



GIPPSREAL MORTGAGE INVESTMENT SCHEME

OFFER TO INVEST – INDIVIDUAL/SOLE TRADER/JOINT INVESTOR

GIPPSREAL MATTER NUMBER: - (existing Investor)

SECTION 1 – Investment Details

Individual

Joint

Sole Trader

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 – Applicant(s) Details

Applicant 1

A Title

Full Given Name (s)

Surname

Date of Birth

Are you commonly known by any other name?

Yes

No

If 'Yes' – provide details

Full business name of Sole Trader. (If applicable)

ABN (if any)

Tax file Number

Or, if exempt please indicate reason:

Applicant 2

B Title

Full Given Name (s)

Surname

Date of Birth

Are you commonly known by any other name?

Yes

No

If 'Yes' – provide details

Tax file Number

Or, if you're exempt please indicate reason:

SECTION 3 – Contact Details

Residential Address (a PO Box is not acceptable)

[Redacted address fields]

Suburb [Redacted] State [Redacted] Postcode [Redacted]

Postal / Mailing Address (if different to above)

[Redacted mailing address]

Suburb [Redacted] State [Redacted] Postcode [Redacted]

Please provide a minimum of one contact number and email (if applicable)

A Mobile [Redacted] Home Phone Number [Redacted] Work Phone Number [Redacted]

Email address [Redacted] Fax Number [Redacted]

B Mobile [Redacted] Home Phone Number [Redacted] Work Phone Number [Redacted]

Email address [Redacted] Fax Number [Redacted]

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 below OR contact our office for other acceptable documentation

- A** Australian driver's licence (current & containing a photograph of the person)
- Australian passport (current or expired less than two years ago)
- Card issued under an Australian State of Territory law, for the purpose of providing a person's age, containing a photograph of the person in whose name the card is issued.

- B** Australian driver's licence (current & containing a photograph of the person)
- Australian passport (current or expired less than two years ago)
- Card issued under an Australian State of Territory law, for the purpose of providing a person's age, containing a photograph of the person in whose name the card is issued.

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 [Redacted]
Name of account holder(s) [Redacted]
Branch Number (BSB) [Redacted] – [Redacted] Account Number [Redacted]

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 Applicant 1

Signature of Applicant 2

Full Name of Applicant 1

Full Name of Applicant 2

Date

Date

COMPLETING AND SUBMITTING YOUR OFFER TO INVEST - INDIVIDUAL

1. Complete Sections 1 – 5.
2. Section 6 – Declaration and Signature. The Offer to Invest must be signed by the applicant, or by all applicants if it is a joint application, or on the applicant's behalf under an appropriate authority (such as a power of attorney – see below).

Signing under power of attorney – if the applicant is signing under a power of attorney, the applicant is verifying that they have not received at the time of signing, notice of revocation of that power. A certified copy of the original Power of Attorney must also be supplied.

3. It is optional to provide a Tax File Number or exemption. However if you do not provide a 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 (Sole Trader), 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: 1122 94079

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

41 McCartin Street

Leongatha VIC 3953

email: info@gippsreal.net.au

phone: 03 5662 2529

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, an **Identity Verification** document 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 professions or occupational groups listed below are authorised to certify documents:

- Accountant: member of a recognised professional accounting body or a registered tax agent
 - Bank or building society officer with 5 or more continuous years of service
 - A financial adviser or financial planner
 - A legal practitioner (Judge, barrister or solicitor)
 - A police officer
 - Agent of the Australian Postal Corporation who is in charge of an officer supplying postal services to the public
 - A justice of the peace
 - A dentist
 - A veterinary surgeon
 - A pharmacist
 - A medical practitioner
 - 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, an **Identity Verification** document please contact Gippsreal for alternative **Identity Verification** options.