

# Australian Unity Select Income Fund

Product Disclosure Statement

**28 August 2025**

---



## Important information

The Class A Interests in the Australian Unity Select Income Fund ARSN 091 886 789 ('Select Income Fund' or 'Fund') offered under this Product Disclosure Statement ('PDS') dated 28 August 2025 are issued by Australian Unity Funds Management Limited ('AUFM') ABN 60 071 497 115, AFS Licence No. 234454 in its capacity as Responsible Entity. AUFM is licensed to operate registered managed investment schemes that hold deposits and mortgages for retail and wholesale clients.

AUFM is a wholly owned subsidiary of Australian Unity Limited, ABN 23 087 648 888, and is a member of the Australian Unity Group of companies.

### No guarantee

An investment in the Fund, including through the interests offered under this PDS, is not guaranteed or otherwise supported by AUFM, Australian Unity Limited, or any member of the Australian Unity Group. You should consider this when assessing the suitability of the investment and particular aspects of risk.

This PDS contains important information, but it does not take into account your investment objectives, financial situation or particular needs. Before making any decision based upon information contained in this PDS, you should read it carefully in its entirety, and consider consulting with a financial adviser and/or tax adviser.

### References to us

In this document, the description 'we', 'us' or 'our' refers to AUFM. The description 'you', 'your', 'they', 'their' and 'them' are references to investors.

A reference to 'Australian Unity Wealth & Capital Markets' includes those entities within the Australian Unity Group undertaking investment activities. This PDS has been prepared to comply with the requirements of the laws of Australia. No interests are offered to any person whose registered address is outside of Australia unless AUFM is satisfied that it would be lawful to make such an offer.

### References to mortgages

References to 'registered first mortgage loan(s)', 'Syndicate-Fund(s)', 'mortgage loan(s)' and 'loan(s)' are interchangeable.

### Jurisdictions outside of Australia

The distribution of this PDS in jurisdictions outside of Australia may be restricted by law and persons who come into possession of this PDS should seek their own advice on and observe any such restrictions. Any failure to comply with such restrictions may

constitute a violation of applicable securities laws. This PDS does not constitute an offer or invitation in any place in which, or to any person to whom, it would not be lawful to make such an offer or invitation.

No investments will be accepted on the basis of this document once it is replaced with a later PDS.

### Indirect investments

AUFM has authorised the use of this PDS for investors considering placing an investment through a masterfund, wrap or similar product (which are collectively known and referred to as 'investor directed portfolio service' or 'IDPS' in this document). In this PDS, the operator of that IDPS product will be referred to as your IDPS operator.

### Business day

In this document, 'business day' refers to a Melbourne business day on which Australian financial institutions are open for business excluding Saturday and Sunday.

### Goods and services tax

Fees and charges set out in this PDS, unless otherwise stated, are inclusive of goods and services tax ('GST') less input tax credits (including approximate reduced input tax credits) that the Fund is entitled to claim.

### Currency

All dollar amounts referred to in this PDS are in reference to the Australian currency.

### Availability of this PDS

This PDS is available in electronic format, including access via our website. If you receive it electronically, please ensure that you have received the entire PDS and the Application Form. If you are unsure whether the electronic document you have received is complete, please contact us. A printed copy is available free of charge.

### Updates to this PDS

Information in this PDS which is not materially adverse information that is subject to change from time to time, may be updated via our website and can be found at [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif). A paper copy of updated information is available free of charge by contacting us on 1300 412 356.

### Target Market Determination (TMD)

A current TMD for the Fund is available at [australianunity.com.au/wealth/target-market-determinations](http://australianunity.com.au/wealth/target-market-determinations).

## Contents

---

Section 1: A snapshot of the Fund	3
Section 2: Disclosure principles and benchmarks	6
Section 3: About the Fund	8
Section 4: Mortgage loan approval and lending process	11
Section 5: Risks of managed investment schemes	14
Section 6: Making investments	18
Section 7: Making withdrawals	19
Section 8: Interest payments	21
Section 9: Fees and other costs	22
Section 10: Other information	26
Section 11: Glossary	29
Application form	31

---

## Obtaining other information before making a decision

Visit our website [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif) for further information about the Fund, including:

- Continuous Disclosure Notices; and
- Announcements.

We recommend that you obtain and review such information before you invest. Alternatively, you can call us on 1300 412 356 and we will send you the requested information free of charge.

---

## Section 1: A snapshot of the Fund

Key features	Description	Further information
Responsible Entity	Australian Unity Funds Management Limited ('AUFM') holds an AFS Licence No. 234454	-
Investment Manager	AUFM is the investment manager of the Fund.	-
Investment objective	To provide regular income and capital stability, through a selection of investments into registered first mortgage loans ('Syndicate-Funds') with a short duration.	-
Fund structure	<p>The Fund is a <b>contributory mortgage scheme</b> that provides investors the opportunity to select and invest in a range of Syndicate-Funds which each provide exposure to a specific registered first mortgage loan. The registered first mortgage loans offered for investment are actively managed and have been procured by Australian Unity Wealth &amp; Capital Markets' experienced mortgage team.</p> <p>The Fund comprises the Cash Account and a range of Syndicate-Funds.</p> <p>All cash contributions are made first to the Fund's Cash Account. Where applicable, interest is paid on a pro rata basis.</p> <p>For investors who choose the Specific Investment Authority, allocations may then be made into Syndicate-Funds from the Cash Account through accepting an invitation to invest via a Syndicate-Fund Supplementary Product Disclosure Statement ('Syndicate-Fund SPDS').</p> <p>For investors who choose the General Investment Authority, allocations may then be made by us into any available Syndicate-Fund. You will have 14 business days from the date you are deemed to have received the Syndicate-Fund SPDS to notify us in writing that you do not wish to proceed.</p> <p>Investment outcomes, including the rate of return, duration and capital security of funds invested are isolated to each Syndicate-Fund.</p> <p>The Syndicate-Fund SPDS provides information about the relevant registered first mortgage loan to assist investors to assess whether the Syndicate-Fund meets their investment objectives and risk profile, including:</p> <ul style="list-style-type: none"> <li>• the interest rate offered;</li> <li>• the duration of the loan;</li> <li>• type of loan – construction or non-construction;</li> <li>• security of the loan</li> <li>• the location of the property; and</li> <li>• the purpose of the loan.</li> </ul>	Section 3
Features of the Fund	<ul style="list-style-type: none"> <li>• Interest from the Fund's Cash Account and/or the Syndicate-Fund is generally paid monthly.</li> <li>• Investment in a registered first mortgage loan through a Syndicate-Fund is generally a capital stable investment offering interest rates which are typically higher than those payable by other investments.</li> <li>• Access to Australian Unity Wealth &amp; Capital Markets' mortgage team which comprises investment professionals with considerable experience in mortgage lending and the management of mortgages.</li> <li>• The ability for investors to select a range of Syndicate-Funds to create a diversified investment portfolio of registered first mortgage loans.</li> </ul>	-

Key features	Description	Further information
Key risks	<ul style="list-style-type: none"> <li>• Market risk</li> <li>• Liquidity risk</li> <li>• Investment manager risk</li> <li>• Investment specific risk</li> <li>• Concentration risk</li> <li>• Credit risk</li> <li>• Economic risk</li> <li>• Interest rate risk</li> <li>• Regulatory risk</li> <li>• Development and construction loan risk</li> <li>• Default risk</li> <li>• Interest rate capitalisation risk</li> <li>• Borrowing risk</li> <li>• Valuation risk</li> <li>• Co-lending risk</li> </ul>	Section 5
<b>Cash Account Features</b>		
Cash Account rates	Information on the Fund's Cash Account rates of return can be obtained by calling us on 1300 412 356. The Cash Account return is generally paid on a monthly basis.	–
Cash Account withdrawals	Withdrawals are generally available from the Cash Account by providing two business days written notice.	Section 7
<b>Syndicate-Fund features</b>		
Syndicate-Fund interest rates	Each Syndicate-Fund SPDS will set out the interest rate and higher interest rate. Syndicate-Fund interest is generally paid on a monthly basis, higher interest may be paid less frequently, or as a lump sum at the end of a Syndicate-Fund term.	The relevant Syndicate-Fund's SPDS.
Syndicate-Fund investment term	Generally, 12 to 36 months, however the investment term may reduce or be extended. We will communicate variances to the investment term when and if they occur.  From time to time the Fund may offer an investment term longer than 36 months. Please refer to the relevant Syndicate-Fund SPDS.	The relevant Syndicate-Fund SPDS.
Syndicate-Fund withdrawals	Withdrawals are generally not permitted during the term of a Syndicate-Fund. Generally, as a borrower repays a mortgage loan, investor funds are transferred from a Syndicate-Fund to the Cash Account.	Section 7
Loan portfolio diversification	The Fund offers a range of Syndicate-Funds for investors to select to create a diversified portfolio.  An investment in selected Syndicate-Funds provides less diversification when compared to a pooled fund where a number of mortgage loans are co-mingled to provide a return for investors.	Section 3
Distribution payments	Where applicable, interest is generally paid monthly within 21 business days after each month-end.	Section 8

Key features	Description	Further information
<b>Minimum investment amounts</b>		
Initial investment	\$50,000	Section 6
Additional investment amount	\$1,000	
<b>Fees and costs of the Fund</b>		
Management fee	Nil paid by investors.	Section 9
Recoverable expenses	Nil paid by investors	
Valuation fee	Nil paid by investors.	
Expenses relating to a Default loan	<p>Expenses incurred in any activities involved in disposing and/or operating the properties in a Default mortgage loan may be recovered from the relevant Syndicate-Fund.</p> <p>In the year to 30 June 2025, there was one instance of Borrower default which resulted in expenses becoming payable from the relevant Syndicate-Fund.</p>	

## Section 2: Disclosure principles and benchmarks

The Australian Securities and Investments Commission ('ASIC') requires responsible entities of mortgage schemes in which retail investors invest, to provide a statement addressing eight benchmarks and eight disclosure principles.

The Australian Securities and Investments Commission ('ASIC') has issued a set of benchmarks and disclosure principles, contained in *Regulatory Guide (RG) 45: Mortgage schemes – Improving disclosure for retail investors (RG45)* to help investors understand and assess unlisted mortgage schemes, such as this Fund.

ASIC distinguishes between 'pooled' schemes (where the investment funds are lent out to various borrowers) and 'contributory' schemes (where investment funds are lent in relation to a specific property). The Fund is a contributory scheme.

Benchmark and Disclosure Principles 1, 2, 3 have been excluded from this PDS and the Continuous Disclosure Notice (CDN) as they apply only to pooled schemes.

We are committed to ensuring our disclosure adheres to industry best practice and ASIC guidelines. The below table summarises the benchmark and disclosure principles set out in RG45 and indicates where they have been addressed in the PDS and the Fund's CDN.

This PDS incorporates by reference the Fund's CDN which provides the most recently available disclosure information about the Fund.

You should read a copy of the Fund's most recent CDN and Annual Report available at [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif) together with this PDS. Free paper copies of these documents are available by calling us on 1300 412 356.

### Summary of disclosure principles and benchmarks which apply to the Fund

ASIC benchmark / principle	Is the benchmark met?	Response	Further information
<b>Scheme borrowing</b>			
Benchmark 2	Yes	Although we are permitted to borrow for the purposes of the Fund, we do not have a borrowing facility for the Fund at the date of this PDS.	Refer to the CDN.
Disclosure Principle 2	-	However, we may choose to establish a borrowing facility for the purposes of the Fund in the future. When and if the Fund establishes a borrowing facility, details of the borrowing facility will be provided in the CDN.	
<b>Related party transactions</b>			
Benchmark 4	Yes	The Fund does not lend to related parties.	Refer to section 8 and the CDN.
Disclosure Principle 4	-	From time to time our related parties may: <ul style="list-style-type: none"> <li>invest into the Fund; and/or</li> <li>provide services to assist in the management of the Fund's portfolio.</li> </ul>	
<b>Valuation policy</b>			
Benchmark 5	Yes	We have a valuation policy that meets the benchmark.	Refer to section 3 and the CDN.
Disclosure Principle 5	-	For each Syndicate-Fund, we issue a SPDS which provides information about the valuation of the property provided as security for a mortgage loan.	The relevant Syndicate-Fund's SPDS.
<b>Lending principles and loan to valuation ratios</b>			
Benchmark 6	Yes	We have a lending policy that meets the principles set out in Benchmark 6.	Refer to section 4
Disclosure Principle 6	-	Where the funds are lent for property development, the criteria against which the funds are drawn down are set out in section 4.  The Fund's CDN provides the: <ul style="list-style-type: none"> <li>maximum and weighted average loan to-valuation ratio;</li> <li>total number and drawn value of development loans;</li> <li>number and drawn value of loans that have proceeded as construction loans; and</li> <li>percentage (by value) of completion of the properties under development.</li> </ul>	Refer to section 4 and the CDN.

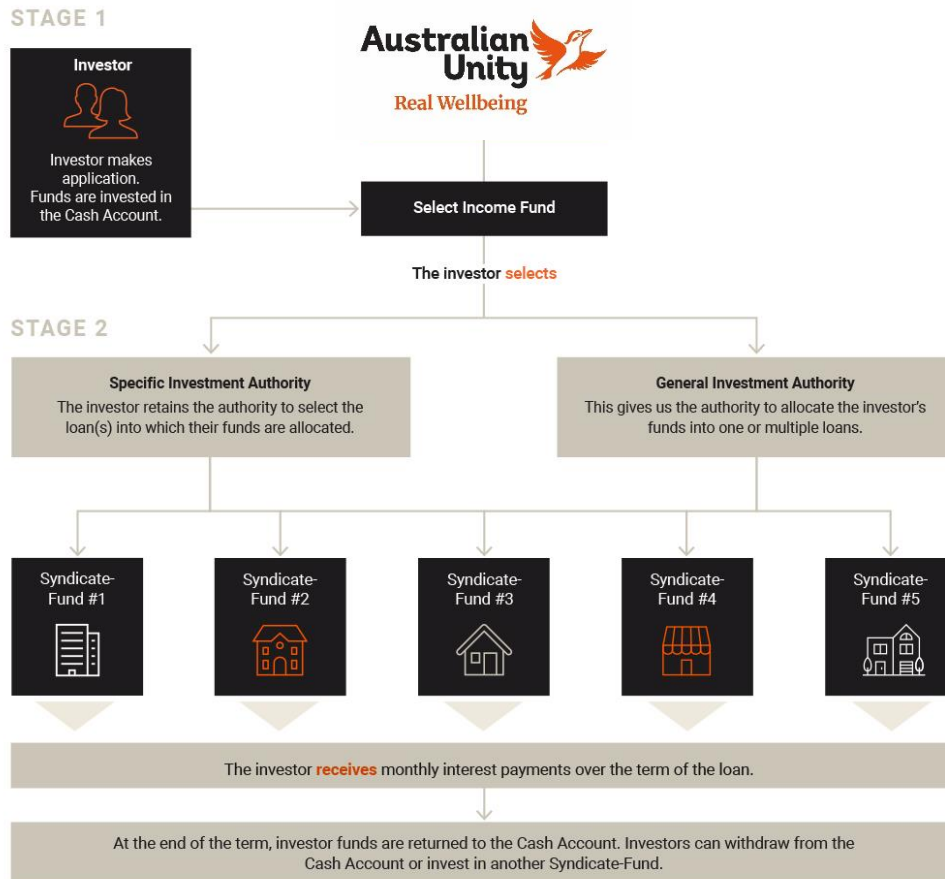
ASIC benchmark / principle	Is the benchmark met?	Response	Further information
Distribution practices			
Benchmark 7	Yes	Generally, all distributions are sourced from income received, or capitalised, in the relevant distribution period. No distributions will be paid from borrowings.	Sections 3 and 8 and the relevant Syndicate-Fund SPDS.
Disclosure Principle 7	-	We do not forecast distributions. The source of distributions is set out in Section 8. The circumstances where a lower return may be paid to investors is set out in section 3 and 5.	
Withdrawal arrangements			
Benchmark 8		The Fund is comprised of the Cash Account and the Syndicate-Funds.	Section 7
Disclosure Principle 8	-	Syndicate-Funds are illiquid as against this Benchmark and withdrawals are generally not permitted. When a Syndicate-Fund is liquid within the meaning of the Corporations Act, we may (in our discretion) permit withdrawals in certain limited circumstances (described in Section 7). Otherwise, capital from a Syndicate-Fund is returned to the Cash Account upon repayment of a registered first mortgage loan by the borrower.  The Cash Account is liquid within the meaning of the Corporations Act and withdrawals are permitted from the Cash Account by providing two business days written notice. The Fund's Constitution allows up to 90 days to satisfy withdrawal requests from the Fund's Cash Account.	

## Section 3: About the Fund

The Fund is a contributory mortgage fund that provides investors the opportunity to select and invest in a range of Syndicate-Funds. Each Syndicate-Fund provides exposure to a specific registered first mortgage loan procured by Australian Unity Wealth & Capital Markets' experienced mortgage team.

### Fund structure

The Fund is structured as a Cash Account and a selection of Syndicate-Funds. Below is a diagram of the Fund's structure and investment process.



### Cash Account

Generally, all investor contributions to the Fund are made to the Cash Account prior to an allocation to a Syndicate-Fund.

Generally, all Syndicate-Fund maturity payments will be made to the Cash Account upon partial or full repayment by a borrower of a registered first mortgage loan.

Where applicable, interest paid by the Cash Account is calculated on a pro rata basis. From time to time, subject to the interest rate environment, there may be periods where no interest is paid on balances held in the Cash Account.

Under the Fund's Constitution, where the Cash Account is liquid (as is expected), we have 90 days from the receipt of the withdrawal request to satisfy withdrawal requests from the Fund's Cash Account, although we generally pay withdrawals within two business days of receipt of the withdrawal request.

At the date of this PDS, the Cash Account holds cash in the Fund's bank account, or equivalent to meet the ongoing liquidity requirements of the Fund.

### Syndicate-Funds

The Fund is structured to offer exposure to a selection of registered first mortgage loans, each managed separately through a Syndicate-Fund.

The Fund is not a "pooled fund". Instead, investment outcomes, including the rate of return, duration of investment and capital security of funds invested are isolated to each Syndicate-Fund.

All investments into Syndicate-Funds are made via the Cash Account.

At the date of this PDS, the mortgages offered through the Syndicate-Funds are primarily for the purpose of financing commercial property developments and residual stock, or 'real property' loans which includes securing land for development purposes.

Each Syndicate-Fund SPDS provides specific details of each Syndicate-Fund in order for investors to assess if the Syndicate-Fund meets their investment objectives and risk profile, including:

- **A borrower and security summary including:**
  - The mortgagor(s)
  - The borrower(s)
  - Any guarantor(s)
  - The loan type (e.g. land, construction, residual stock)
  - The asset class of the property or proposed development (e.g. residential, mixed use, commercial, industrial)
  - The address of the security property to be mortgaged
  - The title reference
  - The amount of the loan
  - The independent valuer name, valuation date, and the basis of valuation (e.g. 'as-is', 'as-if-complete')
  - The loan to valuation ratio
- **An investment summary including:**
  - The term of the loan including when the loan is scheduled to be repaid
  - The interest rate payable by the borrower, including the higher interest rate
- **The investment details which typically includes specific details of the loan, for example:**
  - Location attributes of the security property or proposed development (if applicable)
  - The status of the development (if applicable)
  - Risks specific to the loan
  - Any special conditions in the mortgage
  - Whether the loan is funded alongside a co-lender
  - Whether another lender has provided a second mortgage
  - The expected repayment strategy for the loan

## **Syndicate-Fund interest payments**

Each Syndicate-Fund SPDS will specify the applicable interest rate for the Syndicate-Fund. While interest rates are generally fixed for the life of a Syndicate-Fund, they are subject to change. If an interest rate changes, we will notify you.

Interest paid by Syndicate-Funds is calculated on a pro rata basis. Interest may be reinvested into the Cash Account or paid to an Australian financial institution.

Our loans generally provide for potential rate increases to the interest rate payable by borrowers if comparable lending rates have increased. This means that interest rates will not generally fall during the term of the loan and may increase if comparable lending rates have increased during that period.

If the borrower of a Syndicate-Fund Defaults or fails to meet certain conditions specified in the relevant Syndicate-Fund SPDS, the higher interest rate may become payable to investors. In some circumstances, interest payments may cease entirely.

Refer to sections 5 and 8 for further information.

## **Syndicate-Fund capital repayments**

Borrowers generally have a right to either repay the loan early, or to make partial repayments to reduce the loan.

If this occurs, we may charge the borrower an early repayment fee to cover the costs associated with making an early repayment from a Syndicate-Fund to investors.

## **No guarantee**

There is no guarantee of the repayment of capital or income to any investor. There is a risk that you may lose some or all of the funds that you invest.

For further information about Syndicate-Fund's interest rates, visit our website [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif) or call us on 1300 412 356.

## Investment process

Investment into the Fund occurs in two stages.

### Stage one: Initial and additional investments

All new and additional investments into the Fund are made into the Cash Account prior to making an investment into a Syndicate-Fund.

Interests issued in the Cash Account generally receive a return on a pro rata basis from the date the interests are issued. From time to time, subject to the interest rate environment, there may be periods where no interest is paid on balances held in the Cash Account.

### Stage two: Allocation to a Syndicate-Fund

Allocations into Syndicate-Funds are made through the relevant Syndicate-Fund SPDS. You may elect one of two options to make an investment into a Syndicate-Fund, as follows:

1. Specific Investment Authority; or
2. General Investment Authority.

You may change your investment authority preference by notifying us in writing.

#### **Specific Investment Authority**

If you elect the Specific Investment Authority option, you will be required to select the Syndicate-Funds to invest in.

We will issue you Specific Investment Authority Syndicate-Fund SPDS from time to time. To make an investment in a Syndicate-Fund you must complete a Specific Investment Authority Syndicate-Fund SPDS and return it to us by email or mail.

Your funds will be allocated from the Cash Account to the Syndicate-Fund when a drawdown is required by the borrower.

Investments in a Syndicate-Fund are made on a first come first served basis. If you do not approve an investment via the Specific Investment Authority Syndicate-Fund SPDS before the Syndicate-Fund is filled by other investors, you may miss the opportunity to invest.

#### **General Investment Authority**

If you elect the General Investment Authority option, then you will have provided us with the authority to automatically allocate your Cash Account funds to Syndicate-Funds. By selecting a General Investment Authority your Cash Account funds may be allocated to any available Syndicate-Fund.

Upon allocation to a Syndicate-Fund, we will issue you a General Investment Authority Syndicate-Fund SPDS. You are deemed to have received a General Investment Authority Syndicate-Fund SPDS three business days after it has been issued.

You will generally have 14 business days from the date you are deemed to have received a Syndicate-Fund SPDS to notify us in writing if you wish to withdraw from the Syndicate-Fund. Once we receive your notification, subject to the Corporations Act and the Fund's Constitution, we will withdraw you from the Syndicate-Fund. When a Syndicate-Fund is not liquid within the meaning of the Corporations Act, the 14 business day notice period to withdraw from a Syndicate-Fund will not be available.

If we do not receive your notification, you will be invested in the relevant Syndicate-Fund under the terms specified by the relevant Syndicate-Fund SPDS.



#### **Not advice**

The issuance of a Specific Investment Authority Syndicate-Fund SPDS or General Investment Authority Syndicate-Fund SPDS to you is not the provision of financial advice.

We recommend that you obtain professional financial advice prior to making an investment, or accepting any invitation to invest, in a Syndicate-Fund.

---

## Section 4: Mortgage loan approval and lending process

Australian Unity Wealth & Capital Markets' mortgage team undertakes an extensive process to select a loan to make it available for investment through a Syndicate-Fund.

Each Syndicate-Fund offers exposure to a registered first mortgage loan.

### Commercial lending process

The Australian Unity Wealth & Capital Markets' mortgage team's approach to lending is based on the aim of providing a stable return and protecting capital. Our mortgage team has extensive experience in sourcing commercial mortgages, assessing the creditworthiness of borrowers and approving, structuring and managing loans.

### What is a registered first mortgage loan?

A registered first mortgage is a loan over real property where the lender ranks first before other creditors in claims or entitlements over the property.

### Security

The security for a Syndicate-Fund is a registered first mortgage loan over real property in Australia.

Before a loan is advanced to a borrower, the borrower is generally required to execute security documents which regulate the terms and conditions of the loan including, but not limited to, a mortgage (incorporating guarantee and indemnity provisions) and a loan agreement.

Where the loan relates to property development, we aim to minimise associated risks by adopting additional procedures involving the use of an independent quantity surveyor who

- acts under our instructions;
- certifies the value of all work; and
- certifies the cost to complete of the relevant construction.

Funds are provided to the borrower in stages based on independent evidence of the progress of the development. When funds are drawn, we aim to ensure that the un-drawn amount of the loan is generally equal to or more than equal to the cost to complete as certified by an independent quantity surveyor.

### Borrower assessment

Prior to a loan being advanced to a borrower, Australian Unity Wealth & Capital Markets' mortgage team conducts an assessment of the borrower's creditworthiness as part of the loan approval process. This assessment generally includes:

- completion of a loan application form which includes details of the borrower's financial position including assets and liabilities;
- a meeting between an employee or a nominee of Australian Unity Wealth & Capital Markets' mortgage team who has relevant lending experience and the borrower (and if necessary, any guarantor(s)) to obtain further relevant information and to ascertain the borrower's requirements, the nature of the investment and details about the security proposed to support the loan;
- obtaining further information from the borrower including tax returns and copies of financial statements;

- a credit report for each new borrower and/or any guarantor(s);
- an inspection made by an employee or nominee of the Australian Unity Wealth & Capital Markets' mortgage team;
- where the loan involves a construction project, Australian Unity Wealth & Capital Markets' mortgage team considers:
  - the full details of all projected costs;
  - cash flows and all ancillary documents to assess the ability of the borrower to complete the project on a timely basis;
  - a certified quantity surveyor's report generally obtained before any loan advance or progress payment is made to the borrower;
  - the developer's experience; and
  - whether the proposed development will benefit from local established infrastructure and amenities.

### Valuers, quantity surveyors, solicitors, or other external service providers

We require that any valuers, quantity surveyors, solicitors or other external service providers engaged by us are appropriately qualified and have current professional indemnity insurance appropriate for the type of work to be performed by them.

### Lending framework

The internal loan approval process is delegated by the AUFM board to the appropriate approval parties and includes the recommendation from representatives of Australian Unity Wealth & Capital Markets' mortgage team to ascertain that the loan approval is within the lending guidelines.

All financing applications are assessed under the governance of the Australian Unity Group's formal Commercial Lending Guidelines and established credit approval framework.



In assessing a loan application, Australian Unity Wealth & Capital Markets' mortgage team may utilise services from related parties for credit assessment purposes, and aim to determine that the loan application is suitable for investment through considering factors such as, but not limited to:

- ensuring the loan documentation meets the mutual requirements and objectives for the borrower and Syndicate-Fund investors;
- assessing the borrower's capacity to meet the financial obligations of the credit contract without substantial hardship; and
- verifying the information in the mortgage loan application form and making an assessment in accordance with the Australian Unity Wealth & Capital Markets' mortgage team's lending criteria.

Before a loan is advanced to a borrower, Australian Unity Wealth & Capital Markets' mortgage team conducts an assessment of the borrower's creditworthiness as part of the loan approval process, to assess the borrower's capacity to

repay the loan in full, in accordance with the terms and conditions of the loan. Three key elements establish the underlying security of the mortgage loan:

## 1. The value of the borrower's property

A valuation is generally obtained from an independent qualified valuer, under our instructions and for our reliance, to provide an appropriate valuation of the property.

The Australian Unity Wealth & Capital Markets' mortgage team has procedures which specify the selection and monitoring the performance of requirements for independent valuers, solicitors, quantity surveyors and other experts engaged.

On a quarterly basis the General Manager - Mortgages attests to the directors of AUFM that appropriate valuations are in place for each of the security properties. Management review the independent valuations for properties.

Independent external valuations of properties forming security for first mortgage loans are obtained:

- at the time the loan amount is approved, on an 'as is' basis and on a 'on completion' basis;
- as soon as practicable, but no later than within two months, after the Wealth & Capital Markets mortgages team or AUFM directors form a view that there is reasonable basis to believe the security property value may have caused a material breach of a loan covenant.

Any material inconsistencies between current valuations of the security property and the Fund's Valuation Policy are disclosed in the Fund's CDN.

The relevant Syndicate-Fund SPDS provides information about the valuation of the property provided as security for a mortgage loan in which the investor has, or is being offered, an interest.

Investors can email [investorservices@australianunity.com.au](mailto:investorservices@australianunity.com.au) or call 1300 412 356 to request a copy of the AUFM Valuation Policy.

Typically, all fees of third-party service providers are payable by the borrower. However, if the loan has Defaulted, some of these fees may be recovered from the relevant Syndicate-Fund's capital.

## 2. The loan to value ratio

The registered first mortgage loan is made based on the value of the security property, and from time to time, may include other guarantees made by the borrower, including other collateral and/or property as security.

For construction loans, the loan-to-value ratio is generally based on 'as-if-complete' value of the property.

For land and residual stock loans, the loan-to-value ratio is generally based on the 'as-is' value of the property.

At the date of issue of this PDS, loan to value ratios of the Syndicate-Funds currently on offer generally do not exceed 70% of an independent valuation, however this may be exceeded from time to time.

## 3. Loan management

Interest payments and scheduled mortgage repayments are monitored so that in the event of a delay in payment, appropriate steps can be implemented for recovery. All loans require interest and management fees to be paid monthly on the 1st day of each month to enable payment to be made to investors within 21 business days of each month after the distribution period. The Responsible Entity may, at its

discretion, alter these payment and receipt dates, and we will notify investors of any changes.

We investigate the financial position of each borrower (and guarantor) and undertake credit checks and bankruptcy searches to verify that borrowers and guarantors do not have a documented poor payment history.

Our procedures for construction loans require the use of solicitors, quantity surveyors as well as independent valuers.

## Types of loans

At the date of this PDS there are generally two types of loans available through Syndicate-Funds.

### Real property loans

Real property registered first mortgage loans are generally:

- secured against real property;
- for periods of 12 to 36 months;
- limited to a maximum of up to 70% of the property's independent valuation.

Typically, the full loan amount specified by the relevant Syndicate-Fund SPDS is loaned to the borrower from commencement.

### Construction and development loans

Registered first mortgage loans are provided to borrowers to assist with the construction and development activities associated in developing new property.

Typically, the loan amount specified by the relevant Syndicate-Fund SPDS is progressively loaned over time to the borrower from an initial draw down, and subsequent progress payments.

We aim to mitigate some risk by adopting additional procedures including:

- Generally limiting the loan to value ratio up to:
  - 70% of the gross realisation valuation of the property; or
  - up to 80% of the total development costs.
- Monitoring projects on a cost to complete basis;
- We aim to ensure that the amount un-drawn of the loan is generally equal or more than equal to the cost to complete as certified by an independent quantity surveyor; and
- Engagement of independent quantity surveyors to certify the value of all work and the cost to complete of construction.

Funds are provided to the borrower in stages based on an independent quantity surveyor's assessment of the progress of the development.

### Example of the allocation process for construction and development Syndicate-Fund

Where an investor makes more than a single contribution to a Syndicate-Fund;

- exposure to the Syndicate-Fund increases over time; and
- loan interest is paid based on the amount allocated to the Syndicate-Fund.

Below is an example<sup>1</sup> of an investor's increasing allocation to a construction and development Syndicate-Fund over a 12-month period with a 7%<sup>2</sup> p.a. interest rate:

Period	Allocation <sup>3</sup>	Running balance	Monthly interest payments
Month 1	\$1,000	\$1,000	\$5.83
Month 2		\$1,000	\$5.83
Month 3		\$1,000	\$5.83
Month 4	\$5,000	\$6,000	\$35.00
Month 5		\$6,000	\$35.00
Month 6		\$6,000	\$35.00
Month 7	\$5,000	\$11,000	\$64.17
Month 8		\$11,000	\$64.17
Month 9		\$11,000	\$64.17
Month 10	\$5,000	\$16,000	\$93.33
Month 11		\$16,000	\$93.33
Month 12		\$16,000	\$93.33

1. The example is provided for illustrative purposes only. It is not a forecast and should not form the basis of making an investment decision.
2. It is assumed the interest rate does not change for the period.
3. It is assumed the allocation is made at the beginning of each interest period.

### Risk management process

Australian Unity Wealth & Capital Markets' mortgage team aims to mitigate development and construction risk including through the use of quantity surveyors, attending development 'project control meetings', performing on-site inspections in order to actively monitor the registered first mortgage loan for early signs of deterioration. If a Default occurs, the issue is escalated to management to review, ratify and monitor the implementation of strategies designed to remedy the Default.

Progress payments to the borrower are generally only made after an independent quantity surveyor has verified the remaining costs to complete the project.

## Section 5: Risks of managed investment schemes

### What is risk?

'Risk' generally refers to the variability and volatility of an investment return and the likelihood of incurring a loss on your investment.

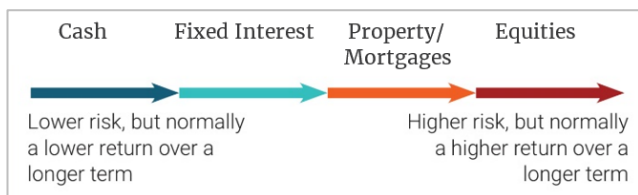
All investments come with a degree of risk. You will need to determine how much risk you are able or willing, to tolerate.

The main risks of investing include a decrease in the value of your investment, a fluctuation or a decrease in the amount of income generated from the investment, or a lower than expected rate of return.

These risks can arise from various circumstances, including:

- changes to government policies relating to tax or economics that may have adverse impacts on investment markets or the tax treatment of investment returns ('regulatory risk'). See 'Australian tax reform' in Section 10 for more details; and
- changes to social, economic (e.g. inflation and interest rates), political, commercial and technological environments, or to market sentiment, that may make certain investments less attractive ('market risk').

It is commonly accepted that there is a relationship between the level of return generated by an investment and its level of risk. The spectrum below shows four types of investments according to their relationship between risk and return for you to consider.



If the security of your money is your highest concern when selecting investments, you should choose an investment with lower risk, bearing in mind that your return may be lower in the long-term. Conversely, if your focus is towards achieving higher returns, you will need to be comfortable with the fluctuations in the value of your investment before selecting an investment with higher risk.

### How do we manage risk?

We are unable to eliminate all investment risks, but we do analyse, manage and aim to reduce the impact of risks through the use of carefully considered investment guidelines and loan approval processes and our active loan management approach.

We finance mortgage loans across a range of Syndicate-Funds. Syndicate-Funds on offer are generally diversified geographically, by asset class and by borrower. Through the range of Syndicate-Funds on offer you may identify investments which are suited to your risk profile and provide you with the potential to diversify your investment portfolio, smooth out the overall return and reduce short-term volatility.

### How you can manage your risk

In managing your risk, we recommend that you:

- seek your own professional advice to help you understand how your current financial situation, and your investment objectives, affect the selection of investments that you can make;
- consider your investment timeframe, your investment objectives and your risk tolerance; and
- diversify your investments to help reduce risk and the volatility of investment returns of your portfolio.

### Risks relevant to your investment

To appreciate the risks associated with an investment in the Fund and a Syndicate-Fund, this PDS and any Syndicate-Fund SPDS should be read in conjunction with each other.

A degree of risk applies to all types of investments - including an investment in registered first mortgages. As investing in Syndicate-Funds involves exposing your investment to a range of risks it is important that you understand:

- the risks involved in investing in registered first mortgage loans;
- how these risks compare with the risks of other investments;
- how comfortable you are in exposing your investment to risk; and
- the extent to which registered first mortgage loans fit into your overall financial plan.

Careful consideration should be given to the following risk factors, as well as other information in this PDS, before an investment decision is made. Some of the risks are outside of our control.

#### Market risk

Market risk is the risk that negative movements in interest rates may impact the return and/or capital value of your holding in the Cash Account.

Market risk also includes the risk that adverse movements in interest rates and/or the property market may impact on the capacity to fully recover the amount owing on a first mortgage loan if a Default occurs.

We aim to manage risk relating to first mortgage loans by using highly experienced staff, and external consultants/professionals, that closely monitor the loan portfolio to ensure continued compliance with our lending guidelines. Market risk is also managed within the loan approval process when the maximum loan valuation ratio is determined.

#### Liquidity risk

Liquidity risk is the risk that your investment may not be readily converted to cash. Generally, once invested in a Syndicate-Fund the right to withdraw occurs when the loan is repaid by the borrower and funds are returned to the Cash Account.

Each Syndicate-Fund invests in a registered first mortgage loan secured by real property in Australia.

## **Investment manager risk**

Investment manager risk exists in all managed investments. It relates to the possibility that the investment manager may fail to anticipate market movements or manage investment risks in the underlying Syndicate-Funds.

Investment performance may also depend on the skill of the investment manager in selecting, combining and implementing investment decisions. Changes in the personnel of the investment manager may also have an impact on investment returns.

## **Investment specific risk**

Investment specific risks refer to the risks that apply to only a particular investment, as opposed to general sector, systemic or market risks that are more broadly applicable. For example, an investment specific risk may be the risk of losing an investment or an investment value decreasing because of the characteristics a specific property or the commercial terms that apply to a particular investment.

A summary of investment specific risks that may apply to a particular loan will be disclosed in the relevant Syndicate-Fund SPDS, however some risks are outside of our control and/or may not be reasonably foreseeable at the time of issuing a Syndicate-Fund SPDS.

## **Concentration risk**

Generally, diversification reduces concentration risk by investing in a variety of assets. Although investing in a specific Syndicate-Fund does not in itself provide diversification, greater diversification may be achieved by investing in a Syndicate-Fund as part of a broader investment portfolio. Alternatively, some diversification may be achieved by investing in a number of Syndicate-Funds which have a low correlation to each other.

## **Credit risk**

Credit risk is the risk that a borrower or a guarantor to a registered first mortgage loan may not meet their obligations in full and/or on time. We aim to manage credit risk through our investment process and the ongoing monitoring of the registered first mortgage loans. However, it is not possible to completely eliminate credit risk and borrower Default due to circumstances beyond our control.

## **Economic risk**

Economic risk is the risk that a downturn in general economic conditions, either domestically or internationally may adversely affect investments.

## **Interest rate risk**

Interest rate risk is the risk that the level of income paid to you from the Cash Account, or during the term of the registered first mortgage loan, may be less than if you had invested with a variable interest rate.

From time to time, subject to the interest rate environment, there may be periods where no interest is paid on balances held in the Cash Account.

For registered first mortgage loans with a duration greater than 12 months, we may manage this risk by increasing the interest rate charged to borrowers if comparable lending rates increase.

## **Regulatory risk**

Regulatory risk is the risk that the value of some investments may be adversely affected by changes in government policies, regulations and taxation laws. These are factors that we are not able to influence.

## **Development and construction loan risk**

Development and construction loans include a degree of additional risk if the borrower is not able to complete the development or construction or sales programme for the development project.

We aim to minimise this risk by actively managing and monitoring development and construction loans.

We have policies in place which include requiring the engagement of independent quantity surveyors to certify the value of development work and to certify the cost to complete the development. We aim to ensure that the undrawn portion of the loan will generally meet or exceed the cost to complete the development as certified by the independent quantity surveyor.

## **Default risk**

Borrowers may Default for a wide range of circumstances. Death, matrimonial disputes, bankruptcy, changes in the general state of the Australian or world economies, changes in the borrower's business and changes in property values can all contribute to an event of Default.

We aim to mitigate this risk by applying the Australian Unity lending framework which forms part of the Australian Unity Group's formal Commercial Lending Guidelines to manage any Defaulting loans in the best interests of investors. Further, we manage the risk of Default through monitoring and actively managing each Syndicate-Fund's registered first mortgage loan and performance on a regular basis.

For example, if a borrower is unable to service the loan, we may commence proceedings to recover interest and investor capital. Proceedings may include, but are not limited to:

- The sale of the security property.
- Action against the borrower personally.
- Action against any guarantors.
- The appointment of a receiver to assist with the completion of the development and/or the sell-down of residual stock.

The sale of a security property may be delayed due to a number of factors. These factors may include, for example, a change in market conditions, legal disputes, or if the nature of the security property is specialised. For specialised property, we aim to manage risk by lending at a reduced loan to value ratio and, where appropriate, requiring additional or collateral security for the loan. Any sale of security property generally involves a period of marketing followed by a sale with settlement typically following in two or three months.

Recovery action may take a protracted amount of time to resolve and may result in the loss of some or all of your investment. Importantly, losses are isolated to the Syndicate-Fund where the Default has occurred.

## **Interest capitalisation risk**

The Fund generally capitalises Syndicate-Fund interest and management fee payments on mortgage loans. Where this occurs the interest and management fees payable on the loan are added to the principal loan amount, that is, the Borrower has borrowed to fund interest and management fees. These arrangements are generally relevant for development and construction loans, where the management fee, loan and interest payments are added to the loan balance to be repaid following the sales programme for the development project. There is a risk that the proceeds achieved from the sales programme are insufficient to repay the loan, which may result in the loss of some or all of your investment.

## **Borrowing risk**

Although the Fund does not have a borrowings facility at the date of this PDS, we may choose to establish a borrowing facility for the purposes of the Fund in the future. When and if the Fund establishes a borrowing facility, details of the borrowing facility will be provided in the CDN.

Where the Fund establishes a borrowing facility then Fund operations will be financed by both lenders and investors. As such the Fund will have some level of gearing. The gearing ratio is an indicator of financial risk. Generally, investments with gearing are more risky than similar investments without gearing. This is because gearing may increase the potential for investment loss. Additionally, if there is a Default then all amounts owed to lenders and to other creditors will rank before the interest of each investor in the Fund.

The Fund's ability to pay interest, repay or refinance the amount owed upon maturity, and the ability to meet all loan covenants under any borrowing facility will affect the performance and ongoing viability of the Fund.

Changes to interest rates or lender credit margins may also negatively impact borrowing costs and ultimately impact the level of distribution you receive.

There is also a risk that the Fund may not be able to refinance its borrowings when borrowing facilities mature. If this occurred, the Fund may lose value from selling assets in poor market conditions in order to repay the borrowed amount.

If the Fund establishes a borrowing facility then our approach will be to actively manage the Fund's borrowings in conjunction with the lenders to help manage borrowing risk.

## **Derivatives risk**

A derivative is a financial transaction which derives its value from another source, such as a share or a bond. The main types of derivatives are futures, options and swaps. Derivatives can expose the Fund to other risks which are particular to derivatives, such as counterparty, credit and pricing risk.

Derivatives are also subject to market risk where there is movement in the underlying security, index or financial obligation.

From time to time the Cash Account may be exposed to derivative risk.

It is not the current policy of the Fund for a Syndicate-Fund to use derivatives for gearing purposes or for speculative activities.

## **Valuation risk**

If a valuation does not accurately reflect the intrinsic value of the security property at the time the property is sold, the sale price may not be sufficient to repay the first mortgage loan.

Valuation risk is applicable to a Syndicate-Fund upon a borrower Default.

We minimise this risk generally by:

- restricting loans to 70% of independent valuation;
- adopting lower loan to valuation ratios for different categories of security property;
- instructing only valuers who have been approved by us and who have adequate professional indemnity insurance and at least five years' experience;
- only using valuers that are registered under one of the state/territory valuer registration regimes; and
- requiring valuers to include a statement in their valuation reports that their valuation
  - complies with all relevant industry standards and codes, and
  - report is issued for our reliance.

For development and construction loans, in addition to our normal lending procedures, we:

- have the security valued by an independent valuer 'as is' and also 'on completion' basis on the assumption that the development is completed in accordance with the approved plans and permits; and
- have a quantity surveyor
  - prepare a construction cost estimate of the construction costs;
  - assess the builder, their capabilities, as well as the building contract.

Development and construction loan advances:

- are generally limited to up to 70% of the 'as is' vacant land value;
- are based on the value of work done and the cost to complete the development which is independently certified by a quantity surveyor, to ensure that the undrawn amount of the loan is generally equal to or more than the cost to complete the property; and
- generally do not exceed 70% of the 'as-if-complete' value.

The appointed panel of professional independent valuers and quantity surveyors are under constant review. Admission to the panel is on the basis of experience with particular categories of property and requires membership of a professional body and a level of professional indemnity insurance appropriate for the work undertaken.

Detailed instructions to a valuer or quantity surveyor are specific to a property type and require particular valuation criteria to be met for all property categories. Quantity surveyors and valuers are asked to comment and report on any observable or known site contamination.

## **Co-lending risk**

From time to time, the Fund may enter into co-lending arrangements with other lenders in respect of a registered first mortgage.

Each lender may take different views on a number of aspects relating to the mortgage loan. As a result, a key risk is that the co-lenders may disagree about whether enforcement or other action is appropriate, or possible. For example, we or the co-lender may take a view that a condition of the loan agreement has not been met. If we do not agree either that the condition has not been met, or on a course of action to resolve a disagreement, an early repayment of a Syndicate-Fund may occur. Alternatively delays in repayment of capital and interest may occur.

To mitigate some of this risk the Fund will generally:

- fund the loan with the co-lender on an equal basis;
- ensure all decisions relating to the co-lending arrangement require consent by all lenders; and
- enter into an agreement with the co-lender where either, or both, the relevant Syndicate-Fund and/or the co-lender may issue a buy out notice to the other lender. The buy out notice notifies the receiver of the issuer's intent to buy out the receiver's outstanding loan amount together with interest and fees that may be owing.

If we receive a buy out notice (before our issuing a buy out notice to the Co-lender), an early repayment of the Syndicate-Fund's capital may occur.

## **Second ranking mortgages**

The Fund does not invest in second ranking mortgages.

From time to time, Borrowers may seek a second ranking mortgage from other lenders.

The lender of a second ranking mortgagee has rights to any sale proceeds only after the relevant Syndicate-Fund's registered first mortgage loan has been fully discharged.

Therefore, in the event of a Default, the first mortgage provided by the relevant Syndicate-Fund will be paid first, and the second mortgage will be paid second. The rights of the second ranking mortgagee will at all times rank behind the relevant Syndicate-Fund.

In these circumstances, there are possibilities that the second ranking mortgagee may:

- act upon its entitlements under its mortgage, such as to:
  - a) take possession and sell the property should the Borrower Default;
  - b) assign its interest to a third party; or
  - c) advance further monies to the Borrower; or
- fail to comply with its obligations under its mortgage, such as by failing to provide the required funding.

To mitigate some of the risk arising from the second ranking mortgage, Australian Unity will ensure binding agreements are in place which:

- require the Borrower and second ranking lender to obtain written consent from Australian Unity prior to:
  - a) dealing with (selling or trading) any of the security assets; or
  - b) acquiring further debt from other financiers, and
- generally stipulate that the second ranking mortgagee is required to provide its full loan advance excluding capitalised interest and fees at initial drawdown of the relevant Syndicate-Fund.

These requirements are intended to maintain the relevant Syndicate-Fund's priority over the security assets and ensure that any further debt acquired to complete the

development is managed in the best interests of the relevant Syndicate-Fund's investors.

## **Unforeseen risk and insurance risk**

Unforeseen extraordinary events such as natural phenomena, pandemics, attacks or other like events may affect the Fund's assets or the underlying funds in which the Fund invests. These are events for which insurance cover is either not available, or the Fund does not have cover. The performance of the Fund's assets may be adversely affected where any unforeseen event results in losses to Fund assets due to uninsurable risks, uninsured risks or under-insured risks, or the cost of the insurance premiums being in excess of those forecasts.

Any failure by an insurer or re-insurer may also adversely affect the Fund's ability to make claims under an insurance policy. These occurrences may result in a loss of capital, in turn reducing the value of Interests and amounts that may be available for distribution by the Fund. The Fund aims to manage these risks to the extent possible by maintaining appropriate insurance cover and reviewing the cover recurrently.

## Section 6: Making investments

### Investing in the Cash Account

This table explains how to make an investment in the Fund's Cash Account. The Application Form can be found at the back of this PDS. You may access Syndicate-Fund SPDSs to make investments into Syndicate-Funds after your initial application into the Cash Account has been processed.

	What you need to send us	Minimum <sup>1</sup>	Cut off times	Important Information
Initial investment	<ul style="list-style-type: none"> <li>A completed Application Form.</li> <li>Identification documents (if required).</li> <li>Completed direct debit details.</li> </ul>	\$50,000	The Application Form or Additional Application Request Form must be received by 3:00pm at our Melbourne office on a business day to be processed on the same date. Otherwise, your application will be processed the next business day.	Review your application before you sign it, as incomplete applications may not be accepted.
Additional investment(s)	A completed Application Form or Additional Application Request Form.  We are also able to accept an equivalent instruction from within the online investor portal where this functionality is available to you.	\$1,000		
Regular investments through a Regular Savings Plan	A completed Application Form including Section 4, or a Regular Savings Plan Form to nominate the amount you will regularly invest and your direct debit details. We are also able to accept an equivalent instruction from within the online investor portal where this functionality is available to you.	\$100 per month \$300 per quarter \$600 per half year \$1,200 per year	The Application Form must be received five business days before the start of your regular saving plan commences.  Your regular investments will be drawn from your bank account on the 15th of the month unless the 15th day of the month is a weekend or public holiday, then it will be on the next business day.	Ensure that you complete Section 4 of the Application Form from the current PDS.  Changes can be made to your regular investments, provided you give us five business days to action your request. Your Regular Savings Plan will automatically cease if two consecutive payments are dishonoured.
Transferring your investment	<ul style="list-style-type: none"> <li>A standard Transfer Form completed by both parties</li> <li>A completed Application Form completed by the transferee.</li> <li>Identification documents (if required).</li> </ul>	\$5,000	Must be received by 3:00pm on a business day to be assessed for acceptance.  We will notify you when we have accepted your request in your Confirmation of Investment statement.	Transfers are subject to the consent of AUFM.

1. We reserve the right to vary minimum investment amounts and to accept or reject any application (in whole or in part) at our discretion without explanation.

### Making an investment in the Cash Account

To make an investment please submit a fully completed application form with all relevant identification documents. Refer to the application form for more information on the types of identification documents you may be required to provide; and ensure that cleared funds are available to be drawn from your nominated Australian financial institution account from the date your application is submitted.

#### Handling of applications

Pending the issue of interests to an investor, the application amount will be held in a trust account that complies with the requirements of the Corporations Act.

No interest is paid on application amounts for the period from receipt until the issue of interests in the Cash Account has occurred. Similarly, no interest will be paid to any investor whose application (or part of an application) is returned unfilled.

Interests for initial and all additional applications are issued for the Cash Account. We may, in our absolute discretion, reject in whole or in part any application. We do not need to give any reason for the rejection.

On request, we will inform you of the applicable Cash Account interest rate of the Fund.

#### Syndicate-Fund allocation

Subject to availability, we may offer you a Syndicate-Fund or multiple Syndicate-Funds which are available for investment. We will forward a Syndicate-Fund SPDS to you containing the information relating to a Syndicate-Fund.

For information on the allocation to a Syndicate-Fund, refer to Section 3.

#### Maximum allocation to a Syndicate-Fund

You may set a maximum limit to the amount that may be allocated to a Syndicate-Fund in the application form.

## Section 7: Making withdrawals

This table explains what is required to make a withdrawal from the Fund's Cash Account. Withdrawals from Syndicate-Funds are generally not available.

	What you need to send us	Minimum <sup>1</sup>	Cut off times	Important information
Withdrawals	<p>A completed Withdrawal Form or letter requesting the amount you wish to withdraw signed by the account holders or the authorised signatories</p> <p><b>and</b></p> <p>your Australian financial institution account details.</p> <p>We are also able to accept an equivalent instruction from within the online investor portal where this functionality is available to you.</p>	\$1,000	Your written request must be received by 3:00pm at our Melbourne office. Otherwise, your withdrawal request will be processed on the following business day.	<p>Withdrawal proceeds will only be paid to a nominated Australian financial institution account.</p> <p><b>Cheque and third-party payments are not available.</b></p> <p>Incomplete withdrawal requests may not be accepted.</p> <p>We will generally pay withdrawals within two business days. Please refer below for further details.</p>

1. Withdrawals are subject to limits. We may vary minimum withdrawal amounts at our discretion.

### Cash Account withdrawals

While invested in the Cash Account, you may withdraw the funds at any time with two business days' notice in writing while the Cash Account is liquid.

The Fund's Constitution allows up to 90 days for us to satisfy withdrawal requests from the Fund's Cash Account.

### Cooling off period

A 14-day cooling off period applies to your initial investment into the Cash Account.

The 14-day cooling off period starts on the earlier of:

- the date you receive your initial investment transaction statement; or
- five business days after your funds are invested into the Fund's Cash Account

Therefore, if you wish to cancel your investment, it is important that you write to us before the expiration of this period.

The amount repaid to you is adjusted to reflect any pro rata interest earned for the days invested. We will also deduct any taxes or duties payable and transaction costs. As a result, the amount returned to you may be less than your original investment.

If you are an investor who qualifies as a "wholesale client" as defined in the Corporations Act 2001, the cooling off period is not available to you. If you are investing through a masterfund or IDPS, the Trust's cooling off rights will not be available to you. You should consult the operator in relation to cooling off rights that may apply.

If you redeem part or all of your interests before the end of the distribution period, you will receive a pro rata distribution based on the number of days that your interests are invested in the Cash Account during the distribution period.

If the Cash Account is not liquid within the meaning of the Corporations Act at the point of issue or of any withdrawal request, the cooling off period will not apply and withdrawals from the Cash Account will not be permitted.

### Variation or extension of a Syndicate-Fund's term

Generally, prior to the expiration of a Syndicate-Fund, our practice is to validate the borrower's ability to repay the registered first mortgage loan by the maturity date.

If the borrower requests an extension, and subject to satisfying our lending criteria, we may decide to extend the term of the first mortgage loan or make an offer to refinance the loan on new terms.

If we decide to extend the term of a loan, we will notify the relevant Syndicate-Fund's investors.

If we refinance a loan, we may issue a new Syndicate-Fund SPDS to investors which will provide the revised details of the first mortgage loan.

### Syndicate-Fund withdrawals

There is no cooling off period after Cash Account funds are allocated to a Syndicate-Fund. Other than in the limited circumstances provided for in this PDS (including in respect of allocations into a Syndicate-Fund under the GIA as set out in Section 3 under 'General Investment Authority'), Syndicate-Funds generally do not permit withdrawals and your funds will be returned to the Cash Account and will be available for withdrawal upon the repayment of the registered first mortgage loan by the borrower.

### Withdrawing from a Syndicate-Fund before the registered first mortgage loan is repaid

In some circumstances, you may request that your funds are transferred from a Syndicate-Fund to the Cash Account prior to the repayment of the registered first mortgage loan by the borrower.

We will only consider such withdrawal requests if and when the Syndicate-Fund is liquid within the meaning of the Corporations Act, there are available replacement funds from other investors and the Borrower associated with the Syndicate-Fund is not in Default.

If a withdrawal from a Syndicate-Fund to the Cash Account is approved, you may withdraw your funds from the Cash Account by providing us with two business days' written notice.

## **No guarantee**

The return of capital from a Syndicate-Fund to the Cash Account may be delayed and/or reduced if a registered first mortgage loan is not repaid by the borrower by the end of the loan term.

We may take action against the borrower and/or any guarantors if a delay or a reduction in repayment of the loan occurs. Recovery action may delay investors receiving the return of the investment.

Refer also to Section 5 for further information regarding risks relating to the Fund.

## **If you invest or withdraw through a masterfund or Investor Directed Portfolio Service ('IDPS')**

If you are investing into the Fund or withdrawing from the Fund through a masterfund or IDPS (or 'wrap platform') in most cases you do not yourself become an investor in the Fund. Instead, as the masterfund/IDPS operator is investing on your behalf, it acquires the rights of an investor and certain features of the Fund may not apply to your investment. Examples are minimums for investments and withdrawals, processing times and, importantly, the cooling off rights (refer to 'Cooling off period'). You should ensure that you receive full details of these from the masterfund/IDPS operator.

Further, some provisions of the Fund's Constitution will not be directly relevant to you. For example, you will generally not be able to attend meetings, or withdraw investments directly. You will receive reports from the masterfund/IDPS operator, not us. Enquiries about the Fund should be directed to your masterfund/IDPS operator.

Usually, in the case for an investment made through a masterfund/IDPS operator the terms and conditions you have agreed with the masterfund/IDPS operator will determine your rights and obligations with respect to that masterfund/IDPS operator. Accordingly, the masterfund/IDPS operator may exercise (or decline to exercise) any of its rights with respect to you in accordance with those terms.

We do not keep personal information about investors who invest in the Fund through a masterfund or IDPS.

## Section 8: Interest payments

### Method of interest payments

Interest is paid to you after the Cash Account and relevant Syndicate-Fund's distribution period, which is generally monthly.

Distributions are generally paid monthly to investors within 21 business days after the end of the distribution period.

Where applicable, the amount of interest you will receive is calculated on a pro rata basis based on the value of your interest in the Cash Account and/or Syndicate-Fund(s), based on the number of days that you have been invested.

There are two payment options:

1. You can reinvest interest into the Cash Account. Only investors with an Australian registered address may reinvest their distributions; or
2. You can have your interest paid directly to an account held at an Australian financial institution. If you wish to have interest paid to you, complete Section 5 of the Application Form.

Please note if you are investing through a masterfund or IDPS, the operator may pay income at different times and may not offer you a choice of payment options.

We may, at our discretion, vary the distribution period, distribution payment date and reinvestment date. We will notify investors of any changes.

### Interest rates

The interest rate and higher rate payable for a Syndicate-Fund are set out in the relevant Syndicate-Fund SPDS. Generally, all distributions are sourced from interest received, or capitalised, in the relevant distribution period.

The rate of interest applicable to a particular Syndicate-Fund and details regarding the borrower and purpose of the loan are provided in the applicable Syndicate-Fund SPDS.

We do not make distribution forecasts for the Cash Account.

### Higher interest rate payment

If the borrower of a Syndicate-Fund Defaults or fails to meet certain conditions specified in the relevant Syndicate-Fund SPDS, the higher interest rate may become payable to investors.

In some circumstances we may defer the payment of the higher interest rate until the return of capital to investors if we believe it is in the interest of preserving investor capital.

In some circumstances the proceeds from winding up a Syndicate-Fund and/or other recovery action we take may not be sufficient to pay the higher interest rate in full.

We will notify investors:

- when the higher interest rate becomes payable; and/or
- payment of the higher interest rate is deferred.

### No guarantee

There are risks associated with registered first mortgage loans, such as Default risk. Where a borrower fails to make a payment, which results in a Default, investors may receive a lower return on their investment. If you have invested into a Syndicate-Fund, there is no guarantee that you will receive interest payments or the return of some or all of your investment.

Additional risks are set out in the 'Risks of managed investment schemes' section of this PDS.

## Section 9: Fees and other costs

### DID YOU KNOW?

Small differences in both investment performance and fees and costs can have a substantial impact on your long-term returns.

For example, total annual fees and costs of 2% of your account balance rather than 1% could reduce your final return by up to 20% over a 30-year period (for example, reduce it from \$100,000 to \$80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs. You may be able to negotiate to pay lower fees. Ask the fund or your financial adviser.

### TO FIND OUT MORE

If you would like to find out more or see the impact of the fees based on your own circumstances, the **Australian Securities and Investments Commission (ASIC)** Moneysmart website ([www.moneysmart.gov.au](http://www.moneysmart.gov.au)) has a managed funds fee calculator to help you check out different fee options.

This section shows fees and other costs that you may be charged. These fees and costs may be deducted from your money, from the returns on your investment or from the assets of the managed investment scheme as a whole.

Taxes are set out in another part of this document.

You should read all the information about fees and costs because it is important to understand their impact on your investment.

Fees and costs for particular investment options are set out in the relevant Syndicate-Fund SPDS.

## Fees and costs summary

Australian Unity Select Income Fund		
Type of fee or cost	Amount	How and when paid
<b>Ongoing annual fees and costs</b>		
<b>Management fees and costs</b>		
The fees and costs for managing your investment	Nil	Management fees and costs are paid by Borrowers of the relevant Syndicate-Fund as explained in the Additional Explanation of Fees and Costs.
<b>Performance fees</b>		
Amounts deducted from your investment in relation to the performance of the product	Nil	Not applicable
<b>Transaction costs</b>		
The costs incurred by the scheme when buying or selling assets	Nil	Not applicable

Type of fee or cost	Amount	How and when paid
<b>Member activity related fees and costs (fees for services or when your money moves in or out of the scheme)<sup>1</sup></b>		
<b>Establishment fee</b>		
The fee to open your investment	Nil	Not applicable
<b>Contribution fee</b>		
The fee on each amount contributed to your investment	Nil	Not applicable
<b>Buy-sell spread</b>		
An amount deducted from your investment representing costs incurred in transactions by the scheme	Nil	Not applicable
<b>Withdrawal fee</b>		
The fee on each amount you take out of your investment	Nil	Not applicable
<b>Exit fee</b>		
The fee to close your investment	Nil	Not applicable
<b>Switching fee</b>		
The fee for changing investment options	Nil	Not applicable

1 Additional member activity related fees apply, such as investor transaction costs. See the 'Additional explanation of fees and costs' section below for more information.

### Example of annual fees and costs for a balanced investment option or other investment option

This table gives an example of how the ongoing annual fees and costs in the Australian Unity Select Income Fund for this product can affect your investment over a 1-year period. You should use this table to compare this product with other products offered by managed investment schemes.

<b>EXAMPLE – Australian Unity Select Income Fund</b>		<b>BALANCE OF \$50,000 WITH A CONTRIBUTION OF \$5,000 DURING YEAR</b>
Contribution Fees	Nil	For every additional \$5,000 you put in, you will be charged \$0.
<b>PLUS</b> Management fees and Costs	Nil	<b>And</b> , for every \$50,000 you have in the Australian Unity Select Income Fund you will be charged or have deducted from your investment \$0 each year.
<b>PLUS</b> Performance fees	Nil	<b>And</b> , you will be charged or have deducted from your investment \$0 in performance fees each year
<b>PLUS</b> Transaction costs	Nil	<b>And</b> , you will be charged or have deducted from your investment \$0 in transaction costs
<b>EQUALS</b> Cost of Australian Unity Select Income Fund		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees and costs of \$0*
		<b>What it costs you will depend on the investment option you choose and the fees you negotiate.</b>

\* Additional fees may apply.

Note: Please read the Additional explanation of fees and costs below for further information relating to this table. The example above is illustrative only.

## Additional explanation of fees and costs

All management fees and costs are paid first by the relevant Syndicate–Fund Borrower either directly or indirectly through loan capitalisation. In the event of a Default, management fees and costs may become payable from the relevant Syndicate Fund’s assets.

Following is a summary of management fees and costs that are typically charged.

### Management fees

The management fee payable by investors is nil because it is payable by Syndicate–Fund Borrowers. Please refer to the relevant Syndicate–Fund SPDS for information on the fees and costs payable.

### Recoverable expenses

We are entitled to reimbursement for, or have paid by the Fund, all expenses and taxes we incur in the proper performance of our duties. There is no limit in the Fund’s Constitution on the amount that we can recover for expenses incurred in the proper performance of our duties.

Generally, all expenses are recovered from Borrowers. In the event of a Default, expenses may become payable from the relevant Syndicate–Fund’s assets, which may cause an increase to the fees and costs for that Syndicate–Fund. These expenses may include the cost of recovering amounts loaned to Borrowers (including the cost of appointing a receiver over the secured property and the costs of the sale of the secured property). For the year to 30 June 2025, there was one instance of Borrower default which resulted in expenses becoming payable from the relevant Syndicate–Fund.

Any recoverable expenses that are incurred by AUFM in its capacity as trustee of a Syndicate–Fund will not impact the fees and costs payable in respect of the Fund or any other Syndicate–Fund.

### Fees under the constitution

Following is a summary of fees payable under the Fund’s Constitution.

#### *Management fee*

Under the Fund’s Constitution, we are entitled to receive a management fee of up to 3.08% p.a. of the loan amount recovered from fees and/or interest payable by the Borrower.

#### *Mortgage application fee*

Under the Fund’s constitution, we are entitled to charge a mortgage loan application fee in relation to each first mortgage loan application, renewal or variation of that loan, payable by or on behalf of the Borrower.

#### *Valuation and search fees*

Under the Fund’s constitution, we are entitled to valuation and search fees in relation to each first mortgage loan or extension or variation of that loan, payable by or on behalf of the relevant Syndicate–Fund Borrower.

#### *Default payment fee*

Under the Fund’s constitution, in the event of a Default, where we decide to fund interest payments to investors, we are entitled to charge and retain the difference between the investor’s interest rates specified in the relevant Syndicate–Fund SPDS and the higher interest rate.

## Performance Fees

This Fund does not charge performance fees and does not invest in funds which charge performance fees.

## Transaction costs

All transaction costs are paid first by the relevant Syndicate–Fund Borrower either directly or indirectly through loan capitalisation. In the event of a Default, transaction costs may become payable from the relevant Syndicate–Fund’s assets, and, if so, are an additional cost to you.

Transaction costs exclude borrowing costs, property operating costs and certain implicit transaction costs or market impact costs.

For the year to 30 June 2025, no transactions costs were paid from the Fund assets.

### *Buy–sell spreads*

Buy–sell spreads are incurred when investors apply for or redeem units in a fund. If the Fund were to buy units in an interposed vehicle, then the associated buy–sell spread will comprise part of the purchase price. In this case, the costs of the buy–sell spread are paid from the assets of the Fund and are reflected in the Interest Price.

### *Brokerage costs*

These are amounts that are paid to a broker when securities are bought and sold. Brokerage costs are paid from the assets of the Fund and are reflected in the Interest Price.

### *Professional fees*

When a Syndicate–Fund issues a mortgage to a Borrower, we generally engage consultants to assist with completing associated due diligence. Consultants are engaged to review the borrower and/or developer and assess market conditions. These consultants will generally include independent valuation firms, quantity surveyors, research houses, legal advisers and tax advisers.

### *Stamp duty*

Stamp duty is a tax imposed by State governments in all Australian States and Territories, which is typically triggered by the sale or transfer of real property. Stamp duty is payable at the time the Syndicate–Fund completes the purchase of a real property. It is paid from the assets of the Syndicate–Fund, and will be reflected in the Interest Price.

## Investor transaction costs

You may incur costs directly associated with transactions made on your account, such as Government taxes and Australian financial institution fees. These costs will be directly deducted from your account by reducing the interests you hold within the Fund. We are unable to estimate these costs until they are incurred.

## **Payments to financial advisers and intermediaries**

The Corporations Act 2001 contains provisions which regulate, and in some cases prohibit, payments to financial advisers and intermediaries by product issuers. Any arrangement by us to make payments or provide incentives to financial advisers and intermediaries will be entered into in compliance with the legislation.

You may agree with your financial adviser that advice fees will be paid for financial planning services your financial adviser provides for you.

The Fund does not currently offer an adviser service fee facility.

## **Fee changes**

Fees may increase or decrease for many reasons, including changes in the competitive, industry and regulatory environments or simply from changes in costs. We can change fees without your consent but will provide at least 30 days prior written notice.

## **Tax**

Fees and charges set out in this PDS, unless otherwise stated, are inclusive of goods and service tax ('GST') less input tax credits (including approximate reduced input tax credits) that the Fund may be entitled to claim.

For more information on tax see section headed "Other Information".

## Section 10: Other information

### Australian taxation

Certain tax implications of investing in interests in the Fund are explained below. It is intended to be a brief guide only and does not purport to be a complete statement of the relevant tax law, nor does it take into account your individual circumstances. Accordingly, we strongly recommend that you seek independent professional taxation advice on the tax implications of investing in the Fund relevant to your specific circumstances.

The following summary is intended for Australian resident investors and generally applies to investors who hold their interests in the Fund for the purpose of realising a long-term return (that is, hold their investment on capital account for tax purposes). This summary does not consider the tax implications for those investors who hold their interests in the Fund on revenue account, as an isolated investment made with profit making intent or as trading stock. It is based on our interpretation of the current Australian tax laws at the date of publication of this document, including applicable case law and published guidance by the Australian Taxation Office, which may be subject to change.

### While you hold your interests in the Fund

The Fund elected to be an Attribution Managed Investment Trust ('AMIT') for tax purposes from the 2018 income year. The Fund itself should not pay tax on the basis that it will attribute trust components to investors each financial year on a fair and reasonable basis.

You will need to include in your income tax return your share of the Fund's taxable income for each financial year. This applies regardless of whether the distribution is received in cash during that income year or a later year and may include amounts that have been reinvested.

To assist you to complete your tax return, you will receive an AMIT member annual (AMMA) statement from us. This statement will provide you with the components to be included in your tax return. The sum of these components may differ to the amount of cash distribution you receive.

Tax losses (if any) generated by the Fund cannot be passed onto investors. However, provided specific requirements are satisfied, the Fund should be able to carry forward tax losses, offsetting them against income generated in a later income year.

### Capital gains

Where the Fund derives net capital gains to which you become entitled, you may need to include these amounts in your assessable income. Investors will generally be required to double any discounted capital gains. A capital gains tax ('CGT') discount may then be available for some investors, as outlined below.

### When you withdraw

When you fully or partially withdraw or redeem your interests in the Fund, you are treated as having disposed of your investment. As a result, any net gain derived on disposal may be included in your taxable income under the CGT provisions. This may include where you move between investments or transfer your interests in a particular investment to another investor.

An investor will make a capital gain in respect of the disposal of its interests in the Fund to the extent that the capital proceeds attributable to the disposal exceed the investor's cost base. Alternatively, an investor will make a capital loss in respect of the disposal of its interests in the Fund to the extent that the capital proceeds attributable to the disposal of the investment are less than the CGT reduced cost base in the interests in the Fund.

In determining the cost base or reduced cost base of your interests in the Fund, you will need to take into account any returns of capital and in circumstances where the amount of cash distribution is more than your share of the Fund's taxable income in an income year, your CGT cost base of the investment in the Fund should decrease by the difference ('AMIT cost base net amount – excess'). These amounts may have the effect of increasing your capital gain or decreasing your capital loss.

In addition, in circumstances where the amount of cash distribution is less than your share of the Fund's taxable income in an income year, your CGT cost base of the interest in the Fund should increase by the difference ('AMIT cost base net amount – shortfall'). This amount should have the effect of decreasing your capital gain or increasing your capital loss upon disposal of your investment.

The AMMA statement you receive from the Fund will state the amounts that the Responsible Entity reasonably estimates to be the 'AMIT cost base net amount – excess' and the 'AMIT cost base net amount – shortfall'.

Any net capital loss resulting from the disposal of your interests in the Fund may be able to be used to reduce capital gains derived in that or future income years.

Investors that are individuals and trusts may be entitled to a CGT discount that reduces their capital gains by 50% where they have held their interests in the Fund for more than 12 months. Investors that are complying superannuation funds may be entitled to a 33.33% reduction of their CGT liability. No such discount is available to corporate investors.

### Non-residents

This summary does not consider the Australian income tax implications for non-resident investors. However, it is noted that the Australian tax law imposes obligations to withhold tax on certain payments to non-residents for Australian tax purposes.

If you are not an Australian resident for tax purposes, withholding tax will be deducted from your distributions at the prescribed rates. The rates may vary according to the components of the distribution and the country in which you reside.

### TFN Withholding tax

If you are an Australian resident, you may choose whether or not to provide a Tax File Number ('TFN') or an Australian Business Number ('ABN'). If neither is quoted and no relevant exemption information is provided, we may be required to withhold tax on your income distributions at the highest marginal tax rate, plus levies.

### GST

The acquisition, withdrawal and transfer of interests in the Fund should not be subject to GST. Distributions made by the Fund should also not give rise to any GST consequences.

## Australian tax reform

Australia is in the process of ongoing taxation reform. There is considerable uncertainty as to the breadth and ultimate impact of the reforms. The Responsible Entity for the Fund will continue to monitor the tax reform process and its impact on the Fund. It is an investor's responsibility to monitor tax reform developments that may impact on their investment in the Fund.

## Constitution

The Fund is a registered managed investment scheme and is governed by a Constitution and a Compliance Plan.

The statements in this PDS only provide a summary of some of the provisions of the Constitution. You can inspect a copy of the Constitution at our Melbourne office at any time between 9:00am and 5:00pm on a business day.

## Classes of interests

The Constitution provides that the Responsible Entity may create and issue interests of different classes with such rights, obligations and restrictions attaching to the interests of such classes as it determines, in accordance with the Corporations Act 2001.

## The Responsible Entity

AUFM in its capacity as Responsible Entity is subject to the provisions of the Fund's Constitution and the Corporations Act 2001. The Responsible Entity is responsible for administration and management of the Fund and sets the investment policy and objectives.

Any investment manager appointed by the Responsible Entity will be entitled to receive fees for investment management functions.

The Responsible Entity is entitled to the benefit of various indemnities under the Fund's Constitution, which means that it has limited its liability for acting as the Responsible Entity.

## Labour standards or environmental, social or ethical considerations

We do not take into account labour standards or environmental, social or ethical considerations in the loan approvals, selection, retention or realisation of investments in the Fund offered under this PDS.

## Authorised investments

A broad range of investments is permitted in the Fund. Generally, the investments in the Fund and each Syndicate-Fund, is limited to registered first mortgages over real property in Australia and cash. The typical range of investments for the Fund is set out in Section 3.

## Related party transactions

Australian Unity Limited and its subsidiaries (related parties) may invest in the Fund and the Fund may invest in related parties from time to time. Details of related party investments are included in the Fund's CDN and Annual Report.

AUFM may engage other related parties to provide services to assist in management of the Fund's portfolio.

Investor approval is not required for these arrangements and the transactions are made on commercial terms and conditions and on an arm's length basis.

## Monitoring of related party transactions and conflicts management

Related party transactions carry a risk that they could be assessed and reviewed less rigorously than transactions with other parties.

Policies and guidelines are in place to manage the risk of any actual or perceived conflict of interest as a result of a related party transaction. Related party transactions with Australian Unity Group entities are reviewed and approved by senior management with clearly identified governance policies and guidelines. Decisions in relation to conflicts of interest and related party transactions are documented.

## Updates to related party transactions and further information

As appropriate, we will provide ongoing updates of material service engagements and financial benefits that are paid to related parties through the Continuous Disclosure Notice.

The value of related party payments is reported yearly as part of the Fund's Annual Report. The latest Continuous Disclosure Notice and Annual Report can be found on our website [australianunity.com.au](http://australianunity.com.au). Alternatively, you can request a copy free of charge by calling us on 1300 412 356.

For further information about AUFM's Conflicts of Interest Policy please contact us. The latest Annual Report can be found on our website [australianunity.com.au/wealth](http://australianunity.com.au/wealth). Alternatively, we can send you a free copy if you call us on 1300 412 356.

## Automatic Exchange of Information ('AEOI')

We intend to meet any requirements imposed on the Fund under Australian legislation designed to give effect to the AEOI regimes.

Australia's obligations under AEOI regimes include legislation designed to give effect to the Foreign Account Tax Compliance Act ('FATCA') and the Organisation for Economic Co-operation and Development's ('OECD') Common Reporting Standard ('CRS'). As such, we may collect certain information from you; report payments made in respect of your investment and retain information to meet record keeping requirements. It is recommended you consult with your tax adviser to discuss the impact of these AEOI regimes may have on you.

## Keeping you informed about your investment

To help keep you informed of your investment, we will provide you the following:

Communication	Frequency
Confirmation of your initial application confirming receipt of your funds for investment	At the time of the transaction
Confirmation of subsequent applications (excluding those made using a Regular Savings Plan)	
Account statement (interest received) and loan summary	Quarterly
AMMA statement showing taxation details	Annually
Annual Reports (These are available from our website. Investors can elect to receive hard copies of the Annual Report by calling us on 1300 412 356)	Annually, on request

On request by you, we are able to provide you information on available investments, current lending rates, changes to interest rates, copies of any Syndicate-Fund SPDS signed by you and a copy of the independent valuer's report on the security property, for any first mortgage loan in which you have funds invested or for which you have received a Syndicate-Fund SPDS from us.

As a disclosing entity, we are subject to regular reporting and disclosure obligations. We comply with the continuous disclosure obligations required by law by the updating of information contained within this PDS on our website (in accordance with the good practice guidance in ASIC Regulatory Guide 198 Unlisted disclosing entities: Continuous disclosure obligations).

For the Fund's latest Annual Report, you can visit the Fund's web page [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif).

We can also provide you with a free copy of the Annual Report most recently lodged and any half-yearly financial report lodged after the Annual Report is lodged (and before the date of this PDS) with ASIC, and any Continuous Disclosure Notices given after the Annual Report is lodged and before the date of this PDS.

As the information in this PDS may change from time to time, you can obtain updated information that is not materially adverse by:

- visiting our website [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif) for updates; or
- calling us on 1300 412 356 to request a free printed copy of the updated information.

## Dispute resolution

We take complaints seriously and aim to resolve them as quickly as possible. If you would like to make a complaint you can call us on 1300 412 356, email us at [investorservices@australianunity.com.au](mailto:investorservices@australianunity.com.au) or write to us at the following address:

Australian Unity Select Income Fund  
Reply Paid 91914  
MELBOURNE VIC 3000

Or if outside of Australia:

Australian Unity Select Income Fund  
271 Spring Street  
Melbourne VIC 3000

We will promptly acknowledge your complaint, investigate it and decide in a timely manner what action needs to be taken. We will notify you of our decision within 30 days after receipt of the complaint, together with any remedies that are available, or other avenues of appeal against the decision.

If you are not satisfied with our handling or resolution of your complaint, then you may contact the external independent body that has been established to provide recourse for consumers, free of charge.

### Australian Financial Complaints Authority

Website: [www.afca.org.au](http://www.afca.org.au)  
Email: [info@afca.org.au](mailto:info@afca.org.au)  
Telephone: 1800 931 678 (free call)  
In writing to: Australian Financial Complaints Authority  
GPO Box 3, Melbourne VIC 3001

## Section 11: Glossary

Term	Explanation
ABN	Australian Business Number as defined in A New Tax System (Australian Business Number) Act 1999.
AFSL	An Australian Financial Services Licence under s913B of the Corporations Act that authorises a person who carries a financial services business to provide financial services.
AMIT	A trust, for an income year, that is an Attribution Managed Investment Trust for the purposes of section 276-10 of the Income Tax Assessment Act 1997 (Cth).
APIR Code	A standard identifier for Responsible Entities, Trustees and other participants in the financial services industry.
ARSN	Australian Registered Scheme Number as defined in the Corporations Act 2001 (Cth).
Borrower	The recipient of a registered first mortgage issued by the Fund.
Cash Account	The Cash Account is an option in the Fund which provides exposure to cash in the Fund's bank account, or equivalent investments.
Continuous Disclosure Notice or CDN	We regularly issue a CDN for the Fund on our Website to address the benchmarks and disclosure principles, contained in RG45.
Corporations Act 2001	The Corporations Act 2001 (Cth) is an act of the Commonwealth Government of Australia that sets out the laws dealing with business entities in Australia at federal and interstate level.
Default	Default means a breach by the Borrower of the transaction documents associated with a Syndicate-Fund which entitles the Fund to enforce certain rights and remedies.
General Investment Authority	General Investment Authority provides us the authority to automatically allocate your Cash Account funds to a Syndicate-Fund.
Syndicate-Fund Supplementary Product Disclosure Statement / SPDS	A Syndicate-Fund SPDS is an invitation to invest in one of the Fund's registered first mortgages. A Syndicate-Fund SPDS provides specific details of each Syndicate-Fund in order for investors to assess if the Syndicate-Fund meets their investment objectives and risk profile.
Specific Investment Authority	Specific Investment Authority requires you to select a Syndicate-Fund to invest in.
Syndicate-Fund	A Syndicate-Fund is an option in the Fund which provides exposure to a registered first mortgage investment.
Website	The Fund's website at <a href="http://australianunity.com.au/wealth/sif">australianunity.com.au/wealth/sif</a> where we regularly publish updates about the Fund

This page has been left blank intentionally.

# For Real Wellbeing Since 1840

## **Investor Services**

T 1300 412 356

## **Adviser Services**

T 1300 412 356

E [investorservices@australianunity.com.au](mailto:investorservices@australianunity.com.au)

271 Spring Street  
Melbourne VIC 3000

The Issuer: Australian Unity Funds Management Limited, ABN 60 071 497 115, AFS Licence No. 234454

[australianunity.com.au/wealth](https://australianunity.com.au/wealth)

# Application Form

28 August 2025

## Australian Unity Select Income Fund

### Contents

1. Providing your information	1	5. Applying for different types of investment accounts	7
2. Direct Debit Request Service Agreement	2	6. Application Form checklist	9
3. Anti-Money Laundering Laws and the Application Form	4	Application Form – Part A	14
4. Completing the Application Form	6	Application Form – Part B	26

### Important information

This Application Form accompanies the Product Disclosure Statement (PDS) for the Australian Unity Select Income Fund, ARSN 091 886 789, (Select Income Fund or Fund). You must consider the PDS which contains important information about investing in this Fund before completing this Application Form. The PDS can be found via our website [australianunity.com.au/wealth/sif/pds](http://australianunity.com.au/wealth/sif/pds) or a free paper copy is available by calling us on 1300 412 356. A reference to 'you', or 'your', includes individuals or entities making an investment.

- reputable service providers who may carry out functions associated with our products and services on our behalf (e.g. mailing houses who conduct mailings for us);
- our Australian financial institution to initiate the drawing from or payment to your nominated Australian financial institution account (where you have selected the direct debit or credit facility); and
- a third party, as required by law.

You are entitled to access information we have about you. You should notify us immediately if any of the information we hold about you changes, so that we can ensure that your information is complete, accurate and up to date.

**If you do not provide the information requested on the Application Form, we may be unable to process your application request.**

### Collecting your personal information

We collect and manage your personal information in accordance with the law and the Australian Unity Privacy Policy, which can be accessed from our website – [australianunity.com.au/privacy-policy](http://australianunity.com.au/privacy-policy). If you have any concerns or questions about the privacy of your personal information please contact our Privacy Officer:

Email: [investorservices@australianunity.com.au](mailto:investorservices@australianunity.com.au)

Address: GPO Box 4360  
Melbourne VIC 3001

If you are not satisfied with how your concern was addressed you may contact the Privacy Commissioner at:

Address: Office of the Australian Information Commissioner  
GPO Box 5218  
Sydney NSW 2001

Online: <https://www.oaic.gov.au/individuals/how-do-i-make-a-privacy-complaint>

## 1. Providing your information

### Your personal information

We collect your personal information for the following purposes:

- to administer and provide products and services and to manage our relationship with you;
- to process transactions;
- to answer queries and for security purposes;
- to develop products and services;
- to meet regulatory requirements; and
- to allow the Australian Unity Group to market products and services to you (subject to your right to opt-out of receiving various direct marketing materials at any time).

In managing your account, we may need to disclose your personal information to:

- your financial adviser, either directly or through other service providers (such as platform software including Xplan and Visiplan) which we have arrangements with;

## Changing your personal details

It is important that we maintain accurate records about you. Please inform us of any changes to your personal details as soon as possible.

You can change your personal details, such as mailing address, phone, mobile or email address, by:

- logging into your account on our website portal [australianunity.com.au/wealth/login](https://australianunity.com.au/wealth/login);
- sending us a request by mail;
- emailing us at [investorservices@australianunity.com.au](mailto:investorservices@australianunity.com.au); or
- calling us on 1300 412 356.

Please ensure that you provide us with the following information when requesting a change of personal details:

- your account number;
- the full name on your account;
- the change(s) you are requesting;
- a contact name and daytime phone or mobile number in case we need to contact you; and
- where the request is made by mail, ensure each signatory to the investment account signs the request.

## Providing instructions via email

We offer an email service that allows you to send us instructions on your account (**Email Instructions Service**).

If you wish to give us instructions by email in relation to your account, (including for example additional investments, withdrawals, switches, change of details or transfer requests) then you must:

- 1) send the email to [investorservices@australianunity.com.au](mailto:investorservices@australianunity.com.au) or such other email address we may advise from time to time;
- 2) ensure that you attach a PDF document to your email that contains the instructions and is signed by all the authorised signatories to the investment and is dated correctly; and
- 3) include the name of all the investors, the customer reference number and sufficient information to enable us to complete the email instructions.

(Collectively referred to as **Email Instructions Requirements**).

Australian Unity may refuse to act on email instruction unless they meet the Email Instructions Requirements. In addition to the Email Instructions Requirements the following terms also apply to your use of the Email Instructions Service:

- (a) You use the service entirely at your own risk.
- (b) Australian Unity is not in any way liable for and will not compensate you for any losses arising as a result of your use of the Email Instructions Service, unless required by law.
- (c) Australian Unity is not in any way liable for any action taken by Australian Unity based upon any email instructions that are false, misleading, fraudulent or incorrect. This means that Australian Unity will not compensate you for any claim arising out of, for example, a fraudulent email redemption request made by someone who has access to your investor code and a copy of your signature.
- (d) Australian Unity is not in any way liable for any loss that may be incurred by you arising from an email being delayed or not being received by Australian Unity.

## 2. Direct Debit Request Service Agreement

This is your Direct Debit Request Service Agreement with Australian Unity Funds Management Limited (AUFM), User ID 253984, ABN 60 071 497 115. It explains what your obligations are when undertaking a Direct Debit arrangement with us. It also details what our obligations are to you as your Direct Debit provider.

Please keep this agreement for future reference. It forms part of the terms and conditions of your Direct Debit Request and should be read in conjunction with your Direct Debit Request authorisation. If you require a copy of a Direct Debit Service Agreement, please contact us (see below in the section 'Notice' for our mailing address).

The terms for this Direct Debit Service Agreement are for the purpose of an investment into the Australian Unity Select Income Fund by:

- 1) Initial investment by direct debit, or
- 2) Regular Savings Plan.

### Definitions

**account** means the account held at your nominated Australian financial institution from which we are authorised to arrange for funds to be debited.

**agreement** means this Direct Debit Request Service Agreement between you and us.

**business day** means a day other than a Saturday or a Sunday or a public holiday listed throughout Australia.

**debit day** means the day that payment from you to us is due.

**debit payment** means a particular transaction where a debit is made.

**Direct Debit Request** means the written, verbal or online request between us and you to debit funds from your account.

**our, us or we** means *Australian Unity Funds Management Limited*, (the Debit User) you have authorised by requesting a Direct Debit Request.

**PDS** means the offer document to which this agreement is incorporated by reference and which sets out the terms of the offer of the fund.

**fund** means the *Australian Unity Select Income Fund (ARSN 091 886 789)*.

**you or your** means the customer who has signed the Direct Debit Request.

**your financial institution** means the Australian financial institution as nominated by you on the Direct Debit Request at which the account is maintained.

### Our commitment to you

- By signing a *Direct Debit Request*, you have authorised us to arrange for funds to be debited from your account. You should refer to the *Direct Debit Request* and this *agreement* for the terms of the arrangement between us and you.
- We will only arrange for funds to be debited from your account as authorised in the *Direct Debit Request*.
- Where you request a one off debit, the payment will be drawn from your nominated account after we accept your application.

- For regular debits, payment will normally start to be drawn from *your* nominated *account* from the 15th day of the month following the date *we* receive *your* application (e.g. for an application received on 1 March, the first deduction will occur on 15 March).
- Where the due date for a drawing falls on a non-*business day*, it will be drawn from *your account* on the next *business day*. If *you* are unsure about which day *your account* has or will be deducted *you* should ask *your financial institution*.
- *We* may vary any terms of this *agreement* or a *Direct Debit Request* at any time by giving *you* at least fourteen (14) days written notice sent to the preferred email/address *you* have given *us* in the *Direct Debit Request*.
- *We* will keep the details of *your* nominated *account* and *financial institution* private and confidential.
- *We* will investigate and deal promptly with any queries, claims or complaints regarding debits.

### Your commitment to Australian Unity (us)

- It is *your* responsibility to check with *your* nominated Australian *financial institution* to confirm that direct debits are available on *your account* as direct debiting through the Bulk Electronic Clearing System (BECS) may not be available on all accounts.
- If there are insufficient clear funds in *your* account to meet a *debit payment*:
  - (a) *you* may be charged a fee and/or interest by *your financial institution*;
  - (b) *we* may charge *you* reasonable costs incurred by *us* on account of there being insufficient funds; and
  - (c) *you* must arrange for the *debit payment* to be made by another method or arrange for sufficient clear funds to be in *your account* by an agreed time so that *we* can process the *debit payment*.
- It is *your* responsibility to ensure that the authorisation at **Section 4** 'Direct Debit Request' of this Application Form matches the signing instructions on *your* nominated Australian *financial institution* account.
- It is *your* responsibility to ensure that there are sufficient cleared funds in the nominated Australian *financial institution* account to allow a *debit payment* to be made on the drawing date in accordance with the *Direct Debit Request*. *We* may reject *your* application if *we* are unable to draw funds from *your* nominated Australian *financial institution*.
- It is *your* responsibility to cover any charges resulting from the use of the direct debit program. This may include transaction fees charged by *us* or *your* nominated Australian *financial institution* due to dishonoured drawing.
- It is *your* responsibility to check *your account* details which *you* have provided to *us* are correct by checking them against a recent *account* statement from *your* Australian *financial institution*.
- It is *your* responsibility to check with *your financial institution* before completing **Section 4** 'Direct Debit Request' of this Application Form, if *you* have any queries about how to complete the *Direct Debit Request*.
- It is *your* responsibility to check *your account* statement to verify that the amounts debited from *your account* are correct.

### Changes to the arrangement

If *you* want to make changes to the drawing arrangements, please notify *us* in writing (see below section 'Notice' for *our* mailing address), at least five (5) *business days* prior to the drawing date. *You* can also contact *your own financial institution*, which must act promptly on *your* instructions. These changes may include:

- deferring the drawing;
- altering the details of the drawing;
- stopping an individual debit; or
- cancelling the *Direct Debit Request* completely.

### Enquiries

All *your* personal customer information held by *us* will remain confidential, except for information that may be provided to *our financial institution* to initiate the drawing to *your* nominated *account*, or information that may be disclosed to a third party as required by law. Information may also be provided to any entity within the Australian Unity Group to enable the *Direct Debit Request* to be effected as required by law.

### Disputes

- If *you* believe there has been an error in debiting *your account*, *you* should notify *us* directly in writing by mail, emailing *us* at [investments@australianunity.com.au](mailto:investments@australianunity.com.au) or contacting *us* on 1300 412 356 (see below section 'Notice' for *our* mailing address) and then confirm that notice in writing with *us* as soon as possible so that *we* can resolve *your* query more quickly.
- If *we* conclude, as a result of *our* investigations that *your account* has been incorrectly debited, *we* will respond to *your* query by arranging within a reasonable period for *your* Australian *financial institution* to adjust *your account* (including interest and charges) accordingly. *We* will also notify *you* in writing of the amount by which *your account* has been adjusted.
- If *we* conclude, as a result of *our* investigations that *your account* has not been incorrectly debited *we* will respond to *your* query by providing *you* reasons and any evidence for this finding in writing.
- If *you* do not receive a satisfactory response from *us*, then please follow up with *your* nominated Australian *financial institution* regarding *your* claim.
- *You* will receive a refund of the drawing amount if *we* cannot substantiate the reason for the drawing.

### Confidentiality

- *We* will keep any information (including *your account* details) in *your Direct Debit Request* confidential. *We* will make reasonable efforts to keep any such information that *we* have about *you* secure and to ensure that any of *our* employees or agents who have access to information about *you* do not make any unauthorised use, modification, reproduction or disclosure of that information.
- *We* will only disclose information that *we* have about *you*:
  - (a) to the extent specifically required by law; or
  - (b) for the purposes of this agreement (including disclosing information in connection with any query or claim).

## Notice

- If you wish to notify us in writing about anything relating to this *agreement*, you should write to:  
GPO Box 4360  
Melbourne VIC 3001  
or email us at  
investorservices@australianunity.com.au
- We will notify you by:
  - (a) sending a notice in the ordinary post to the address you have given us in this Application Form to the PDS; or
  - (b) by sending a notice electronically to the email address you have given us in the Application Form to the PDS.
- Any notice received after 3:00pm in our Melbourne office on any Melbourne Business Day will be deemed to have been received on the next Melbourne Business Day.

## 3. Anti-Money Laundering Laws and the Application Form

### Anti-Money laundering

Australia's Anti-Money Laundering and Counter Terrorism Financing ('AML/CTF') laws requires Australian Unity to adopt and maintain an AML/CTF program. To meet this legal requirement, we need to collect certain identification information and documentation (Know Your Client ('KYC') Documents) from investors.

- If you are applying through a financial adviser:  
Your financial adviser will assist you in providing the necessary identification documents prior to lodging the application.
- If you are submitting your application directly (without the assistance of a financial adviser):  
The required identification documents are set out under 'Applying for different types of investment accounts' on page 7 of this Application Form.

Please note that any certified identification documents must be certified by an approved certifier. See 'Certification of documents' on page 5 of this Application Form for more details. Please note your identification document must be in date (or within two years of expiry for a passport). Existing investors may also be asked to provide KYC Documents as part of a re-identification process to comply with the AML/CTF laws.

**Processing of applications or withdrawals will be delayed or refused if investors do not provide the required KYC Documents when requested.**

Under the AML/CTF laws, Australian Unity is required to submit regulatory reports to the Australian Transaction Reports and Analysis Centre (AUSTRAC). This may include the disclosure of your personal information. Australian Unity may not be able to tell you when this occurs. As a result, if instructed by AUSTRAC, Australian Unity may be required to deny you (on a temporary or permanent basis) access to your investment. This could result in loss of the capital invested, or you may experience significant delays when you wish to transact on your investment.

We are not liable for any loss you may suffer because of compliance with the AML/CTF laws.

## Politically Exposed Persons (PEP)

To comply with AML/CTF laws we require you to disclose whether you (or any of your beneficial owners) are, or have an association with, a PEP. A PEP is an individual who holds a prominent public position or function in a government body or an international organisation in Australia or overseas, such as a Head of State, or Head of a Country or Government, or a Government Minister, or equivalent senior politician. A PEP can also be an immediate family member of a person referred to above, including spouse, de facto partner, child, and a child's spouse or a parent. A close associate of a PEP, i.e. any individual who is known to have joint beneficial ownership of a legal arrangement or entity is also considered to be a PEP. Where you identify as, or have an association with, a PEP, we may request additional information from you.

## Source of investable assets/wealth

Under AML/CTF laws, we are required to identify your source of investable assets/wealth.

## Non-individual entities – your beneficial owners

Your beneficial owner means an individual who ultimately 'controls' you or owns you. 'Control' includes control (directly or indirectly) as a result of, or by means of trusts (including in the capacity as beneficiary, trustee or settlor), an agreement, an understanding or practice, and further includes the ability to exercise control over decisions about financial and operating policies. 'Owns' means ownership (either directly or indirectly) of 25% or more of you.

Under AML/CTF laws you are required to provide information about your Beneficial Owners for certain account types including:

- Australian incorporated or created entities such as:
  - unlicensed proprietary limited companies, not subject to regulatory oversight (note: not applicable for complying Australian Superannuation Fund investors); or
  - partnerships; or
  - unregistered trusts, including family trusts.
- Entities incorporated or created outside of Australia such as:
  - companies;
  - partnerships;
  - trusts; or
  - estates.

These account types will be required to complete the Beneficial Owner Information Form, which is available on our website [australianunity.com.au/wealth/BOIF](http://australianunity.com.au/wealth/BOIF) or by calling our Investor Services team on 1300 412 356.

## Automatic Exchange of Information (AEOI) regime

AEOI is the exchange of financial account information between tax authorities in relevant countries. This requires financial institutions including Australian Unity, to collect tax residency information from their customers.

AEOI is currently made up of two information sharing frameworks:

- The Foreign Account Tax Compliance Act (FATCA) which is a US framework to identify US citizens and tax residents with accounts in foreign (non-US) jurisdictions. This has been in place since 1 July 2014; and
- The Common Reporting Standard under which details of foreign tax resident accounts are shared between participating governments. Phased implementation of this regime commenced 1 January 2016 globally, and commenced in Australia from 1 July 2017.

### Common Reporting Standard (CRS)

CRS is a global standard for collecting, reporting and exchanging financial information on foreign tax residents, which was initiated by the Organisation for Economic Cooperation and Development (OECD) to provide greater transparency and reduce offshore tax evasion in over 100 participating countries and jurisdictions.

In accordance with CRS, banks and other financial institutions in Australia are required to collect financial account information from their customers who are resident in countries other than Australia for tax purposes, and provide financial information to the Australian Tax Office where it will be exchanged with other participating countries. These changes are a legislative requirement, therefore must be complied with.

You must complete the Tax Residency Information Form (along with your Application Form) if the following is applicable:

- Your country of residence for tax purposes is outside of Australia, or you are a tax resident of multiple countries; or
- You are (or you are applying on behalf of) a 'non-individual' account type investing in this Fund (other than a complying Australian Superannuation Fund) and you are a tax resident of a country other than Australia; or
- Your Company/Regulated Trust/Unregulated Trust/Estate/Sole Trader/Partnership – Corporate has a Controlling Person<sup>1</sup> that is a tax resident of a country other than Australia.

The Tax Residency Information Form is available from our website ([australianunity.com.au/wealth/TRIF](http://australianunity.com.au/wealth/TRIF)). Your Application Form cannot be processed until you have provided a completed Tax Residency Information Form (if applicable).

---

1. A Controlling Person is an individual who directly or indirectly exercises control over the Entity.

For a company, this includes any beneficial owners controlling more than 25% of the shares in the company.

For a Trust this includes:

- Trustees;
- Settlers; or
- Beneficiaries.

For a partnership this includes:

- All partners.

Where there are no natural persons that control the Entity through ownership, the controlling person(s) may be a natural person(s) who could be a senior managing official responsible for strategic and/or financial decisions.

### Submitting your application without the assistance of a financial adviser

If you are submitting the Application Form directly, without having consulted with a financial adviser, you must include the relevant identification documents when you submit your Application Form. The required identification documents are set out under 'Applying for different types of investment accounts' of this Application Form.

**Important note:** Please take your time to complete the Application Form, ensuring that all of the required information (for example, AML/KYC and CRS requirements) is included. If your application does not meet the requirements and we need to contact you for further information, this may result in your application being delayed.

### Certification of documents

Where your identification documents need to be certified, we suggest that the person certifying the document(s) for you uses the following statement on the copy being certified:

**'I certify this to be a true copy of [name of document] the original of which, was seen by me at the time of signing'.**

The certified copy must also be dated, and have the signature, printed name, occupation, employer and address of the person certifying the document. Please note your identification document must be in date (or within two years of expiry for a passport).

Persons who may certify copies of original identification documents are:

- Officer with or authorised representative by an Australian Financial Services licence holder, with two or more years of continuous service with one or more licensees.
- Chartered Accountant, CPA or member of the National Institute of Accountants with two or more years of continuous membership.
- Officer of a financial institution or finance company with two or more years of continuous service, with one or more institutions or companies.
- Permanent employee of the Australian Postal Corporation with two or more years of continuous service, or someone who operates as an agent of the Australian Postal Corporation.
- Police Officer.
- A person who, under the law in force in a state or territory, is currently licensed or registered to practice as a: chiropractor, dentist, legal practitioner, medical practitioner, nurse, optometrist, pharmacist, physiotherapist, psychologist or veterinary surgeon.
- Lawyer, Magistrate, Registrar of a Court, Justice of the Peace.
- Notary Public (including persons authorised as a notary public in a foreign country).

A complete list of persons who may certify documents can be obtained from our website [australianunity.com.au/wealth/ACL](http://australianunity.com.au/wealth/ACL) or by contacting us on 1300 412 356.

## 4. Completing the Application Form

The following information is provided to assist you in completing and lodging the Application Form.

- You may type your details into the Application Form; or use a blue or black pen.
- Print in **BLOCK** letters inside the boxes.
- Answer all sections unless otherwise indicated (if a section does not apply, please indicate using 'N/A').
- Ensure each signatory to the investment account signs the Application Form.
- Complete the Direct Debit Request in Section 4.
- Scan and email, or mail your Application Form, relevant identification documents (where required) and direct debit instructions to our mailing address (see 'Lodgement').

### Providing your Tax File Number (TFN)

You may decide whether you wish to provide your TFN on the Application Form. If we do not receive your TFN, ABN or appropriate exemption information, we must withhold tax at the highest marginal tax rate (plus levies) from distributions paid to you.

### Signing the Application Form

Read the declaration section carefully before signing the Application Form. Each signatory to the investment account must sign the Application Form(s).

If signed under Power of Attorney, the Attorney must certify that they have not received notice of revocation of the Power. We require an original OR a certified copy OR a copy of a certified copy of the Power of Attorney for our reference.

Company applications must be signed in accordance with the constitution or rules of the company.

## Lodgement

### By email

[investorservices@australianunity.com.au](mailto:investorservices@australianunity.com.au)

### By post

Australian Unity Select Income Fund  
GPO Box 4360  
Melbourne VIC 3001

### Identification documents:

If you are submitting this Application Form directly, without having consulted with a financial adviser, you must include the relevant identification documents when you submit your Application Form. The required identification documents are set out under 'Applying for different types of investment accounts' on page 7 of this Application Form.

Your identification documents can be sent to us by the following means:

#### By email:

- A scanned copy of a certified copy; and/or
- A scanned copy of a certified extract.

#### By post:

- An original; and/or
- A certified copy; and/or
- A certified extract.

Any application received after 3:00pm in our Melbourne office on any Melbourne Business Day will be deemed to have been received on the next Melbourne Business Day.

### Incomplete applications

Please take your time to complete the Application Form, ensuring that all of the required information is included, or we may not be able to process your application.

**If we do not receive sufficient information from you, we will contact you to request the necessary information. Any delay in providing the necessary information may result in your application being delayed.**

We reserve the right to decline your application if your application does not meet our AML/KYC requirements. We recommend you carefully complete the Application Form and use the 'Completing the Application Form' instructions, the 'Application Form checklist', and 'Applying for different types of investment accounts' to ensure that you provide all of the required information. If you require assistance with completing the Application Form, please call us on 1300 412 356.

If your application is incomplete and/or if the additional information is not received after 30 business days, we may return the application and your application monies to you.

## 5. Applying for different types of investment accounts

The following identification documents are required if you are submitting your application directly, without the assistance of a financial adviser.

Please Note:

- You may be required to complete the 'Beneficial Owner Information' Form. See page 4 for information about 'Non-individual entities – your beneficial owners'.
- If you have sent us originals of your relevant identification documents, we will take a copy of the document and certify that is an original copy. After which we will post the original document(s) back to the mailing address you have provided in your Application Form.
- Certified copies of your relevant identification document(s) must not be more than 12 months old.

Type of investor	Your account must be in the name of	ABN, TFN(s) or exceptions to be submitted	Signature(s) required	Identification documents required (in support of the Application Form)
<b>Individual account</b>	The applicant e.g. Jane Citizen	The applicant	The applicant	<p>An original OR a certified copy OR a copy of a certified copy of any of the following that identify your (the applicant's) full name and either date of birth and/or residential address:</p> <ul style="list-style-type: none"> <li>Driver Licence; or</li> <li>Passport containing photo identification.</li> </ul> <p>Applicable to foreign individual accounts only:</p> <ul style="list-style-type: none"> <li>In addition to the identification documents outlined above, a <b>foreign individual</b> who wishes to establish a relationship must also provide evidence of a current visa with working rights.</li> </ul>
<b>Joint account</b>	Both or all joint applicants e.g. Jane Citizen and John Citizen	Each applicant's	All joint applicants'	
<b>Partnership</b>	Registered business name of partnership (if applicable) or full name of the partnership	The partnership's	As required under the partnership agreement	<p>Please provide at least one of the following three documents:</p> <ul style="list-style-type: none"> <li>An original OR a certified copy OR a copy of a certified copy OR a certified extract OR a copy of a certified extract of a partnership agreement; and/or</li> <li>An original OR a certified copy OR a copy of a certified copy OR a certified extract OR a copy of a certified extract of minutes of meeting; and/or</li> <li>A relevant ASIC company search/extract showing registered business name, number and address. This document should also list the full name of each Partner (not required if the regulated status of the partnership is confirmed by referring to a current membership directory of the relevant professional association).</li> </ul> <p>If the Partner is a company, please provide the same type of information requested for a <b>Company account</b>. For each Director and/or company secretary, please provide the same type of information requested for an <b>Individual account</b>.</p> <p>If the Partnership is <b>not regulated</b> by a professional association, for each Partner please provide:</p> <ol style="list-style-type: none"> <li>the same type of information requested for an <b>Individual account</b> (e.g. full name, date of birth and residential address);</li> <li>the respective share of the partner in the partnership; and</li> <li>the business activity of the partnership.</li> </ol> <p>If the Partnership is <b>regulated</b> by a professional association, identification documents are only required for a minimum of one Partner. Please provide the same type of information requested for an <b>Individual account</b>. Please also provide:</p> <ol style="list-style-type: none"> <li>the name of the professional association; and</li> <li>relevant membership details (e.g. account name and membership number).</li> </ol>
<b>Company</b>	The name of the company e.g. Sample Company Pty Ltd	The company's	Two directors; or a director and a company secretary or if there is only one director, by that director	<p>Please provide at least one of the following two documents:</p> <ul style="list-style-type: none"> <li>An original OR a certified copy OR a copy of a certified copy of the Certificate of Registration/Incorporation (or similar) document confirming the company's name, registered business number and whether the company is a public or proprietary company; and/or</li> <li>An original OR a certified copy OR a copy of a certified copy OR a certified extract OR a copy of a certified extract of minutes of meeting.</li> </ul> <p>For each director and/or company secretary, please provide the same type of information requested for an <b>Individual account</b>.</p> <p><b>Note:</b> Where the company is an Australian listed public company, a majority owned subsidiary of an Australian listed public company or is licensed and subject to Commonwealth, state or territory regulatory oversight in relation to its activities as a company, <b>Company</b> documents are not required (unless in circumstances where the documents are not publicly available for us to verify).</p>

Type of investor	Your account must be in the name of	ABN, TFN(s) or exceptions to be submitted	Signature(s) required	Identification documents required (in support of the Application Form)
<b>Australian Superannuation Fund/ Self-managed super fund (SMSF)</b>	The trustee(s) of the Australian Superannuation Fund/SMSF and not the name of the Australian Superannuation Fund/SMSF	The Australian Superannuation Fund/SMSF	The trustee(s), 'as trustee(s) for...'	<p>Identification documents are only required for one Trustee. Please provide the same information and identification documents requested for an <b>Individual account</b>. If you wish to add any additional trustees to your account, you are required to provide identification documents for each additional individual trustee.</p> <p>For Corporate Trustees, please provide the same type of documents and information requested for a <b>Company</b>. For Directors, please provide the same type of documents and information requested for an <b>Individual account</b>.</p> <p>In certain circumstances, we may require a copy of your SMSF trust deed (if applicable).</p>
<b>Regulated Trust</b>	The trustee(s) of the Trust and not the name of the Trust e.g. ABC Trustees ATF Jane Citizen Trust	The Trust	The trustee(s), 'as trustee(s) for...'	<p>Please provide information that establishes the Trust is either:</p> <ul style="list-style-type: none"> <li>• An ASIC registered managed investment scheme – ARSN;</li> <li>• A managed investment scheme not registered by ASIC - ABN;</li> <li>• Government superannuation fund that has been established by Commonwealth legislation; or</li> <li>• Regulated by a Commonwealth State or Territory regulated in relation to its trust activities.</li> </ul> <p>Identification documents are only required for one Trustee. Please provide the same information and identification documents requested for an <b>Individual account</b>. If you wish to add any additional trustees to your account, you are required to provide identification documents and information for each additional individual trustee.</p> <p>For Corporate Trustees please provide the same identification documents and information requested for a <b>Company</b>.</p>
<b>Unregulated Trust</b>	The trustee(s) of the Trust or Trust e.g. ABC Trustees ATF for the Citizen Family Trust or Citizen Family Trust	N/A	The trustee(s), 'as trustee(s) for...'	<ul style="list-style-type: none"> <li>• You do not need to provide identification documents for the beneficiary/beneficiaries of the Trust, however you do need to provide their details in Part B of the Application Form.</li> <li>• An original OR a certified copy OR a copy of a certified copy of the first page and schedule of the Trust Deed.</li> <li>• For each trustee, please provide the same type of information for an <b>Individual account</b>.</li> </ul> <p>For Corporate Trustees, please provide the same identification documents and information requested for a <b>Company</b>.</p> <p>For Directors, please provide the same type of documents and information requested for an <b>Individual account</b>.</p> <p>For Settlor of the unregulated trust please provide full name and identification documents as requested for an <b>Individual account</b> unless:</p> <ol style="list-style-type: none"> <li>(i) the material asset contribution by the settlor at the time the trust is established is less than \$10,000; or</li> <li>(ii) the settlor is deceased.</li> </ol>
<b>Estate</b>	The executor(s) of the estate e.g. Estate of the late Jane Citizen.	The deceased person's	The executor(s) or administrator(s)	<ul style="list-style-type: none"> <li>• An original OR a certified copy OR a copy of a certified copy of the grant of probate or Letters of Administration; or</li> <li>• Death Certificate.</li> </ul> <p>For each executor, please provide the same identification documents and information requested for an <b>Individual account</b>.</p>
<b>Minor (a person under 18 years of age)</b>	The adult's name in trust for the minor's name e.g. Jane Citizen ITF John Citizen Jr.	All adults	All adults investing on behalf of the minor	<ul style="list-style-type: none"> <li>• An original OR a certified copy OR a copy of a certified copy of birth certificate or birth extract of the minor; or</li> <li>• A notice that has been issued by a school principal within the preceding three months that contains the name of minor, the minor's residential address and the period of time the minor has attended the school; or</li> <li>• An original OR a certified copy OR a copy of a certified copy of a Medicare card if the minor does not attend school.</li> </ul> <p>For adults investing on behalf of the minor, please provide the same identification documents and information requested for an <b>Individual account</b>.</p>

## 6. Application Form checklist

Ensure you complete the relevant section according to your investor type outlined in the table below:

Investor type	Application Form (Part A)	Application Form (Part B)
Individual	Complete Section 1–7	Not Applicable.
Joint	Complete Section 1–7	Not Applicable.
Partnership - Individual	Complete Section 1–7	Not Applicable.
Partnership - Corporate	Complete Section 1–7	Complete relevant sections
Company	Complete Section 1–7	Complete relevant sections
Australian Superannuation Fund/SMSF/Other Regulated Trust	Complete Section 1–7	Complete relevant sections
Regulated/Unregulated trust	Complete Section 1–7	Complete relevant sections
Estates – Individual Executor	Complete Section 1–7	Complete relevant sections
Estates – Corporate Executor	Complete Section 1–7	Complete relevant sections
Other applicant types	Please contact us on 1300 412 356 for assistance	

To ensure that we are able to process your Application Form quickly and efficiently, please ‘X’ that you have completed all of the following:

### Step 1 Account details

- Indicate whether you are a new investor or if you have an existing active investor number (mandatory). Please note that if you have an existing investment in the Fund and an existing active investor number with us, you are not required to supply the required identification documents.

### Section 2 Investor details

- Indicate your investment type and provide your personal details (mandatory).

### Section 3 Account contact details

- Provide only if different from your residential/registered business address.
- **Statements** – Indicate if you wish to receive an email alert to notify you when your statements are available.
  - **Annual Report** – Indicate if you would like to receive an email alert to notify you when the latest Annual Report is available.

### Section 4 Investment details

- Indicate the amount you wish to invest (mandatory) and provide details for your Direct Debit Request instructions.

### Section 5 Payments from your investment

- Indicate your preferred method of payment for distribution.
- Complete this section if you opt for a one-off advice fee to be paid to your financial adviser.

### Section 6 Adviser arrangements

- This section is to be completed by your financial adviser. If you are not using the services of a financial adviser, please leave blank.

### Section 7 Declarations and investor signature(s) (mandatory)

- Individual investors** – Provide your signature and date the Form.
- Joint investors** – Provide both signatures and date the Form.
- Partnership** – Provide the signatures and date the Form.
- Corporate partnership** – Provide the signatures of two

directors (or a director and a company secretary); or if there is only one director, by that director and date the Form.

Ensure you also complete the relevant sections in **Part B**.

- Company** – Provide the signatures of two directors (or a director and a company secretary); or if there is only one director, by that director and date the Form. Ensure you also complete the relevant sections in **Part B**.

- Australian Superannuation Fund/SMSF/Other Regulated Trust** – Provide the signatures of the trustees and date the Form. Ensure you also complete the relevant sections in **Part B**.

- Regulated/Unregulated Trust** – Provide the signatures of the trustees and date the Form. Ensure you also complete the relevant sections in **Part B**.

- Estate** – Provide the signature of the executor and date the Form. Ensure you also complete the relevant sections in **Part B**.

- Power of Attorney** – Provide your signature and date the Form. Attach a certified copy of the Power of Attorney. A Justice of the Peace, Solicitor or Notary Public must certify the Power of Attorney. You also need to provide the same type of information requested for an Individual account as it relates to the Attorney named in the application. If the Power of Attorney document does not contain a sample of the Attorney’s signature, please provide an original OR a certified copy OR a copy of a certified copy of identification documents for the Attorney, containing a sample of their signature, e.g. Driver Licence or passport containing photo identification.

- Your Beneficial Owners** – Certain types of entities may also be required to provide information and identification documents in relation to your Beneficial Owners. You will be required to complete the ‘Beneficial Owner Information’ Form. See ‘Non-individual entities – your beneficial owners’ on page 4 for more information.

- Common Reporting Standard** – You may be required to complete the Tax Residency Information Form together with your Application Form. See ‘Automatic Exchange of Information’ and ‘Common Reporting standards’ on page 4 and 5 respectively. **Your investment cannot be issued to you until you have provided a completed Tax Residency Information Form (if applicable).**

# Target Market Determination questionnaire

The following questions assist Australian Unity Funds Management Limited (AUFM) in meeting its regulatory obligations by enabling it to assess whether the Australian Unity Select Income Fund is being offered to the stated target market.

## SECTION 1 Investor contact details

(Mandatory fields are marked\*)

Full name\*

DOB\*   /   /   Phone\*

Email address\*

Are you an existing investor in the Fund, or have you applied for an interest in the Fund previously?

## SECTION 2 Financial advice

Have you received current personal financial advice in relation to this application to the Select Income Fund?

**Yes** – Please provide your adviser’s details and when that advice was provided:   /   /

**No** – Please continue to Section 3.

(Mandatory fields are marked\*)

Adviser name\*

Adviser email\*

Adviser phone\*  Adviser code

Adviser address

## SECTION 3 Investor status

Please select one of the following options:

I am/We are not a Wholesale Client with a Wholesale Certificate. **Please complete Section 4 below.**

I am/We are a Wholesale Client and will provide a copy of my/our Wholesale Certificate with my/our application. You do not need to complete Section 4.

Date of certificate   /   /

Attach an accountant’s certified prepared [wholesale certificate](#), prepared in accordance with Section 761G of the Corporations (the certificate must have been signed less than 2 years from the date of this application).

### MORE INFORMATION

#### What is a wholesale client?

A wholesale client is defined in the Corporations Act and includes an investor with total investable assets of greater than \$2,500,000 or an annual taxable income of \$250,000 or greater (as certified by a qualified accountant).

[> Current AU Wholesale certificate template.](#)

## SECTION 4 Target Market Determination Questionnaire

1. Before making any decision about investing in the Fund, you should read the Product Disclosure Statement (PDS) carefully in its entirety and consider consulting with a financial adviser and/or tax adviser.

Have you read the PDS?

Yes

No

2. What is your investment objective in applying to invest in the Fund? (tick one option only)

Income distributions

OR

Capital growth

### MORE INFORMATION

#### What is an income distribution?

An income distribution is the periodic payment of income from the Fund's assets to its investors.

#### What is capital growth?

Capital growth in an investment is the increase in value of an investment over time.

3. What percentage of your total investable assets, excluding your residential home, do you intend to allocate to the Select Income Fund in total as part of your diversified portfolio of investable assets?

Please enter a percentage up to 100%: %

### MORE INFORMATION

#### What are investable assets?

Investable assets are the financial resources you have available for investment purposes, excluding your primary residence and the money you need for daily living expenses; for example, bills, and mortgage payments.

#### What is diversification?

Diversification is typically achieved by spreading your investable assets across different asset classes and sectors. The aim of diversification is typically to lower your overall portfolio's risk, in some cases by limiting exposure to the performance of any individual investment type, and achieving more stable returns. It is important to consider diversification when building an investment portfolio.

4. Which of the following best describes your tolerance for loss of your capital and/or interest as it relates to your total investment in the SIF (having regard to your response to the question immediately above):

**Low** – For my/our investment in the SIF, I/we do not want to risk losing any capital or interest payments.

**Medium** – For my/our investment in the SIF, I/we accept that I/we could lose some capital and/or not receive some interest payments.

**High** – For my/our investment in the SIF, I/we accept that I/we could lose all my/our capital and/or not receive some or all interest payments.

### MORE INFORMATION

#### What is capital loss?

Capital loss in an investment is the decrease in value of an investment over time.

#### What is interest payment loss?

Interest payment loss is the delay or cessation of the periodic payments of interest from the Fund's assets to its investors.

5. For your investment in the Fund, are you seeking accelerated returns? (tick one option only)

- Yes  
 No

#### MORE INFORMATION

##### What are accelerated returns?

Accelerated returns are very high returns that may be generated by investing in more speculative and complex asset classes.

6. What is your intended timeframe for investing in the Select Income Fund?

(number)  Months OR  Years

7. The investment term for Syndicate-Fund loans are generally for a fixed period. Once your money is allocated to a Syndicate Fund(s), you will not have access to your money at least until the end of the term. Would you be able to meet your ongoing financial obligations and commitments if you are not able to access your money until after the end of the loan term(s)?

- Yes  
 No

#### MORE INFORMATION

##### What is a SIF Syndicate-Fund?

Each Syndicate-Fund is a separate trust which offers investors direct exposure to a single registered first mortgage loan that the investor has selected exposure to. The investment outcomes, including the rate of return, duration of investment and capital security of funds invested are isolated to each Syndicate-Fund. Interests in each Syndicate-Fund are issued via their own Supplementary Product Disclosure Statement (SPDS) which sets out the particulars of the loan, including the applicable loan term and interest rate. More information regarding each Syndicate-Fund is available at our website [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif)

##### How do you access a Syndicate-Fund?

When you invest in SIF, you are initially issued an interest in the Cash Account. Once you are invested in the Cash Account, you can choose to invest in a Syndicate-Fund. The details of each Syndicate-Fund are provided to you in a Supplementary Product Disclosure Statement. Refer to the PDS for more information as to the process for your allocation to a Syndicate-Fund depending on whether you invest under a Specific Investment Authority or General Investment Authority.

8. The investment term of a Syndicate-Fund may be extended if a borrower is late in repaying a loan. Would you be able to meet your ongoing financial obligations and commitments if you are not able to access your money where the loan is extended in such circumstances?

- Yes  
 No

9. While we select and manage Syndicate-Fund loans carefully, like any loan the borrower attached to a loan could default on their payment obligations and be unable to repay some or all of the amount owed under the loan. If this occurs, you may lose some or, in an extreme circumstance, all of your investment held in that specific Syndicate-Fund. Would you be able to meet your ongoing financial obligations and commitments if you were to lose some or all of your money invested in a Syndicate-Fund(s)?

- Yes  
 No

#### MORE INFORMATION

##### What is a borrower default?

A borrower default means a breach by the borrower of the transaction documents associated with the Syndicate-Fund, including a failure to repay some or all of the loan.

10. There are circumstances where a Syndicate-Fund(s) may not be able to distribute interest to investors. For example, if a borrower is in default or fails to make a repayment, your interest payments may be suspended, or may not be paid at all. If the interest payments are suspended, or not paid at all, would you be able to meet your ongoing financial obligations and commitments?

- Yes  
 No

11. Withdrawal requests from the Fund are paid from the Cash Account (as opposed to a Syndicate-Fund(s)) and are generally paid within two business days of receipt of the withdrawal request. However, under the Fund's Constitution we have 90 days from the receipt of the request to satisfy these requests. Would you be able to meet your ongoing financial obligations and commitments without urgent access to your Cash Account holdings?

- Yes  
 No

#### MORE INFORMATION

##### What is the Cash Account?

The Cash Account is not an at call account, and capital cannot be accessed on an urgent basis. The purpose of the Cash Account is intended to be an access point to the SIF's Syndicate-Funds. In order to access a Syndicate-Fund, you must first invest in the Cash Account. Conversely, when a Syndicate-Fund matures, capital is returned to the Cash Account.

**By completing and submitting this Target Market Determination Questionnaire I/We warrant and confirm to AUFM that:**

- a. all of the responses and information I/we have provided in this Target Market Determination Questionnaire (including any supporting documentation I/we have provided) are true, correct and complete;
- b. I/we have received, read and understood the PDS.

I/We acknowledge and agree in favour of AUFM that:

- a. nothing in this form constitutes advice to me/us from AUFM and 'help' is for general information purposes only;
- b. AUFM recommends that I/we obtain appropriate professional advice in respect of our investment in the Fund and our completion of the Target Market Determination Questionnaire;
- c. if I/we are a wholesale client I/we must provide AUFM with a valid wholesale certificate, and provide AUFM with a renewed valid wholesale certificate upon its expiry. A template wholesale certificate for the Select Income Fund is available by emailing our dedicated Investor Services team at [investorservices@australianunity.com.au](mailto:investorservices@australianunity.com.au).

# Application Form Part A

28 August 2025

## Australian Unity Select Income Fund (ARSN: 091 886 789)

**This application is for new and additional investments.**

Please:

- You may type your details into the Application Form; or use **BLOCK** letters and a black or blue pen to complete this Application Form.
- Indicate using an 'X' where appropriate. If a section does not apply to you, please indicate using 'N/A'.
- For further information on completing the Application Form please refer to 'Application Form Checklist' on page 9.
- Refer to page 4 for the definition of a Politically Exposed Person.
- **You may also be required to provide information and identification documents in relation to your Beneficial Owners and Common Reporting Standard requirements.** Refer to 'Non individual entities - your beneficial owners' and 'Automatic Exchange of Information' (AEOI) on page 4 to assess whether you are required to include a Beneficial Owner Information Form and/or Tax Residency Information Form with your Application Form.
- For SMSF and regulated trusts, a minimum of only one trustee details is required.

Office use only

### Section 1 Account details

**New investor:** Are you a new investor with Australian Unity Wealth?

Yes – Go to **Section 2** and complete all details     No – See below

**Existing investor:** Is this investment to be in the same name?

No – Go to **Section 2** and complete all details     Yes – Please specify your existing account number, account name and TFN

Existing account number

Existing account name

Existing Investor TFN          or TFN exemption\*

\*If exempt, please specify reason. If due to pension or allowance, please state full name of benefit (e.g. Age Pension)

If any of your details have changed please provide them below, otherwise go to **Section 4**

### Section 2 Investor details

What type of investment are you opening? (Please indicate using an 'X')

<input type="checkbox"/> Company	<input type="checkbox"/> Australian Superannuation Fund/SMSF
<input type="checkbox"/> Partnership – Corporate	<input type="checkbox"/> Estate
<input type="checkbox"/> Regulated/Unregulated Trust	<input type="checkbox"/> Sole trader
<input type="checkbox"/> Individual/Joint	<input type="checkbox"/> Other (please specify)

**Please complete all sections below that are relevant to your investor type.** Note that all fields that apply to your account type are mandatory. Please note: **If you wish to invest for an Association, Co-Operative or Government Body**, please call us on 1300 412 356 for details of the additional information we may require from you. **If there are more than two partners in the Partnership**, please call us on 1300 412 356.

**Investor 1 (Individual/Joint/Partnership/Sole Trader)**

Title  Mr  Mrs  Ms  Miss Date of birth / /

Surname

Given name(s)

Email

Phone (after hours) -- Phone (business hours) --

Mobile --

Occupation

TFN    or TFN exemption\*

\* If exempt, please specify reason. If due to pension or allowance, please state full name of benefit (e.g. Age Pension)

Tax Residency rules differ by country. Whether you are a tax resident of a particular country is often (but not always) based on the amount of time you spend in a country, the location of your residence or place of work. For the US, tax residency can be as a result of citizenship or residency.

If you have questions on how to define your tax residency status, please visit the OECD website ([oecd.org](http://oecd.org)) or speak to a professional tax adviser as we are not allowed to give tax advice.

Answer **both** tax residency questions:

Are you a tax resident of Australia?  Yes  No

Are you a tax resident in a country other than Australia?  Yes  No

Tax regulations require Australian Unity to establish the tax residency of investors. **Therefore if you answered 'Yes' to being a tax resident of a country other than Australia, you must complete the Tax Residency Information Form available at [australianunity.com.au/wealth/TRIF](http://australianunity.com.au/wealth/TRIF) and submit it with your application. Your Application Form cannot be processed until you have provided a completed Tax Residency Information Form.**

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

Gainful employment  Inheritance/gift  Financial investments

Business activity  Superannuation savings  Other – please specify

**Investor 1 Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Investor 2 (Individual/Joint/Partnership/Sole Trader)**

Title  Mr  Mrs  Ms  Miss Date of birth / /

Surname

Given name(s)

Email

Phone (after hours) -- Phone (business hours) --

Mobile --

Occupation

TFN         or TFN exemption\*

\* If exempt, please specify reason. If due to pension or allowance, please state full name of benefit (e.g. Age Pension)

Tax Residency rules differ by country. Whether you are a tax resident of a particular country is often (but not always) based on the amount of time you spend in a country, the location of your residence or place of work. For the US, tax residency can be as a result of citizenship or residency.

If you have questions on how to define your tax residency status, please visit the OECD website ([oecd.org](http://oecd.org)) or speak to a professional tax adviser as we are not allowed to give tax advice.

Answer **both** tax residency questions:

Are you a tax resident of Australia?  Yes  No

Are you a tax resident in a country other than Australia?  Yes  No

Tax regulations require Australian Unity to establish the tax residency of investors. **Therefore if you answered 'Yes' to being a tax resident of a country other than Australia, you must complete the Tax Residency Information Form available at [australianunity.com.au/wealth/TRIF](http://australianunity.com.au/wealth/TRIF) and submit it with your application. Your Application Form cannot be processed until you have provided a completed Tax Residency Information Form.**

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

<input type="checkbox"/> Gainful employment	<input type="checkbox"/> Inheritance/gift	<input type="checkbox"/> Financial investments
<input type="checkbox"/> Business activity	<input type="checkbox"/> Superannuation savings	<input type="checkbox"/> Other – please specify

**Investor 2 Residential address (not a P.O. Box)**

Unit     Street number

Street name

Suburb  State

**Minor (Child under the age of 18 years)**

**Note:** For adults investing on behalf of the minor the same identification documents and information is required as an **Individual account**.

Title  Mr  Mrs  Ms  Miss Date of birth   /   /

Surname

Given name(s)

Email

Phone (after hours)   -     -     Phone (business hours)   -     -

Mobile     -

Occupation

Tax Residency rules differ by country. Whether you are a tax resident of a particular country is often (but not always) based on the amount of time you spend in a country, the location of your residence or place of work. For the US, tax residency can be as a result of citizenship or residency.

If you have questions on how to define your tax residency status, please visit the OECD website ([oecd.org](http://oecd.org)) or speak to a professional tax adviser as we are not allowed to give tax advice.

Answer **both** tax residency questions:

Is the minor a tax resident of Australia?  Yes  No

Is the minor a tax resident in a country other than Australia?  Yes  No

Tax regulations require Australian Unity to establish the tax residency of investors. **Therefore if you answered 'Yes' to being a tax resident of a country other than Australia, you *must* complete the Tax Residency Information Form available at [australianunity.com.au/wealth/TRIF](http://australianunity.com.au/wealth/TRIF) and submit it with your application. Your Application Form cannot be processed until you have provided a completed Tax Residency Information Form.**

Is the minor a Politically Exposed Person?  Yes  No

Please identify the minor's source of investable assets or wealth

<input type="checkbox"/> Gainful employment	<input type="checkbox"/> Inheritance/gift	<input type="checkbox"/> Financial investments
<input type="checkbox"/> Business activity	<input type="checkbox"/> Superannuation savings	<input type="checkbox"/> Other – please specify

**Minor Residential address (not a P.O. Box)**

Unit     Street number

Street name

Suburb  State

**Australian Superannuation Fund/SMSF/Other Regulated Trust**

Name of entity

ARBN. or ABN or ARSN

TFN       or TFN exemption\*

\* If exempt, please specify reason.

**Australian Superannuation Fund/SMSF details**

Are you a complying Australian Superannuation Fund/SMSF, an exempt public sector superannuation scheme, an approved deposit fund or a pooled superannuation trust?

Please refer to [superfundlookup.gov.au](http://superfundlookup.gov.au) to confirm the complying status of your Australian Superannuation Fund/SMSF.

Yes - You will also need to complete Trustee details in Part B of this Application Form. You are required to provide a minimum of one trustee detail.

No – You will need to complete the Tax Residency Information Form.

**Government Superannuation Fund details**

Provide name of the legislation establishing the fund

You will also need to complete the Trustee details in Part B of this Application Form.

**Other regulated Trust details**

(a trust that is subject to the regulatory oversight of a Commonwealth, State or Territory statutory regulator such as an approved deposit fund, a pooled superannuation trust or an APRA-regulated super fund)

Provide name of the regulator (e.g. ASIC, APRA, ATO).

Provide name of the legislation establishing the trust

Provide the Trust's ABN or registration/licensing details

Country of incorporation or creation

You will also need to complete the Trustee details in Part B of this Application Form.

**Australian Superannuation Fund/SMSF/Other Regulated Trust's other details**

Please identify the source of your investable assets or wealth

- Gainful employment
- Inheritance/gift
- Financial investments
- Business activity
- Superannuation savings
- Other – please specify

Nature of business (if applicable)

Tax Residency rules differ by country. Whether you are a tax resident of a particular country is often (but not always) based on the amount of time you spend in a country, the location of your residency or place of work. For US, tax residency can be as a result of citizenship or residency.

If you have questions on how to define your tax residency status, please visit the OECD website ([oecd.org](http://oecd.org)) or speak to a professional tax adviser as we are not allowed to give advice.

Answer **all** three residency questions and tick **all** boxes that apply.

- A) Are you a tax resident of Australia?  Yes  No
- B) Are you a tax resident in a country other than Australia?  Yes  No
- C) Are any Controlling Persons\* tax residents of a country other than Australia?  Yes  No

\* A Controlling Person is an individual who directly or indirectly exercises control over the Entity. For a company, this includes any beneficial owners controlling more than 25% of the shares in the company. For a Trust this includes Trustees, Settlers or Beneficiaries. For a partnership this includes any partners. Where there are no natural persons that control the Entity through ownership, the controlling person(s) may be a natural person(s) who could be a senior managing official.

If you answered 'Yes' to questions B or C above, you must complete the Tax Residency Information Form available at [australianunity.com.au/wealth/BOIF](http://australianunity.com.au/wealth/BOIF) and submit it with your application. Your Application Form cannot be processed until you have provided a completed Tax Residency Information Form.

**Australian Superannuation Fund/SMSF/Other Regulated Trust's contact details**

Contact person

Email

Phone (after hours)  -  -  Phone (business hours)  -  -

Mobile  -  -

**Australian Superannuation Fund/SMSF/Other Regulated Trust's registered business address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Australian Superannuation Fund/SMSF/Other Regulated Trust's principle place of business in Australia (if any)**

Unit  Street number

Street name

Suburb  State

Postcode

**Custodian details (if applicable)**

Please provide if your investment is held via a custodian.

Name of Custodian or Trustee

Contact person

Email

Phone (after hours)  -      Phone (business hours)   -

Mobile     -

**Company/Regulated Trust/Unregulated Trust/Estate/Sole Trader/Partnership – Corporate**

If you are applying as a Partnership – Corporate, please call us on 1300 412 356 before you complete this

section. Name of entity

ARBN or ABN

TFN       or TFN exemption\*

\* If exempt, please specify reason.

Country of incorporation

Type of Trust (if applicable)

Name of Custodian/Trustee/Executor (if applicable)

Contact person

Email

Phone (after hours)  -      Phone (business hours)   -

Mobile     -

Please identify the source of your investable assets or wealth

<input type="checkbox"/> Gainful employment	<input type="checkbox"/> Inheritance/gift	<input type="checkbox"/> Financial investments
<input type="checkbox"/> Business activity	<input type="checkbox"/> Superannuation savings	<input type="checkbox"/> Other – please specify

Nature of business (if applicable)

Tax Residency rules differ by country. Whether you are a tax resident of a particular country is often (but not always) based on the amount of time you spend in a country, the location of your residency or place of work. For US, tax residency can be as a result of citizenship or residency.

If you have questions on how to define your tax residency status, please visit the OECD website ([oecd.org](http://oecd.org)) or speak to a professional tax adviser as we are not allowed to give advice.

Answer **all** three residency questions and tick **all** boxes that apply.

- A) Are you a tax resident of Australia?  Yes  No
- B) Are you a tax resident in a country other than Australia?  Yes  No
- C) Are any Controlling Persons\* tax residents of a country other than Australia?  Yes  No

\* A Controlling Person is an individual who directly or indirectly exercises control over the Entity. For a company, this includes any beneficial owners controlling more than 25% of the shares in the company. For a Trust this includes Trustees, Settlers or Beneficiaries. For a partnership this includes any partners. Where there are no natural persons that control the Entity through ownership, the controlling person(s) may be a natural person(s) who could be a senior managing official.

If you answered 'Yes' to questions B or C above, you must complete the Tax Residency Information Form available at [australianunity.com.au/wealth/BOIF](http://australianunity.com.au/wealth/BOIF) and submit it with your application. Your Application Form cannot be processed until you have provided a completed Tax Residency Information Form.

**Registered business address (not a P.O. Box)**

Unit     Street number

Street name

Suburb  State

Postcode     Country (if not Australia)

**Company's/Regulated Trust/Unregulated Trust /Estate/Sole Trader/Partnership – Corporate principle place of business in Australia (if any or if not the same as above address):**

Unit     Street number

Street name

Suburb  State

Postcode

**Section 3 Account contact details**

Please provide the contact details for your all correspondence for this account

- Same as Investor 1 contact person and residential/business address **or**
- Same as Investor 2 contact person and residential/business address
- Same as Australian Superannuation Fund/SMSF/Other Regulated Trust contact person and registered business address provided.
- Same as Company/Regulated Trust/Unregulated Trust/Estate/Sole Trader/Partnership – Corporate contact person and registered business address provided.

**Otherwise complete mailing address details below:**

Unit     Street number      P.O. Box

Street name

Suburb  State

Postcode     Country (if not Australia)

Contact name

Phone (after hours)   -     -     Phone (business hours)   -     -

Mobile     -     -

Email

(Please add one email address only to receive email alerts)

**Statements**

Your tax and distribution statements can be accessed by logging into your account on our website portal [australianunity.com.au/wealth/login](http://australianunity.com.au/wealth/login). To access your statements online and receive an **email alert** to notify you when your statements are available, please indicate using an 'X'  Please note, your statements will be sent to the email address details you have provided in this Section of the Application Form. Alternatively, if you wish to receive a printed copy of your statement, please call us on 1300 412 356.

**Annual Report**

The Annual Report is available from our website at [australianunity.com.au/wealth/](http://australianunity.com.au/wealth/) If you wish to receive an email notification when the latest Annual Report is available, please indicate using an 'X'.  Please note, the Annual Report will be sent to the email address details you have provided in this Section of the Application Form. Alternatively, if you wish to receive a paper copy of the Annual Report free of charge, please call us on 1300 412 356.

**Section 4 Investment details**

Please specify the amount that you wish to invest. The minimum initial investment is \$50,000. The minimum additional investment is \$1,000. The minimum for a Regular Savings Plan is \$100 per month (e.g. \$300 per quarter).

Fund Name	APIR	Initial or additional investments	Regular Savings Plan	Frequency* (M, Q, H or Y)
Select Income Fund	AUS0083AU	\$ <input type="text"/>	\$ <input type="text"/>	<input type="text"/>

\*If you would like to commence a Regular Savings Plan, please indicate your desired frequency (M = monthly, Q = quarterly, H = Half Yearly and Y = Yearly)

### Investment type

Please specify the appropriate option:

- General Investment Authority (allows the Responsible Entity to select which first mortgage loan your funds will be applied to).  
By ticking this option you provide an authority to the Responsible Entity without any recourse to the Responsible Entity for the selection of the first mortgage loan(s) (Syndicate-Fund(s)).

Please indicate your preferred maximum allocation to any one first mortgage loan (Syndicate-Fund):

- \$10,000       Other, please specify \$\_\_\_\_\_.
- \$20,000       Not applicable
- \$50,000

- Specific Investment Authority (I/We wish to select which first mortgage loan(s) my/our funds are applied to).

### Direct Debit Request

The terms of this Direct Debit are for the purpose of an investment into the Australian Unity Select Income Fund by an initial investment or Regular Savings Plan. If you would like us to deduct your investment directly from your nominated Australian financial institution account or you have selected the Regular Savings Plan, please complete the section below.

- Initial investment by direct debit to be deducted from my account at time of application.
- Regular Savings Plan direct debits to commence from / /

Continuing until:

(Please select one option below)

- Date: / /  OR  Cancellation

- Note:**
- Quarterly debits will only occur in the months of March, June, September and December.
  - Half yearly debits will only occur in the months of June and December.
  - Yearly debits will only occur in June.

Providing your nominated Australian financial institution details below means that you authorise the use of this information for all future deposit transaction requests that you initiate.

Name of Australian financial institution	<input type="text"/>
Branch name	<input type="text"/>
Name of account holder(s)	<input type="text"/>
Branch number (BSB)	<input type="text"/> - <input type="text"/>
Account number	<input type="text"/>

### Confirmation

- I/we request and authorise Australian Unity Funds Management Limited (Australian Unity) ABN 60 071 497 115, User ID 253984 to debit funds through the Bulk Electronic Clearing System (BECS) according to the details specified above from my/our nominated Australian financial institution account and will be subject to the terms and conditions of the *Direct Debit Service Agreement*.
- I/we are authorised to operate my/our nominated Australian financial institution account.
- I/we have read, understood and agree to the terms and conditions set out in this Request and in the *Direct Debit Request Service Agreement* in the PDS dated 28 August 2025.
- I/we acknowledge and agree this Direct Debit arrangement is governed by the *Direct Debit Request Service Agreement*.
- I/we agree to indemnify Australian Unity against all losses, costs, damages and liability (including, without limitation, legal costs and expenses on a full indemnity basis) that Australian Unity may suffer as a result of my/our breach of the *Direct Debit Request Service Agreement*, or providing an invalid or non-binding direct debit request or Australian Unity otherwise acting upon any unauthorised direct debit request. This indemnity is a continuing obligation, separate and independent from other obligations and survives termination of this agreement. It is not necessary for Australian Unity to incur expenses or make payment before enforcing this right of indemnity. I/we agree to pay Australian Unity all or any sum due without deduction or set-off. This indemnity does not apply to the extent of any fraud, negligence or breach of trust by Australian Unity.
- I/we acknowledge and agree that by signing and/or providing Australian Unity with a valid instruction in respect to my/our Direct Debit Request, I/we confirm that I/we have understood and agreed to the terms and conditions governing the debit arrangements between myself/us and Australian Unity as set out in this Direct Debit Request and in my/our *Direct Debit Request Service Agreement*.

All account signatories must sign below.

**Signature of Australian financial institution account holder or company officer**

X

Investor 1 Surname

Investor 1 Given name(s)

Company position (if applicable)

Date   /   /

**Signature of Australian financial institution account holder or company officer**

X

Investor 2 Surname

Investor 2 Given name(s)

Company position (if applicable)

Date   /   /

By signing and/or providing us with a valid instruction in respect to your Direct Debit Request, you have understood and agreed to the terms and conditions governing the debit arrangements between you and Australian Unity as set out in this request and in your *Direct Debit Service Agreement*.

**Section 5 Payments from your investment**

**Distributions**

How would you like your distributions to be paid?

Reinvested (interest invested into the Australian Unity Select Income Fund's Cash Account)

Credited to my nominated Australian financial institution account.

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

**Your Australian financial institution account details (for distributions and withdrawals)**

You must be named on the Australian financial institution account for a payment to be made into that nominated account.

Use banking details previously provided in **Section 4**.

OR

Use Australian financial institution account details provided below:

Providing your nominated Australian financial institution account details means that you authorise the use of this information for all future payment transaction requests that you initiate.

Name of Australian financial institution

Branch name

Name of account holder(s)

Branch number (BSB)    -

Account number

## Section 6 Appointing a representative

Do you wish to appoint a representative on this account?

- Yes, I wish to appoint a representative to operate on this account.  
If so, please ensure that you have read Section 7 carefully, and in particular the conditions relating to the appointment of a representative.
- No.  
If not, please proceed to Section 7.

### Representative/advisor details

If you are an existing financial adviser with us, please provide your name, Australian Unity adviser code and affix your adviser stamp below. Otherwise, please complete all details below.

Representative's business name	<input type="text"/>			
Representative's title	<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Ms	<input type="checkbox"/> Miss
Representative's surname	<input type="text"/>			
Representative's given name(s)	<input type="text"/>			
Telephone	<input type="text"/> <input type="text"/> - <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> - <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Mobile	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> - <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Email	<input type="text"/>			
Dealer Group/Licensee	<input type="text"/>			
AU Adviser Code	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	AFS Licence No	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	

### Representative's mailing address

Unit	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Street number	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	P.O. Box	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Street name	<input type="text"/>				
Suburb	<input type="text"/>			State	<input type="text"/> <input type="text"/> <input type="text"/>
Postcode	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Country (if not Australia)	<input type="text"/>		
Adviser stamp	<input type="text"/>				

### Investor identity verification declaration

I certify in accordance with the FSC/FPA Industry Guidance Note 24 ('GN 24'), that I have:  
(Mark the appropriate box with an 'X'.)

1. Collected, verified and retained the appropriate customer identification documentation to confirm the identify of all individuals/investors with this application to meet my obligations in respect of the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 ('AML/CTF laws') and agree to provide access to these records as required.
- OR
2. Attached a copy of the industry 'Customer Identification Form' which confirms that I have sighted and verified all of the documentation required to identify a customer under AML/CTF laws.
- OR
3. Attached a copy of the source documents from which I have identified the customer as required by the AML/CTF laws.

If no box is marked, I agree that Option 1 applies.

In addition, as the Investor's financial adviser, I warrant and represent to AUFM that I, as applicable:

- have followed and complied with GN 24 and any other applicable AML/CTF laws in identifying and verifying all individuals/investors with this application;
- will continue to comply with GN 24;
- will provide, upon request, original identification and verification records and details of the identification procedures adopted;
- have kept a record of the investor's identification and verification and will retain these for a period of seven years after the investor/adviser relationship has ended;
- will if requested update and re-verify the investor and provide any

Adviser signature

X

Date   /   /

other additional information regarding the investor;

- will not knowingly do anything to cause AUFM to breach AML/CTF laws and will notify AUFM if I become aware of anything that would cause AUFM to breach AML/CTF laws; and
- confirm that the details provided in any identification and verification records are true and correct.

Please note, AUFM reserves the right to reject any applicable GN 24 form attached to this Application Form for whatever reason (for example, if it has been incorrectly completed).

### Section 7 Declarations and investor signature(s)

I/We agree and acknowledge:

- to hereby apply for the registration in the Australian Unity Select Income Fund ('Fund')
- to be bound by the terms and conditions of the Australian Unity Select Income Fund Product Disclosure Statement (PDS) dated 28 August 2025; the Application Form and in the Fund Constitution (as amended from time to time);
- to be bound by the terms and conditions of the 'Direct Debit Request Service Agreement' in this Application Form, where I/we have opted to use the Direct Debit Service;
- that if I/we have selected a General Investment Authority that this authorises the Responsible Entity to make allocations on my/our behalf to particular first mortgage loan(s)/Syndicate-Fund(s) and that I/we have no recourse against the Responsible Entity for making that selection.
- that none of the entities mentioned throughout the PDS and the Application Form guarantee the performance of the Fund; payment of interest or any return of capital;
- that monies invested in the Fund do not represent investments in Australian Unity Property Limited nor in any member of the Australian Unity Group of companies;
- that the investment is subject to investment risk including possible delays in repayment, loss of income or principal invested;
- having read and understood the PDS dated 28 August 2025 and the Application Form, and where these documents have been obtained through electronic means, then I/we declare that I/we received a printout which comprised the whole PDS and Application Form before making an application for investment in the Fund;
- prior to settlement and following maturity of a first mortgage loan, my/our investment monies may be held in the Fund's Cash Account for myself/ourselves;
- that Australian Unity Limited and its related bodies corporate may offer goods and services appropriate for my needs and interests. I/We consent to my information being disclosed between those entities and to its use for direct marketing (subject to my/our right of opt-out by calling 1300 412 356, product management and development and for other related purposes);
- that Australian Unity Funds Management Limited may give information relating to my/our account and investment in that account to my/our adviser whose stamp appears on the Application Form;
- that if this application is signed under a Power of Attorney, the Attorney verifies that no notice of revocation of that power has been received at the date of completing this application;
- for all account types other than individual and joint accounts, that the application is signed in accordance with the governing rules and/or constituent documents;
- that all of the information provided in this Application Form is complete and accurate to the best of my/our ability/abilities;
- that 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 holding interests in the Fund;
- that 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;
- if I am/we are a resident of a country, other than Australia for tax purposes I/we will submit the completed Tax Residency Information Form in order to comply with AEOI obligations. I/we understand that my Application Form cannot be processed until I/we have provided a completed Tax Residency Information Form, and that penalties may apply (under local and other laws) if I/we provide false or misleading information;
- if I/we are (or if this application is on behalf of) a 'non-individual' account type, other than a complying Australian Superannuation Fund, then if applicable I/we will submit the completed Tax Residency Information Form in order to comply with AEOI obligations. I/we understand that my/our Application Form cannot be processed until I/we have provided a completed Tax Residency Information Form, and that penalties may apply (under local and other laws) if I/we provide false or misleading information;
- if I am/we are a Controlling Person(s) that is a tax resident of a country other than Australia, I/we will submit the completed Tax Residency Information Form in order to comply with AEOI obligations. I/we understand that my/our Application Form cannot be processed until I/we have provided a completed Tax Residency Information Form, and that penalties may apply (under local and other laws) if I/we provide false or misleading information.
- that by providing my/our email address at Section 2, the Responsible Entity 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;
- that my/our personal information will be collected, used and disclosed by Australian Unity in accordance with its Privacy Policy which can be accessed at [australianunity.com.au/privacy-policy](https://australianunity.com.au/privacy-policy) and in accordance with the law; and
- I/we confirm the information provided in this application form is correct and I/we will inform you within 30 days if there are any changes in circumstances. I/we understand that penalties may apply for providing false information.

## Who signs below?

If the account is held for one or more <b>individuals</b>	THEN	those individuals sign.
If the account is held for a <b>partnership</b>	THEN	all partners or those authorised to sign on behalf of the partnership.
If the account is held for a <b>company</b> or <b>corporate partnership</b> or <b>corporate trustee</b>	THEN	two directors; or a director and a company secretary; or if there is a single director, by that director. By signing as a single director you confirm that your company is a single director company.
If the account is held for an <b>Australian Superannuation Fund/SMSF</b> or <b>Regulated</b> or <b>unregulated trust</b>	THEN	the trustee(s), 'as trustee(s) for...'

### Investor 1

Capacity  Individual  Joint  Director  Partner  Trustee  Other

Surname

Given name(s)

Investor signature  Common Seal (if applicable)

Date / /

### Investor 2

Capacity  Individual  Joint  Director  Partner  Trustee  Other

Surname

Given name(s)

Investor signature  Common Seal (if applicable)

Date / /

## Submitting your Application Form

- Corporate - partnership, company, Australian Superannuation Fund/SMSF/Other regulated trust/Regulated/Unregulated trust, unincorporated body, estate or sole trader applications please also complete **Part B**.
- You may also be required to provide information and identification documents in relation to your Beneficial Owners and Common Reporting Standard requirements. Refer to 'Non-individual entities - your beneficial owner' and 'Automatic Exchange of Information' (AEOI) on page 4 to assess whether you are required to include a Beneficial Owner Information Form and/or Tax Residency Information Form with your Application Form.
- Sign the Application Form.
- Where identity verification as required by Anti-Money Laundering Legislation has not been undertaken by a financial adviser, please enclose the relevant identification documentation outlined in the **'Applying for different types of investment accounts' on page 7 of this Application Form**.
- Complete the Direct Debit details in **Section 4**.
- Please send the completed application with your Direct Debit Request instructions and identification documentation (if relevant) to:
 

**By email**  
investorservices@australianunity.com.au

**By post**  
Australian Unity Select Income Fund  
GPO Box 4360  
Melbourne VIC 3001

Your **identification documents** can be sent to us by the following means:

**By email:**

  - A scanned copy of a certified copy; and/or
  - A scanned copy of a certified extract.

**By post:**

  - An original; and/or
  - A certified copy; and/or
  - A certified extract.

# Application Form Part B

28 August 2025

## Australian Unity Select Income Fund (ARSN: 091 886 789)

### Additional information required for special account types

Please:

- Complete all relevant sections below as incomplete applications may not be accepted. Ensure that you also complete all relevant sections in **Part A**.
- You may type your details into the Application Form; or use **BLOCK** letters and a black or blue pen to complete this Application Form.
- Indicate using an 'X' where appropriate. If a section does not apply to you, please indicate using 'N/A'.
- Refer to page 4 for the definition of a 'Politically Exposed Person'.
- For further information on completing the Application Form please refer to 'Application Form Checklist' on page 9.
- **You may also be required to provide information and identification documents in relation to your Beneficial Owners and Common Reporting Standard requirements.** Refer to 'Non individual entities - your beneficial owners' and 'Automatic Exchange of Information' (AEOI) on page 4 to assess whether you are required to include a Beneficial Owner Information Form and/or Tax Residency Information Form with your Application Form.
- For SMSF and regulated trusts, a minimum of only one trustee details is required.

Office use only

### Account details

What type of investment account are you opening? (Please indicate using an 'X')

Please also complete the sections below that are relevant to your investor type.

**Note that all fields that apply to your account type are mandatory.**

- Company     
  Australian Superannuation Fund/SMSF/Other regulated trust     
  Regulated/Unregulated Trust  
 Estate     
  Partnership - Corporate

**Please note:** If you wish to invest for an **Association, Co-Operative** or **Government Body**, please call us on 1300 412 356 for details of the additional information we may require from you.

### Company/Corporate trustee/Executor (if applicable)/Partnership - Corporate

\*Persons signing this Application Form must confirm their names and Politically Exposed Person ('PEP') status below. If you are a domestic proprietary company or a foreign company please provide the names and PEP status of all directors. If you are applying as a Corporate Partnership or more than four directors exist for a proprietary company or a foreign company, please call us on 1300 412 356 before you complete **Part B**.

Registered business name

**Registered business address**

Unit  Street number  P.O. Box

Street name

Suburb  State

Postcode  Country (if not Australia)

**Main principle place of business (if any and not the same as registered business address)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

ARBN or ABN

Company type  Proprietary  Public company

Beneficial owners  Please fill in the beneficial owner's form

**If you are an overseas company**

Full name of company's local Australian agent (if any)

**Address of company's local Australian agent**

Unit  Street number  P.O. Box

Street name

Suburb  State

Postcode  Country (if not Australia)

Country of incorporation

**Director 1's full name\***

Date of birth //

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

Gainful employment  Inheritance/gift  Financial investments

Business activity  Superannuation savings  Other – please specify

**Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Director 2's full name\***

Date of birth //

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

Gainful employment  Inheritance/gift  Financial investments

Business activity  Superannuation savings  Other – please specify

**Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Director 3's full name\***

Date of birth / /

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

Gainful employment     Inheritance/gift     Financial investments  
 Business activity     Superannuation savings     Other – please specify

**Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Director 4's full name\***

Date of birth / /

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

Gainful employment     Inheritance/gift     Financial investments  
 Business activity     Superannuation savings     Other – please specify

**Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Individual trustee/Individual executor (if applicable)**

\* If more than four individual trustees exist for the unregulated trust, please call us on 1300 412 356 before you complete **Part B**.  
 For individual trustees of SMSF and regulated trusts, a minimum of only one individual trustees details is required.

**Trustee 1's full name\***

Date of birth / /

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

Gainful employment     Inheritance/gift     Financial investments  
 Business activity     Superannuation savings     Other – please specify

**Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Trustee 2's full name\***

Date of birth / /

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

<input type="checkbox"/> Gainful employment	<input type="checkbox"/> Inheritance/gift	<input type="checkbox"/> Financial investments
<input type="checkbox"/> Business activity	<input type="checkbox"/> Superannuation savings	<input type="checkbox"/> Other – please specify

**Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Trustee 3's full name\***

Date of birth / /

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

<input type="checkbox"/> Gainful employment	<input type="checkbox"/> Inheritance/gift	<input type="checkbox"/> Financial investments
<input type="checkbox"/> Business activity	<input type="checkbox"/> Superannuation savings	<input type="checkbox"/> Other – please specify

**Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Trustee 4's full name\***

Date of birth / /

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investable assets or wealth

<input type="checkbox"/> Gainful employment	<input type="checkbox"/> Inheritance/gift	<input type="checkbox"/> Financial investments
<input type="checkbox"/> Business activity	<input type="checkbox"/> Superannuation savings	<input type="checkbox"/> Other – please specify

**Residential address (not a P.O. Box)**

Unit  Street number

Street name

Suburb  State

Postcode  Country (if not Australia)

**Regulated/Unregulated Trust beneficiary details**

\* Please specify the beneficiaries of the trust. If more than four individual beneficiaries exist or if the terms of the trust identify the beneficiaries by a membership class, please call us on 1300 412 356 before you complete **Part B**.

**Beneficiary 1's  
full name\***

Are you a Politically Exposed Person?

Yes  No

Please identify the source of your investable assets or wealth

Gainful employment  Inheritance/gift  Financial investments  
 Business activity  Superannuation savings  Other – please specify

**Beneficiary 2's  
full name\***

Are you a Politically Exposed Person?

Yes  No

Please identify the source of your investable assets or wealth

Gainful employment  Inheritance/gift  Financial investments  
 Business activity  Superannuation savings  Other – please specify

**Beneficiary 3's  
full name\***

Are you a Politically Exposed Person?

Yes  No

Please identify the source of your investable assets or wealth

Gainful employment  Inheritance/gift  Financial investments  
 Business activity  Superannuation savings  Other – please specify

**Beneficiary 4's  
full name\***

Are you a Politically Exposed Person?

Yes  No

Please identify the source of your investable assets or wealth

Gainful employment  Inheritance/gift  Financial investments  
 Business activity  Superannuation savings  Other – please specify

### Tax residency

Are any above named individuals or entities (i.e. Directors, Trustees or Beneficiaries) resident of a country for tax purposes other than Australia?

Yes  No

If you answered Yes above, please complete the Tax Residency Information Form, available from [australianunity.com.au/wealth/BOIF](http://australianunity.com.au/wealth/BOIF), or by contacting us on 1300 412 356.

### Unregulated trusts

Settlor full name unless:

(i) the material asset contribution by the settlor at the time the trust is established is less than \$10,000; or

(ii) the settlor is deceased.

Are you a Politically Exposed Person?  Yes  No

### Source of investible assets or wealth

For unregulated trusts whose account is not in the name of the trustee, please provide:

Settlor full name

Are you a Politically Exposed Person?  Yes  No

Please identify the source of your investible assets or wealth

<input type="checkbox"/> Gainful employment	<input type="checkbox"/> Inheritance/gift	<input type="checkbox"/> Financial investments
<input type="checkbox"/> Business activity	<input type="checkbox"/> Superannuation savings	<input type="checkbox"/> Other – please specify