



GIPPSREAL MORTGAGE INVESTMENT SCHEME

OFFER TO INVEST – NON-INDIVIDUAL INVESTOR

GIPPSREAL MATTER NUMBER: - (existing Investor)

SECTION 1 – Investment Details

Company

Trust

Partnership

Super Fund (SMSF)

Estate

Other (Association / Registered Co-Operative)

Investment Sum

\$

Investment Term in years*

*1 – 3 year term or if no term is noted the term of the specific mortgage loan set out in the Certificate of Investment, whichever is the later.

Additional Investment - If this is an additional investment please insert the amount above and complete Section 6. It is not necessary to complete Section 2,3,4 & 5 as we may rely on the information in the original Offer to Invest completed by you (unless your details have changed).

SECTION 2 – Investor Details

Full Name of Entity

Corporate Trustee Name (if applicable)

ABN

ACN OR ARBN (if any)

TFN (or Exemption Reason)

Unique ID Number issued

Country of Creation or Incorporation

Country of residence for tax purposes (if outside Australia)

Address of Registered Office (PO Box is not acceptable)

Principal Place of business (PO Box is not acceptable)

Suburb

State

Postcode

Suburb

State

Postcode

PO Box or Postal / Mailing Address (if different to above)

Suburb

State

Postcode

Contact Person (If Registered Office above is an Accounting Firm please provide Accountants Details)

Mobile

Home Phone Number

Work Phone Number

Email address

Fax Number

SECTION 3 – Details Of Person(s) within Entity authorising the Offer to Invest

Position of person(s) within entity:

- If a Company – All Directors, and all Shareholders who own 25% or more share holdings of a Proprietary Company
- If a Trust – All Trustee(s), and all Beneficiaries who own 25% or more of the Trusts Assets
- If a Partnership – All Partners
- If a SMSF – All Trustee(s) (for a Individual Trustee) or All Directors (for a Corporate Trustee)
- If Estate* or Other (Association / Registered Co-Operative) – The Executor or The Chairman, Secretary and Treasurer (or equivalent officers) *Must provide Death Certificate & Grant of Probate or Letters of Administration

Complete all the details for these person(s) below

	Title	Full Given Name (s)	Surname	Position	Date of Birth	Individual TFN
A						
B						
C						
D						

	Residential Address (Unit/Apartment No, Street No, Street Name, Suburb)	State	Postcode
A			
B			
C			
D			

	Phone or Mobile	Email		Phone or Mobile	Email
A			B		
C			D		

SECTION 4 – Identity Verification

An Original or a Certified Copy of an Original ID document is required by Gippsreal to verify your identity in accordance with its requirements under *Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth)* laws. You must provide ONE option in Column A below OR contact our office for other acceptable documentation AND the relevant documents in Column B.

- | | |
|--|--|
| <p>A <input type="checkbox"/> Australian driver's licence (current & containing a photograph of the person)</p> <p><input type="checkbox"/> Australian passport (current or expired less than two years ago)</p> | <p>B <input type="checkbox"/> SMSF / Trust Deed (or extract) showing name of super fund/trust, trustees and beneficiaries</p> <p><input type="checkbox"/> Partnership agreement (or extract) or copy of minutes of meetings (or extract)</p> |
|--|--|

SECTION 5 – Payments from your Investment

Distributions

How would like your distributions to be paid?

- Reinvested (interest invested into the Gippsreal Cash Management Trust Account)
- Credited to my nominated Australian financial institution account (details provided below)

If left blank or no banking details are provided below, then your distributions will automatically be reinvested.

Your Financial institution account details (for distributions and withdrawals)

Name of Financial institution

Name of account holder(s)

Branch Number (BSB)

Account Number

SECTION 6 – Declarations and investor signature(s)

I/We agree and acknowledge that:

- I/we have received the Generic Form Product Disclosure Statement and authorise the mortgage investment;
- I/We offer to invest the investment sum and any regular investments in mortgage loans in the Gippsreal Mortgage Investment Scheme on the terms of the Product Disclosure Statement as amended from time to time;
- The investment sum will be advanced at Gippsreal’s discretion in mortgage loans approved by Gippsreal for the investment term and that I/we have no recourse against the Responsible Entity for making that selection;
- I/We authorise the investment sum to be placed in an interest bearing deposit on behalf of myself/ourselves in a Bank in the name of Gippsreal pending the issue of the mortgage loans;
- Upon the issue of a mortgage loan investment, Gippsreal will forward to me/us a Certificate of Investment confirming the specific details of the mortgage loan investment;
- I/we have a 14 day cooling off period (effective from the date of the Certificate of Investment) to give notice to Gippsreal that I/we do not wish to proceed with a particular mortgage loan;
 - any notice not to proceed with a mortgage loan must be forwarded in writing to Gippsreal within 14 days of the date of the Certificate of Investment;
 - if no such request is received the mortgage loan will be made and will continue on the terms set out in the Certificate of Investment;
 - until the expiration of that 14 day period I/we have no legal obligation to take up the particular mortgage loan and may give notice that I/we do not wish to proceed with that particular mortgage loan. In that instance my/our investment funds will be placed back in the interest bearing account pending placement in an alternative mortgage loan;
- I/we have not sought or been provided with any personal financial advice from Gippsreal;
- I/we have a right to receive a copy of the Scheme’s annual reports, consisting of the financial report, directors report and auditors report on the financial report in each year, but elect not to do so unless we advise otherwise;
- all of the information provided in this Offer to Invest is complete and accurate to the best of my/our ability/abilities and I/we will provide any supporting or additional information which might be required in order to process this application, or subsequently, as a consequence of my/our holding interests in the Fund;
- my/our personal information will be collected, used and disclosed by Gippsreal in accordance with its Privacy Policy and in accordance with the law;
- I/we confirm that I am/we are authorised to provide the personal details presented and I/we consent to my/our information contained in my/our Identity Verification document(s) being checked with the document issuer or official record holder via third party systems for the purpose of confirming my/our identity;
- I/we have no reason to suspect that the monies used to fund this application, or any subsequent contributions into the Fund, is or will be derived from or related to any money laundering, terrorism financing or other illegal activities; and
- by providing my/our email address at Section 3 Gippsreal may use this address to provide me/us, where permitted by law or regulation, with information via email about my/our investment and the Fund, including to satisfy any continuous disclosure requirements.

Signature of Investor

Signature of Investor

Full Name

Full Name

Position (Director, Trustee, Partner, Executor)

Position (Director, Trustee, Partner, Executor)

Date

Date

COMPLETING AND SUBMITTING YOUR OFFER TO INVEST – NON-INDIVIDUAL

1. Complete Sections 1 – 5.
2. Section 6 – Declaration and Signature. The Offer to Invest must be signed as follows:
 - If the account is held for a Company or Corporate Partnership or Corporate Trustee THEN two Directors; or a Director and a Company Secretary; or if there is only one Director, by that Sole Director are to sign. *By signing as a Sole Director you confirm that your Company is a one Director Company.*
 - If the account is held for a SMSF or Trust THEN the trustee(s), 'as trustee(s) for...' are to sign.
 - If the account is held for a Partnership THEN all Partners or those authorised to sign on behalf of the Partnership.
 - If the account is held for a Estate THEN all Executor(s) are to sign.
3. It is optional to provide a Tax File Number or exemption. However if you do not provide TFN or claim an exemption, we are required to deduct tax from distributions made to you on all investment returns at the highest marginal tax rate (plus any additional levies). If you are investing in the course of carrying on a business, you may quote your ABN as an alternative to your TFN or exemption.
4. Investments can be made by way of Cheque or Electronic Funds Transfer (EFT):
 - Cheque Payable to:
Gippsreal Limited
 - EFT details:
Financial Institution: Bendigo Bank
Account Name: Gippsreal Fundmaster
BSB: 633-000
Account no: 112294079
Reference: Surname
5. Post, bring in to the office, or email the completed Application Form and cheque (if not paying by EFT) to:

Gippsreal Limited	email: info@gippsreal.net.au
41 McCartin Street	phone: 03 5662 2529
Leongatha VIC 3953	website: www.gippsreal.net.au
6. Post a Certified copy of the Original of, or attend Gippsreal's office in person with an Original or a Certified Copy of the Original of, the **Identity Verification** documents as required by *Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth)* laws outlined in Section 4.

A Certified Copy of the Original must be dated, and have the signature, printed name, occupation, address and contact number of the person certifying the document

The following parties are authorised to certify documents:

- | | |
|---|---|
| - Accountant: member of a recognised professional accounting body or a registered tax agent | - A justice of the peace |
| - Bank or building society officer with 5 or more continuous years of service | - A dentist |
| - A financial adviser or financial planner | - A veterinary surgeon |
| - A legal practitioner (Judge, barrister or solicitor) | - A pharmacist |
| - A police officer | - A medical practitioner |
| - Agent of the Australian Postal Corporation who is in charge of an officer supplying postal services to the public | - A notary public |
| | - Teacher employed on a permanent full-time or part-time basis at a school or tertiary education institution school |
| | - A minister of religion authorised to celebrate marriages (not a civil celebrant) |

Please contact Gippsreal for other categories

If you are unable to post a Certified copy of the Original of, or attend Gippsreal's office in person with an Original or a Certified Copy of the Original of, the **Identity Verification** documents please contact Gippsreal for alternative **Identity Verification** options.