

Application Form

This Application Form relates to the application for Units in APN Regional Property Fund (Fund) under the Product Disclosure Statement (PDS) dated 4 February 2019 issued by APN Funds Management Limited (ACN 080 674 479, AFSL 237500), as the Responsible Entity of the APN Regional Property Fund. This form must be accompanied by the PDS when provided to any person. Unless otherwise defined, capitalised terms in this Application Form have the meaning given to them in the PDS.

Please mail this completed Application Form and relevant form(s) to: APN Funds Management Limited, PO Box 18011, Melbourne Collins Street East, VIC 8003

1 Contact details

Please provide your contact details. If you have a financial adviser, we may contact your adviser first before contacting you about your application.

Title	Given name(s)	
Surname		
Phone		
Email		
Postal address		
Suburb	State	Postcode

We will upload relevant information, updates, disclosure documents, forms and reports to our website www.apngroup.com.au and/or send to your email address nominated above. Should you wish to opt out of our electronic disclosure, please contact us at apnpg@apngroup.com.au.

You consent to us using your contact details outlined above and other relevant personal information we collect from you to open and maintain an APN Online account for you. If you have an existing APN Online account, your current username and password will provide you access.

We will also send you marketing information in relation to this fund or other funds and opportunities that we may have to offer you in the future from time to time. Should you wish to opt out of receiving such communications, please contact us at apnpg@apngroup.com.au

Please also refer to our Privacy Policy which can be seen on our website www.apngroup.com.au

If more space is required when completing this form, please attach a separate page with the details.

2 Existing investors

Existing investors (do not complete Section 4 or the Identification Form)

If you are an existing investor in an APN fund and your investor details have not changed since the last time you invested with us you do not need to complete section 4 of this Application Form. However, you must provide us with your investor code and tick the declaration.

Please provide your investor number:

I confirm that I am an existing investor with APN Funds Management Limited and my investor details including beneficial ownership details have not changed since the last time I invested in an APN product.

New investors and existing investors who have changed their investor details. Please complete section 4 and the Identification Form.

3 Investment details

Minimum application is \$10,000 and thereafter multiples of \$2,500
Payment details are outlined in section 6 of this Application Form.

Investment amount \$

4 Investor details

What type of investor are you? Complete section:

<input type="checkbox"/> Individual / joint holding	AB
<input type="checkbox"/> Australian Proprietary Company	CE
<input type="checkbox"/> Australian Public Company	C
<input type="checkbox"/> Unregulated trust ¹ with corporate trustee	CDE
<input type="checkbox"/> Unregulated trust ¹ with individual trustee	ADE
<input type="checkbox"/> Regulated trust ¹ with corporate trustee	CD
<input type="checkbox"/> Regulated trust ¹ with individual trustee	AD
<input type="checkbox"/> Other (e.g. foreign companies and partnerships) Please complete all sections of the Application Form other than section 4 and contact us.	

A Individual investor or individual trustee

Title	Given name(s)	
Surname		
Date of birth	/	/
Email		
Residential address		
Suburb	State	Postcode
Country		
Are you an Australian resident for tax purposes?		
<input type="checkbox"/> Yes <input type="checkbox"/> No , if no specify country		
TFN or exemption code	(provide to ensure tax is not deducted)	
Australian Driver's Licence No.		

B Joint investor

Title Given name(s)

Surname

Date of birth / /

Email

Residential address Same as A, or specify below

Suburb State Postcode

Country

Are you an Australian resident for tax purposes?
 Yes **No**, if no specify country

TFN or exemption code (provide to ensure tax is not deducted)

Australian Driver's Licence No.

C Australian company or corporate trustee

Full company name / corporate trustee name

ABN or TFN or TFN exemption

ACN

Registered office address (not a PO Box)

Suburb State Postcode

Principal place of business address (if different)

Suburb State Postcode

Business activities

If the company is listed, please provide the details of the relevant market and details of its listing

Is the Australian company/corporate trustee a proprietary or public company?
 Proprietary Public

If you are proprietary company, provide the full name of each director

Director 1 name

Director 2 name

Director 3 name

Director 4 name

D Trusts

Trustee No. 1 Name

Trustee No. 1 Address

Suburb State Postcode

Trustee No. 2 Name

Trustee No. 2 Address

Suburb State Postcode

Are there additional trustees?
 Yes Please attach a separate page to this application form with the details.
 No

Trust name

ABN, TFN or TFN exemption

Type of trust

Country in which trust was established

Nature of activities or purpose of the trust

Only complete the following part of section D if the trust is not a SMSF, registered managed investment scheme, wholesale unregistered managed investment scheme which does not accept retail investors, government superannuation fund or trusts registered and subject to statutory oversight.

Do the terms of the trust identify the beneficiaries by reference to membership of a class?
 Yes, what are the terms?

OR

No, please provide the full name of each beneficiary

Beneficiary 1

Beneficiary 2

Beneficiary 3

Are there additional beneficiaries?
 Yes. Please attach a separate page to this application form with the details.
 No

Full name of settlor of trust?³

E Beneficial Ownership

This section does not need to be completed if the company's activities are subject to the oversight of a Commonwealth, State or Territory statutory regulator (that is, supervision beyond that provided by ASIC as a company), such as Australian financial services licensees, Australian credit licensees, and registrable superannuation entity (RSE) licensees.

Beneficial Owner 1 Name

Beneficial Owner 1 Date of birth / /

Beneficial Owner 1 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person? Yes No

Beneficial Owner 2 Name

Beneficial Owner 2 Date of birth / /

Beneficial Owner 2 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person? Yes No

Beneficial Owner 3 Name

Beneficial Owner 3 Date of birth / /

Beneficial Owner 3 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person? Yes No

Beneficial Owner 4 Name

Beneficial Owner 4 Date of birth / /

Beneficial Owner 4 Residential address

Suburb State Postcode

Country

Are you a Politically Exposed Person? Yes No

If you do not complete Beneficial Owner information, you are confirming that there are no Beneficial Owners. If you do not have Beneficial Owners, APN FM will contact you to collect additional information about your company or trust.

You are a Beneficial Owner if you are an individual who directly or indirectly owns 25% or more of the company or trust or ultimately controls the company or trust, including through determining the financial or operating policies of the company or trust.

5 How we make payments to you

Please complete your bank account details below. Please note the account must be held in the name of the Applicant. All payments are calculated and paid in Australian dollars.

Direct all payments to the bank account nominated for my existing APN fund investments (if you are an existing investor in another APN fund), or;

Direct all payments to the bank account nominated for below.

Name of financial institution

Account holder name

BSB Account number

6 How to pay application money to us

Payment details

These details are required so your payment can be matched to your Application Form. Please indicate which payment method you have used.

I am paying by (please choose one method only)

Electronic funds transfer

Please transfer funds electronically to the following account and send your completed application form to the Investor Registry team.

Account name: APN FM Applications Account

BSB: 063-012 Account number: 1030 6613

Reference (Name of Applicant)

It is important to include your **name as reference**. If we are unable to match your application to a payment your application may be delayed.

Direct debit

Please complete and sign the Direct Debit Request Form for us to debit your nominated account for your Application Amount (within three Business Days of receipt of your forms).

BPAY®

If you elect to make payment using BPAY®, please contact us to obtain your unique reference number.

10 Common Reporting Standard (CRS) Self-Certification (Mandatory)

All investors MUST complete this section.

A Investor

Are you a tax resident of Australia?

- Yes**
- Yes** and also a tax resident in other country(ies)
Note: Certain countries including, the US, treat all citizens as tax residents for tax purposes.
- No**

If you are also a tax resident in other country(ies) OR not a tax resident of Australia, please specify your place of birth, country of tax residence and provide the local TIN.

Place of birth (individuals only)

Country	TIN
Country	TIN
Country	TIN

If you don't have a TIN, please provide a reason

B Joint Investor

Are you a tax resident of Australia?

- Yes**
- Yes** and also a tax resident in other country(ies)
Note: Certain countries including, the US, treat all citizens as tax residents for tax purposes.
- No**

If you are also a tax resident in other country (ies) OR not a tax resident of Australia, please specify your place of birth, country of tax residence and provide the local TIN.

Place of birth (individuals only)

Country	TIN
Country	TIN
Country	TIN

If you don't have a TIN, please provide a reason

C Australian Entities

Australian Entities (non-individuals) MUST complete this section.

Is the company or trust (please select one of the following):

- A Financial Institution
- An Active Non-Financial Entity (including listed company or related entity of a listed company)
- A Passive Non-Financial Entity (that is not a listed company or related entity of a listed company). Please complete Controlling Person section below.

Controlling Person (Complete if indicated above).

Please complete for each Controlling Person who is not an Australian tax resident.

If required, provide additional details on a separate sheet.

Full given name(s)

Surname

Date of birth / /

Place of birth

Residential address (PO Box is not acceptable)

Suburb State Postcode

Country of tax residence TIN

Country of tax residence TIN

Country of tax residence TIN

If you don't have a TIN, please provide a reason

The following terms are broadly defined as follows. For further clarifications, please refer to the relevant source document and related guidance and/or seek professional advice:

- <http://www.oecd.org/tax/automatic-exchange/common-reporting-standard/>
- <https://www.treasury.gov/resource-center/tax-policy/treaties/Documents/FATCA-Agreement-Australia-4-28-2014.pdf>
- <https://www.ato.gov.au/General/International-tax-agreements/In-detail/International-arrangements/Automatic-exchange-of-information---guidance-material/>

Important notes

- A **Regulated Trust** includes a SMSF, registered retail managed investment scheme and a wholesale managed investment scheme that doesn't accept retail investors. Other trusts are Unregulated Trusts.
- You do not need to provide the name of the settlor if you are an SMSF or if settlor of the trust is now deceased or if the settlor contributed to the trust at the time of its establishment a material asset contribution of less than \$10,000.
- A **Financial Institution** means a Custodial Institution, a Depository Institution, an Investment Entity, or a Specified Insurance Company
- An **Active Non-Financial Entity** includes:
 - An entity that is not a Financial Institution where in the preceding calendar year less than 50% of the entity's gross income was Passive Income; and less than 50% of the entity's assets were held for the production of Passive Income;
 - A corporation the stock of which is listed and regularly traded on an established securities market or a related entity of a listed corporation;
 - Holding entity that is a member of a non-financial group; or
 - Any other entity that satisfies the definition under CRS or FATCA (as relevant).
- An Entity is a **"Related Entity"** of another Entity if either Entity controls the other Entity, or the two Entities are under common control. For this purpose control includes direct or indirect ownership of more than 50% of the vote and value in an Entity.
- A **Passive Non-Financial Entity** includes an entity that is not an Active Non-Financial Entity.
- The term **"Controlling Persons"** means the natural persons who exercise control over an Entity. In relation to a trust, this includes settlor, trustee, and all beneficiaries, and any other natural person(s) exercising ultimate effective control over the trust.

The **"Taxpayer Identification Number" (TIN)** is an entity's or individual's personal identification number for tax administration purposes. You can check this with the local government. You can also visit the website www.oecd.org and search for 'Taxpayer Identification Number'.

11 Declaration

Please read the PDS before signing the Application Form. Note that company Applicants usually require two signatures.

We declare and agree that:

- I/We have read the PDS dated 4 February 2019 for the APN Regional Property Fund to which this application applies and have received and accepted the offer in it, in Australia.
- My/Our application is true and correct.
- I/We will notify APN FM within 30 days of any changes in the above information.
- I/We am/are bound by the provisions of the constitution of the Fund as amended from time to time and this Application Form.
- I/We have legal power to invest.
- I/We authorise APN FM to give information relating to my/our account and investment in that account to my/our adviser.
- If I/we have received the PDS from the internet or other electronic means that I/we received it personally or a printout of it, accompanied by or attached to this Application Form.
- If this is a joint application, each of us agrees, unless otherwise indicated on this application, that our investment is as joint tenants.
- Each of us who is able to operate the account will bind the other(s) to any transaction including investments, switches or redemptions by any available method.
- This application is not resultant of an unsolicited meeting with or telephone call from another person.
- Future investments will be made in line with the most recent investment or transfer transaction (excluding regular investment plan unless I/we instruct you otherwise).
- If investing as trustee on behalf of a superannuation fund or trust I/we confirm that I/we am/are acting in accordance with my/our designated powers and authority under the constitution. In the case of superannuation funds, I/we also confirm that it is a complying fund under the Superannuation Industry (Supervision) Act.
- I/We acknowledge that an investment in the Fund does not represent an investment in or a deposit or other liability of APN Funds Management Limited, APN Property Group Limited or any member of the APN Property Group.
- I/We acknowledge that none of APN FM, APN Property Group Limited, any member of the APN Property Group or any of their officers, advisers, agents or associates in any way guarantee the performance of the Fund nor any return of capital.
- I/We acknowledge that APN FM and its related bodies corporate may disclose and use personal information as contemplated in this application form, APN FM's Privacy Policy available at www.apngroup.com.au and the Privacy Statement in the PDS. In accordance with the Corporations Act 2001, you may be sent material (including marketing material and product disclosure statements) approved by a member of the APN Property Group in addition to general corporate communications. You may elect not to receive marketing material by contacting APN FM using the details contained in the PDS or via our website at www.apngroup.com.au.
- I/We will provide to APN FM or its nominee any information that APN FM reasonably requires in order to enable APN FM to comply with all its obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and its associated rules and regulations (in force from time to time).
- I/We acknowledge that investments in the Fund are subject to the risks outlined in section 6 of the PDS under the heading "Risk Factors".
- I/We acknowledge that an APN Online account will be created and that I/we have read and agree to be bound by the terms and conditions set out at www.apngroup.com.au/investors/about-apn-online/.
- I/We confirm the monies used to fund my/our investment in the Fund are not derived from or related to any money laundering, terrorism financing or other illegal activities, whether prohibited under Australian law, international law or convention (Illegal Activity) and the proceeds of my/our investment in the Fund will not be used to finance any Illegal Activities.
- I/we declare that a successful application for Units would not cause me/us or any "associated person" (as defined in the Duties Act 1997 (NSW)) to hold an interest in the Fund greater than 89%.
- I/we have not entered into an arrangement with any other investor to acquire Units that would cause my/our interest in the Fund, when combined with that other investor, to exceed 89%.

If the application is signed by more than one person, who will operate the account:

- Any to sign All to sign together

Signature 1

Signature 2

Name

Name

Date / /

Date / /

Title

Title

If a company officer or trustee, you **MUST** specify your title

If a company officer or trustee, you **MUST** specify your title

- Director Sole director and company secretary Trustee Other (please specify)

- Director Company secretary Trustee Other (please specify)

**Please mail this completed Application Form and other relevant form(s) to:
APN Property Group, PO Box 18011, Melbourne Collins Street East, VIC 8003**

Direct Debit Form

This form authorises APN Funds Management Limited (ACN 080 674 479, AFSL 23750) with User ID Number: 209 615 to arrange through its own financial institution and registrar, a debit to your nominated account any amount nominated by you in this Application Form.

This debit or charge will be made from your account nominated below and will be subject to the terms and conditions of the Direct Debit Service Agreement. Please contact us on 1800 996 456 (International +61 3 8656 1000) or apnpg@apngroup.com.au if you require any assistance.

Investor details

APN fund name (the Fund) _____

Investor number (where applicable) _____

Investor name / Trust name / Company name / Partnership name _____

Authorisation

Please indicate the account from which you would like us to deduct the Application Amount(s) and any Ongoing Investment Amount (if applicable).

Please note your account must be an Australian bank account held in the name of the Applicant, third party direct debits will not be accepted.

I/We authorise APN FM to arrange for funds to be debited from the account nominated below.

Name of financial institution _____

Account name _____

BSB _____ **Account number** _____

Payment details

Direct debit to be deducted at the time of application and at the time of any additional investment.

Direct Debit Acknowledgement

By signing and/or providing us with a valid instruction in respect to your direct debit request, you have understood and agreed to the Direct Debit Service Agreement governing the direct debit service request. You request this arrangement remain in force in compliance with the terms and conditions of the Direct Debit Service Agreement.

Sole signatories signing on behalf of a company confirm that they are signing as a Sole Director and Sole Company Secretary of the company by ticking the relevant box.

Two Directors or a Director and a Company Secretary must sign unless the company has a Sole Director and Sole Secretary.

- I/We have read and understood the terms of the attached "Direct Debit Service Agreement" overleaf and acknowledge and agree to it.
- I/We request this agreement remain in force in accordance with instructions provided and in compliance with the terms and conditions of the "Direct Debit Service Agreement".
- If this is a joint investment, each of us agrees, unless otherwise indicated on this Form, our investment is as joint tenants. Each of us is able to operate the account and bind the other(s) to any transaction including investments, switches or withdrawal by any available method.

Direct Debit Acknowledgement *continued...*

- I/We will provide to APN FM or its nominee any information that APN FM reasonably requires in order to enable APN FM to comply with all its obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and its associated rules and regulations (in force from time to time).
- If investing as trustee on behalf of a superannuation fund or trust I/we am/are acting in accordance with my/our designated powers and authority under the constitution. In the case of superannuation funds, I/we also confirm that it is a complying fund under the Superannuation Industry (Supervision) Act.
- I/We acknowledge that APN FM and its related bodies corporate may disclose and use personal information as contemplated in this form, APN FM's Privacy Policy available at www.apngroup.com.au and the Privacy Statement in the PDS.
- I/We acknowledge and agree that electronic instructions will be treated as contemplated in 10.11 of the PDS under the heading "Electronic Instructions".
- If this application is signed under Power of Attorney, the Attorney declares that he/she has not received notice of revocation of that power (a certified copy of the Power of Attorney must be submitted with this application unless APN FM have already sighted it).
- SOLE SIGNATORIES signing on behalf of a company confirm that they are signing as either a director or sole director and sole secretary of the company by ticking the relevant box.

All nominated account holders must sign below to confirm the direct debit request. Please sign in the same way as the account signing instruction held by your financial institution.

Signature of nominated account holder 1 _____

Name (please print) _____

Date / / _____

- Director Sole director and company secretary Trustee Other (please specify)

Signature of nominated account holder 2 _____

Name (please print) _____

Date / / _____

- Director Company secretary Trustee Other (please specify)

Note: Please refer over page for Direct Debit Service Agreement.

Direct Debit Service Agreement

This is your Direct Debit Service Agreement with APN Funds Management Limited (ACN 080 674 479, AFSL 237500) with User ID Number: 209 615. 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 a copy of this agreement for future reference. It forms part of the terms and conditions of your Direct Debit request (DDR) and should be read in conjunction with your DDR authorisation. The terms of this Direct Debit Agreement are for the purpose of your application and/or on going investment for units in the nominated APN Fund and us debiting from your account in accordance with your instructions outlined in the Application Form and the Direct Debit Form.

1. APN Funds Management Limited (the "Debit User") will debit the BSB/Account nominated for this Direct Debit request as specified.
2. APN Funds Management Limited will give not less than 14 days written notice to the investor should it propose to vary the arrangements of this Direct Debit request.
3. The investor(s) may request APN Funds Management Limited to defer or alter the payment amount specified in this Direct Debit request. Requests authorising these changes may be made by phoning or providing written advice to APN Funds Management Limited. Investor(s) may change the:
 - Due date of payment;
 - Payment amount; and
 - Frequency of payment.Investor(s) wishing to vary the drawing account details specified in this Direct Debit request must provide signed authority for such changes to be effected.
4. In compliance with the Industry's Direct Debit Claims Process, APN Funds Management Limited will assist investor(s) disputing any payment amount drawn on the nominated BSB/Account in this Direct Debit request. APN Funds Management Limited will endeavour to resolve this matter within the Industry agreed time frames. Investor(s) may visit any branch of their financial institution and complete a "Direct Debit System Claim Request" form to initiate the process.
5. APN Funds Management Limited advises that some Financial Institution accounts do not facilitate direct debits and as such the investor(s) must check with their Financial Institution to ensure the account nominated in this Direct Debit request enables direct debiting.
6. It is the investor(s) responsibility to ensure at all times there is sufficient cleared funds available, at the due date of the debit drawing, to enable payment from the BSB/Account as nominated in this Direct Debit request.
7. APN Funds Management Limited advises that the debit drawing will be made on the agreed due date as nominated in the payment details of this Direct Debit request. When the due date is a closed Melbourne business day, APN Funds Management Limited will initiate the debit drawing on the next open business date. Investor(s) may direct processing inquiries to their Financial Institution. The funds will be processed as an application on the following business day. A closed business day is defined as any calendar day on which the investor(s) financial institution is not open for direct debit processing. That is:
 - Weekends;
 - Public Holiday - State; and
 - Public Holiday - National.
8. Where an unpaid debit item is returned by the investor(s) financial institution, APN Funds Management Limited may apply an outward dishonour fee to the investor(s) account.
9. Investor(s) who wish to cancel this Direct Debit request must notify APN Funds Management Limited in writing not less than 14 days before the next scheduled debit drawing. This request may be directed to APN Funds Management Limited or to an investor(s) financial institution.
10. APN Funds Management Limited requests the investor(s) to direct all inquiries, disputes requests for payment changes or cancellation directly to them.
11. APN Funds Management Limited agrees to keep confidential all investor(s) records and account details contained in this Direct Debit request unless authorised to release such information pursuant to a debit item dispute or similar event where the investor(s) has provided prior consent to do so.

Send us your form

We accept this form returned to us by email, fax or post.
All pages must be present for the forms to be processed.

Email

Please scan and email to: apnpg@apngroup.com.au
(You can send up to 10mb of attachments.)

Fax

Please fax the completed form to: **+61 3 8656 1010**

Post

Mail this completed form to: **APN Property Group,
PO Box 18011, Melbourne Collins Street East, VIC 8003**