

# INSTRUCTIONS TO COMPLETE FORMS

## INVESTING IN THE FUND

To apply to become an Investor in the Fund you will need to complete the **Application Form** and **Qualifying Investor Declaration** attached to or accompanying this Information Memorandum.

For an Application to be considered, it must be returned with a cheque to the amount equal to your total subscribed investment amount.

You are requested to provide your TFN, ABN or Exemption Code if you wish to ensure that tax of the highest marginal rate is not deducted from the distribution made.

The Fund Manager has the sole discretion whether to accept or reject the Application. If your Application is rejected wholly or in part, then the Fund Manager will notify you in writing and return the Application Monies at the earliest convenience.

By sending a completed Application Form, Qualifying Investor Declaration and attached cheque to the Fund Manager, you are making an offer to become an Investor in the Fund and you are agreeing to be legally bound by the Fund Constitution.

## INSTRUCTIONS TO APPLICANTS

### Application Form

Please complete all relevant sections of the Application Form in black pen using BLOCK LETTERS. Mark appropriate answer box with a cross (X). The instructions below are cross referenced to each section of the Application Form.

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**A** Enter the **Total Amount Subscribed**.

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**B** Enter the **Applicant Details**, either individual(s), company or other, including name of trustee of a trust or fund and the name of the trust or fund to be recorded as the registered Holder(s) of Units.

Refer to the table of **Registrable Titles** for examples of valid registration formats.

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**C** Enter the **Mailing Address** to which all correspondence from the Fund Manager is to be supplied.

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**D** Enter the **Contact Details**, being name and telephone number(s) and/or email address of a contact person the Fund Manager may speak with if they have any queries regarding this Application or wish to communicate information regarding the investment.

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**E** Enter the **Tax File Number(s)** (TFN) and/or **Australian Business Number** (ABN) or **Exemption Code** of the Applicant(s).

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**F** Fill out **Cheque Details**.

Payment must be made in Australian currency only and cheques must be drawn on an Australian bank, credit union or building society. The cheque amount must agree with the amount shown in section A.

Cheques must be made payable to “**PrimeSpace Property Investment Trust Account**” and crossed “Not Negotiable”. Cheques not properly drawn may be rejected. Cheques will be deposited as soon as practicable after receipt.

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**G** Provide full **Bank Account Details** for electronic payment of all distributions. Payments must be made directly into a nominated Australian bank, credit union or building society associated with the investing entity declared in the Applicant Details, section B.

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**H** Investors must confirm and warrant that they are a **wholesale client** by selecting the appropriate qualification prescribed by the Corporations Act upon which they satisfy.

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**I** Please read and acknowledge the **Declaration** before signing the Application Form.

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**J** Each Unitholder must **sign and date** the Application Form.

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If your Units are in joint names, all Unitholders must sign. If you are signing as an attorney, then the Power of Attorney must provide a witnessed signature and supply a certified copy of power with the completed Application Form. Only duly authorised officer(s) can sign on behalf of a company. Please sign by which state the office is held, i.e. director and director, or company director and director, or the sole director and the sole company secretary.

In signing the Application Form you agree:

1. you are a wholesale client within the meaning of the Corporations Act 2001 and its associated regulations and acknowledge that the offer of redeemable convertible units (RC Units) in the PrimeSpace Diversified Property Fund is not required to be made under a product disclosure statement under Part 7.9 of the Corporations Act and that this Information Memorandum or any other offer document of any kind has not been lodged with the Australian Securities and Investments Commission;
2. all information provided in this Application Form and supporting documentation including the Qualifying Investor Declaration (where applicable) is true and correct to the best of your knowledge and you acknowledge that the Fund Manager may and will rely on this information;
3. if this application is signed under Power of Attorney, the Attorney declares that he/she has not received notice of revocation of that power (you must submit a certified copy of the Power of Attorney with this application);
4. if you are a sole signatory signing on behalf of a superannuation fund or trust, you confirm that you are acting in accordance with its designated powers and authority under the relevant trust deed. In the case of superannuation funds, you also confirm that the superannuation fund or trust is a complying fund under the Superannuation Industry (Supervision) Act 1993;
5. you have taken independent financial and taxation advice as to whether this investment is suitable to your objectives, financial situation and needs;

6. that the Fund is not, and there is no obligation for the Fund to be, registered as a managed investment scheme under Chapter 5C of the Corporations Act;
7. that the RC Units cannot be redeemed or converted before the Practical Completion Date of all properties collectively known as the Summer Centre and described in the Information Memorandum;
8. that PrimeSpace Property Investment Limited as trustee of the Fund is not required to permit any transfer of RC Units;
9. that you have read the Information Memorandum in its entirety to which this Application Form is attached;
10. to be legally bound by the terms of the Fund Constitution, as amended from time to time;
11. that the Fund Manager may accept or reject your Application in whole or in part;
12. that the repayment of capital and the performance of the Fund is in no way guaranteed by PrimeSpace Property Investment Limited, its related bodies corporate, or any other person or entity;
13. to the collection, use and disclosure of your personal information in accordance with the description found in the “Privacy” section of the Information Memorandum.;

#### **Qualifying Investor Declaration**

Please arrange for your Accountant to complete the Qualifying Investor Declaration in black pen using BLOCK LETTERS.

Post or deliver your completed Application Form and Qualifying Investor Declaration together with the Application Monies to:

**PrimeSpace Property Investment Limited**  
**GPO Box 2219**  
**CANBERRA ACT 2601**

**PrimeSpace Property Investment Limited**  
**Level 1, WalterTurnbull Building**  
**44 Sydney Avenue**  
**BARTON ACT 2600**

## CORRECT FORMAT OF REGISTRABLE TITLES

Only legal entities are allowed to hold units in the PrimeSpace property funds. Application must be in the name(s) of natural person(s), companies or other legal entities acceptable to this Offer. At least one full given name and the surname are required for each natural person. The name of the beneficiary or any other non-registrable name may be included by way of an account designation if completed exactly as described in the examples of correct formats of registrable titles:

Type of Investor	Correct Form	Incorrect Form
<b>Individual</b> Use given names in full, not initials	Mr John Alfred Smith	J A Smith
<b>Company</b> Use the company's full title, not abbreviations	ABC Pty Ltd	ABC P/L or ABC Co
<b>Joint Holdings</b> Use full and complete names	Mr Peter Robert Williams and Mrs Louise Susan Williams	Peter Robert and Louise S Williams
<b>Trusts</b> Use the trustee(s) personal name(s)	Mrs Susan Jane Smith <Sue Smith Family A/C>	Sue Smith Family Trust
<b>Deceased Estates</b> Use the executor(s) personal name(s)	Ms Jane Mary Smith and Mr Frank William Smith Est John Smith A/C	Estate of late John Smith or John Smith Deceased
<b>Minor</b> (person under the age of 18 years) Use the name of a responsible adult	Mr John Alfred Smith Peter Smith A/C	Master Peter Smith
<b>Partnerships</b> Use the partners' personal names	Mr John Robert Smith and Mr Michael John Smith <John Smith & Son A/C>	John Smith and Son
<b>Clubs / Unincorporated Bodies / Business Names</b> Use office bearer(s) personal name(s)	Mr Michael Peter Smith ABC Tennis Association A/C	ABC Tennis Association A/C ABC Tennis Association
<b>Superannuation Funds</b> Use the name of the trustee of the fund	Jane Smith Pty Ltd <Super Fund A/C>	Jane Smith Pty Ltd Superannuation Fund