

INVESTOR TYPE

Additional Investment for Existing Investors

Please use this form if you have previously invested with Capital Property Funds and have an Investment Profile ID.

APPLICATION FORM CPF PROPERTY DEBT FUND



EUNOIA SECOND MORTGAGE Units

This application form accompanies the CPF Property Debt Fund (**Fund**) Information Memorandum (**IM**) and the relevant accompanying Appendix A.

This Application Form constitutes an offer to acquire units in the Fund as described in the accompanying IM & Appendix A. It is important that you read the IM and Appendix A in full and the acknowledgements contained in this Application Form before applying for units in the Fund.

Completing this Application Form constitutes an irrevocable offer by you to acquire units in the Fund on the terms set out in the IM and accompanying Appendix A by way of committed capital which will be called by the Fund, on terms as described in the accompanying Appendix A.

By submitting this Application Form, you agree to be bound by these terms and conditions. You may not withdraw or revoke your application form once submitted.

Please tick the box below and complete the Application Form.

Investor Type

Additional Investment for Existing Investors

Application Process:

Step 1 - Complete the Form (i.e. fill in all relevant sections of this form in blue or black pen)

Step 2 - Send your Application

Select your method of delivery below:

- Option 1 - Email** - Scan and email your application to capitalpropertyfunds@boardroomlimited.com.au (please include all supporting documents)
- Option 2 - Post/Delivery** - Please post the completed application form and all supporting documents to:
CPF Property Debt Fund
GPO Box 3993
Sydney NSW 2001

If you require assistance or have any questions, please call Capital Property Funds on (02) 8004 6218, or email info@capitalpropertyfunds.com.au.

1. INVESTMENT DETAILS

1.1 INVESTOR DETAILS

Account Number/Boardroom Reference

Name

Name of Investing Entity

1.2 ADDITIONAL INVESTMENT DETAILS

I/we apply to invest in the **CPF Property Debt Fund - Eunoia Second Mortgage units**.

Amount: AUD

(Minimum of \$50,000)

Please tick the box beside your chosen payment method and complete the required details.

Cheque

Made payable to: Boardroom Pty Limited ITF CPF Property Debt Fund Applications Account

Electronic Funds Transfer

| | |
|------------------------------|---|
| Bank | St. George |
| Account Name | Boardroom Pty Limited ITF CPF Property Debt Fund Applications Account |
| BSB | 332-027 |
| Account Number | 555 948 137 |
| Reference¹ | EU02 U <input type="text"/> FUND CODE ACCOUNT NUMBER/BOARDROOM REFERENCE |

¹ Please include the above reference in your online bank transfer

Note - If you do not know your Boardroom Reference number please contact Investor Services on (02) 8023 5492.

1.2 WHOLESALE CLIENT

I/We acknowledge that **one** of the following circumstances apply to me (please indicate):

(a) I am/we are applying for units at a price, or for the value of at least \$500,000 under this Application Form

(b) I have/we have previously provided an Accountant's Certificate

(c) I have/we have enclosed an Accountant's Certificate with this applicaiton

(d) I am/we are a 'professional investor' as defined in the Corporations Act*

Please contact Capital Property Funds on (02) 8004 6218 or visit www.capitalpropertyfunds.com.au if you require an Accountant's Certificate.

2. INVESTOR DECLARATION AND SIGNATURES

When you complete this Application Form you make the following declarations:

- I/we have read and understood the Information Memorandum and Appendix A for the CPF Property Debt Fund;
- I/we have received and accepted the offer to invest in Australia;
- I/we am/are a wholesale client as defined in Section 761G of the Corporations Act 2001 (Cth) and provide all supporting documents required to evidence this. I/we am/are therefore eligible to invest in the Fund;
- The information provided in my/our Application Form is true, correct and complete in all respects;
- I/we agree to be bound by the provisions of the Constitution governing the Fund and the terms and conditions of the IM, each as amended from time to time;
- I/we acknowledge that none of the Issuer, their related entities, directors or officers have guaranteed or made any representation as to the performance or success of the Fund, or the repayment of capital from the Fund. Investments in the Fund are subject to various risks, including delays in repayment and loss of income or principal invested. Investments in the Fund are not deposits with or other liabilities of the Issuer or any of its related bodies corporate or associates;
- I/we acknowledge the Issuer reserves the right to reject any application or scale back an application in its absolute discretion;
- If applicable, after assessing my/our circumstances, I/we have obtained my/our own independent financial advice prior to investing in the Fund. I/we acknowledge that neither the Trustee, the Manager nor any of their associated entities provide personal financial advice or make a recommendation regarding the appropriateness of this investment for my/our particular financial needs;
- If this Application Form is signed under Power of Attorney, each Attorney declares he/she has not received notice of revocation of that power (a certified copy of the Power of Attorney should be submitted with this Application Form);
- I am/we are over 18 years of age and I/we are eligible to hold units/investment in the Fund;
- I/we have all requisite power and authority to execute and perform the obligations under the IM and this Application Form;
- I/we acknowledge that application monies will be held in a trust account until invested in the Fund or returned to me/us. Interest will not be paid to applicants in respect of their application monies regardless of whether their monies are returned;
- I/we have read the information on privacy and personal information contained in the IM and consent to my/our personal information being used and disclosed as set out in the IM;
- I/we acknowledge that the Issuer may deliver and make reports, statements and other communications available in electronic form, such as e-mail or by posting on a website;
- I/we indemnify the Issuer and each of its related bodies corporate, directors and other officers, shareholders, servants, employees, agents and permitted delegates (together, the **Indemnified Parties**) and to hold each of them harmless from and against any loss, damage, liability, cost or expense, including reasonable legal fees (collectively, a **Loss**) due to or arising out of a breach of representation, warranty, covenant or agreement by me/us contained in any document provided by me/us to the Issuer, its agents or other parties in connection with my/our investment in the Fund. The indemnification obligations provided herein survive the execution and delivery of this Application Form, any investigation at any time made by the Issuer and the issue and/or sale of the investment.
- To the extent permitted by law, I/we release each of the Indemnified Parties from all claims, actions, suits or demands whatsoever and howsoever arising that I/we may have against any Indemnified Party in connection with the IM or my/our investment.
- Other than as disclosed in this Application Form, no person or entity controlling, owning or otherwise holding an interest in me/us is a United States citizen or resident of the United States or any other country for taxation purposes.
- I/we will promptly notify the Issuer of any change to the information I/we have previously provided to the Issuer, including any changes which result in a person or entity controlling, owning or otherwise holding an interest in me/us.
- I/we consent to the Issuer disclosing any information it has in compliance with its obligations under the U.S. Foreign Account Tax Compliance Act (**FATCA**) and the OECD Common Reporting Standards for Automatic Exchange of Financial Account Information (**CRS**) and any related Australian law and guidance implementing the same. This may include disclosing information to the Australian Taxation Office, who may in turn report that information to the relevant tax authorities as required.
- I am/we are not aware and have no reason to suspect that the monies used to fund my/our investment in the Fund have been or will be derived from or related to any money laundering, terrorism financing or similar or other activities illegal under applicable laws or regulations or otherwise prohibited under any international convention or agreement (**AML/CTF Law**).
- I/we will provide the Issuer with all additional information and assistance that the Issuer may request in order for the Issuer to comply with the AML/CTF Law, FATCA and CRS.
- I/we acknowledge that the Issuer may decide to delay or refuse any request or transaction, including by suspending the issue or redemption of investment in the Fund, if the Issuer is concerned that the request or transaction may breach any obligation of, or cause the Issuer to commit or participate in an offence (including under the AML/CTF Law, FATCA and CRS).

3. INVESTOR CONFIRMATION

Beneficial Ownership Details

- I/we declare that all details provided in this application and previous applications, including beneficial ownership remain true and correct and I/we undertake to inform you of any changes to the information supplied as and when they occur.
- I/we have read and understood the Information Memorandum and Appendix A for the CPF Property Debt Fund.

Signature 1*

Full Name

Date

Tick capacity (mandatory for companies):

- Sole Director/Company Secretary
- Director/Trustee
- Secretary

Company Seal (if applicable)

Signature 2*

Full Name

Date

Tick capacity (mandatory for companies):

- Sole Director/Company Secretary
- Director/Trustee
- Secretary

- * Joint applicants must both sign;
- * Company applications must be signed by two Directors, a Director and Secretary or the Sole Director and Secretary of the company; or
- * For trust/superannuation fund applications each individual trustee must sign.

4. KEY DEFINITIONS

BENEFICIAL OWNER

To comply with AML/CTF laws, we require you to disclose the Beneficial Owners. Beneficial Owner means an individual who ultimately owns or controls (directly or indirectly) the investor. 'Owns' means ownership (either directly or indirectly) of 25% or more of the investor. 'Controls' includes control as a result of, or by means of, trusts, agreements, arrangements, understandings and practices, whether or not having legal or equitable force and whether or not based on legal or equitable rights, and includes exercising and control through the capacity to determine decisions about financial and operating policies.

CONTROLLING PERSON(S)

'Controlling Persons' means with respect to an entity that is a legal person, natural person(s) who exercises control over an entity. This should be interpreted in a manner consistent with relevant Financial Action Task Force Recommendations on the terms "beneficial owner". Investors that are Passive NFFEs or NFEs under FATCA and CRS respectively should consult their own advisors regarding any Controlling Person(s) they may have.

In relation to FATCA and CRS, in the case of a trust, a controlling person means the settlor(s), the trustee(s), the protector(s) (if any), the beneficiary(ies) or class(es) of beneficiaries, and any other natural person(s) exercising ultimate effective control over the trust. The settlor(s), the trustee(s), the protector(s) (if any), and the beneficiary(ies) or class(es) of beneficiaries, must always be treated as Controlling Persons of a trust, regardless of whether or not any of them exercises control over the trust.

In the case of a legal arrangement other than a trust, such term means persons in equivalent or similar positions.

GLOBAL INTERMEDIARY IDENTIFICATION NUMBER (GIIN)

Global Intermediary Identification Number (GIIN) means a unique identification number that non-U.S. Financial Institutions receive from the IRS (i.e. IRS of the U.S) when they register as a financial institution for FATCA.

POLITICALLY EXPOSED PERSONS (PEP)

To comply with AML/CTF laws, we require you to disclose whether you are, or have an association with, a Politically Exposed Person ('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.

TAXPAYER IDENTIFICATION NUMBER (TIN)

Taxpayer Identification Number (TIN) means the number assigned by each country for the purpose of administering tax laws. This is the equivalent of a Tax File Number (TFN) in Australia or an Employer Identification Number (EIN) in the U.S.

For FATCA and CRS purposes, the following selected summaries of defined terms are provided to assist you with completing this form.

FOREIGN ACCOUNT TAX COMPLIANCE ACT (FATCA)

FATCA means the U.S. Foreign Account Tax Compliance Act.

| FATCA CLASSIFICATIONS | DEFINITIONS |
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| Foreign Financial Institution (FFI) | FFI relates to the term "Financial Institution" and refers to Non-US Financial Institutions under the FATCA regime. Financial Institutions include a Depository Institution, a Custodial Institution, an Investment Entity, or Specified Insurance Company. |
| Participating FFI (PFFI) | A FFI that has agreed to comply with the requirements of a FFI agreement, including a FFI described in a Model 2 IGA that has agreed to comply with the requirements of a FFI agreement. The term PFFI also includes a QI branch of a U.S. financial institution, unless such branch is a Reporting Model 1 FFI. |
| Intergovernmental Agreement (IGA) | An agreement or arrangement between the U.S. or the Treasury Department and a foreign government or agencies to implement FATCA. |
| Local/Partner Jurisdiction FFI | A FFI located in a jurisdiction that has in effect an agreement with the United States to facilitate the implementation of FATCA. A list of all participating jurisdictions can be found at: http://www.treasury.gov/resource-center/tax-policy/treaties/Pages/FATCAArchive.aspx |

| FATCA CLASSIFICATIONS | DEFINITIONS |
|--|--|
| Deemed-compliant FFI | <p>Trustee-Documented Trust: A trust established under the laws of the local jurisdiction to the extent that the trustee of the trust is a Reporting U.S. Financial Institution, Reporting Model 1 FFI, or Participating FFI and reports all information required to be reported pursuant to the Agreement with respect to all U.S. Reportable Accounts of the trust.</p> <p>Sponsored Investment Vehicle: A Financial Institution described in the IGA having a sponsoring entity that complies with the requirements of the IGA.</p> <p>Registered Deemed Compliant FFI: A FFI that registers with the IRS to declare its status. Includes certain local FFIs, non-reporting members of participating FFI groups, qualified collective investment vehicles, restricted funds, qualified credit card issuers and servicers, and sponsored investment entities and controlled foreign corporations.</p> <p>Other Deemed-Compliant Category: Deemed-compliant FFIs also include the following: Non-Registering Local Bank, FFI with Only Low Value Accounts, Sponsored Closely-Held Investment Vehicle, Limited Life Debt Investment Entity, and any other FFI treated as a deemed-compliant FFI under an applicable IGA (except for a registered deemed-compliant FFI).</p> |
| Non-participating FFI | A FFI other than a participating FFI, a deemed-compliant FFI, or an exempt beneficial owner. |
| Exempt Beneficial Owner (includes Self-managed Superannuation Fund) | <p>An entity in one of the following categories:</p> <p>Government Entity: The government of a jurisdiction, any political subdivision of a jurisdiction (including a state, province, county, or municipality), or any wholly owned agency or instrumentality of a jurisdiction or of any one or more of the foregoing.</p> <p>International Organisation: Any international organisation or wholly owned agency or instrumentality thereof. This category includes any intergovernmental organization (including a supranational organisation) (1) that is comprised primarily of governments; (2) that has in effect a headquarters or substantially similar agreement with the jurisdiction; and (3) the income of which does not inure to the benefit of private persons.</p> <p>Central Bank: An institution that is by law or government sanction the principal authority, other than the government of the jurisdiction itself, issuing instruments intended to circulate as currency. Such an institution may include an instrumentality that is separate from the government of the jurisdiction, whether or not owned in whole or in part by the jurisdiction.</p> <p>Exempt Retirement Fund: A retirement fund that meets one of the following categories under the applicable IGA: Treaty-Qualified Retirement Fund, Broad Participation Retirement Fund, Narrow Participation Retirement Fund, Pension Fund of an Exempt Beneficial Owner, or Investment Entity Wholly Owned by Exempt Beneficial Owners.</p> <p>Investment Entity Wholly: An Entity that is a Financial Institution solely because it is an Investment Entity, provided that each direct holder of an Equity Interest in the Entity is an exempt beneficial owner, and each direct holder of a debt interest in such Entity is either a Depository Institution (with respect to a loan made to such Entity) or an exempt beneficial owner.</p> |
| Non-Financial Foreign Entity (NFFE) | For FATCA purpose, a NFFE refers to any non-U.S. organisation that is not a FFI. Also, a NFFE may be an Active NFFE or a Passive NFFE. |
| Active NFFE | <p>Active NFFEs by Reason of Income and Assets means Less than 50% of the NFFE's gross income for the preceding calendar year or other appropriate reporting period is passive income and less than 50% of the assets held by the NFFE during the preceding calendar year or other appropriate reporting period are assets that produce or are held for the production of passive income.</p> <p>Also, a NFFE means any entity that is not a financial institution, a NFFE may be an Active NFFE or a Passive NFFE.</p> |
| Passive NFFE | For purpose of completing this certification, a Passive NFFE means any NFFE that is not an Active NFFE. |
| Other - describe the FATCA status | Investor to provide as per their tax advice. |

COMMON REPORTING STANDARDS (CRS)

CRS means OECD Common Reporting Standards for Automatic Exchange of Financial Account Information.

| CRS CLASSIFICATIONS | DEFINITIONS |
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| Government Entity, International Organisation and Central Bank | <p>Government Entity means the government of a jurisdiction, any political subdivision of a jurisdiction (including a state, province, county, or municipality), or any wholly owned agency or instrumentality of a jurisdiction or of any one or more of the foregoing.</p> <p>International Organisation means any international organisation or wholly owned agency or instrumentality thereof. This category includes any intergovernmental organisation (including a supranational organisation) (1) that is comprised primarily of governments; (2) that has in effect a headquarters or substantially similar agreement with the jurisdiction; and (3) the income of which does not inure to the benefit of private persons.</p> <p>Central Bank means an institution that is by law or government sanction the principal authority, other than the government of the jurisdiction itself, issuing instruments intended to circulate as currency. Such an institution may include an instrumentality that is separate from the government of the jurisdiction, whether or not owned in whole or in part by the jurisdiction.</p> |
| Financial Institution | <p>Financial Institution means a Custodial Institution, a Depository Institution, an Investment Entity, or a Specified Insurance Company.</p> |
| Non-Reporting Financial Institution (includes Broad Participation Retirement Fund, Narrow Participation Retirement Fund, Exempt Collective Investment Vehicle and Trustee Documented Trust) | <p>A “Non-Reporting Financial Institution” means any Financial Institution that’s:</p> <ul style="list-style-type: none"> • A Government Entity, International Organisation or Central Bank, other than with respect to a payment that is derived from an obligation held in connection with a commercial financial activity of a type engaged in by a Specified Insurance Company, Custodial Institution, or Depository Institution; • A Broad Participation Retirement Fund; a Narrow Participation Retirement Fund; a Pension Fund of a Government Entity, International Organisation or Central Bank; or a Qualified Credit Card Issuer; • An Exempt Collective Investment Vehicle; or • A Trustee-Documented Trust: a trust whose trustee is a Reporting Financial Institution and reports all the necessary information about the trust’s Reportable Accounts; • Any other Entity that a country defines as a Non-Reporting Financial Institution in its domestic law. |
| Non-Financial Entity (NFE) | <p>For CRS purposes, a NFE is an entity that is not a Financial Institution, a NFE may be an Active NFE or a Passive NFE.</p> |
| Active NFE | <p>Active NFEs by Reason of Income and Assets means less than 50% of the NFE’s gross income for the preceding calendar year or other appropriate reporting period is passive income and less than 50% of the assets held by the NFE during the preceding calendar year or other appropriate reporting period are assets that produce or are held for the production of passive income.</p> |
| Passive NFE | <p>Passive NFE means for the purpose of completing this certification, any NFE that is not an Active NFE.</p> |
| Investment Entity | <p>The term “Investment Entity” includes two types of Entities:</p> <p>(a) an Entity that primarily conducts as a business one or more of the following activities or operations for or on behalf of a customer:</p> <ul style="list-style-type: none"> • Trading in money market instruments (cheques, bills, certificates of deposit, derivatives, etc.); foreign exchange; exchange, interest rate and index instruments; transferable securities; or commodity futures trading; • Individual and collective portfolio management; or • Otherwise investing, administering, or managing Financial Assets or money on behalf of other persons. • Such activities or operations do not include rendering non-binding investment advice to a customer. <p>(b) The second type of “Investment Entity” (“Investment Entity managed by another Financial Institution”) is any Entity the gross income of which is primarily attributable to investing, reinvesting, or trading in Financial Assets where the Entity is managed by another Entity that is a Depository Institution, a Custodial Institution, a Specified Insurance Company, or the first type of Investment Entity.</p> |

| CRS CLASSIFICATIONS | DEFINITIONS |
|---|--|
| Investment Entity managed by another Financial Institution | <p>An Entity is “managed by” another Entity if the managing Entity performs, either directly or through another service provider on behalf of the managed Entity, any of the activities or operations described in Clause (a) above in the definition of ‘Investment Entity’.</p> <p>An Entity only manages another Entity if it has discretionary authority to manage the other Entity’s assets (either in whole or part). Where an Entity is managed by a mix of Financial Institutions, NFEs or individuals, the Entity is considered to be managed by another Entity that is a Depository Institution, a Custodial Institution, a Specified Insurance Company, or the first type of Investment Entity, if any of the managing Entities is such another Entity.</p> |
| Other - describe the CRS Status | <p>Investor to provide as per their tax advice.</p> |