

Application Form



This Application Form is given solely to the recipient of the Information Memorandum (IM) issued by Primary Securities Ltd in its capacity as Trustee for the Ready Set Short Term Rental Fund (the Fund) or the recipient of the Product Disclosure Statement (PDS) issued by Primary Securities Ltd ABN 96 089 812 635, AFSL 224107 as Responsible Entity for the Primary Investment Board Class N – Ready Set Short Term Rental Fund.

Unless otherwise defined, capitalised terms in this Application Form have the meaning given to them in the IM / PDS.

Quotation of your Tax File Number (TFN) or Australian Business Number (ABN) is not compulsory and will not affect your registration. However, if you do not provide this information we will be required to deduct tax from your distributions at the highest marginal rate. If exempt, please supply supporting documentation.

If you are completing this paper copy Application Form, mail the original along with supporting identification documents to: Primary Securities Ltd, PO Box 732, Fremantle WA 6959

Please use black or blue pen and print in CAPITAL LETTERS and ✓ where appropriate.

Ready Set Short Term Rental Fund (IM)

Primary Investment Board Class N – Ready Set Short Term Rental Fund (PDS)

1 Contact Details

Please enter contact details in case we need to contact you in relation to your application. Please note if you have a financial adviser we will contact them in the first instance.

Title
.....
Name
.....
Phone
.....
Email
.....
Postal address (all correspondence will be sent here)
.....
.....
.....
SUBURB STATE POSTCODE

2 Investment details

Ready Set Short Term Rental Fund (IM)

Minimum investment amount is \$20,000 and thereafter multiples of \$5,000.

\$ Investment amount

Primary Investment Board – Class N – Ready Set Short Term Rental Fund (PDS)

Minimum investment amount is \$10,000 and thereafter multiples of \$5,000.

\$ Investment amount

3 Investment Type

What type of investor are you?

- Individual/joint holding AB
Complete the Identification Form individuals section
- Company C
Complete the Identification Form corporates section
- SMSF/trust - individual trustees ABD
Complete the Identification Form trustees section
- SMSF/trust - corporate trustees CD
Complete the Identification Form trustees section
- Sole trader AC
Complete the Identification Form individuals section
- Other
Please contact us for further information

A Individual investor, joint investor, trustee or sole trader

Title
.....
Given name(s)
.....
Surname
.....
Date of birth DAY / MONTH / YEAR
.....
Occupation
.....
Residential Address
.....
.....
SUBURB **STATE** **POSTCODE**

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

TFN or exemption: **Provide to ensure tax is not deducted**

C Company, corporate trustee or sole trader

Company Name
.....
ABN or TFN
.....
ACN
.....
Registered Office Address (not a PO Box)
.....
SUBURB **STATE** **POSTCODE**
.....
Principal place of business (if different to Registered Address)
.....
.....
SUBURB **STATE** **POSTCODE**
Business Activities
.....
.....

4 Distribution / Reinvestment:

Please nominate the bank, building society or credit union account that you would like your distribution and any other payments to be paid to. The account must be held in the name of the Applicant.

Name of financial institution
.....
Account name
.....
BSB Number
.....
Account number
.....

Please check the box below to have your distributions reinvested in the fund.

\$ Distribution Reinvestment Plan

Tick the box if you wish to have distributions reinvested as additional Units in Ready Set Short Term Rental Fund

B Second joint investor or second trustee

Title
.....
Given name(s)
.....
Surname
.....
Date of birth DAY / MONTH / YEAR
.....
Occupation
.....
Residential Address Same as A, or specify below
.....
.....
SUBURB **STATE** **POSTCODE**

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

TFN or exemption: **Provide to ensure tax is not deducted**

D SMSF or trust

Full name of the trustee
.....
SMSF or trust name
.....
.....
ABN or TFN
.....
Type of trust
.....
Country in which trust was established
.....
Full name of settlor of trust (if any)
.....
.....

5 How are you going to pay us?

Payment details
These details are required so your payment can be matched to your Application Form.

Ready Set Short Term Rental Fund (IM)

Electronic funds transfer

Account name: **Primary Securities Ltd atf Ready Set Short Term Rental Fund Application Account**
BSB: **036 048** Account number: **460182**
Reference: *(Name of Applicant)*

Primary Investment Board – Class N Ready Set Short Term Rental Fund (PDS)

Electronic funds transfer

Account name: **Primary Securities Ltd ARE PIB Class N - Ready Set Short Term Rental Fund Application Account**
BSB: **036 048** Account number: **461468**
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.

**6 Financial Adviser details
(to be completed by your financial adviser)**

You can use this section to appoint a Financial Adviser to make enquiries in relation to your account

Full Name

Company

E-mail

Mobile

Phone

By signing the below and submitting the relevant identification documents with this Application Form, the financial adviser represents to the Trustee & Responsible Entity that they: have followed the FSC/FPA Industry Guidance Note No. 24 (May 2017 version) and any other applicable AML Legislation; will make available to the Trustee & Responsible Entity, on request, original verification and identification records obtained by the financial adviser in respect of the Applicant, being those records referred to in the FSC/FPA Form (May 2017 version); will provide details of the customer identification procedures adopted by the financial adviser in relation to the Applicant; have kept a record of the Applicant's identification and verification and will retain these on file for a period of seven years after their relationship with the Applicant has ended; will use reasonable efforts to obtain additional information from the Applicant if the Trustee or Responsible Entity requests the financial adviser to do so; will not knowingly do anything to put the Trustee or Responsible Entity in breach of AML Legislation; and will notify the Trustee & Responsible Entity immediately if they become aware of anything that would put or may potentially put the Trustee & Responsible Entity in breach of AML Legislation. I agree that any professional fee for service specified in section 7 of the Application Form is only for advice and recommendations I have provided to my client in respect of the Fund and not for any other advice or service.

Adviser signature and stamp

**7 Payment to your Investment Referrer
(Optional)**

You must instruct us to make certain payments to your Investment Referrer as follows:

I request, until further notice from me, that the Responsible Entity / Trustee deduct the Upfront professional fee for service from my Application Amount and/or an ongoing professional fee for service from my distribution payments as set out below. I acknowledge that these fees will be paid to my Investment Referrer as specified in section 6 of this Application Form and that the balance of my Application Amount will be invested in the Fund and/or the balance of my distribution payments will be paid to me.

Upfront professional fee for service

Either a percentage of your Application Amount or a fixed amount
 1% 2% 3% 4% 5% or \$.....

Ongoing professional fee for service

Either a percentage or fixed amount from your distributions up to a maximum of 1% per annum (excluding GST) of your net Application Amount after deduction of any upfront professional fee for service:

%..... or \$.....

**8 Investment Referrer details (if different from
Financial Adviser; Optional)**

Please fill in the details if you have been referred to the Fund.

Referee Name

Company

E-mail

Mobile

Phone

9 Common reporting Standard

This section is mandatory for all Investors, EXCEPT those investing via an SMSF or other regulated superannuation fund.

Any person, company or trust that:

- is an individual or joint investor, company or trust; or
- exercises control over an Applicant company; or
- is a trustee, beneficiary or settlor of an Applicant trust,

MUST complete this section.

Are you a resident for tax purposes of any country other than Australia?

No, go to section 9

Yes, you MUST complete this section for each individual

Country

Taxpayer identification number

For any other Applicants, we will contact you for further CRS verification.

**10 Foreign Account Tax Compliance Act (US)
(FATCA) declaration**

This section is mandatory for all Investors, EXCEPT those investing via an SMSF or other regulated superannuation fund.

Any person that:

- is an individual or joint investor; or
- exercises control over an Applicant company; or
- is a trustee, beneficiary or settlor of an Applicant trust,

MUST complete this section.

Are you a United States (US) citizen or resident for tax purposes?

No, go to section 10

Yes, you MUST complete this section for each individual

US TIN First person

US TIN Second person

For any other Applicants, we will contact you for further FATCA verification

11 Declaration

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

- I/We:
- I am over 18 years of age;
 - wish to apply for Units, and received the IM / PDS for the Fund at the same time and by the same means as I/we received this Application Form;
 - agree to be bound by the IM / PDS and the terms of the Trust Deed / Constitution, as may be amended from time to time, and have received and accepted the Offer in Australia;
 - confirm that I/we have read and understood the IM / PDS current at the date of the signing of this Application Form;
 - agree to information about me/us being collected, used and disclosed in accordance with the privacy statement contained in the IM / PDS;
 - agree to the anti-money laundering and counter-terrorism financing statement contained in the IM / PDS;
 - agree to provide the Trustee / Responsible Entity any additional information or documentation it requests from time to time to ensure compliance with that legislation;
 - acknowledge that investments in the Fund are not deposits or liabilities of Ready Set Short Term Rental Fund or of the Custodian;
 - declare that this Application Form is completed and lodged in accordance with the PDS and that all statements made by me/us are complete and accurate and acknowledge that it is a criminal offence to knowingly provide misleading information or documents in respect to this application;
 - declare the CRS and FATCA notifications provided at section 8 and 9 of the Application Form are correct; and
 - acknowledge that the Fund is subject to investment and other risks, set out in the PDS, which could include delays in repayment, and or loss of income and capital invested and that no member of Ready Set Short Term Rental Fund or the Custodian guarantees the performance of the Fund or any particular rate of return.

12 Contact details

Signature 1

.....
Name
.....
Date
.....
Title
.....

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

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

Signature 2

.....
Name
.....
Date
.....
Title
.....

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

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

Investor Registry

You should send all original completed paper copy Application Forms to:

Primary Securities Ltd
PO Box 732
Fremantle WA 6959

Telephone: +61 8 9430 5262

Email: registry@primarysecurities.com.au

The online Application Form can be found at:
<https://primarysecurities.com.au/application-forms/>

You should also contact Primary if you:

- ▶ have any queries regarding the Application Form;
- ▶ want to change your address or name;
- ▶ want to record your TFN;
- ▶ want to check your investment details; or
- ▶ require assistance with other registry matters.

For further information on the Fund, please contact your financial adviser or contact us by any of the methods below:

Website <https://primarysecurities.com.au/>

Email registry@primarysecurities.com.au

Telephone +61 8 9430 5262

In writing: Primary Securities Ltd, PO Box 732, Fremantle WA 6959

Identification Form

Verification details individuals

To be completed by individuals, individual trustees, joint individuals, joint individual trustees or sole traders. Trustee Applicants also complete the trustee verification details. All identification documents MUST be certified copies.

OPTION 1 — provide BOTH 'A' documents;

OPTION 2 – provide ONE 'A' and ONE 'C' document

OPTION 3 – provide ONE 'B' and ONE 'C' document

Category 'A' Documents

- Current Drivers Licence, and
- Passport (current within the preceding 2 years)

Category 'B' Documents

- Birth certificate;
- Citizenship certificate; or
- Pension or health card from Centrelink

Category 'C' Documents

(containing names and residential address)

- Notice from Commonwealth or State or Territory as evidence of entitlement to a financial benefit; or
- Notice of Australian Tax Office recording a debit; payable by or to ATO; or
- Utilities or local government body notice (within preceding 3 months) e.g. rates notice, phone, gas or electricity bill; or
- Statement from bank or building society (within last 3 months); or
- Household/motor insurance certificates (within the last 12 months).

Verification Details trustees

To be completed by ALL trustee Applicants — individual trustee(s) also complete the individuals verification details, and corporate trustee(s) also complete the corporate verification details.

For registered managed investment schemes or government superannuation funds, please contact us or provide the relevant FSC/FPA Form.

OPTION 1 - SELF MANAGED SUPER FUND APPLICANTS

Provide a copy of BOTH identification documents below:

- A search extract from the ASIC, ATO or relevant regulator's website (e.g. 'Super Fund Lookup' at superfundlookup.gov.au)
- An original certified copy or extract of the trust deed

OPTION 2 - ALL OTHER TRUST APPLICANTS

Provide an original certified copy of BOTH of the identification documents below:

- A notice issued by the ATO within the last 12 months (block out any TFN references)
- An original certified copy or extract of the trust deed

Provide the full name, address, date of birth and verification documents (see the verification requirements for individuals for further details) of the appointer of the trust:

Appointer Name

Residential Address

SUBURB

STATE

POSTCODE

Date of birth DAY / MONTH / YEAR

Provide details of all individuals* who are beneficial owners through one or more holdings of more than 25% of the trust's issued capital:

Name

Residential Address

Name

Residential Address

Verification Details corporates

This section is only to be completed by corporate Applicants and corporate trustee Applicants that are Australian proprietary limited companies. For all other corporate Applicants, please contact us or provide the relevant FSC/FPA Form.

Provide a copy of one identification document

- A current and historical company information Company extract from the ASIC Connect website showing name of company, name, name of registration body, company identification number, type of company and Officeholders' details; or
- If regulated, a record of regulated status via search or regulator's register ie RS licence from APRA or AFSL from ASIC.

Provide the full name of each director:

Name

Name

Provide details and verification documents (see the verification requirements for individuals for further details) of all individuals* who are beneficial owners through one or more shareholdings of more than 25% of the company's issued capital:

*Please attach separate page with details if more than two individuals

Name

Residential Address

Date of birth

Name

Residential Address

Date of birth

What is a certified copy?

Certified copies are true copies of original documents with an original certification from the certifier. A certified copy is a document that has been certified as a true copy of the original document by one of the following persons:

- ▶ an officer with, or authorised representative of, a holder of an AFSL, having two or more continuous years of service with one or more licensees;
- ▶ an officer with two or more continuous years of service with one or more financial institutions (for the purposes of the Statutory Declarations Regulations 1993 (Cth));
- ▶ a finance company officer with two or more continuous years of service with one or more finance companies (for the purposes of the Statutory Declarations Regulations 1993 (Cth));
- ▶ a Justice of the Peace;
- ▶ a notary public (for the purposes of the Statutory Declarations Regulations 1993 (Cth));
- ▶ an agent of Australian Postal Corporation who is in charge of an office supplying postal services to the public;
- ▶ a permanent employee of Australian Postal Corporation with two or more years of continuous service who is employed in an office supplying postal services to the public;
- ▶ a member of Chartered Accountants Australia and New Zealand, CPA Australia or the Institute of Public Accountants with two or more years of continuous membership;
- ▶ a person who is enrolled on the roll of the Supreme Court of a state or territory, or the High Court of Australia, as a legal practitioner (however described);
- ▶ a judge of a court;
- ▶ a magistrate;
- ▶ a chief executive officer of a Commonwealth court;
- ▶ a registrar or deputy registrar of a court;
- ▶ a police officer; or
- ▶ an Australian consular officer or an Australian diplomatic officer (within the meaning of the Consular Fees Act 1955 (Cth)).

What must the certifier do?

The certifier must confirm the copy is certified as a true copy of the original documentation and clearly state their name, category and date of certification. An example of appropriate certification wording is:

"I certify this (and the following pages each of which I have signed/initialled) to be a true copy of the document shown and reported to me as the original."

Please note certification is only accepted if within two years of date of application.

Type of investor Correct form of registrable name Incorrect form of registrable name

Type of investor	Correct form of registrable name	Incorrect form of registrable
Individuals	John Alfred Smith	J A Smith
Companies Use company name, do not use abbreviations	ABC Pty Limited	ABC P/L ABC Co
Trusts Use trustee(s) personal names, do not use name of the trust	Sue Smith ATF <Sue Smith Family Trust>	Sue Smith Family Trust
Deceased estates Use executor(s) personal names, do not use name of the deceased	John Smith <Est Jane Smith A/c>	Estate of Late Jane Smith
Clubs/unincorporated bodies/ Use office bearer(s) name(s), in addition to name of the club etc	Michael Smith <ABC Tennis Association A/c>	ABC Tennis Association
Superannuation Funds Use name of trustee of the fund, do not use name of the fund	Jane Smith Pty Limited ATF <Super Fund A/c>	Jane Smith Pty Limited Superannuation Fund