

Office use only



Dexus Wholesale Australian Property Fund

Application form

Did you know that you can complete your application quickly and simply online at www.dexus.com/dwapfinvest?

Issuer and Responsible Entity Dexus Capital Funds Management Limited (ABN 15 159 557 721, AFSL 426455) referred to in this form as "the Responsible Entity", "Dexus", "we", or "us".

Before submitting this form, it is important that you read the Product Disclosure Statement ("PDS") of the fund for which you are making this application to invest. To ensure that you have the most up to date PDS please check with your financial adviser, visit www.dexus.com/dwapfinvest or call us on 1300 374 029.

Units in a fund will only be issued following acceptance of an application form issued with the relevant PDS. If you give another person access to this application form, you must, at the same time and by the same means, give them access to the relevant PDS and any replacement or supplementary PDS. We will send you a paper copy of these documents and the application form free of charge on request during the life of the PDS.

Please use a black pen and print in CAPITAL LETTERS.

Part A - Are you an existing investor with Dexus?

☐

Yes - my client number is

Investor name

☐

No - go to Part B below

- go to Part B below

Part B - Purpose of this application (please tick to indicate)

☐

Initial investment

- complete questions below in this section and go to Section 1, Part A

☐

Additional investment

- complete questions below in this section and go to Section 1, Part B

Individual investor/ Joint investors/ Sole trader

Investor 1 (Individual/ Sole trader)

What is the nature and purpose of your business relationship with Dexu? (Choose the **one** most relevant option)

☐

Building wealth (eg a large initial deposit, using investment returns to grow your wealth over time)

☐

Business income (eg regular deposits and withdrawals for expenses – mostly for non-individuals)

☐

Savings (eg regular deposit with few withdrawals, earning interest to grow your balance)

☐

Everyday savings (eg frequent deposits and withdrawals)

Fund suitability questionnaire

Please answer the below questions which may help to determine whether you are in the target market for this product. All questions are mandatory. If you don't understand the questions or need assistance, we recommend that you seek advice from your financial adviser before deciding to proceed with your investment.

This information is to assist you in answering the questions that follow.

- The 'total return' of an investment may be attributed into two parts: the distribution and the growth return.
- *What is a 'Distribution'?* A Distribution is the periodic cash payment to investors which generally comes from the income generated from the fund's assets.
- *What is the 'Growth' return?* The Growth return generally comes from the increase in the value of the investment over time.

How important is it for you to receive periodic cash distributions?

☐

Very important

☐

Somewhat important

☐

Not important

What is more important to you?

☐

Capital growth – an expectation that your investment will grow in value over time

☐

Capital preservation – an expectation that your investment will not lose value over time

What is your investment time horizon?

☐

Up to and including 2 years i.e. Short term

☐

More than 2 years but less than 5 years i.e. Medium term

☐

Equal to 5 years but less than 7 years i.e. Medium to long term

☐

Equal to 7 years or more i.e. Long term

What is your tolerance for risk (ability to bear loss)?

☐

Extremely high

☐

Very high

☐

High

☐

Medium

☐

Low

Further explanation

Low – For my/our investment in the Fund, I/we do not want to risk losing any capital.

Medium – For my/our investment in the Fund, I/we accept that I/we could lose some capital, and can bear up to 4 negative returns over a 20-year period.

High and above – For my/our investment in the Fund, I/we accept that I/we could lose a significant part of my/our capital, and can bear 6 or more negative returns over a 20-year period.

When do you expect to need to withdraw money from this investment?

☐

Weekly

☐

Monthly

☐

Quarterly

☐

Yearly

☐

Less frequently than one year

Further explanation

The Responsible Entity aims to process and pay withdrawal requests within 12 months of request (or longer in some circumstances, refer to the PDS).

What is your intended use of this investment in your overall investment portfolio (excluding the value of your place of residence)?

☐

Satellite component up to 10%

☐

Minor allocation up to 25%

☐

Core component up to 50%

☐

Major allocation up to 75%

☐

Standalone portfolio up to 100%

Have you received or will you seek personal advice from your financial adviser in relation to your investment?

☐ Yes

☐ No

☐ By completing and submitting this Fund Suitability Questionnaire, I/We confirm to DCFM that:

- all of the responses and information I/we have provided in this Questionnaire (including any supporting documentation I/we have provided) are true, correct and complete;
- I/we have received, read and understood the PDS.
- I/We acknowledge and agree that: a. nothing in this form constitutes advice to me/us from DCFM and 'the material under 'further explanation' is for general information purposes only; and
- I/we understand that DCFM has recommended that I/we obtain appropriate professional advice in respect of our investment in the Fund and our completion of this Questionnaire.

Investors 2 (Joint investors)

What is the nature and purpose of your business relationship with Dexus? (Choose the **one** most relevant option)

☐ Building wealth (eg a large initial deposit, using investment returns to grow your wealth over time)

☐ Business income (eg regular deposits and withdrawals for expenses – mostly for non-individuals)

☐ Savings (eg regular deposit with few withdrawals, earning interest to grow your balance)

☐ Everyday savings (eg frequent deposits and withdrawals)

Fund suitability questionnaire

Please answer the below questions which may help to determine whether you are in the target market for this product. All questions are mandatory. If you don't understand the questions or need assistance, we recommend that you seek advice from your financial adviser before deciding to proceed with your investment.

This information is to assist you in answering the questions that follow.

- The 'total return' of an investment may be attributed into two parts: the distribution and the growth return.
- *What is a 'Distribution'?* A Distribution is the periodic cash payment to investors which generally comes from the income generated from the fund's assets.
- *What is the 'Growth' return?* The Growth return generally comes from the increase in the value of the investment over time.

How important is it for you to receive periodic cash distributions?

☐ Very important

☐ Somewhat important

☐ Not important

What is more important to you?

☐ Capital growth – an expectation that your investment will grow in value over time

☐ Capital preservation – an expectation that your investment will not lose value over time

What is your investment time horizon?

☐ Up to and including 2 years i.e. Short term

☐ More than 2 years but less than 5 years i.e. Medium term

☐ Equal to 5 years but less than 7 years i.e. Medium to long term

☐ Equal to 7 years or more i.e. Long term

What is your tolerance for risk (ability to bear loss)?

☐ Extremely high

☐ Very high

☐ High

☐ Medium

☐ Low

Further explanation

Low – For my/our investment in the Fund, I/we do not want to risk losing any capital.

Medium – For my/our investment in the Fund, I/we accept that I/we could lose some capital, and can bear up to 4 negative returns over a 20-year period.

High and above – For my/our investment in the Fund, I/we accept that I/we could lose a significant part of my/our capital, and can bear 6 or more negative returns over a 20-year period.

When do you expect to need to withdraw money from this investment?

<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly
<input type="checkbox"/> Yearly	<input type="checkbox"/> Less frequently than one year	

Further explanation

The Responsible Entity aims to process and pay withdrawal requests within 12 months of request (or longer in some circumstances, refer to the PDS).

What is your intended use of this investment in your overall investment portfolio (excluding the value of your place of residence)?

<input type="checkbox"/> Satellite component up to 10%	<input type="checkbox"/> Minor allocation up to 25%	<input type="checkbox"/> Core component up to 50%
<input type="checkbox"/> Major allocation up to 75%	<input type="checkbox"/> Standalone portfolio up to 100%	

Have you received or will you seek personal advice from your financial adviser in relation to your investment?

<input type="checkbox"/> Yes
<input type="checkbox"/> No

☐ By completing and submitting this Fund Suitability Questionnaire, I/We confirm to DCFM that:

- all of the responses and information I/we have provided in this Questionnaire (including any supporting documentation I/we have provided) are true, correct and complete;
- I/we have received, read and understood the PDS.
- I/We acknowledge and agree that: a. nothing in this form constitutes advice to me/us from DCFM and 'the material under 'further explanation' is for general information purposes only; and
- I/we understand that DCFM has recommended that I/we obtain appropriate professional advice in respect of our investment in the Fund and our completion of this Questionnaire.

Non-individual Investors – Company/Trust/Superannuation fund or other entity

What is the nature and purpose of your business relationship with Dexu? (Choose the **one** most relevant option)

<input type="checkbox"/> Building wealth (eg a large initial deposit, using investment returns to grow your wealth over time)
<input type="checkbox"/> Business income (eg regular deposits and withdrawals for expenses – mostly for non-individuals)
<input type="checkbox"/> Savings (eg regular deposit with few withdrawals, earning interest to grow your balance)
<input type="checkbox"/> Everyday savings (eg frequent deposits and withdrawals)

Section 1 – All investors

Complete Part 1A if you are a new investor. Existing investors go to Part 1B.

Existing and new investors (or their agents or attorneys, if applicable) must then complete the remainder of this section.

Important – if an attorney is completing and signing this form under a power of attorney, the attorney must also complete Section 2. If an agent is completing and signing this form as the investor's legal or nominated representative, the agent must also complete Section 3.

1A. New investor details

Individual Investor/Joint Investor/Sole Trader

Investor 1 (Individual/Sole trader)

Title	Surname
<input type="text"/>	<input type="text"/>

Given name(s)	Date of birth (dd/mm/yyyy)
<input type="text"/>	<input type="text"/>

TFN (or exemption code)
<input type="text"/>

Investor 2 (Joint investors)

Title	Surname
<input type="text"/>	<input type="text"/>

Given name(s)	Date of birth (dd/mm/yyyy)
<input type="text"/>	<input type="text"/>

TFN (or exemption code)
<input type="text"/>

Source of wealth

Select how you have built your wealth in order to invest with Dexus (choose the **one** most relevant response).

- ☐ Business income
- ☐ Investment income (eg rent, dividends, pension)
- ☐ Sale of assets (eg property, company)
- ☐ Income from employment – regular and/or bonus
- ☐ Windfall (eg gift, lottery winnings, gambling)
- ☐ One-off payment (eg matured investment, court settlement, redundancy, inheritance)

Source of wealth

Select how you have built your wealth in order to invest with Dexus (choose the **one** most relevant response).

- ☐ Business income
- ☐ Investment income (eg rent, dividends, pension)
- ☐ Sale of assets (eg property, company)
- ☐ Income from employment – regular and/or bonus
- ☐ Windfall (eg gift, lottery winnings, gambling)
- ☐ One-off payment (eg matured investment, court settlement, redundancy, inheritance)

OR

Non-individual investors – Company/Trust/Superannuation Fund or Other Entity

Full name of Company/Trust/Superannuation fund/Custodian or other entity

Source of wealth

Select how you have built your wealth in order to invest with Dexus (choose the **one** most relevant response).

- ☐ Business income
- ☐ Investment income (eg rent, dividends, pension)
- ☐ Sale of assets (eg property, company)
- ☐ Income from employment – regular and/or bonus
- ☐ Windfall (eg gift, lottery winnings, gambling)
- ☐ One-off payment (eg matured investment, court settlement, redundancy, inheritance)

1B. Contact details

Existing investors: If you wish to change the contact details previously provided to us, please indicate by ticking this box ☐ otherwise go to Part 1C.

New investors: Please provide one set of contact details that we can use for all communications with you.

Contact name

Unit number

Street number

PO Box number

Street name

Suburb/Town

State

Postcode

Country

Phone

Fax

Mobile

Email

Please note: By providing your email address, you agree to receive all communications, including statements, electronically. In certain circumstances, we may still need to send you letters in the post. Your communication preferences can be changed at any time by contacting us.

Fund annual reports

Fund annual reports are made available online at www.dexus.com/dwapfdocs, within 3 months of the financial year end for the Fund. If you would prefer to receive a copy, free of charge, please contact us.

1C. Tax residency of applicant

Is any:

- individual investor
- entity investor (eg company, trust, partnership)
- director of any investor, or
- beneficial owner or controlling person of any investor,

making this application a foreign tax resident? (US citizens, and tax residents should answer 'Yes')

☐

Yes - you will need to complete an additional form - see notes below*

☐

No

Please note: We cannot accept and process applications if this question is unanswered, and if you have not provided the information we require (as outlined below).

* If 'Yes', and you are a **new investor**, please ensure you also complete the relevant 'Know Your Client' form and sign and submit this with your application/subscription form. The forms are available at www.dexus.com/identification.

* If 'Yes', and you are **investing in a new fund** or **opening a new account**, (ie you have already been identified by us for Anti-Money Laundering and Counter-Terrorism Financing purposes), please ensure you complete the relevant 'Tax Status Declaration' form and sign and submit this with your application/subscription form. The forms are available at www.dexus.com/identification.

1D. Foreign investment identity

Is any:

- individual investor
- entity investor (eg company, trust, partnership)
- beneficial owner or controlling person of any investor,

making this application:

- an individual that is not ordinarily resident in Australia
- a foreign government or foreign government investor
- a corporation, trustee of a trust or general partner of a limited partnership where an individual not ordinarily resident in Australia, foreign corporation or foreign government holds a substantial interest of at least 20%, or
- a corporation, trustee of a trust or general partner of a limited partnership in which two or more foreign persons hold an aggregate substantial interest of at least 40%?

☐ Yes*

☐ No

*If 'Yes', please select the response that best describes your circumstances below:

☐ I am/We are an individual that is not ordinarily resident in Australia

☐ I am/We are a foreign government or foreign government investor

☐ I am/We are a corporation, trustee of a trust or general partner of a limited partnership where an individual not ordinarily resident in Australia, foreign corporation or foreign government holds a substantial interest of at least 20%, or

☐ I am/We are a corporation, trustee of a trust or general partner of a limited partnership in which two or more foreign persons hold an aggregate substantial interest of at least 40%.

1E. Investment details

Please indicate the amount you are investing and the payment method.

		Investment by Direct Deposit or BPAY (refer to the final page of this form)	Investment by Direct Debit (complete separate 'Direct Debit Request Form' - see below)
Initial investment (minimum \$10,000)	\$ <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional investment (minimum \$5,000)	\$ <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regular investment plan (minimum \$500 per month)	\$ <input type="text"/>	Not applicable	<input type="checkbox"/>

If paying via Direct Debit, please complete the Direct Debit Request Form for the Fund, available from
www.dexus.com/investor-centre/investments/retail-funds/servicing-forms.

Source of funds

Select how you have sourced these funds to invest with Dexus (choose the **one** most relevant response).

- | | |
|--|---|
| <input type="checkbox"/> Business income | <input type="checkbox"/> Borrowed funds |
| <input type="checkbox"/> Investment income (eg rent, dividends, pension) | <input type="checkbox"/> Windfall (eg gift, lottery winnings, gambling) |
| <input type="checkbox"/> Income from employment - regular and/or bonus | <input type="checkbox"/> Government benefits (eg childcare rebate, family tax benefit) |
| <input type="checkbox"/> Sale of assets (eg property, company) | <input type="checkbox"/> One-off payment (eg matured investment, court settlement, redundancy, inheritance) |

1F. Fees agreed with your adviser

Information about advice fees is provided in the "Fees and other costs" section of the PDS.

If you are not using the services of an adviser for this application, please go to Part 1I.

1G. Investment advice fee – Initial or additional investment

If applicable, please indicate the investment advice fee agreed with your financial adviser for the initial or additional investment amount shown in Part E "Investment details". The fee you indicate will be inclusive of GST.

 %

OR

 \$

If you do not indicate an amount, we will assume NO investment advice fee.

1H. Ongoing advice fee

I hereby direct Dexus Capital Funds Management Limited as responsible entity to pay an ongoing adviser service fee (inclusive of GST) on my/our behalf to my financial adviser.

Please indicate the annual ongoing advice fee agreed with your financial adviser. The fee you indicate will be inclusive of GST. The fee will be calculated daily and will be deducted from your investment account (by redeeming the appropriate number of units). Information about advice fees including payment time is provided in the 'Fees and other costs' section of the PDS.

 %

OR

 \$

If you do not indicate an amount, we will assume NO ongoing advice fee.

If you elect to pay an ongoing advice fee, we will calculate the fee shortly before the payment will be made. The fee will be deducted from your investment account (by redeeming the appropriate number of units) and we will forward it to your financial advisers. Payments to your financial adviser will be made on or around the same date and in the same manner as any withdrawal amounts are paid from the Fund, as described in the 'Withdrawals' section of the PDS.

1I. Payment of withdrawals

All withdrawals are paid into a nominated account. Please provide details of the account into which you would like withdrawals to be paid.

Account name

Name of financial institution

BSB

-

Account number

Branch address

Please note that your nominated account must be an Australian bank, building society or credit union account, not a credit card account.

1J. Payment of distributions

Please indicate how you would like your distributions to be paid. If no selection is made, distributions will be reinvested.

☐

Reinvest in additional units in the Fund (investors participating in the Distribution Reinvestment Plan will be awarded 2% additional units*).

☐

Pay directly into the account nominated above.

* All investors participating in the Distribution Reinvestment Plan (DRP) will be awarded additional units to the value of 2% of the amount reinvested, which will be funded by the Responsible Entity (in its personal capacity). The additional units will be issued at the time each quarterly distribution is reinvested. The Responsible Entity (in its personal capacity) will pay the application price for the additional units and apply for them on your behalf, and the units will be issued to you in your name. The additional units will show on your quarterly statement as an application. If you wish to participate, please use this form to activate the DRP and send it to us at least three (3) Business Days before the end of the calendar quarter. A Business Day for us is any day other than a Saturday, Sunday or a bank or public holiday in Sydney, NSW. The Responsible Entity may decide to withdraw this offer at any time and will provide a notice of the withdrawal to investors.

1K. Financial services guide

☐

I/We have obtained and read the FSG available on the Dexus website at www.dexus.com/dwapfinvest.

1L. Declaration

All investors (or their agents/attorneys if applicable) must sign this declaration. We cannot process applications without the relevant signatures.

I/We wish to apply for units in the Dexus Wholesale Australian Property Fund ("the Fund") and confirm that I/we have read the Fund's PDS current as at the date of signing this form.

By signing this application form, I/We:

- acknowledge that I/we have received a copy of the PDS (which I/we have read in full) and upon becoming a unitholder in the Fund, agree to be bound by the Fund's constitution, as may be amended from time to time
- acknowledge and agree to personal information about me/us being collected, used and disclosed by the Responsible Entity and its related bodies corporate as contemplated in this form, the Responsible Entity's Privacy Policy available at www.dexus.com/privacy-policy and as referred to under "Your privacy" in the PDS, including for marketing purposes or in connection with any other product or service. In accordance with the Corporations Act 2001, you may be sent material (including marketing material and product disclosure statements) approved by a member of the Dexus Group in addition to general corporate communications. I/we acknowledge that I/we can opt out from receiving direct marketing by contacting you using the details contained in the PDS
- declare and agree that to the best of my knowledge, having made due enquiries, the information I/we have provided in this Application Form is true and correct
- acknowledge that investments in the Fund do not represent an investment in, or a deposit or liability of, the Responsible Entity or any member of the Dexus Group
- acknowledge that the Fund is subject to investment risks, which could include delays in repayment, and loss of income and capital invested and that none of the Responsible Entity, any member of the Dexus Group or any of their officers, advisers, agents or associates can guarantee the performance of the Fund or that any return of, or on, capital will be achieved
- agree that if I/we have negotiated advice or ongoing advice fees with my/our financial adviser, Dexus may deduct those fees from my/our initial or additional investment, or any payment due to me/us or redeem the number of units required to meet those fees, and acknowledge that the arrangements for the payment of any advice or ongoing advice fees are as described in the PDS and in Part F.
- acknowledge that I/we may revoke any payment instructions provided by me/us to Dexus at any time
- authorise the Responsible Entity to give information relating to my/our account and investment detailed in that account to my/our nominated financial adviser and their dealer group as specified in this form or as otherwise approved by me/us from time to time and this will include any documents sent to me/us, such as all correspondence, for example, reports, statements and personal information
- acknowledge that Dexus can cease paying advice fees to my/our nominated financial adviser, despite my/our instructions to pay if:
 - in the reasonable opinion of Dexus, my/our adviser has breached the Adviser Terms in any material respect
 - to continue to facilitate the payment would cause Dexus to be in breach of the law, or
 - as a result of Dexus continuing to facilitate the payment it could be inferred that Dexus is encouraging the distribution of interests in the Fund which are not in line with the Fund's Target Market Determination.
- will provide to the Responsible Entity or its nominee with any information that the Responsible Entity reasonably requires in order to enable the Responsible Entity to comply with all its obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and its associated rules and regulations (in force from time to time).
- acknowledge that an InvestorServe account will be created and that my/our use of that account will be subject to the terms of use of Boardroom Pty Limited as set out at www.investorserve.com.au.

If I am/we are a trustee, I/we warrant that at the time of signing this application form I am/we are authorised under the relevant trust deed, to apply and to do all things necessary as a result of becoming a unitholder.

1M. Signatures - The signatories must be the same as the 'Know your client' form

Signatory 1

Title	Surname	First name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Signing as (please tick):

<input type="checkbox"/> Individual	<input type="checkbox"/> Sole trader	<input type="checkbox"/> Trustee	<input type="checkbox"/> Director	<input type="checkbox"/> Attorney
<input type="checkbox"/> Joint investor	<input type="checkbox"/> Partner	<input type="checkbox"/> Sole director	<input type="checkbox"/> Agent	
<input type="checkbox"/> Representative of association/co-operative/government body - please specify position (eg chairman)				<input type="text"/>

Signature

Date (dd/mm/yyyy)

Signatory 2

Title	Surname	First name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Signing as (please tick):

<input type="checkbox"/> Joint investor	<input type="checkbox"/> Trustee	<input type="checkbox"/> Company secretary	<input type="checkbox"/> Attorney (if more than 2 attorneys, please provide names and signatures)
<input type="checkbox"/> Partner	<input type="checkbox"/> Director	<input type="checkbox"/> Agent	

Signature

Date (dd/mm/yyyy)

Section 2 – Attorney acting under Power of Attorney

Complete this section if one or more attorneys are completing and signing this form under power of attorney.

After completing this section– you must ensure that you have also completed the relevant 'Know your client' form for the type of investor on whose behalf you are acting as attorney (see 'Verifying your identity' on the final page of this form).

2A. Type of attorney

Please tick to indicate, and provide details.

2B. Individual attorney

☐ Individual attorney(s)

Full name(s) of individual attorney(s)

Attorney 1

Attorney 2

If there are more than 2 attorneys, please write their full names on a separate page and attach to this form.

2C. Non-individual attorney

☐ Non-individual attorney(s)

Full name(s) of individual attorney(s) appointed by the non-individual attorney to complete and sign this form.

Attorney 1

Attorney 2

If there are more than 2 attorneys, please write their full names on a separate page and attach to this form.

2D. Identification documentation

To comply with anti-money laundering (AML) and counter-terrorism financing (CTF) legislation, we must collect certain information about each investor (and beneficial owner, controlling person, trust settlor, agent or attorney where applicable), supported by original certified copies of relevant identification documentation.

Please refer to the relevant "Know your client" form for details about obtaining original certified copies or extracts of identification documentation and also read the "Anti-money laundering and counter-terrorism financing obligations" section of the "Know your client" form for information about AML and CTF obligations and how they affect your application/investment.

Please provide all relevant documents as indicated on the "Know your client" form. We cannot accept applications without these documents.

2E. Evidence of attorney's authority to act

Please tick to indicate that you are providing:

☐ a certified copy of the power of attorney which confirms that any attorney completing and signing this form is authorised to do so under the power of attorney.

If the power of attorney does not contain a sample of each attorney's signature please tick to indicate that you are also providing:

☐ a list containing the name of each attorney and a sample of each attorney's signature.

Important By signing this form under power of attorney, the attorney warrants that, at the time of signing, they had not received notice of revocation of that power of attorney.

2F. Non-individual attorney only

Please tick to indicate that you are providing:

☐ written evidence of the authority given by the non-individual attorney to the person(s) named in Part C of this section.

2G. All attorneys

Please tick to indicate:

☐ **Initial investment only** – you must complete the "Know your client" form relevant to the type of investor on whose behalf you are completing and signing this form – refer to "Verifying your identity" on the final page of this form for further details.

Section 3 – Agent for the investor

Complete this section if an agent is completing and signing this form as the investor's legal or nominated representative. If there is more than one agent, please write their full names on a separate page and attach to this form.

After completing this section – you must ensure that you have also completed the relevant 'Know your client' form for the type of investor on whose behalf you are acting as agent (see "Verifying your identity" on the final page of this form).

3A. Type of agent

Please tick to indicate, and provide details.

3B. Individual agent

☐ Individual agent

Full name of individual agent

3C. Non-individual agent

☐ Non-individual agent

Full name of non-individual agent

Full name of the person representing the non-individual agent in relation to this application

3D. Identification documentation

To comply with anti-money laundering (AML) and counter-terrorism financing (CTF) legislation, we must collect certain information about each investor (and beneficial owner, controlling person, trust settlor, agent or attorney where applicable), supported by original certified copies of relevant identification documentation.

Please refer to the relevant "Know your client" form for details about obtaining original certified copies or extracts of identification documentation and also read the "Anti-money laundering and counter-terrorism financing obligations" section of the "Know your client" form for information about AML and CTF obligations and how they affect your application/investment.

Please provide all relevant documents as indicated on the "Know your client" form. We cannot accept applications without these documents.

3E. Evidence of agent's authority to act

Please tick to indicate that you are providing:

☐ A certified copy of evidence of the agent's authority to act as agent on your behalf.

3F. All agents

Please tick to indicate:

☐ **Initial investment only** – you must complete the "Know your client" form relevant to the type of investor on whose behalf you are completing and signing this form – refer to "Verifying your identity" on the final page of this form for further details.

Section 4 – Adviser use only

Adviser terms

1. I warrant and represent that:
 - the Australian Financial Services Licensee by whom I am appointed as an authorised representative (the **Licensee**) is lawfully authorised to advise on, and deal in interests in this fund
 - I hold the necessary authorisations under my authorised representative appointment granted by the Licensee to advise on and facilitate the distribution of interests in this fund
 - to the best of my knowledge, having made due enquiries, I have complied with all relevant Australian laws in respect of the advice provided and distribution of interests in this fund including for this application and have not done any act which may cause Dexu to be in breach of the law
 - to the best of my knowledge, having made due enquiries, I have not made any misrepresentations (including by omission) in respect of Dexu or this fund, or engaged in any conduct or activity that may foreseeably damage the name and reputation of Dexu or this fund, and that I will not engage in any such conduct or activity at any time in the future
 - I will immediately notify Dexu if there is any change to the authorisations held by the Licensee or me that impact my ability to lawfully advise on and/or facilitate the distribution of interests in this fund
 - I am authorised to act for the applicant and the advice fee nominated in this application has been agreed directly between me and the investor, is in line with the fee arrangement I have entered into with the investor that authorises the payment of the advice fee, is appropriate and reasonable for the services provided and otherwise complies with Part 7.7A of the *Corporations Act 2001* (Cth) and other relevant laws that apply to you in relation to your advice on this application
 - I have considered the Product Disclosure Statement (**PDS**) and the target market determination for this fund for the applicant and have provided the applicant with a copy of these documents and I have not, without Dexu's prior written approval, made any representation concerning the benefits, return or risks of this fund (other than set out in the fund documentation prepared by Dexu)
 - I have not altered any document provided by Dexu in relation to this fund, other than as expressly authorised by Dexu in writing
 - I have identified the investor as required under the anti-money laundering and counter-terrorism financing laws and, upon request, will provide Dexu with the original verification and identification documents for the investor
 - In relation to this application, I have complied with all relevant obligations under Part 7.8A of the *Corporations Act 2001* (Cth) (**DDO**) and the distribution conditions for this fund, and will at all relevant times:
 - comply with, and
 - assist Dexu to comply with,any record keeping, distribution conditions for this fund (as set out in the Target Market Determination or as otherwise advised by Dexu from time to time) and reporting requirements under the DDO.

(Tick which option is appropriate for this investor):

- ☐ the investor is within the target market and distribution has been in accordance with the target market determination for this fund, or
- ☐ the investor is not within the target market for this fund, however I have provided personal advice to the investor on this application.

2. I acknowledge that the advice fee is paid by the investor, who may cancel or revoke their payment instructions at any time, in which case Dexu will only arrange payment of the fee up until the date the investor's cancellation or revocation takes effect, and that Dexu is not liable to me or the Licensee for any future payments or any other amounts.
3. I acknowledge that Dexu may cancel or revoke its agreement to facilitate the payment of the advice fee at any time by giving 5 Business Days written notice if:
 - Dexu ceases to make available the service of facilitating the payment of the advice fee
 - in the reasonable opinion of Dexu I have breached these Adviser Terms in any material respect and have not remedied the breach (where capable of remedy) by the end of that notice period
 - to continue to facilitate the payment would cause Dexu to be in breach of the law, or
 - as a result of Dexu continuing to facilitate the payment it could be reasonably inferred that Dexu is encouraging distribution of interests in the fund which are not in line with the fund's target market determination.
4. I agree to:
 - provide any information, reports or certification reasonably requested by Dexu
 - promptly notify Dexu of any complaint by or dispute with an investor or a proposed investor which may give rise to a claim against Dexu
 - immediately notify Dexu if an investor varies or withdraws their consent to the payment of the advice fee, or
 - do such things as Dexu advises are reasonably necessary or desirable.in each case, to allow Dexu to comply with the DDO.
5. I agree to indemnify Dexu for any loss, cost, liability or expense reasonably incurred as a result of my breach of these Adviser Terms, except to the extent such loss, cost, liability or expense is caused by the fraud, negligence or wilful misconduct of Dexu or its employees, officers, contractors or agents.
6. Dexu may, acting reasonably, and to the extent necessary to protect its legitimate interest, change the payment systems or frequency of payments made by or to you, by giving you notice in writing.
7. Dexu may, acting reasonably, and to the extent necessary to protect its legitimate interests, suspend payment of any amount due to you, in order to comply or be consistent with the policies and procedures of the Fund or Dexu (including, without limitation, the Fund's policy in relation to withdrawals), as updated from time to time, or where the investor's payment instructions or Dexu's agreement to facilitate payment of the advice fee have been revoked or cancelled under sub-paragraphs 2 or 3 above.

Adviser details

Name of adviser			
Company name			
Adviser dealer group			
Adviser email			
Adviser phone			
AFSL Name			
AFSL Number			
Authorised Representative Number			
Signature	Date (dd/mm/yyyy)	Adviser stamp	
<div>X</div>			

Office address and contact details

Unit number	Street number	Street name	Suburb/Town	State
Postcode	Country	Phone	Fax	
Mobile	Email			

Postal address for application

Mailing address
Boardroom Pty Limited
GPO Box 3993
Sydney NSW 2001

Application form checklist

The investor/agent/attorney has:

- ☐ Completed Section 1
- ☐ Signed the declaration
- ☐ Attached the relevant "Know your client" form **and** supporting documents – **new investors only**
- ☐ Attached the relevant "Tax status declaration" form, if the answer to section 1C was "Yes" – **existing investors only**

The attorney has completed:

- ☐ Section 2

The agent has completed:

- ☐ Section 3, and/or Section 4 – Adviser Use Only section

Verifying your identity – New investors only

After completing this application form, please ensure that you also complete and attach the relevant "Know your client" form (and identification documents), to enable us to verify your identity and meet our legal obligations (including those under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006).

Please tick to indicate	Please complete the following "Know your client" form and submit all relevant documents with your application
<input type="checkbox"/> Individual, Joint Investors or Sole Trader	Available online at www.dexus.com/identification
<input type="checkbox"/> Australian Company	Available online at www.dexus.com/identification
<input type="checkbox"/> Foreign Company	Available online at www.dexus.com/identification
<input type="checkbox"/> Trust or Superannuation Fund	Available online at www.dexus.com/identification
<input type="checkbox"/> Partnership	Available online at www.dexus.com/identification
<input type="checkbox"/> Association or Registered Co-operative	Available online at www.dexus.com/identification
<input type="checkbox"/> Government Body	Available online at www.dexus.com/identification
<input type="checkbox"/> Charity	Please contact Investor Services on 1300 374 029 for the forms you will need to complete.
<input type="checkbox"/> Attorney(s) completing and signing this form under power of attorney	Complete the form relevant to the type of investor and ensure you have also completed Section 2.
<input type="checkbox"/> Agent completing and signing this form as the investor's legal or nominated representative	Complete the form relevant to the type of investor and ensure you have also completed Section 3.

Paying by direct deposit

To transfer funds electronically, please note bank account details below:

Fund: Dexus Capital Funds Management Ltd - DWAPF - Applications

BSB No. 062-000

Bank Account No. 20709507

Paying by BPAY



Biller Code: 425033

Ref: We'll send you your BPAY details once we've received your application and set up your account.

Mobile and Internet Banking - BPAY®

Make this payment from your savings, debit or transaction account.

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Submitting your application

Please post your application form **together with** identification documentation (**new investors only**) to:

Mailing address

Boardroom Pty Limited

GPO Box 3993

Sydney NSW 2001

CONTACT DETAILS

Mailing address

Boardroom Pty Limited
GPO Box 3993
Sydney NSW 2001

Investor Services and Unit Registry

Boardroom Pty Limited
GPO Box 3993
Sydney NSW 2001
T: (in Australia) 1300 374 029
T: (International) +61 2 9290 9600
E: dexus@boardroomlimited.com.au
W: www.dexus.com