible reward(s) will be credited to member’s in-app wallet upon approval of qualifying receipt(s) within one (1) working day.
- 1.6. All other standard Terms and Conditions of the Lendlease Plus Rewards Programme apply.
- 1.7. All redemptions are further subject to the General Terms and Conditions as set out below.

2. BIG SPEND, BIGGER WINS: S\$50 LENDLEASE E-VOUCHER

11 September – 26 October 2025 (both dates inclusive)

- 2.1. Lendlease Plus Members are eligible to receive S\$50 Lendlease E-Voucher with a minimum nett spend of **S\$500** at Jem, within a maximum of six (6) combined same-day receipts.
- 2.2. Limited to first 1,000 redemptions throughout the Promotion period at 1 redemption per member per day, on a first come, first served while stocks last basis.
- 2.3. Receipts from FairPrice Xtra require double spending for redemption.
- 2.4. Purchase of Lendlease vouchers at the L3 Concierge Desk is strictly EXCLUDED from the redemption.
- 2.5. The S\$50 Lendlease E-Voucher shall be issued in the form of one (1) piece of S\$50 Lendlease E-Voucher.
 - 2.5.1. E-Vouchers awarded are valid for use at Jem only, within 6 months from date of issuance.

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- 2.5.2. There will strictly be no conversion of redeemed E-Voucher to physical Voucher.
- 2.5.3. Vouchers issued cannot be exchanged, including but not limited to other denominations, cash or other gift prizes / vouchers and are not valid for use at 313@somerset, Parkway Parade and Paya Lebar Quarter.
- 2.6. Members can clock their spends by
 - 2.6.1. Presenting their Lendlease Plus Member QR code at Instant Earn participating stores during the point-of-sale to earn the Plus\$ instantly. Instant Earn participating stores can be identified by the ‘Accepts Instant Plus\$ Earning’ icon on the Lendlease Plus mobile app’s respective store pages; or
 - 2.6.2. Uploading receipts via the Lendlease Plus mobile app. The E-Voucher will be credited to member’s in-app wallet upon approval of qualifying receipt(s) within one (1) working day.
- 2.7. All other standard Terms and Conditions of the Lendlease Plus Rewards Programme apply.
- 2.8. All redemptions are further subject to the General Terms and Conditions as set out below.

3. GO FURTHER, GET GREATER: BUY S\$100 LENDLEASE VOUCHERS AT S\$90

11 September – 26 October 2025 (both dates inclusive)

- 3.1. Shoppers are eligible to purchase S\$100 Lendlease Voucher at S\$90 with a minimum nett spend of **S\$50** at Jem, within three (3) combined same-day receipts.
- 3.2. Limited to first 1,000 redemptions at two (2) redemptions per shopper per day, on a first come, first served while stocks last basis.
- 3.3. The S\$100 Lendlease voucher shall be issued in the form of twenty (20) pieces of S\$5 Lendlease physical voucher.
 - 3.3.1. Vouchers purchased are valid for use at Jem only, within 12 months from date of issuance.
 - 3.3.2. There will strictly be no conversion of redeemed physical Voucher to E-Voucher.
 - 3.3.3. Vouchers issued cannot be exchanged, including but not limited to other denominations, cash or other gift prizes / vouchers and are not valid for use at 313@somerset, Parkway Parade and Paya Lebar Quarter.
- 3.4. Redemption must be made on the same day as spend at Jem L3 Concierge Desk from 12.00pm to 9.30pm (last redemption at 9.00pm).
- 3.5. Shoppers must be physically present at the time of redemption and must show an original proof of purchase to be eligible for the redemption.
- 3.6. All other standard Terms and Conditions of the Lendlease Plus Rewards Programme apply.
- 3.7. All redemptions are further subject to the General Terms and Conditions as set out below.

4. Lendlease Plus Signup Exclusive

1 January – 31 December 2025 (both dates inclusive)

- 4.1. New Lendlease Plus Member sign-ups via the Lendlease Plus mobile app or lendleaseplus.com with promo codes ‘**LLPJem25**’ shall be awarded with 5,000 Plus\$.

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- 4.2. Promo code ‘LLPJem25’ is limited to the first 3,500 for new and eligible sign-ups.
- 4.3. 5,000 Plus\$ will be awarded into members’ accounts instantly upon successful membership registration.
- 4.4. All other standard Terms and Conditions of the Lendlease Plus Rewards Programme apply.
- 4.5. All redemptions are further subject to the General Terms and Conditions as set out below.

General Terms and Conditions

- i. The promotion described The Promotion described in this document (the “Promotion”) is organised and promoted by Lendlease Retail Pte. Ltd., as property manager for DBS Trustee Limited (in its capacity as trustee of Lendlease Global Commercial REIT).
- ii. Subject to the criteria set out herein, shoppers must be at least sixteen (16) years of age as at the date of participation to qualify for any promotions or redemption events forming part of the Promotion. Jem reserves the right to request for proof of age at any time.
- iii. For redemptions at the L3 Concierge Desk (last redemption 9.00pm), original same-day receipts must be presented to qualify. Back-dated receipt(s) are not permitted for redemptions.
- iv. Only original receipts are accepted. Credit / debit card slips & NETS transaction slips are not acceptable, unless presented together with corresponding original receipts).
- v. Nett spend refers to the final payment amount of purchase after deduction of all discounts, Plus\$ utilisation, points redemption, membership credits, gift cards, coupons, stored-value cards spend and vouchers from Lendlease, retailers, or other external partners.
- vi. Receipts less than S\$10 in value are not acceptable for Plus\$ earning.
- vii. There will strictly be no conversion of redeemed E-Voucher to physical Voucher.
- viii. Payment made by rebates from credit cards and other card rebates and/or discounts are not accepted for redemption.
- ix. In meeting the minimum spend requirement, transactions using stored-value cards, as a form of top-up are not allowed, except for Jem’s retailers stored-value cards. Transactions made at atrium fairs or pop-up stores operated by non-Jem retailers, money-changing facilities, top-up card machines or transactions relating to the car park, purchase of cash cards, gift vouchers, membership, insurance products, travellers’ cheques, lottery tickets, payment of bills at any Jem outlet, or purchase of Lendlease vouchers are strictly excluded. For instalment payments, deposits, and top up amount for trade-in products, only nett amount paid on the same day of redemption is valid.
- x. Notwithstanding the provisions herein, Lendlease Retail Pte. Ltd (“**The Management**”) reserves the absolute discretion to determine the eligibility of any person who is interested to participate in the Promotion. Such determination is final and conclusive, and The Management is not obliged to give any reason for disqualifying any person from participating in the Promotion.
- xi. By participating in the Promotion, persons will be deemed to have read, understood and agreed to be bound by these rules and any other requirements set out in any related promotional material and all amendments, additions, replacements, modifications as may be made from time to time.

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- xii. Personal information you provide in registering to participate in the Promotion, or otherwise deal with DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT, or Lendlease Retail Pte. Ltd. as property manager, may be collected and used for several purposes including, but not limited to, analytical purposes, sending you occasional updates for special promotions, announcements & important updates from DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT (through any mode from time to time, which shall include without limitation mailers, emails and SMSes), to the extent permitted or required by law or regulation. We will not disclose your personal information to third parties except to affiliated companies and our service providers for related purposes, or as required by law.
- xiii. By entering our premises, you consent that any images, audio (including voices) and video footages, interviews, and/or likeness taken may be used by Lendlease for publicity and/or marketing purposes.
- xiv. The Management’s decision on all matters relating to the Promotion is final, conclusive, and binding on all persons. No correspondence will be entertained.
- xv. Jem and DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT and its authorized agencies (including Lendlease Retail Pte. Ltd. as property manager) make no representation as to the merchantability or quality of the products and services of its tenants. Upon redemption, customers enter a contract with the tenants and disputes shall be resolved directly with them.
- xvi. The decision by DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT on all matters relating to the Promotion is final, conclusive and binding on all customers and winners. No correspondence will be entertained.
- xvii. Lendlease Malls or DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT and its authorized agencies (including Lendlease Retail Pte. Ltd. as property manager) make no representation as to the merchantability or quality of the products and services of its tenants. Upon redemption, customers enter a contract with the tenants and disputes shall be resolved directly with them.
- xviii. DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT and its authorised agencies (including Lendlease Retail Pte. Ltd. as property manager) shall not be liable for any injury, damage or loss arising out of or in connection with the Promotion, and each participant agrees to indemnify and hold DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT, and Lendlease Retail Pte. Ltd. as property manager harmless from and against any and all claim, loss or damage incurred by the participant or by any other party in relation to the Promotion.
- xix. DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT reserves the right to vary these Terms and Conditions herein at any time at its absolute discretion without prior notice.
- xx. The Management make no representation as to the merchantability or quality of the products and services of its tenants. Upon redemption, customers enter a contract with the tenants and disputes shall be resolved directly with them.
- xxi. The Management reserves the right to vary these Terms and Conditions herein at any time at its absolute discretion without prior notice. In the event of dispute, DBS Trustee Limited, in its capacity as Trustee of Lendlease Global Commercial REIT’s decision shall be final and no correspondence will be entertained.
- xxii. This Promotion, and these Terms and Conditions are governed by the law of the Republic of Singapore and all participants are subjected to the exclusive jurisdiction of its courts in the determination of any matter or dispute arising in connection therewith.

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- xxiii. These Terms and Conditions listed are not intended to confer rights by a third party under the Contracts (Rights of Third Parties) Act (Cap.53B) to enforce any provision of these Terms and Conditions.