Client Services contact details



Phone: 03 7019 6492 | International: +61 3 7019 6492 Email: newmark@unitregistry.com.au

Application | SMSF

WHO SHOULD COMPLETE THIS FORM?

This application form is for investments made by trustees of Self Managed Superannuation Funds (SMSF).

HOW TO COMPLETE THIS FORM

Step 1 Before submitting this form, please read the Product Disclosure Statement (PDS) available **here** or if you are unable to access the link or print the document, contact us on 03 7019 6492.

Units in a fund will only be issued following acceptance of an application form issued with the relevant PDS, with all required documents attached.

Online applications: Please complete online and then print to sign using a black pen.

Manual applications: Please print, use black pen and write in BLOCK letters. If you make an error do not use correction fluid, instead, cross out your error and initial your changes.

Note: Please ensure all fields are completed including those in sections A, B and C.

Step 2 Tell us your foreign tax status

Please complete the Global Tax Reporting (FATCA/CRS) information in section 10.

Step 3 Sign and send your documents to the below address.

Please ensure you sign section 12 of the form in accordance with the instructions provided.

You can return your forms by post or email according to the details below:

Send by post:

Newmark RE Limited GPO Box 804

MELBOURNE VIC 3001

Scan and email to: newmark_transactions@unitregistry.com.au

Step 4 Make your payment

Please refer to section 4 and 5 of the application form and follow the instructions on how to pay the application amount.

Your application cannot be processed until all relevant identification documents and cleared funds are received.

IMPORTANT INFORMATION

- Please ensure all fields are completed. If you do not complete all relevant sections your application may be rejected and returned to you for completion, resulting in a delay in processing your application.
- If you have any questions as you complete this form, please refer to the FAQs of this form, or contact us on 03 7019 6492.

Section A: DDO Obligations

The following questions may assist Newmark Property Income Fund in meeting its regulatory obligations by determining whether this financial product is being offered to the stated target market.

The below only needs to be answered where you are a direct [retail] investor (i.e. does not apply to indirect or intermediated investments such as those made by platforms, custodians, etc).

A	. Was this investment made based on personal advice received from you financial adviser?				
	Yes				
	No				
В.	What is your primary investment objective in relation to this investment? (select only one option)				
	Capital growth (you seek to invest in a product designed or expected to generate capital return over the investment timeframe. You prefer exposure to growth assets (such as shares or property) or otherwise seeks an investment return above the current inflation rate).				
	Capital preservation (you seek to invest in a product designed or expected to have low volatility and minimise capital loss. You prefer exposure to defensive assets that are generally lower in risk and less volatile than growth investments (this may include cash or fixed income securities).				
	Income distribution (you seek to invest in a product designed or expected to distribute regular and/or tax-effective income. You prefer exposure to income-generated assets (this may include high dividend-yielding equities, fixed income securities and money market instruments)).				
C.	Are you seeking a source of supplemental income (which may not be regular or recurrent) in addition to the above investment objective? (select only one option)				
	Yes				
	No				
D.	What is your investment timeframe in relation to this investment? (select only one option)				
	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)				
E.	Under normal circumstances, within what period do you expect to be able to access your funds for this investment? (select only one option)				
	Within one week Within five years				
	Within one month Within ten years				
	Within three months More than 10 years				
	Within one year At the issuer's discretion				
F.	F. In relation to this investment, which investment risk and return profile best describes you? (select only one option)				
	Low risk and return: You are looking for an investment that is low risk in nature (e.g. you have the ability to tolerate up to 1 negative return over a 20-year period and you are comfortable with a low target return from this investment).				
	Medium risk and return: You are looking for an investment that is moderate or medium risk in nature (e.g. you have the ability to tolerate up to 4 negative returns over a 20-year period and you are comfortable with a moderate target return from this investment).				
	High risk and return: You are looking for an investment that is higher risk in nature (e.g. you have the ability to tolerate up to 6 negative returns over a 20-year period in order to achieve a higher target return from this investment).				
	Very high risk and return: You are looking for an investment that is very high risk in nature (e.g. you have the ability to tolerate 6 or more negative returns over a 20-year period as you are seeking to maximise returns and you can accept higher potential losses).				
	Extremely high risk and return: You are for an investment that is extremely high risk in nature (e.g. you have the ability to accept significant volatility and losses as you are seeking to obtain accelerated returns (notentially in a short timeframe))				

G. What percentage of your total investable assets are you directing to this fund - that is the total assets you have available for investment, excluding you residential home? (select only one option)					
Solution/Standalone (up to 100%)					
Major allocation (up to 75%)	Major allocation (up to 75%)				
Core component (up to 50%)					
Minor allocation (up to 25%)					
Satellite allocation (up to 10%)					
Note: Acceptance of your application should not be taken as a representation or confirmation that an investment in the fund is, or is likely to be, consistent with your intentions, objectives and needs as indicated in your responses to these questions.					
Section B: Investor Details					
What is the full legal name of the entity that will hold title of the units?					
If you are an existing investor, please provide your account number	previously provided and that these remain current and valid				
I/We confirm there are no changes to our identification documents previously provided and that these remain current and valid. I/We confirm there are no changes to the information in our previous application provided and that it remains current and valid.					
Section C: Are you investing using funds borrowed under a margin loa	in?				
No - go to section 1					
Yes - please complete the details below					
Name of margin lender	Name of borrower				
Borrower's TFN Loan number					
If the person who will held legal title to the write will be the horrower are	nuting Devices of Attacks who makes a london on the security and				

If the person who will hold legal title to the units will be the borrower granting Power of Attorney to the margin lender or its nominee, please complete this form as an SMSF.

1. TRUST/FUND DETAILS				
Full name of trust/superannuation fund				
Full business name (if any) of the trustee in respect of the trust/superann	uation fund			
Country of establishment				
Tax file number or exemption code	Australian Business Number			
Nature of business				
3. TRUCTER DETAILS				
2. TRUSTEE DETAILS				
Note: A Self-managed Super Fund (SMSF) must have a minimum of two	(2) trustees and a maximum of six (6). The trustee/s can be either			
individual or corporate. Where the trustee is corporate, all members of four (4) trustees, please complete section 2 of another application form				
(1) trastees, prease complete section 2 of another appreasion form	and action it to the main application form			
How many trustees does the SMSF have?				
Type of trustee				
Individual trustee (complete section 2.1)				
Corporate trustee (complete section 2.2 and 2.3)				
2.1 Individual trustee(s) details				
Individual trustee 1				
Title Given name(s)	Surname			
Date of birth Occupation				
D D / M M / Y Y Y Y				
Residential address - (A PO Box/RMB/Locked Bag is not acceptable)				
Unit Street number Street name				
Suburb	State Postcode Country			
Contact details				
Home number (including country and area code)	Mobile number (including country code)			
Email (default address for all investor correspondence)				
Linus (actual address for all livestor correspondence)				

Individual trustee 2			
Title Given name(s)	Surname		
Date of birth Occupation			
D D / M M / Y Y Y Y			
Residential address - (A PO Box/RMB/Locked Bag is not acceptable)			
Unit Street number Street name			
Suburb	State Postcode Country		
Contact details			
Home number (including country and area code)	Mobile number (including country code)		
Email			
All correspondence will be sent to the email address provided by Individu	al trustee 1.		
Individual trustee 3			
Title Given name(s)	Surname		
Date of birth Occupation			
D D / M M / Y Y Y Y			
Residential address - (A PO Box/RMB/Locked Bag is not acceptable)			
Unit Street number Street name			
Suburb	State Postcode Country		
Contact details			
Home number (including country and area code)	Mobile number (including country code)		
Email			

All correspondence will be sent to the email address provided by **Individual trustee 1**.

Individual trustee 4				
Title Given name(s)	Surname			
Date of birth Occupation				
D D / M M / Y Y Y Y				
Residential address - (A PO Box/RMB/Locked Bag is not acceptable)				
Unit Street number Street name				
Suburb	State Postcode Country			
	,			
Contact details				
Home number (including country and area code)	Mobile number (including country code)			
	, , , , , , , , , , , , , , , , , , , ,			
Email				
All correspondence will be sent to the email address provided by Individu	al brustee 4			
All correspondence will be sent to the email address provided by individu	ai trustee 1.			
2.2 Corporate trustee details				
Full business name as registered by ASIC	ACN			
Nature of business				
Registered Office Address - (PO Box is not acceptable)				
Unit Street number Street name				
Suburb	State Postcode Country			
Principal place of business (if any) (PO Box is not acceptable)				
Unit Street number Street name				
Suburb	State Postcode Country			
Contact details (for company or contact person)				
Name	Email			
Business number (include country and area code)	Mobile number (include country code)			

2.3 What type of company is the corporate trustee?						
Public (d	companies whose name does NOT include the v	word Pty or proprie	etary; generally list	ted companies)		
	tary (companies whose name ends with Proprie					
Directors det	lete the director details below if you are an Aus	stralian proprietary	company. Do not	complete for publ	ic companies.	
Directors det	talis					
How many di	rectors are there?					
	de below the full name of all the directors. If the application form.	ere are more than t	four directors, plea	ase complete the c	letails on a sepa	rate sheet and
Director 1						
Title	Given name(s)		Surname			
Director 2						
Title	Given name(s)		Surname			
Director 3						
Title	Given name(s)		Surname			
Director 4						
Title	Given name(s)		Surname			
3 INVEST	MENT AND DISTRIBUTION INSTRUCTIONS					
	initial application amount.					
					Distribution	on ontion
Fund name		ADID	Fund minimum	Investment amount	(indicate prefer	-
Fund name		APIR	AUD\$	AUD\$	Pay to my bank a/c	Reinvest
Newmark P	roperty Income Fund	YOC0100AU	5,000			
Note: Please nominate one distribution option for each fund you are investing in. If no selection is made, distributions will be automatically re-invested.						
Please indicate the source and origin of funds being invested.						
Savings Donation/gift						
Superannuation contributions Inheritance						
Income from employment - regular and/or bonus Sale of assets (e.g. shares, property)						
Normal course of business Other						
	Investment					

4. PAYMENT OF APPLICATION AMOUNT				
Select your payment method and complete the relevant section if applicable. All payments must be made in AUD.				
EFT Direct Debit BPAY®				
EFT	Electronic Funds Transfer			
Account name: The Trust Company Limited ACF Newmark Prope		perty Income Fund		
BSB: 032016				
Account number:	726654			
Your reference:	[please use the name of the investor and inves	tor number]		
Direct debit authority – A	Australian bank accounts only			
You can allow us to deduct your application amount directly from your nominated financial institution account by completing the direct debit authority below. This debit will be made through the Bulk Electronic Clearing System (BECS) from your account held at the financial institution you have nominated below.				
By completing this sectio	We use SS&C Solutions Pty Limited and The Trust Company Limited as our external service provider to process your application and payment. By completing this section, you have understood and agreed to the terms and conditions governing the debit arrangements between you and Newmark RE Limited, as set out in this request and in your Direct Debit Request Service Agreement, available here.			
Financial institution name	e	Branch name		
Account name	Account name			
BSB number	Account number			
I/We request and authorise Newmark RE Limited (ACN 658 761 561, AFSL No. 554640) to arrange, through its own financial institution, a debit to the nominated account as deemed payable by our administrator.				
Signature of primary acco	ount holder	Signature of joint account holder (if applicable)		
Please print full name		Please print full name		
Date signed		Date signed		
D D / M M / Y Y Y Y		D D / M M / Y Y Y		

BPAY® – Telephone & internet banking

You can make your payment using telephone or internet banking.

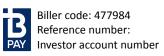
You will need to quote the biller code and your account number (for reference) when making this payment.

If this is a new investment, we will notify you of your account number once this is available. Please make your payment within 14 days of this notification.

Fund

BPAY details

Newmark Property Income Fund



Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info **www.bpay.com.au**

®Registered to BPAY Pty Ltd ABN 69 079 137 518

Fund name	BPAY® details		
Newmark Property Income Fund	Biller code: 477984 Reference number: Investor account number		
5. FINANCIAL INSTITUTION ACCOUNT DETAILS			
Australian bank account details			
Please provide your bank account details if you have selected to take your distribution in cash or wish to provide these details for future edemptions. We will only pay cash proceeds to a bank account in the name(s) of the investor(s). We will not make any payments into third party bank accounts.			
Financial institution name Pranch	namo		

Financial institution name	Branch name
Account name	
BSB number Account number	
Foreign bank account details	
Financial institution name	Financial institution address
Financial institution name	Financial institution address
Financial institution name Account number	Financial institution address Account name
Account number	Account name

6. REGULAR SAVINGS PLAN			
I/We would like to establish a regular savings plan			
Monthly investment amount AUD\$ (minimum \$100 per month).			
Please complete the direct debit request in section 4 (Payment of application amount).			
7. COMMUNICATION			
Automatic online account access			
Online access enables you to view details of your investments (account balance, investment details and account statements). We will send you the necessary registration details by post once your application is processed.			
Annual and semi-annual report options			
The annual and any semi-annual financial statements of the fund are available free on our website. If you would like to receive a copy by post or email, please indicate below. (This refers to annual and semi-annual reports only. This will not affect communication instructions regarding general correspondence for your fund).			
By email By post			
Marketing material			
You may receive information from us via mail, telephone, email or other electronic messaging service relating to market commentary, services or information that may be of interest to you. By providing us with your contact details you consent to being contacted by these methods for these purposes. Please indicate if you do not wish to receive marketing information from us or any companies within our group.			
8. FINANCIAL ADVISER DETAILS			
Use this section to tell us about your financial adviser. If you change your financial adviser, it's important to let us know in a timely way. If you would like your financial adviser to receive copies of your statements by email, please enter their email address below. Adviser email address			
Operating your account			
Do you want your financial adviser to be able to operate your account?			
No			
Yes - Please complete section 9 (Authorised representative of investor).			
In general, an appointed financial adviser can do everything you can do with your investment, except appoint another person to operate your account. It is important to tell us promptly if you no longer wish your financial adviser to operate your account, or if your financial adviser changes – SS&C will keep accepting their instructions until you or your adviser inform us in writing that the appointment has terminated.			
We may suspend or terminate their appointment for any reason considered reasonable, and may change the terms on which they operate your account.			

You indemnify us from any loss you or we suffer as a result of the actions of your appointed financial adviser, and agree to ratify their actions if we ask.

Notice to financial adviser: by completing this section of the application form, you are confirming that you hold a current Australian Financial Services Licence (AFSL), or are otherwise authorised to advise on and arrange this product.

Details			
AFSL holder name	AFSL number		
Adviser name			
Advisor code or Authorised representative number	ABN		
Property/building name			
Unit Street number Street name			
Suburb	State Postcode Country		
Phone number	Mobile number		
Performance of investor identification and verification procedures			
Please indicate below whether client identification and verification procedure.	dures have been performed.		
No - I have not performed the applicable customer identification pro	cedure on this investor.		
Yes - I have completed the applicable customer identification proced	ure on this investor.		
Financial adviser declaration			
Notice to financial adviser: Please note that reliance on the KYC performed	d by the financial advisor is only acceptable if all the criteria below is met.		
I hold an AFSL in my own name or have been appointed as an author	ised representative by the licensee.		
I am a reporting entity for AML/CTF purposes.			
The issuer has reasonable grounds to believe that it is appropriate to	rely on the KYC procedure I have undertaken.		
I have attached the KYC documents to this form.			
AFSL full legal entity name	AFSL number		
Please print full name			
Signature			

9. AUTHORISED REPRESENTATIVE OF INVESTOR

Please complete this section if you wish to appoint an individual or individuals to act on your behalf in relation to your investment in the fund. If you have appointed an entity as your authorised representative, please contact us on 03 7019 6492 to obtain the relevant KYC form.

9.1 Authorised representative details			
Authorised representative 1			
Title		Given name(s)	Surname
Autho	orised re	epresentative's phone number	Email
Autho	orised re	epresentative's signature	
Auth	orised r	epresentative 2	
Title		Given name(s)	Surname
Autho	orised re	epresentative's phone number	Email
Autho	orised re	epresentative's signature	
If you	wish to	appoint more than two authorised representatives, please cor	mplete the details on a separate sheet and attach to this application form.
9.2	How au	uthorised representatives may act in relation to the accoun	t?
Tick a	applicab	ole	
	Each aut	thorised representative listed above may provide instructions	in relation to the investment individually without the consent of the other
	All auth	orised representatives must act jointly to provide instruction	is in relation to the investment
	Other a	rrangement – please provide details	
9.3	Verifica	ation procedure for authorised representatives who are inc	lividuals
		norised representative, please provide verification documen ve's authority to act on behalf of the investor. Please tick the	
Verif	ication (documents - mandatory	
	A certifi	ed copy of an Australian Driver's Licence or Australian Passp	ort
Auth	orised r	epresentative's authority - one of the following (not require	ed for a Financial Adviser listed in Section 8)
	Certifie	d copy of the authorising document (e.g. POA); or	
	A certifi	ed copy of a guardianship order; or	
	Other a	rrangement – please provide details	
	l confirn	n that the document authorising each authorised representa	tive is still valid and has not been revoked.
		verification documents provided are written in a language of y an accredited translator.	other than English, they must be accompanied by an English translation

10. GLOBAL TAX REPORTING REQUIREMENTS (CRS/FATCA)

or semi-government superannuation funds and pooled super trusts.

Why you need to complete this section?

The Foreign Account Tax Compliance Act (FATCA) and Common Reporting Standard (CRS) are regulatory requirements that aim to deter tax evasion by US and other foreign taxpayers. The Australian and a number of other foreign Governments have an agreement which requires us to obtain certain information from investors, including taxation information. You may be liable to a penalty if you provide information that is false or misleading that is material. We may decide not to open an account without first receiving the required information. For more information, visit www.ato.gov.au.

If you are unsure of any of the answers, please contact a legal or accounting professional.

10.1 Regulated Superannuation Funds
Are you a regulated superannuation fund?
I am the trustee of a regulated superannuation fund (this includes a self-managed superannuation fund)
HELP
Regulated superannuation fund means self-managed superannuation funds. APRA regulated superannuation funds. Australian Government

11. DECLARATIONS & ACKNOWLEDGMENTS

Please read the declarations below before signing this form. The required signature(s) are detailed at the bottom of this form.

When you apply to invest, you (the applicant) are telling us:

- to the best of your knowledge, all details in this application (including all related documents provided) are true, correct and complete
- you have received, read and understood the current PDS. You agree to be bound by the constitution of the fund, the PDS as supplemented, replaced or re-issued from time to time
- you are not bankrupt or a minor, and are authorised to sign this form
- · you have received and accepted this offer in Australia
- you have read and understood the information relating to privacy in the PDS
- I consent to the issuer disclosing my personal information to any issuer's service providers, in relation to any identification and verification that the issuer is required to undertake on me, as required under the AML/CTF Act. This shall include any information:
 - o required by any third party document verification service provider, and/or
 - provided to any third party document verification service provider.

By applying to invest you also acknowledge that:

- monies deposited are not associated with crime, money laundering and/or financing terrorism. We may decide to delay or refuse any request
 or transaction, including by suspending the issue or redemption of units. If we are concerned that the request or transaction may breach any
 obligation of, or cause us to commit or participate in an offence under any AML/CTF and Sanctions Law and FATCA/CRS obligations, we will
 incur no liability to you if we do so
- we may take other action we reasonably believe is necessary to comply with AML/CTF and Sanctions Law and FATCA/CRS obligations, including disclosing any information held about you to any of our related bodies corporate or service providers whether in Australia or outside Australia, or to any relevant Australian or foreign regulator, and
- we collect additional information about you from time to time, from you or from third parties, for the purposes of satisfying AML/CTF and Sanctions Law and FATCA/CRS obligations, and that any such information may be used and disclosed as described in the Newmark RE Limited privacy policy available online at www.newmarkcapital.com.au/property-income-fund or by contacting us.

Important information

- · nothing in this form is advice and 'help' is general guidance only. Seek professional advise to be sure of your answers
- it is a condition of investing that you keep your details (including tax detail) with us, up to date. We recommend that you review this tax information form at the end of the financial year and update your details if required. You must contact us when you learn new things about the matters in this form. Failing to update us can have tax and other consequences. You can update us by requesting and completing this form and emailing, faxing or posting it to our Administrator.

By completing and signing this form:

- · you represent having read and understood this form
- you represent this form is complete and accurate
- if you have applied for but not received your TIN or GIIN, you undertake to inform us within 30 days of receiving it
- you undertake that if information in this form changes, you will tell us within 30 days
- · you declare that to the best of your knowledge and belief the information provided in the Global Tax Reporting section is true and correct
- you agree to notify Newmark Property Income Fund of any changes to your tax residency or that of any beneficial owners or controlling person.

12. SIGNATURE(S)

For individual trustees, all trustees to sign. For Australian corporate trustee, the signature(s) of either a sole director, or two directors, or one director and the company secretary.

Signature 1	Signature 2	
Signature	Signature	
Date signed	Date signed	
D D / M M / Y Y Y	D D / M M / Y Y Y Y	
Full name	 Full name	
Capacity	Capacity	
Individual trustee 1	Individual trustee 2	
Director	Director	
Company Secretary	Company Secretary	
Authorised Representative	Authorised Representative	
Signature 3	Signature 4	
Signature	Signature	
Date signed	Date signed	
D D / M M / Y Y Y	D D / M M / Y Y Y Y	
Full name	 Full name	
Capacity	Capacity	
Individual trustee 3	Individual trustee 4	
Director	Director	
Company Secretary	Company Secretary	
Authorised Representative	Authorised Representative	

FAQS

Translating documents by an accredited translator

In Australia an accredited translator means a professional translator accredited by the National Accreditation Authority for Translators and Interpreters at or above professional level.

• NAATI (https://www.naati.com.au/)

In an overseas country, an accredited translator is a professional translator accredited by a NAATI equivalent authority. For these, escalate to the AML Compliance Officer for assistance.

Getting your copies certified

Any document(s) requiring to be certified for verification purposes must be certified by an eligible person to be a true copy of the original document. Documents must be either certified on all pages or certified on the front page with a clear reference to the number of subsequent pages that are included.

Example of certification

I certify that this is a true and correct copy of the original document

Signature of Certifier

Name of Certifier

Capacity of certifier - e.g. Justice of the Peace

Date of certification (DD/MM/YYYY)

List of occupations that can certify (from the Statutory Declaration Regulations 2018)

- Architect
- Chiropractor
- Dentist
- Financial adviser or financial planner
- · Legal practitioner
- Medical practitioner
- Midwife
- Migration authorised representative registered under Division 3 of Part 3 of the Migration Act 1958
- Nurse
- Occupational therapist
- Optometrist
- Patent attorney
- Pharmacist
- Physiotherapist
- Psychologist
- Trade marks attorney
- · Veterinary surgeon.

List of persons that can certify

- a person who is enrolled on the roll of the Supreme Court of a State or Territory or the High Court of Australia, as a legal practitioner (however described)
- a judge of a court
- a magistrate
- · a chief executive officer of a Commonwealth court
- · a registrar or deputy registrar of a court
- a Justice of the Peace
- a notary public (for the purposes of the Statutory Declaration Regulations 2018)
- a police officer
- an authorised representative of the Australian Postal Corporation who is in charge of an office supplying postal services to the public
- a permanent employee of the Australian Postal Corporation with 2 or more years of continuous service who is employed in an office supplying postal services to the public
- an Australian consular officer or an Australian diplomatic officer (within the meaning of the Consular Fees Act 1955)
- an officer with 2 or more continuous years of service with one or more financial institutions (for the purposes of the Statutory Declaration Regulations 2018)
- a finance company officer with 2 or more continuous years of service with one or more financial companies (for the purposes of the Statutory Declaration Regulations 2018)
- an officer with, or authorised representative of, a holder of an Australian financial services licence, having 2 or more continuous years of service with one or more licensees
- a member of the Institute of Chartered Accountants in Australia, CPA Australia or the National Institute of Accountants.