

LINK

INFORMATION MEMORANDUM

Link Property Fund (LPF Class of Units)



IMPORTANT NOTICES

Description of the Offer

This is an offer (Offer) to acquire LPF Class of Units in a managed investment scheme known as the Link Property Fund (Fund).

Date of IM

This Information Memorandum is dated 13th July 2026. It has been issued by Akidna Ltd ACN 641 300 656 (Trustee) AFSL No. 523289.

Trustee and issuer of this financial product

The Trustee is the Trustee of this financial product and issuer of this Information Memorandum (IM). Our contact details are listed in the corporate directory section of this IM (see page 4).

Investment Manager

Link Fund Pty Ltd is the investment manager appointed by the Trustee.

Disclaimer

The information provided in this IM is not investment advice and has been prepared without taking into account your investment objectives, financial circumstances and needs. You should read the whole of this IM and consider all of the risk factors that could affect the performance of the Fund and other information concerning the Units in light of your own particular investment objectives, financial circumstances and particular needs (including financial and taxation issues) before deciding whether to invest in the Fund.

An investment in the Fund is subject to investment risk and other risks, including possible loss of income and principal invested. Neither the Trustee nor any other person gives any guarantee or assurance as to the performance of the Fund or the repayment of capital. Some of the risk factors that should be considered by potential Unit Holders are set out in Section 5. If you have any questions or are uncertain as to whether the Fund is a suitable investment for you, you should seek professional advice from your stockbroker, accountant, financial adviser or other professional adviser before deciding whether to invest in the Fund.

This IM has been prepared only for issue to and use by prospective investors who qualify as Wholesale Investors as defined in the Corporations Act and is not intended to be received or read by anyone other than a Wholesale Investor. An interest in the Fund will only be issued to investors that are Wholesale Investors.

The Trustee or its associates may invest in, lend or provide other services to the Fund and may be paid fees, including expenses in relation to the Offer and fees in relation to the management of the Fund.

No representations other than this IM

No person is authorised to give any information or to make any representation in connection with the Offer or the Fund which is not contained in this IM. Any information or representation that is not in this IM may not be relied upon as having been authorised by the Trustee or any associate of the Trustee in connection with the Offer.

Except as required by law, and then only to the extent so required, neither the Trustee nor any other person warrants the future performance of the Fund or any return on any investment made pursuant to this IM.

Past performance is not a guarantee or indicator of future performance.

Offer requirements

You may only invest in the Fund if you have received this IM in Australia. Applications will only be accepted on the basis of the Application Form attached to or accompanying this IM.

Electronic information

An electronic copy of this document and updates regarding the Fund can be accessed at linkcap.com.au/disclosure-documents/. We will provide you with free paper copies of this document and updates on request.

Definitions

Words used in this document, which are defined in Section 9 of this IM have the meanings there set out, unless the context dictates otherwise.

Offering restrictions apply

No action has been taken to register or qualify the Units or otherwise to permit a public offering of the Units in any jurisdiction outside of Australia. This IM does not constitute an offer or invitation in any jurisdiction in which, or to any person to whom, it would not be lawful to make such an offer or invitation. The distribution of this IM in jurisdictions outside Australia may be restricted by law. Persons who come into possession of this IM who are not in Australia should seek advice on and observe any such restrictions. Any failure to comply with such restrictions may constitute a violation of applicable securities law. In particular, the Units have not been and will not be registered under the US Securities Act of 1933, as amended, (the 'US Securities Act') or the laws of any State of the United States and may not be offered or sold within the United States or to, or for the account or benefit of a US Person (as defined in Regulation S of the US Securities Act) except in a transaction exempt from the registration requirements of the US Securities Act or applicable US State securities laws.

Financial amounts and times

All financial amounts contained in this IM are expressed in Australian currency unless otherwise stated. Some amounts in this document have been rounded and as a result some totals may not add up exactly. A reference to time in this IM is a reference to Adelaide, South Australia time.

Updating the IM

Information contained in this IM is subject to change from time to time and may be updated by the Trustee. Any updated information (which is not materially adverse to Unit Holders) will be available from the Trustee. Where updated information is materially adverse to Unit Holders, the Trustee will issue an updated IM or a supplementary IM.

From time to time, the Trustee will issue additional classes of units. The Trustee will issue a Supplementary Information Memorandum (SIM) for each new Class of Units that it issues with terms specific to just that Class.

Unit Classes

The Trustee may issue multiple classes of units, each with distinct rights and obligations. This Information Memorandum relates solely to the offer of LPF Class of Units described in sections 1 and 2, which are subject to the specific terms outlined herein. Investors will have no entitlement to assets or liabilities of other unit classes within the Fund.

How to Apply for a Unit in the Fund

Applications must be a minimum of 10,000 LPF Class of Units of \$1.00 each (\$10,000 in total). Applications must be in multiples of 1,000 Units.

Applications can be made in the following manner:

By completing and returning a Hard Copy Application Form which is attached to or accompanies this IM in accordance with the Application Form instructions and on the Application Form itself.

If you wish to obtain a free copy of this IM, please contact the Fund Information line on 08 8312 5960, or email info@akidna.com.au. The IM is also available in electronic form, for information purposes only, at linkcap.com.au/disclosure-documents/.

Privacy and Personal Information

The completed Application Form provides personal information about you to the Trustee. The Trustee collects your personal information to process and administer your investment in the Fund and to provide related services to you. If you do not complete the Application Form in full, the Trustee may not accept your Application Form. The Trustee may disclose your personal information, for purposes related to your investment, to its agents or service providers, including the registry. You can obtain access to personal information that the Trustee holds about you. To make a request for access, please contact the Trustee on **08 8312 5960**.

Please read this document carefully before you make a decision to invest. An investment in the Fund has specific risks which you should consider before making a decision to invest.



CORPORATE DIRECTORY

Investment Manager

Link Fund Pty Ltd

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Kent Town SA 5067
t: 61 8 8312 5960
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Trustee & Issuer of IM

Akidna Ltd AFSL 523289

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OFFER AT A GLANCE

1 – Summary of this Offer (LPF Class of Units)

TOPIC	SUMMARY	Where to find more information section(s)
What is the investment objective?	To provide LPF Class of Unit Holders with consistent and regular income returns as well as capital stability, by investing in (both directly and indirectly) a portfolio of loans including first mortgages over real property (where the total amount of interest payable over the duration of the first mortgage is collected up front, for the majority of loans), construction loans and interest only loans. To achieve this investment objective, the Trustee is also able to invest into loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes).	2.1
What is the investment strategy? (for the LPF Class of Units only)	The Fund will invest (both directly and indirectly) into a portfolio of loans, including by investing into: • first class mortgages over real property comprising a mix of office, retail, residential (where the borrower is a company), hotels/pubs, specialist property such as child care, aged care, construction / development, rural and vacant land; • construction loans which are used to fund construction of residential, commercial property and vacant land subdivision; • interest only loans where the interest payable is capitalised; • loan notes, debentures and other securities; and • units or interests in other funds (which may be structured as registered or unregistered managed investment schemes).	2
Who is the Trustee?	Akidna Ltd (AFSL 523289).	6
Who is the Custodian?	Akidna Custodians Pty Ltd.	7.2
What is being offered?	LPF Class of Units in the Fund.	
Eligible Investors	Wholesale clients as defined in the Corporations Act.	
How much do Units cost?	The issue price is \$1.00 per Unit.	
How much can you invest?	Minimum \$10,000 with additional increments of \$1,000.	
Is there a cooling off period?	There is no cooling off period.	
What happens to your money?	Once Akidna Custodians Pty Ltd receives your investment, your money is combined with the money of other Unit Holders into the same Class of Units only and used to invest (either directly or indirectly) into loans in accordance with the investment objective and investment strategy.	
What is a pooled mortgage investment?	Your money is "pooled" with the money of other Unit Holders into the same Class of Units only, which is used to invest (either directly or indirectly) into loans in accordance with the investment objective and investment strategy.	

OFFER AT A GLANCE

1 – Summary of this Offer (LPF Class of Units)

TOPIC	SUMMARY	Where to find more information section(s)
What are the benefits of the offer?	The benefits of investing into the Fund includes: • disciplined investment process. • experienced investment managers. • diversification of risk across a pool of direct and indirect investment into loans, including by investing into first ranking mortgages, construction loans and interest only loans which are used for a range of purposes including commercial, residential, construction and development, rural and subdivision of land. Indirect investments made by the Trustee may be made via loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes). Where additional Classes of Units are issued, the Trustee ensures that the Trust Assets referable to one Class of Units is completely separate from, and segregated from the Assets referable to another Class of Units. This means, that any loss or liability arising in one Class of Units will not have any recourse to the Assets held on trust for another Class of Units.	3
Segregation of Assets	This means that the Trust Assets held in relation to the LPF Class of Units are held separate and segregated from the Trust Assets held for any other Class of Units. As a result, the LPF Unit Holders will not have recourse to the Trust Assets referable to a different Class (and likewise, the Unit Holders of that Class will not have recourse to the Trust Assets held for the LPF Class of Units. Please refer to clause 4 of the Trust Deed with respect to the issue of different Classes of Units, and segregation of Trust Assets	7.1
What will you receive in return for your investment?	It is intended that you will receive consistent and regular income and capital stability from a diversified range of direct and indirect loan investments. Distribution amounts depend on the income generated from the loans and other investments less fees and expenses. Distribution amounts will change from time to time, depending on loan to cash on hand ratio. Our target return is of cash rate plus 5% with a current target return on 9.5%. This rate is an investment objective and is not guaranteed. Returns may be significantly lower than this target.	
When are distributions made?	Distribution is made monthly. It can be reinvested, or paid to the Unit Holder's nominated bank account.	2
Can distribution be reinvested?	Yes, subject to our consent.	
What fees are paid?	There are no entry fees. Distributions paid to Unit Holders are net of all fees and expenses which are in section 4.	3
Can you withdraw? How?	A Unit Holder has no right of withdrawal unless there is a withdrawal offer open. The Trustee intends to make withdrawal offers to Unit Holders at least quarterly. (This Fund is expected to be a non-liquid Fund).	7.1

OFFER AT A GLANCE

1 – Summary of this Offer (LPF Class of Units)

TOPIC	SUMMARY	Where to find more information section(s)
Why is the Fund illiquid?	The Fund invests (directly and indirectly) into loans, which are illiquid assets. However the Trustee will maintain cash flow estimates for the Fund that: • demonstrate the Fund's capacity to meet its expenses, liabilities and other cash flow needs for the next 12 months; • are updated every 3 months and reflect any material changes; and • are approved by the directors of the Trustee at least every three months.	
What are some of the risks?	We adopt what would be seen in the industry as a low to medium risk profile, because we only invest (both directly and indirectly) in loans over real estate and construction with a maximum LVR of 70% or loan to cost ratio of 82.5%. There are a number of risks associated with an investment in the Fund. The value of an investment in the fund and the amount of income it generates may rise or fall and you may incur a loss of capital of your investment in the Fund.	4
What is the valuation policy?	Where the underlying asset of the Fund is a direct loan over a first mortgage, the Investment Manager will establish an independent panel of qualified registered valuers approved by the board of the Trustee in those States and Territories where the properties subject to the mortgages are located. Where the Fund invests in loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes), the Trustee may rely on the regular valuation of those assets provided by the issuer." Valuations will only be used where they are carried out by a valuer who is on the valuation panel and the valuation must be no older than 3 months old before the proposed advance by the Fund. Valuers will be selected from the valuation panel on a rotation basis and may only undertake up to two consecutive valuations in respect of the same property. The properties (i.e. real estate) over which the first mortgages will be taken will be valued on an 'as is' valuation basis. Development properties will be valued on an 'as if completed' basis.	2.3
Fund Borrowing?	Based on the quarterly cash forecast, the Fund may need to borrow from time to time.	2.2

OFFER AT A GLANCE

1 – Summary of this Offer (LPF Class of Units)

TOPIC	SUMMARY	Where to find more information section(s)
Related party transactions	Related party lending or investment will be carried out on arm's length terms with the same independence and terms as non-related party lending or investment.	4.2
Fund communications	The Trustee will endeavour to keep Unit Holders informed about the performance of the Fund. The Trustee will communicate with Unit Holders through regular reports by letter/email or via the website.	
How can further information be obtained?	Contact Akidna Ltd (AFSL 523289) Tel: (08) 8312 5960	
Contact details	For further details please see Corporate Directory at the front of this IM.	
Where do I get an application form?	An application form accompanies this IM.	
Where do I return this application form?	Akidna Ltd (AFSL 523289) 11 King William Street, Kent Town, SA 5067 info@akidna.com.au	

2 — Investment Objectives and Investment Strategy of the Fund

2.1 — Investment Objective (LPF Class of Units)

The Fund aims to provide consistent and regular income and capital stability from a diversified range of direct and indirect investment into loans, including first ranking mortgages, construction loans and interest only loans which are used for a range of purposes including commercial, residential, construction and development, rural and subdivision of land. Indirect investments made by the Trustee may be made via loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes).

The Minimum Return will be the Reserve Bank of Australia's Cash Rate plus 5%.

Where the rate of return is less than the Minimum Return, the Investment Manager will subsidise the difference to the Trust to achieve the Minimum Return. If the Trust outperforms the Minimum Return, the Investment Manager may charge a performance fee equivalent to an amount over and above the Minimum Return.

Our target return is 9.5%. Please note, this rate is an investment objective and is not guaranteed. Returns may be significantly lower than this target.

The Fund is suitable for low to medium risk Unit Holders seeking a monthly income with an investment horizon in excess of two years, due to the fact that we invest (both directly and indirectly) into loans over real estate and construction loans (including interest only loans) with a maximum loan to value ratio of 70% and a maximum loan to cost ratio of 82.5%. Indirect investments made by the Trustee may be made via loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes).

The amount of each distribution may vary due to the ratio of loans, investment in units, and cash on hand.

2.2 — Loan and Investment Process (LPF Class of Units)

The Trustee has a proven robust risk management policy as well as a detailed staged process for investment into loans (including direct and indirect investments). Key parameters and due diligence factors include:

- A. the Fund will only make investments directly or indirectly into loans where the underlying loan is secured by registered first security over the borrower's and/or directors'/guarantor's relevant assets. Additional security may be obtained by way of a general security agreement over the assets and undertakings of the borrower or some third party. Personal guarantees, such as from the directors of a borrowing company, may also be taken;
- B. before any advance is made to the proposed borrower or any investment is made in indirect investments via loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes), the Trustee will undertake a credit assessment in support of the investment.
- C. a qualified licensed valuer who is on our panel who is independent of both the Trustee and the borrower must value the property being used as security for the loan. The valuation must not be more than 3 months old when a loan is advanced. For more detail see our valuation policy at section 2.3;
- D. for all direct and indirect investments into loans, the maximum loan to value ratio will not exceed 70% as at the date of the investment and the maximum loan to cost ratio will not exceed 82.5% as at the date of the investment;
- E. the borrower's and/or director's/guarantor's obligations to repay the loan (including an underlying loan of an indirect investment made via loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes)) and pay

interest will be secured by first registered mortgage over the real property. The property may be situated in any part of Australia. Types of properties may include office, retail, industrial, residential (where the borrower is a company), tourism, hotels/pubs and specialist property such as child care and aged care, construction/development, rural and or vacant land;

- F. insurance must be effected by borrowers over the security property. If appropriate this will be the value determined by the valuer in the valuation report. The interest of the Custodian (or the Trustee) must be noted on the policy. No insurance will be required in respect of strata title, where insurance is effected in the name of the owner's corporation;
- G. the maximum term of any investment into a loan (which may be direct or indirect investment made via loan notes, debentures, and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes)) is generally 24 months, however, the 24 month term may be exceeded in certain circumstances;
- H. at the start of each investment into a loan (which may be direct or indirect), the interest for the duration of the loan may be capitalised as part of the loan;
- I. interest will be payable by the borrower of a loan (which may be a direct or indirect investment into a loan), monthly in advance at a fixed interest rate. Default interest may be payable if a borrower has not paid the interest on or before the due date;
- J. the security documents are drafted and reviewed annually by an independent lawyer engaged by the Trustee; and
- K. before the funds are advanced a certificate as to title from an independent lawyer or licensed conveyancer will be obtained.

2.3 – Unit Valuations

In accordance with the Trust Deed, the Trustee may determine (and change if necessary) the valuation methods and policies it will apply in ascertaining the Net Asset Value of all the classes of the Trust. Generally, the value of an asset will be calculated in relation to a mortgage or an underlying mortgage, unless the Trustee is of the view that there is doubt as to the recovery of:

1. the borrower's loan; or
2. the investment in or distribution or dividend with respect to loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes); or
3. in the case of cash, the outstanding amount of the original deposit on the date on the date which the valuation is to be determined, or, if in the opinion of the Trustee the deposit appears to be unrecoverable wholly or in part, the value of the cash determined by the Trustee.

2.4 – Arrears Management

Occasionally, borrowers may be late in paying interest or in meeting their repayment obligations, or may be unable to do so. The Trustee has a well developed system of pursuing defaults and arrears and for instituting appropriate recovery action. These include:

- monitoring all due dates for payments and billing any overdue payments;
- following up overdue interest payments (usually within 2 business days after the due date for payment);
- issuing notices if payments remain in arrears for 30 days and rectification arrangements, satisfactory to the Trustee, have not been made;
- where the borrower fails to meet interest payments (in addition to any recovery steps we may take as outlined below), we may charge the borrower a higher interest rate. In those circumstances all interest owed under the loan that is recovered is divided between:
 1. the Unit Holders up to the Minimum Rate,
 2. the Trustee or our associates, the balance of the interest collected.
- instituting legal proceedings for possession of the security asset if the borrower fails to comply with the issued notices; and
- selling the security asset once possession has been obtained.

3 — Fees

Explanation and Fees and Costs Template

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

The fees set out in the table below are inclusive of GST and less any reduced input tax credits expected to be available.

You should read all the information about fees and costs because it is important to understand their impact on your investment. The fees applicable to other classes of units issued by the Trustee will be specified in the particular SIM, and investors should refer to the relevant SIM.

TYPE OF FEE OR COST	AMOUNT	HOW AND WHEN PAID
ONGOING ANNUAL FEES AND COSTS		
Management Fees and Costs The fees and costs of managing your investment.	NIL	NIL
Performance Fees Amounts deducted from your investment in relation to the performance of the product.	If the Trust outperforms the Minimum Return, the Investment Manager may charge a performance fee equivalent to an amount over and above the Minimum Return.	See "Additional Explanation of Fees and Costs" for more details.
Transaction Costs The costs incurred by the Fund when buying or selling assets.	Actual amount incurred.	Payable out of the assets of the Fund.
Defaulting Mortgagor Management Fees The costs incurred by the Fund when a direct loan made by the Fund is in default.	The additional default interest and fees that is collected from the borrower in default.	The Default Management Fee is payable out of the assets of the Fund if and when a borrower is in default and once additional interest charges and default fees have been collected. This additional interest and default charges are payable to the Investment Manager.

TYPE OF FEE OR COST	AMOUNT	HOW AND WHEN PAID
MEMBER ACTIVITY RELATED FEES AND COSTS (FEES FOR SERVICES OR WHEN YOUR MONEY MOVES IN OR OUT OF THE PRODUCT)		
Establishment Fee The fee to open your investment (1).	NIL	N/A
Contribution Fee The fee on each amount contributed to your investment.	NIL	N/A
Buy-Sell Spread An amount deducted from your investment representing costs incurred in transactions by the Fund.	NIL	N/A
Withdrawal Fee The fee on each amount you take out of your investment.	NIL	N/A
Exit Fee The fee to close your investment.	NIL	N/A
Investment Switching Fee The fee for changing investment options.	NIL	N/A

Additional Explanation of Fees and Costs

A. Management Costs

Management costs are the total fees and costs incurred in managing the Fund, including the management fee paid to the Trustee and other expense recoveries in relation to the Fund (described below). These amounts do not form part of the Transactional and Operational Costs of the Fund. Management costs may increase or decrease from one financial year to the next.

B. Management Fees

The Management Costs include the Management Fee which is a fee paid to the Trustee for managing the investments of the Fund and overseeing the Fund's operations. The Management Fee is 0%.

C. Expense Recoveries

The Trustee is entitled to recover certain expenses and costs relating to the operation of the Fund. Recoverable Expenses under the Trust Deed include the following:

1. all costs, charges and expenses incurred in connection with the acquisition, custody, management, transfer, financing or disposal of Fund property (for example commissions, brokerage, legal fees, travel costs, accounting fees, bank charges and stamp duty);
2. fees and expenses of any agent or delegate appointed by the Trustee, including the Custodian and any operational manager;
3. fees and expenses of the auditors retained in respect of the Fund.
4. bank charges on the operation of bank accounts;
5. costs, charges and expenses incurred in connection with borrowing money on behalf of the Unit Holders under this Trust Deed;
6. tax payable by the Unit Holders in respect of Fund property, but not Tax of the Trustee which is payable by the Trustee on its own account;
7. fees and charges of any regulatory or statutory authority;
8. fees and expenses of advisers or any other consultants employed by the Trustee when those persons or firms are appointed to perform specific duties under this Trust Deed, but no reimbursement will be made for fees and expenses of these consultants if the consultant is appointed to perform functions of the Trustee which would ordinarily be part of the business of the Trustee;
9. costs of convening and holdings meetings of Unit Holders;
10. costs of printing and postage of cheques, making electronic payments, accounts, distribution statements, notices and other documents posted to some or all Unit Holders in accordance with the provisions of this Trust Deed, including all stationery related to these matters;
11. all costs, charges and expenses incurred in relation to preparation and distribution of any report or document required by law to be prepared in respect of the Fund, or prepared by the Trustee in good faith in respect of the Fund;
12. expenses incurred in connection with the keeping and maintaining of the accounting records and registers;
13. costs and disbursements incurred by or on behalf of the Trustee in connection with its retirement and the appointment of a substitute;
14. costs and disbursements incurred by the Trustee in the initiation, conduct and settlement of any court proceedings:
 - A. to enforce any provisions of this Trust Deed, or
 - B. in relation to Fund property;
15. insurance premiums in respect of the Responsible Entity's professional indemnity insurance policy;
16. costs and disbursements incurred in the preparation and lodgement of returns under the Corporations Act 2001, Tax Act or any other laws for the Fund;
17. costs of acquiring, establishing and developing computer software systems required for the administration of the Fund;
18. costs, charges and expenses of and incidental to the preparation, execution and stamping of the Trust Deed, any related compliance plan or any supplemental deeds or plans;
19. management fees, construction management and development management fees;
20. costs and expenses incurred in conversions, rearrangements or reorganisations which are associated with complying with any new law or ASIC policy;

21. all costs and disbursements in connection with the establishment, management and maintenance of any listing on any exchange or secondary market of the Fund and the performance of the functions and duties of the Trustee under the Trust Deed;
22. costs, charges and expenses related to any compliance committee to the extent it reasonably relating to or including the appropriate portion of compliance committee's remuneration and independent legal, accounting or other professional advice required by that committee;
23. all costs, charges and expenses (including legal, accounting, tax, financial and other services) of establishing the Fund and including the preparation, due diligence, registration, promotion and distribution of a IM and the preparation, registration, distribution, due diligence and promotion of the Fund or any Fund property;
24. fees payable to any operational manager; and,
25. all other costs in connection with the administration and management of the Fund.

Recoverable expenses are paid from or reimbursed out of the income of the Fund.

D. Indirect Costs

Indirect costs are any amounts paid from the Fund's assets that are known or where required, reasonably estimate will reduce the Fund's return, other than the management fee and expense recoveries. The indirect cost include a reasonable estimate of those indirect costs based on the information available to the Trustee as at the date of this IM. As such, the actual indirect costs may differ from year to year.

E. Transactional and Operating Costs

Certain expenses may be incurred in managing the Fund's investments, such as brokerage, bank charges and government duties (transaction costs). Any transaction costs incurred are not included in the Management Costs but are an additional cost and paid directly out of the Fund's assets as and when incurred.

F. Service Fees

There are no additional service fees to the fees disclosed in the above table.

G. Performance Fees

The Investment Manager may charge a performance fee equivalent to an amount over and above the Minimum Return.

H. Tax and Insurance Costs

You may incur income tax with respect to your investment in the Fund. You are referred to section 6 in relation to the taxation effects on your investment. However you should obtain your own independent legal and taxation advice in relation to those taxation effects as the situation may vary according to your own personal circumstances.

Therefore there is no benefit of any tax deduction to be passed on to the Unit Holders in the form of a reduced fee or cost. Any tax deduction merely reduces the net income of the Fund a proportion of which a Unit Holder is presently entitled.

The fees disclosed in the above table cover all insurance costs which we incur out of those fees payable to us.

I. Adviser Remuneration

If there is any remuneration payable to an adviser it will be paid by the Investment Manager out of its own funds. The actual remuneration will be disclosed to you by the adviser in the Statement of Advice provided by that adviser to you.

J. Defaulting Mortgagor Management Fee

In the event that a borrower defaults on its loan, the Investment Manager will be entitled to a defaulting mortgagor management fee equal to all the additional interest and fees received as a consequence of a borrower being in default.

K. Fee Changes

The Fees may be amended from time to time and notified to investors through an updated IM or supplementary IM.

L. Flexible Charging Structure

There is no flexible charging structure for this Fund.

4 — Risks

All investments involve varying degrees of risk. While there are many factors that may impact on the performance of any investment, the summary below details some of the major risks that you should be aware of when investing in the Fund.

Before deciding to invest in the Fund you should read the entire IM, consider these risk factors, review how these risk factors may impact on your personal circumstances, note that we do not guarantee the repayment of capital or the target return or any particular rate of return.

4.1 — Liquidity Risk

Liquidity is the extent to which an asset is easily bought or sold. The Fund operates as an illiquid Fund, there is a risk that at the time of the withdrawal request, due to the amount of monies committed to existing loans, the Fund is unable to promptly fulfil the request.

4.2 — Related Party Transactions Risk

There is an increased risk that these transactions are less likely to be made on arm's length commercial terms and that the Trustee will not monitor them as robustly as those involving unrelated parties.

Any related party loan or investment will be:

- on arm's length terms.
- assessed with the same independence and under the same criteria as a non related party loans or investments; and,
- where the transaction is a related party loan or investment, assessed and approved under the same lending guidelines as a non related party loan or same investment guidelines as a non related party investment.

In addition:

- the terms of the loans or investments to related parties will have the same conditions as the loans or investments made to non-related parties;
- an independent valuation will be obtained;
- the maximum LVR ratio will be the same as a non related party loan or investment;
- the interest rates charged will be the same as a non related party loan;
- the application fee will be the same as a non related party loan;
- the term of the loan or investment will be the same as a non related party loan or investment; and
- interest will be capitalised, as if the loan was to be made to a non-related party.

4.3 — Valuation Risk

If valuations are not prepared properly or by appropriately qualified and experienced valuers, it is difficult to assess the risk exposure associated with a loan. It is also difficult to monitor loan-to-valuation ratios on a continuing basis.

4.4 — Security Risk

This is the risk that the security asset is damaged or destroyed and the insurance cover proves to be insufficient to cover the full amount invested in the loan investment.

4.5 — Default Risk

Default risk is where the borrower fails to pay the interest or principal as it falls due.

For most loans, the interest is capitalised for the term of the initial loan. Whilst this mitigates default risk for the initial loan, if a loan exceeds the initial loan period, there is a risk of the borrower defaulting on interest payments for the extended term. This may affect the overall return of the Fund, and/or reduce the value of your investment.

4.6 — Deal Flow Risk

The investment objectives of the Fund are best served by a steady stream of loan applications. There can be a mismatch between the timing of the inflow of Unit Holders' funds and the out flow of money invested in mortgages which meet the Fund's investment criteria.

4.7 — Interest Rate Risk

Your investment may be affected by the changes in interest rates.

4.8 — Capital/Market Risk

This is the risk associated with falling asset values. The majority of the Fund's value are loan investments secured over first mortgages on real property. The Fund will only lose money if a borrower defaults, and the security property then sells for less than the outstanding loan amount, including any unpaid interest and the costs of enforcement.

4.9 — Documentation Risk

This is the risk that a problem in documentation could, in certain circumstances, adversely affect the return on an investment. We manage this risk by using security documents drafted by qualified lawyers or licensed conveyancers with professional indemnity cover.

4.10 — Legislative Change

Changes in legislation (including Australian Income Tax Legislation changes) may have an impact on returns from the Fund. Unit Holders are advised to form their own view on the likelihood and impact of any legislative change.

4.11 — Indirect Investment Risk

The Trustee may invest into loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes). The Trustee and Investment Manager will not have any control over the underlying assets of the indirect investments. The Trustee may not have oversight of the underlying loan assets. If the underlying loans of the indirect investment defaults, the Trustee may lose some or all of the investment which may impact returns to Unit Holders.

5 — Taxation Information

This summary applies to all Classes of Units issued by the Trust from time to time.

The summary below only addresses likely tax implications for Australian resident Unit Holders who hold Units in the Fund as capital assets.

The summary also relates to the taxation law as it exists at the date of this Information Memorandum and is subject to any future changes in Australian tax laws and tax office rulings.

The taxation consequences for non resident Unit Holders and Unit Holders who do not hold their investment on capital account may differ from the treatment outlined below and they should rely upon their own independent legal and taxation advice.

5.1 — Income Tax if the Fund becomes an AMIT

The Trustee may choose to be an attribution managed investment trust (AMIT) for taxation purposes once it meets the requirements to make that choice. The Trustee cannot revoke that choice once it has been made. When the Trustee has made that choice the taxation treatment is as set out in this clause 6.1 rather than in section 6.2. If the Trustee proposes to make that choice, Unit Holders will be notified under the continuing disclosure obligations that apply to the Trustee.

An AMIT maintains the principle of “character flow through” that applies to taxation of trusts generally, namely, the income of the trust of a particular character in the hands of the trustee has the same character in the hands of the beneficiaries. In summary, effectively the AMIT does this in the following manner:

- the trustee determines the overall amounts of particular characters for the AMIT for an income year and attributes amounts with particular characters for that income year to members on a fair and reasonable basis in accordance with the constituent documents of the trust being based on their membership interests in the AMIT;
- these “determined trust components” then become

the “determined members’ components” so that if such “determined trust components” have a particular tax character, the member is treated as if those amounts had been derived, received, made by or paid to them directly, rather than through the trust, and in the same circumstances as the trustee to the extent those circumstances gave rise to the particular character.

Where the determined trust component includes a discount capital gain, the amount reflected in the determined member component will need to be doubled. This ensures that the member may apply any capital losses against that amount and applying the appropriate discount, if applicable, in working out the member’s own net capital gain.

Where the determined trust component includes a franked distribution then the determined trust component will include the amount of the franking credit gross up component with respect to that franked distribution.

A trustee of an AMIT is required with respect to each income year to issue to every member of the trust an AMMA statement for that income year. The AMMA statement is required to include information that reflects the amount and character of each member component for that member for the income year and state what the trustee reasonably estimates to be the AMIT cost base net amount for the income year in respect of the CGT asset that is the member’s unit or interest in the AMIT. Each member will be taxable in respect of the attributed amounts as shown in the AMMA statement in the member’s own right, rather than as a member of the trust. Effectively the member can be described as “standing in the shoes” of the trustee.

In addition:

- if the member’s entitlements from the AMIT exceeds the amounts of the determined trust components included in the member’s assessable income, the cost base and reduced cost base of membership interests held by the member are adjusted downwards (which cannot be below nil);
- if the member’s entitlements from the AMIT is less than the amounts of the determined trust components included in the member’s assessable income, then the cost base and reduced cost base of membership interests are adjusted upwards.

Where the cost base and reduced cost base of the membership interest is adjusted downwards, this can result in a capital gain arising for a member where the downward adjustment exceeds nil or a greater capital gain, or reduced capital loss, on the disposal of the membership interests because of the reduction in the amount of the cost base and reduced cost based of the membership interest.

Where the cost base and reduced cost base of the membership interest is adjusted upwards this can result in a reduced capital gain, or greater capital loss, on the disposal of the membership interests because of the increase in the amount of the cost base and reduced cost base of the membership interest.

Therefore, Australian resident Unit Holders in the Fund will be subject to tax on the income of the Fund which is attributed to them under the above rules which will be set out in the AMMA statement that is issued to them for each income year. The tax payable (if any) depends on the Unit Holder's individual tax profile and applicable tax rate.

If a Unit Holder disagrees with the Trustee's attribution of income, the Unit Holder can object to that attribution and substitute the Trustee's determination with their own attribution. However, if you decide to take this course, it is important that you obtain professional tax and legal advice before doing so. You must contact the Trustee before notifying the Commissioner of Taxation of this choice.

5.2 – Income tax where Fund is not an AMIT

5.2.1 – General

The Fund will not be subject to tax on the Fund's net income unless the Fund derives net income to which no beneficiary is presently entitled. The Unit Holders in the Fund will collectively be presently entitled to the full net income of the Fund.

Therefore:

- the Fund will not be subject to any income tax on the net income of the Fund; and
- Unit Holders will be assessed on their share of the net income from the Fund in the same proportion as they share in the accounting income.

However, in the case of Unit Holders who are under a legal disability or a non-resident, the Trustee will be liable to pay tax in respect of the relevant Unit Holder with respect to that Unit Holder's share of the net income of the Fund, as is attributable to a period that the Unit Holder was a resident, and so much of the share of the net income, as is attributable to a period when the Unit Holder was not a resident and is also attributable to sources in Australia. Non-resident Unit Holders are also subject to tax on their

share of the net income but are entitled to a tax credit for the income tax we have paid on that share of the net income.

5.2.2 – Tax Deferred Amounts

A cash distribution may be made to Unit Holders that exceeds their share of the Fund's net income for the particular year. Where that occurs, the excess ("tax deferred amount") is not assessable income of the Unit Holder. Instead, the Unit Holder is required to reduce the cost base of their Units by that tax-deferred amount. The effect is to increase the capital gain (or reduce the capital loss) that would otherwise arise at the time the Unit Holder disposes of their units in the Fund.

If the cost base of a Unit Holder's Units is reduced to "nil" by tax-deferred distributions, further tax deferred distributions received after that time will be assessable as capital gains. The taxable amount of capital gains arising as a result of further tax deferred distributions may qualify for concessional tax treatment as a discount capital gain.

A Unit Holder who has held their units for at least 12 months, will be entitled to reduce the taxable amount of a capital gain (i.e. the amount of the gain reduced by any capital losses available to the Unit Holder) by:

- 50% in the case of units held by individuals (i.e. natural persons) or a trust provided that the trust distributes the gain to an individual;
- 33 1/3 % for Unit Holders who are complying superannuation funds.

Unit Holders that are companies are not eligible for the CGT discount.

5.3 – Capital Gains

The net income to which a Unit Holder is presently entitled may include a component which is a net capital gain made by the Fund. This net capital gain may be calculated using a 50% discount capital gain. Therefore where a distribution made by the Fund which includes an amount attributable to a discount capital gain, the Unit Holder will be required to gross-up the distribution and then apply any current or prior year capital losses, to arrive at their own net capital gain for the relevant year. Depending upon their individual circumstances, Unit Holders may then be entitled to reduce their net capital gain by the appropriate discount percentage (namely, 50% for individuals or trusts, or 33.33% for complying superannuation entities) to arrive at their assessable net capital gain for that year.

However due to the nature of the underlying investments of first mortgages over real property, it is highly unlikely that there would be any capital gains made by the Fund.

5.4 — Disposal of Units

Unit Holders may realise a capital gain or loss on the disposal or redemption of their units in the Fund. A capital gain will arise where the proceeds on disposal or redemption of the units exceed the Unit Holder's cost base, as determined under the CGT provisions. As noted above, the CGT cost base will be reduced by tax deferred distributions.

5.5 — Tax file number (TFN) and Australian business number (ABN)

On your application form you may provide us with your TFN or advise us of your TFN exemption. We are authorised to collect your TFN(s) or exemption number(s) which will only be used for tax related purposes in accordance with the Income Tax Assessment Act 1936, Income Tax Assessment Act 1997 and Taxation Administration Act 1974. Alternatively, an ABN may be quoted instead of a TFN where the Units are held as part of a business.

It is not compulsory for you to quote a TFN, TFN exemption or ABN, but if you do not then we are required to deduct tax from any income distribution payable to you at the maximum marginal tax rate plus the medicare levy and any other applicable government charges. For more information about TFNs and ABNs, please contact the Australian Taxation Office.

We will store your TFN(s) and exemption number(s) securely and as is reasonable in the circumstances. Access to unit holder TFN(s) or exemption number(s) is restricted to authorised employees or agents of the Trustee who require them for legitimate purposes. Unit holder TFN(s) or exemption number(s) will be securely disposed of when no longer required for administrative or legal purposes.

5.6 — Tax position of overseas Unit Holders

If you are a non resident, then we will withhold tax from your distributions where these distributions consist of income and capital gains sourced in Australia, even if this income is reinvested as additional Units in the Fund. Tax will be withheld at the rate applicable to non resident Unit Holders. You may be able to claim a credit for this tax in your country of residence.

Individuals either becoming or ceasing to be an Australian resident should seek advice about their particular circumstances.

5.7 — Social Security

Investing in the Fund may affect social security pension entitlements. The Department of Veteran Affairs (DVA) and Centrelink will classify your investment in the Fund as a financial investment. Therefore it will be included in your

income and assets tests. As government policy in this area can change regularly, you should contact your financial adviser, the DVA or Centrelink office for further details on how your investment may affect you. distributions.

5.8 — Foreign Account Tax Compliance Act (FATCA)

FATCA is United States (US) tax legislation that enables the US Internal Revenue Service (IRS) to identify and collect tax from US residents that invest in assets through non-US entities. If you are a US resident for tax purposes, you should note that the Fund is or is expected to be a 'Foreign Financial institution' under FATCA and it intends to comply with relevant FATCA obligations, as determined by either the FATCA regulations or any inter-governmental agreement (IGA) entered into by Australia and the US for the purposes of implementing FATCA. Under these obligations, the Fund will have to obtain and disclose information about certain Unit Holders to the Australian Taxation Office.

In order for the Fund to comply with relevant obligations, the Responsible Entity will also request that you provide certain information about yourself, including your US Taxpayer identification Number (TIN). The Responsible Entity will only use such information for this purpose from the date the Fund is required to do so. You are also required to provide information within 30 days in case of a change of circumstances.

5.9 — Common Reporting Standard (CRS)

CRS is the single global standard set by the Organisation for Economic Co-operation and Development (OECD) for the automatic exchange of information with revenue authorities for tax non-residents that invest in certain financial accounts. The standard covers both the identification of tax non-residents and reporting on the applicable financial accounts. The Trustee will be a 'Reporting Financial institution' under CRS and intends to comply with its CRS obligations under any relevant Australian laws and regulations, including obtaining and disclosing information about certain Unit Holders to the ATO or other foreign tax authorities as required. To facilitate these disclosures, Unit Holders will be required to provide certain information such as that relating to their country of tax residence and their relevant taxpayer identification number (if applicable). You are also required to provide information within 30 days in case of a change of circumstances.

5.10 — GST

Unless otherwise stated, all fees set out in this Section are inclusive of the net effect of GST.

This includes GST, net of input tax credits or reduced input tax credits as applicable. The Fund may not be entitled to claim a full input tax credit in all instances.

6 — Trustee's Profile

6.1 — Background

The Trustee is Akidna Ltd and Custodian is Akidna Custodians Pty Ltd.

The Trustee is Trustee acting for and protecting the interests of Unit Holders.

The Trustee has experience providing managed investment scheme services to property and mortgage.

6.2 — Board of Directors

The Board of Directors consists of the following persons:

Gerard Wong – Partner, CPA, MBA – Director

Gerard Wong is a highly accomplished CPA accountant with over 15 years of experience in accounting, taxation, and financial advisory services. A graduate of Deakin University with a Master of Business Administration (MBA), Gerard has built a distinguished career as a partner at a prominent accounting firm, where he specializes in helping clients navigate complex financial landscapes and achieve sustainable growth.

In addition to his professional achievements in accounting, Gerard has cultivated a deep passion for property investment and development. His active involvement in these sectors has equipped him with firsthand market knowledge, strong analytical capabilities, and a strategic approach to identifying high-value opportunities. Gerard's combined expertise in finance and property development enables him to offer unique perspectives and contribute to informed decision-making in the mortgage fund.

With a strong commitment to transparency, integrity, and delivering consistent value for investors, Gerard plays a pivotal role in guiding the compliance of the fund.

Max Bratton Dip.FA, SA Fin – Director

For the past 43 years, Max has worked within the banking and finance industry. His professional background includes 24 years with the Westpac Group, with career progression to Rural Commercial Lending Manager. Since leaving Westpac in 2001, he has successfully managed a private mortgage fund.

Max is a Senior Associate of the Financial Services Institute of Australia (FINSIA) and holds a Certificate in Financial Markets, a Diploma of Financial Advising from FINSIA and is also a Justice of the Peace.

Being highly experienced in commercial lending, particularly in construction and development financing (a market segment he has specialised in over the last 14 years), Max is a valuable asset to Akidna Ltd.

Gary Patel – Director

Mr Gary Patel is an experienced and passionate Company Director, Builder, Property Developer and Investor, with extensive experience building and growing successful companies of all sizes, in a variety of industries.

As the Director of Akidna Ltd, Gary is a real asset when it comes to construction loans due to his extensive knowledge and involvement within the development space.

Gary has forged a reputation as a results-driven and highly skilled business strategist and has invaluable business and industry insight. Gary's experience, make it happen mentality and dedication to improving systems and processes have helped him become the prudent and successful businessman that he is today.

6.3 — Investment Manager's Profile

Mr Gary Patel is an experienced and passionate Company Director, Builder, Property Developer and Investor, with extensive experience building and growing successful companies of all sizes, in a variety of industries.

As the Director of Link Fund Pty Ltd, Gary is a real asset when it comes to construction loans due to his extensive knowledge and involvement within the development space.

Gary has forged a reputation as a results-driven and highly skilled business strategist and has invaluable business and industry insight. Gary's experience, make it happen mentality and dedication to improving systems and processes have helped him become the prudent and successful businessman that he is today.

7 — Additional Information

7.1 — Summary of Fund Trust Deed

The Fund is a managed investment scheme in accordance with the Corporations Act 2001 and the terms and conditions of the Trust Deed. When you invest in the Fund you become a Unit Holder of the managed investment scheme.

The Trust Deed constitutes a contract between the Trustee and each Unit Holder. It is legally enforceable and sets out the parties' respective rights and responsibilities. A copy of the Trust Deed is available upon request by emailing the Trustee at info@linkfund.com.au. This following is a summary only of some of the main provisions.

Consideration Payable by Unit Holder

The consideration payable will be the Issue Price which for Units issued pursuant to this IM is \$1.00 per Unit, or if the Unit is not issued prior to or pursuant to this IM, then the Issue Price per Unit shall be the value of the Unit as at the Application Date for the issue of the Unit, to be calculated in accordance with clause 5.3 of the Trust Deed.

Investment Powers

The Trustee has the same power to invest as a natural person. The Trustee may invest into loan notes, debentures and other securities and units or interests in other funds (which may be structured as registered or unregistered managed investment schemes) as long as the investment is made in accordance with the investment objective and investment strategy outlined above.

Complaints Procedure

Complaints by Unit Holder will be investigated and a report will be given to the complainant.

Winding up of the Fund

Unit Holders have the right by extraordinary resolution to wind up the Fund early. The Trustee may also wind up the Fund earlier if the purpose of the Fund has been accomplished or cannot be accomplished. However the Trustee must first give notice to each Unit Holder beforehand. Upon winding up, the Fund Property will be converted into money and after payment of all costs the

balance will be paid to each Unit Holder in proportion to their interest in the Fund after the deduction of any outstanding fees owed by that Unit Holder.

Trustee's Right of Indemnity

The Trustee is indemnified only out of the assets comprising the Fund Property against liabilities incurred by it in the proper performance of its duties.

Fees

The fees are set out in Section 4 of this IM.

Power to Borrow

The Trustee has the power of a natural person to borrow. The Trustee may borrow or raise funds for the purposes of the Fund throughout the term of the Fund, and it may pledge the Fund property or any individual property or asset forming part of the Fund property as security for the borrowings or raisings.

Unit Holder's Rights to Withdraw from The Fund

When the Trust is not liquid, Unit Holders do not have any right to withdraw from the Fund, or to require their Units in the Fund to be bought by the Trustee or any other person, or to have their Units in the Fund redeemed.

When the Trust is Liquid, a Unit Holder may make a request for the withdrawal of some of all of their Units in a manner approved by the Trustee.

Amendment of Trust Deed

The Trust Deed may be modified, or repealed and replaced with a new Trust Deed by resolution of the Unit Holders or by the Trustee.

There are also other detailed provisions such as the appointment of agents, application procedures, transfer of Units, the Unit Holders' Register, Income and Expenses, the duties of the Trustee, the Retirement and Removal of the Trustee, Meetings of Unit Holders, Financial Reports and Records.

Unit Classes

The Trust may issue multiple Classes of Units, each with distinct rights, obligations, and segregated assets. Assets and liabilities of each Class are held separately, ensuring no cross-liability between Classes. Unitholders have recourse only to the assets of their specific Unit Class within the Trust.

7.2 – Summary of Custodian Agreement

The Trustee has appointed Akidna Custodians Pty Ltd to act as the custodian of the assets of the Fund under a Custodian Agreement dated 3rd March 2025.

The Custodian owes a general duty to exercise all due diligence and care in carrying out the responsibilities under the Custodian Agreement.

The specific duties of the Custodian Agreement include:

- holding the assets of the Fund;
- opening and maintaining trust accounts to hold all cash (including application money) and income of the Fund; and
- acting on the specific instructions of the Trustee or its authorised personnel.

The Trustee will pay the following fees to the Custodian under that agreement out of the fees it will earn with respect to the Fund:

- In consideration of carrying out its obligations for the current year the Custodian is entitled to be paid a fee of \$50,000 p.a. plus CPI; and
- In consideration of carrying out its obligations for the subsequent years of this Agreement, the Custodian is entitled to be paid a fee calculated as follows:

Where -

$$A = B \times \frac{C}{D}$$

A = the new fee to be calculated

B = the amount of the fee payable for the year prior to the year for which this calculation is made

C = the CPI for the last quarter in the year immediately prior to the start of the year for which this calculation is made

D = the CPI for the quarter which is one year prior to the day which the CPI figure for "C" is taken

In addition to the fees payable under clause 13.1, the Custodian is also entitled to be paid or reimbursed all out of pocket costs, charges and expenses incurred in holding the Fund Property. Payment of these costs or, in the case where the Custodian has paid the costs directly, reimbursement will be made on presentation of invoices or receipts (as the case may be) or other evidence satisfactory to the Trustee.

7.3 – Summary of Investment Management Agreement

The Trustee has appointed the Investment Manager to provide the operational requirements for carrying out the Fund. The Investment Manager must carry out the obligations that the Trustee has to the Unit Holders under the Trust Deed, save as to those matters that only the Trustee may attend to by law. However the contracting of these obligations to the Investment Manager does not relieve the Trustee of its obligations and responsibilities at law.

The Trustee has agreed to pay to the Investment Manager certain fees for the services it provides out of the fees the Trustee earns from Unit Holders.

7.4 – Dispute Resolution

The Trustee take complaints seriously and aims to resolve them as quickly as possible. If you have a complaint, then you should notify us in writing. The address for this notice is the Complaints Officer, Trustee 11 King William Street, Kent Town, SA 5067 or info@akidna.com.au. 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 and any action we will take to remedy your complaint.

7.5 – Illiquid Investment

You are entitled to transfer your Units to a third party at any time, subject to the transfer procedure in the Trust Deed, however the Corporations Act places some restrictions on our ability to facilitate the sale of your Units to third parties. In particular, the Corporations Act restricts our ability to introduce potential buyers to sellers or to act for both parties to the transaction. However, if you have identified a willing acquirer, we may assist you with the transfer process.

7.6 – Cooling Off

No cooling off period is provided in respect of investments in the Fund. An application which is lodged is irrevocable except as required by law.

7.7 – Labour Standards, Environmental Social and Ethical Considerations

The Trustee does not take into account the labour standards, environmental, social and ethical considerations with respect to the selection, retention or realisation of an investment.

7.8 – Allotment and Allocation of Units

In relation to applications for Units, the Trustee reserves the right to allocate to any Applicant a lesser number of Units than applied for, or to decline any Application. Where no allocation is made to a particular Applicant or the number of the Units allocated is less than the number applied for by an Applicant, surplus Application Monies will be returned to that Applicant, together with any interest earned thereon (except in the case of default by the Applicant).

Successful Applicants will be notified in writing of the number of Units allocated to them as soon as possible following the allocation. It is the responsibility of Applicants to confirm the number of Units allocated to them. Applicants who sell Units before they receive notice of the number of Units allocated to them do so at their own risk.

7.9 – Electronic IM

This IM may be accessed on the Internet at linkcap.com.au/disclosure-documents/. Any person accessing the electronic version of this IM for the purposes of investing in the Fund must only access this IM within Australia. The Corporations Act 2001 prohibits any person from passing on to another person the Application Form unless it is accompanied by a hard copy of this IM or accompanies a complete and unaltered electronic version of this IM. Unit Holders should read the IM before completing the Application Form. During the offer period, any person may obtain a hard copy of this IM on request and without charge by contacting the Fund Information line on **08 8312 5960**, or email info@akidna.com.au. Applications will not be received by email or any other electronic means.

7.10 – Consents

Each of the directors of the Trustee has consented to the issue of this IM.

8 — Definitions and Glossary

Terms and abbreviations used in this IM have the following meaning:

AFSL

Australian Financial Services Licence (issued under the Financial Services Reform Act 2001), required to be held by all financial service providers

Applicant

a person who submits an Application

Application

an application for Units under this IM

Application Form

an application form in the form attached to or accompanying this IM

Associate

has the meaning given by Division 2 of the Corporations Act 2001

ASIC

Australian Securities & Investments Commission

'as if complete' valuation

an estimate of the market value of a property as if it is already complete at the date of valuation and reflecting the current market

'as is' valuation

an estimate of the market value of a property in its current state (i.e. without any further improvements)

ATO

Australian Taxation Office

Business Day

a day, other than a Saturday or Sunday, on which banks are open for general banking business in Sydney

Fund

the Link Property Fund

Issue Price

\$1.00 per Unit

LVR

loan to valuation ratio

Unit

a unit issued in the Fund

Unit Holder

the holder of a Unit in Fund

Managed Investment Scheme

has the meaning given by section 9 of the Corporations Act 2001

Minimum Application

10,000 Units

Minimum Rate

is the Reserve Bank of Australia's Cash Rate plus 5%

Minimum Subscription

10,000 Units

Offer

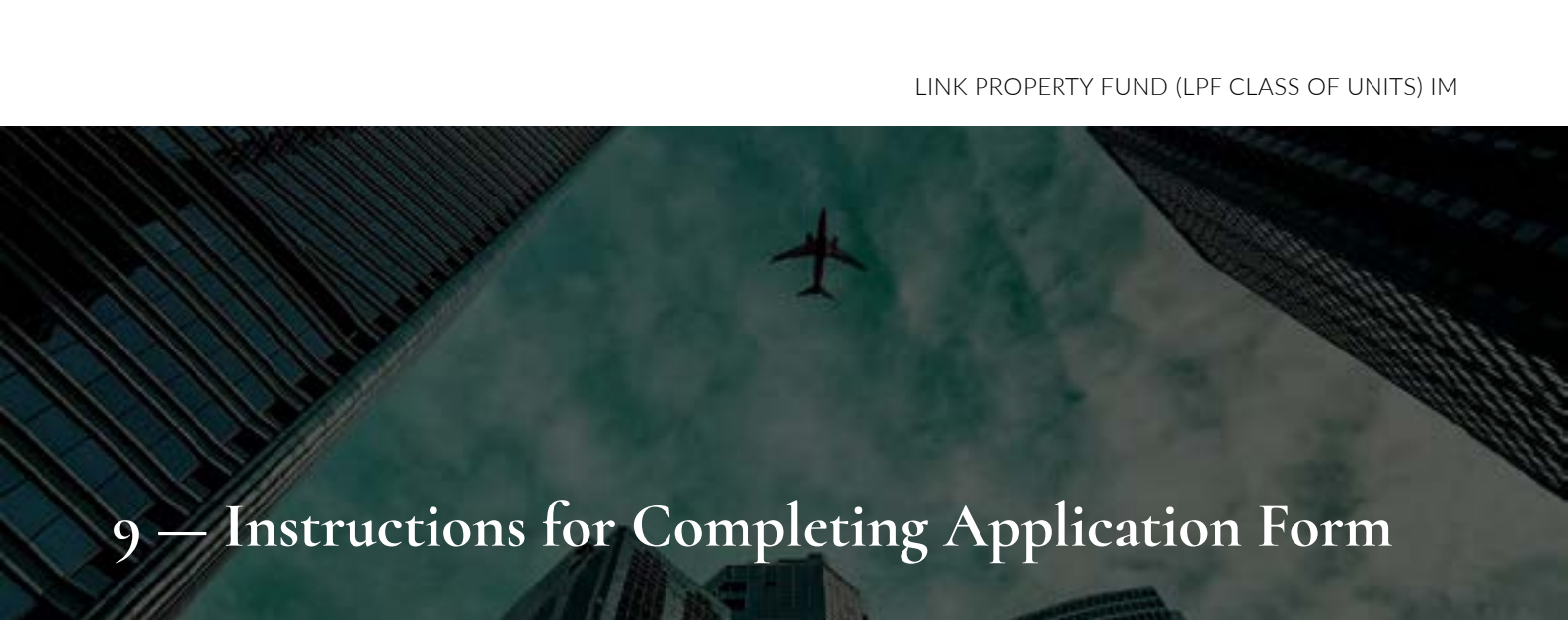
the offer of Units in the Fund pursuant to and in accordance with this IM

IM

means this IM as modified or varied by any supplementary IM made by the Trustee with respect to the Fund the subject of an in-use notice lodged with the ASIC from time to time and any electronic copy of this IM and supplementary IM

Register

register of Unit Holders



9 — Instructions for Completing Application Form

PLEASE READ BEFORE COMPLETING THE APPLICATION FORM ON THE FOLLOWING PAGES

Applications

Applications must be for a minimum of 10,000 Units and then in multiples of 1,000 Units thereafter. The Application Price is \$1.00 per Unit, so for the minimum application a cheque or EFT for \$10,000 is required with any additional Units being in multiples of \$1,000 thereafter.

Application Form

Applications must be made on the Application Form attached to or accompanying this IM. Please complete all parts using block letters.

10 – Application Form

To Akidna Ltd ABN 94 641 300 656

This Application Form relates to the application for Units in the Link Property Fund (**Fund**) under the Information Memorandum (**IM**) dated 13th July 2026 issued by Akidna Ltd ABN 94 641 300 656 (**AL**) AFSL No. 523289 as the Trustee of the Fund. This form must be accompanied by the IM when provided to any person. Unless otherwise defined, capitalised terms in this Application Form have the meaning given to them in the IM.

Completing and signing this form achieves four things:

- you apply to participate in the the Link Property Fund to the extent nominated;
- you appoint certain people to do specified things on your behalf, and in your name, under a Power of Attorney;
- you acknowledge that you have read and understood the IM and attached legal documents;
- you confirm your payment method for the amounts due under the IM and your commitment thereto.

Please use black pen and print in **CAPITAL LETTERS** and ☐ where appropriate

1. Contact Details

Title

Given name(s)

Surname

Phone

Email

Postal address

Suburb

Bank Details for distribution Name

BSB

ACC

Reinvest Distribution

Yes

No

We will upload relevant information, updates, disclosure documents, forms and reports to our website www.akidna.com.au and/or send to your email address nominated above. Should you wish to opt out of our electronic disclosure, please contact us on 08 8312 5960.

2. Application

No. of Units (\$1 Per Unit):

or

No. of

Class Units (\$1 Per Unit):

You must pay \$ by:

- Sending to us a cheque made payable to Akidna Custodians Pty Ltd ACF the Link Property Fund – Application Account (See Instructions to Applicants for details of payment).
- Sending by electronically the amount to the following account:

Account Name: Akidna Custodians Pty Ltd ACF the Link Property Fund – Application Account

Bank: National Australia Bank

BSB: 085 005

Account No: 28 977 2369

You must specify with the EFT your name

3 – Acknowledgements

By marking this box with a ✓
you acknowledge that:

- you have read and understood the IM and you have received and accepted the offer in it, in Australia.
- you have had an opportunity to read and understand the Trust Deed.
- the Trustee is not bound to accept your application in whole or in part.
- participation in the Link Property Fund offered by this IM is considered to be speculative and you have had the opportunity to seek independent legal, financial and taxation advice on the implications of investing in the Fund.
- AL and/or any of their directors, employees or advisers, has not made any recommendation to you concerning participation in the Link Property Fund.
- if your application is accepted in whole or in part:
 - I/You declare that you are a 'wholesale investor' as defined in section 761G or 761GA of the *Corporations Act 2001 (Cth)*, and you agree to inform the Issuer if at any time you cease to be a 'wholesale investor'
- Your application is true and correct, and you have legal power to invest.
- You are bound by the provisions of the Trust Deed as amended from time to time and this Application Form.
- If you have received the IM from the internet or other electronic means that you received it personally or a printout of it, accompanied by or attached to this Application Form.
- If this is a joint application, each of you agrees, unless otherwise indicated on this application, that your investment is as joint tenants.
- Each of you who is able to operate the account will bind the other(s) to any transaction including investments, switches or withdrawals by any available method.
- If investing as trustee on behalf of a superannuation fund or trust you confirm that you are acting in accordance with your designated powers and authority under the trust deed. In the case of superannuation funds, I/we also confirm that it is a complying fund under the Superannuation Industry (Supervision) Act.
- You acknowledge that none of AL, any member of the Akidna Group or any of their officers, advisers, agents

or associates in any way guarantee the performance of the Fund nor any return of capital.

You acknowledge that AL and its related bodies corporate may disclose and use personal information as contemplated in AL's Privacy Policy available at akidna.com.au/privacy-policy/. By completing the application form you are providing personal information to AL. Your personal information will be used to process your application and, if your application is successful, to administer and report on your Units in the Fund and the progress of the Fund's activities. Your personal information may also be provided to other persons to enable AL to provide these services to you (e.g. service providers, consultants, and advisers), or to persons that you authorise to act on your behalf in relation to your investment (e.g. your financial adviser, accountant or lawyer). We may also disclose your personal information to others as permitted under the law.

- If you do not provide all or part of the information required by the application form, AL will not be able to accept your application and you will not be able to acquire units in the Fund.
- If any of your personal details change, please contact AL at the address stated in this application form. You can also contact AL to find out what personal information is held about you or if you have a complaint about the way in which your personal information has been handled.
- You acknowledge and agree that if you instruct AL by electronic means (for example by email) you indemnify AL all losses and liabilities arising from any payment or action AL makes based on any instruction (even if not genuine) that AL receives by an electronic communication which appears to indicate to AL that the communication has been provided by me/us.
- You will provide to AL or its nominee any information that AL reasonably requires in order to enable AL 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).
- You acknowledge that investments in the Fund are subject to the risks outlined in the IM.
- You acknowledge and agree that to the extent there is any variance or inconsistency between the Trust Deed or any other document or agreement relating to the Trust, the Trust Deed shall prevail.
- You acknowledge that the information collected by AL (including in this application form) may be used for identification purposes, including via a third party

verification service, to enable AL to comply with all its customer identification obligations under the Act and associated rules and regulations referred to above.

- You will provide AL or its nominee any information that AL reasonably requires in order to enable AL to meet all of its compliance, reporting and other obligations under the United States of America Foreign Account Tax Compliance Act (FATCA) and all associated rules and regulations from time to time (including, without limitation, the Inter-Governmental Agreement (IGA) entered into between the governments of the US and Australia). I/We understand that AL may disclose such information to the Australian Taxation Office (ATO) who may in turn disclose the information to the US Internal Revenue Service (IRS).
- You understand that where you have provided AL or its nominee with information about your status or designation under or for the purposes of FATCA (including, but without limitation, US residency or citizenship status and FATCA status as a particular entity type) and all associated rules and regulations, AL will treat that information as true and correct without any additional validation or confirmation being undertaken by AL except where it is under a legal obligation to do so.
- You agree that, provided your application is accepted by the Trustee, the application for Units, and the commitment to pay the fees and charges as described in the IM is irrevocable and will not be affected by your subsequent dissolution, bankruptcy or insolvency.
- You agree that you have the financial capacity to hold the Units for the term of the mortgage, and you confirm that you can bear the risks associated with an investment in the Fund including that the Fund is illiquid without the ability to redeem the Units prior to expiry.

4 – Unit Holder Details

What type of Unit Holder are you? Complete section:

Individual / joint holding	A / A + B
Australian Proprietary Company	C + E
Australian Public Company	C
Unregulated trust ¹ with corporate trustee	C + D + E
Unregulated trust ¹ with individual trustee	A + D + E
Regulated trust ¹ with corporate trustee	C + D
Regulated trust ¹ with individual trustee	A + D
Other (e.g. foreign companies and partnerships)	Please contact us

A – Individual Unit Holder or individual trustee

Title

Given name(s)

Surname

Date of Birth / /

Email

Residential address

Suburb

State

Postcode

Are you an Australian resident for tax purposes²? Yes No

If no specify relevant countries

If you are Australian resident for tax purposes, please insert your tax file number TFN

If you are a foreign resident for tax purposes, do you have a tax identification number (TIN)?

Yes -Please provide TIN for each country

Country TIN

Country TIN

No -Please tick one of the following:

The country of tax residency does not issue TINs.

I have not been issued with a TIN; or

The country of tax residency does not require the TIN to be disclosed

Are you a Politically Exposed Person³? Yes No

¹ A Regulated Trust includes a SMSF, registered retail managed investment scheme and a wholesale managed investment scheme that doesn't make small scale offerings. Other trusts are Unregulated Trusts.

² Tax residency rules differ by country. You can be a tax resident of a country based on the amount of time you spend in that country, the location of your residence or place of work. Tax residence in the US can be as a result of citizenship or residency.

³ A Politically Exposed Person includes a head of state or government, government minister or senior politician, senior government official, judge, governor of a central bank or any other person who holds a position of influence with a reserve bank, senior foreign representative, high ranking member of the armed forces or board chair or senior executive of a state owned enterprise or the immediate family member or associate of any such persons.

Wholesale Client Acknowledgement:

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

- (a) I am/we are applying for Stapled Units in the Funds at a price, or for the value of at least, \$500,000 under this Application Form
- (b) I have/we have net assets of at least \$2.5 million, and I am/we are applying for Stapled Units in the Funds for a purpose other than for use in connection with a business
- (c) I have/we have a gross income for each of the last two financial years of at least A\$250,000 per year, and I am/we are applying for Stapled Units in the Funds for a purpose other than for use in connection with a business
- (d) I am/we are a 'professional investor' as defined in the Corporations Act*
- (e) I am/we are a 'sophisticated investor' as defined in section 761GA of the Corporations Act**

If (b) or (c) applies, please ensure you have the Accountant's Certificate completed.

*If you consider yourself a 'professional investor' please contact the Issuer in order to complete the appropriate forms.

****If (e) applies, an Australian financial services licensee must contact the Issuer in order to complete the appropriate forms.**

4 – Unit Holder Details

B – Joint Unit Holder

Title

Given name(s)

Surname

Date of Birth

/ /

Email

Residential address

Same as A, or specify below

Address

Suburb

State

Postcode

Are you an Australian resident for tax purposes²?

Yes

No

If no specify relevant countries

If you are Australian resident for tax purposes, please insert either tax file number TFN

If you are a foreign resident for tax purposes, do you have a tax identification number (TIN)?

Yes - Please provide TIN for each country

Country

TIN

Country

TIN

No -Please tick one of the following:

The country of tax residency does not issue TINs.

I have not been issued with a TIN; or

The country of tax residency does not require the TIN to be disclosed

Are you a Politically Exposed Person³?

Yes

No

2 Tax residency rules differ by country. You can be a tax resident of a country based on the amount of time you spend in that country, the location of your residence or place of work. Tax residence in the US can be as a result of citizenship or residency.

3 A Politically Exposed Person includes a head of state or government, government minister or senior politician, senior government official, judge, governor of a central bank or any other person who holds a position of influence with a reserve bank, senior foreign representative, high ranking member of the armed forces or board chair or senior executive of a state owned enterprise or the immediate family member or associate of any such persons.

4 – Unit Holder Details

C – Australian Company or corporate trustee

Full company name / corporate trustee name / sole trader business name

ABN or TFN or TFN exemption

ACN

Is the Company an Australian resident for tax purposes? Yes No

If the Company is a foreign resident for tax purposes, does it have a tax identification number?

Yes – Please provide for each country in which you are tax resident

Country TIN

Country TIN

No – Please tick one of the following:

The country of tax residency does not issue TINs.

The Company not been issued with a TIN; or

The country of tax residency does not require the TIN to be disclosed

Principal place of business

Suburb

State

Postcode

Registered place of business address (if different)

Suburb

State

Postcode

Business activities

Is the 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 Date of Birth / /

Director 2 Name Date of Birth / /

If there are more directors, please attach.

4 – Unit Holder Details

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

Business name of Trust

ABN, TFN or TFN exemption

Type of trust (e.g. family trust or SMSF)

Country in which trust was established

Only complete the remaining part of section D if the trust is an Unregulated Trust¹.

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

Are there additional beneficiaries?

Yes. Please attach a separate page to this application form with the details.

No

Full name of settlor of trust⁴?

Is the Trust an Australian resident for tax purposes?

Yes

No

If the Trust is a foreign resident for tax purposes, does it have a tax identification number?

Yes -Please provide for each country

Country

TIN

Country

TIN

No -Please tick one of the following:

The country of tax residency does not issue TINs.

The Trust not been issued with a TIN; or

The country of tax residency does not require the TIN to be disclosed

¹ A Regulated Trust includes a SMSF, registered retail managed investment scheme and a wholesale managed investment scheme that doesn't make small scale offerings. Other trusts are Unregulated Trusts.

⁴ You do not need to provide the name of the **Settlor** if the you are a Regulated Trust, or if the 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.

4 – Unit Holder Details

E – Beneficial Ownership⁵

Please complete for each Beneficial Owner⁵. If you are unable to ascertain the Beneficial Owners⁵, please complete Decision Maker section below instead.

Beneficial Owner 1⁵

Name _____ Date of Birth _____ / _____ / _____
 Residential address _____
 Suburb _____ State _____ Postcode _____

Are you an Australian resident for tax purposes²?

Yes _____ No, if no specify relevant countries _____

If you are a foreign resident for tax purposes, do you have a tax identification number?

Yes — Please provide _____ Country _____ TIN _____
 _____ Country _____ TIN _____

No — Please tick one of the following:

The country of tax residency does not issue TINs

I have not been issued with a TIN; or

The country of tax residency does not require the TIN to be disclosed

Are you a Politically Exposed Person³? Yes _____ No _____

Beneficial Owner 2⁵

Name _____ Date of Birth _____ / _____ / _____
 Residential address _____
 Suburb _____ State _____ Postcode _____

Are you an Australian resident for tax purposes²?

Yes _____ No, if no specify relevant countries _____

If you are a foreign resident for tax purposes, do you have a tax identification number?

Yes — Please provide _____ Country _____ TIN _____
 _____ Country _____ TIN _____

No — Please tick one of the following:

The country of tax residency does not issue TINs

I have not been issued with a TIN; or

The country of tax residency does not require the TIN to be disclosed

Are you a Politically Exposed Person³? Yes _____ No _____

² Tax residency rules differ by country. You can be a tax resident of a country based on the amount of time you spend in that country, the location of your residence or place of work. Tax residence in the US can be as a result of citizenship or residency.

³ A Politically Exposed Person includes a head of state or government, government minister or senior politician, senior government official, judge, governor of a central bank or any other person who holds a position of influence with a reserve bank, senior foreign representative, high ranking member of the armed forces or board chair or senior executive of a state owned enterprise or the immediate family member or associate of any such persons.

⁵ If a Beneficial Owner is not an individual, please provide the Beneficial Ownership of that entity as well. Beneficial Owner means an individual who ultimately 'Owns' or 'Controls' (directly or indirectly) the Unit Holder. 'Owns' means ownership (either directly or indirectly) of 25% or more of a person. 'Control' 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 control through the capacity to determine decisions about financial and operating policies.

4 – Unit Holder Details

Beneficial Owner 3⁵

Name _____ Date of Birth _____ / _____ / _____
 Residential address _____
 Suburb _____ State _____ Postcode _____

Are you an Australian resident for tax purposes²?

Yes _____ No, if no specify relevant countries _____

If you are a foreign resident for tax purposes, do you have a tax identification number?

Yes — Please provide _____ Country _____ TIN _____
 _____ Country _____ TIN _____

No — Please tick one of the following:

The country of tax residency does not issue TINs

I have not been issued with a TIN; or

The country of tax residency does not require the TIN to be disclosed

Are you a Politically Exposed Person³? Yes _____ No _____

Beneficial Owner 4⁵

Name _____ Date of Birth _____ / _____ / _____
 Residential address _____
 Suburb _____ State _____ Postcode _____

Are you an Australian resident for tax purposes²?

Yes _____ No, if no specify relevant countries _____

If you are a foreign resident for tax purposes, do you have a tax identification number?

Yes — Please provide _____ Country _____ TIN _____
 _____ Country _____ TIN _____

No — Please tick one of the following:

The country of tax residency does not issue TINs

I have not been issued with a TIN; or

The country of tax residency does not require the TIN to be disclosed

Are you a Politically Exposed Person³? Yes _____ No _____

² Tax residency rules differ by country. You can be a tax resident of a country based on the amount of time you spend in that country, the location of your residence or place of work. Tax residence in the US can be as a result of citizenship or residency.

³ A Politically Exposed Person includes a head of state or government, government minister or senior politician, senior government official, judge, governor of a central bank or any other person who holds a position of influence with a reserve bank, senior foreign representative, high ranking member of the armed forces or board chair or senior executive of a state owned enterprise or the immediate family member or associate of any such persons.

⁵ If a **Beneficial Owner** is not an individual, please provide the Beneficial Ownership of that entity as well. Beneficial Owner means an individual who ultimately 'Owns' or 'Controls' (directly or indirectly) the Unit Holder. 'Owns' means ownership (either directly or indirectly) of 25% or more of a person. 'Control' 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 control through the capacity to determine decisions about financial and operating policies.

4 – Unit Holder Details

Decision Maker

Only complete if you are unable to ascertain the Beneficial Owner⁵. If you are a company, please provide name and address of any individual who is entitled to exercise 25% or more voting rights including power of veto or holds the position of a senior management official (or equivalent).

If you are a **trust**, please provide the name and address of any individual who has the power to remove the trustee.

Decision Maker 1

Name _____ Date of Birth _____ / _____ / _____
 Residential address _____
 Suburb _____ State _____ Postcode _____

Are you an Australian resident for tax purposes²?

Yes _____ No, if no specify relevant countries _____

If you are a foreign resident for tax purposes, do you have a tax identification number?

Yes — Please provide _____ Country _____ TIN _____
 _____ Country _____ TIN _____

No — Please tick one of the following:

☐ The country of tax residency does not issue TINs

☐ I have not been issued with a TIN; or

☐ The country of tax residency does not require the TIN to be disclosed

Decision Maker 2

Name _____ Date of Birth _____ / _____ / _____
 Residential address _____
 Suburb _____ State _____ Postcode _____

Are you an Australian resident for tax purposes²?

Yes _____ No, if no specify relevant countries _____

If you are a foreign resident for tax purposes, do you have a tax identification number?

Yes — Please provide _____ Country _____ TIN _____
 _____ Country _____ TIN _____

No — Please tick one of the following:

☐ The country of tax residency does not issue TINs

☐ I have not been issued with a TIN; or

☐ The country of tax residency does not require the TIN to be disclosed

² Tax residency rules differ by country. You can be a tax resident of a country based on the amount of time you spend in that country, the location of your residence or place of work. Tax residence in the US can be as a result of citizenship or residency.

⁵ If a **Beneficial Owner** is not an individual, please provide the Beneficial Ownership of that entity as well. Beneficial Owner means an individual who ultimately 'Owns' or 'Controls' (directly or indirectly) the Unit Holder. 'Owns' means ownership (either directly or indirectly) of 25% or more of a person. 'Control' 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 control through the capacity to determine decisions about financial and operating policies.

5 – Foreign Account Tax Compliance Act (FATCA) declaration (mandatory) Companies and Trusts

- Companies and Corporate Trustees complete section 5.1 (and possibly 5.2)
 - Individual go to section 5.2
 - Trusts complete section 5.3 (and possibly 5.4)
- (Note dual residents need to complete this section)

5.1 – Companies and Corporate Trustee
Tax status

Please select the Company/Corporate Trustee tax status from the list below

Financial Institution⁶

If the Financial Institution has a Global Intermediary Identification Number (GIIN), please quote its GIIN

If the Financial Institution does not have a GIIN, please select its FATCA statu

Deemed Compliant Financial Institution

Excepted Financial Institution

Exempt Beneficial Owner

Non-Reporting IGA Financial Institution

Nonparticipating Financial Institution

Other (describe the company's FATCA status in the box provided)

If you are a Financial Institution that is an Investment Entity, are you located in a Non-Participating CRS jurisdiction and managed by another Financial Institution?

Yes

No

Australian Public Listed Company, Majority Owned Subsidiary of an Australian Public Listed company or Australian Registered Charity

An Active Non-Financial Entity (NFE)⁷

Please proceed to Section 5.2.

Other (Entities that are not previously listed).

Please proceed to Section 5.2.

⁶ A Financial Institution is a custodial or depository institution, an investment entity or a specified insurance company for FATCA/CRS purposes.

⁷ An Active NFEs include entities where, during the previous reporting period, less than 50% of their gross income was passive income (e.g. dividends, interests and royalties) and less than 50% of assets held produced passive income. For other types of Active NFEs, refer to Section VIII in the Annexure of the OECD 'Standard for Automatic Exchange of Financial Account Information' at www.oecd.org

5 – Foreign Account Tax Compliance Act (FATCA) declaration (mandatory) Companies and Trusts**5.2 – Foreign Beneficial Owners (Individuals)**

Please complete the section below for each Beneficial Owner that is a tax resident of a country other than Australia (unless already provided in section 4E above).

Alternatively, if there are no Beneficial Owners please tick this box

If required, provide additional details on a separate sheet.

Full given name(s)

Surname

TIN

Role

Residential address (PO Box is not acceptable)

Suburb

State

Postcode

Country

Full given name(s)

Surname

TIN

Role

Residential address (PO Box is not acceptable)

Suburb

State

Postcode

Country

5.3 – Trust**Tax status**

Please select the Trust tax status from the list below

Financial Institution⁶

If the Financial Institution has a Global Intermediary Identification Number (GIIN), please quote the GIIN

If the Financial Institution does not have a GIIN, please select its FATCA status from the list below.

Deemed Compliant Financial Institution

Excepted Financial Institution

Exempt Beneficial Owner

Non-Reporting IGA Financial Institution

(If the Trust is a Trustee-Documented Trust, provide the Trustee's GIIN)

Nonparticipating Financial Institution

US Financial Institution

Other (describe the company's FATCA status in the box provided)

5 – Foreign Account Tax Compliance Act (FATCA) declaration (mandatory) Companies and Trusts

Is the Trust a Financial Institution that is an Investment Entity located in a Non-Participating CRS Jurisdiction and managed by another Financial Institution⁶?

Yes

No

Australian Registered Charity or Deceased Estate

A Foreign Charity or An Active Non-Financial Entity (NFE)⁷

Other (Passive NFEs)

5.4 – Foreign Controlling Persons

Are any of the Trust's Controlling Persons⁸ tax residents² of countries other than Australia

Yes

No

If the Trustee is a company, are any of that company's Controlling Persons⁸ tax residents² of countries other than Australia

Yes

No

If Yes to either of the two above questions, please provide the details below.

Controlling Person 1⁸

Full Name

Position in Trust (e.g. Trustee, Beneficiary etc)

Tax resident of following foreign counties

Controlling Person 2⁸

Full Name

Position in Trust (E.g. Trustee, Beneficiary etc.)

Tax resident of following foreign counties

If there are further foreign Controlling Persons⁸, please provide information separately.

Execution: _____

Name

Date

Execution: _____

Name

Date

² Tax residency rules differ by country. You can be a tax resident of a country based on the amount of time you spend in that country, the location of your residence or place of work. Tax residence in the US can be as a result of citizenship or residency.

⁶ A Financial Institution is a custodial or depository institution, an investment entity or a specified insurance company for FATCA/CRS purposes.

⁷ An Active NFEs include entities where, during the previous reporting period, less than 50% of their gross income was passive income (e.g. dividends, interests and royalties) and less than 50% of assets held produced passive income. For other types of Active NFEs, refer to Section VIII in the Annexure of the OECD 'Standard for Automatic Exchange of Financial Account Information' at www.oecd.org

⁸ A Controlling Person is any individual who directly or indirectly exercises control over the Trust. For a Trust, this includes all Trustees, Settlers, Protectors or Beneficiaries.