

APPLICATION FORM

TYGA INVESTMENT AUSTRALIA PROPERTY FUND

This Application Form is in relation to the Information Memorandum dated 23 December 2016 (**IM**) issued by One AR Pty Ltd ACN 602 601 776 (Authorised representative number 471702) (**Issuer**) in its capacity as trustee of the Tyga Investment Australia Property Fund (**Fund**).

It is important that you read the IM in full and the acknowledgements contained in this Application Form before applying for Units.

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

Please tick one box below and complete the relevant Sections of the Application Form.

Investor Type	Complete
<input type="checkbox"/> Individual/Joint Investors/Sole Traders	Sections 1, 2, 5, 6, 7, 8 and 9
<input type="checkbox"/> Company	Sections 1, 3, 5, 6, 7, 8 and 9
<input type="checkbox"/> Trust/Superannuation Fund with Individual Trustee	Sections 1, 2, 4, 5, 6, 7, 8 and 9
<input type="checkbox"/> Trust/Superannuation Fund with Corporate Trustee	Sections 1, 3, 4, 5, 6, 7, 8 and 9

If investing via a Financial Adviser

Please ensure both you and your financial adviser also complete 'Section 10. Financial Adviser Details and Customer Identification Declaration'. You do not need to provide copies of your certified identification documentation with your Application Form if this information has been provided to your financial adviser, your financial adviser has elected to retain this information, and agreed to make it available upon request, under Section 10 of this Application Form.

Post

Please post completed Application Forms and all supporting documentation to:

Tyga Investment Australia Property Fund Unit Registry
PO Box R1479
Royal Exchange NSW 1225

Questions

If none of the above categories are applicable to you, or you have other questions relating to this Application Form, please contact the Registrar on +61 2 8188 1510.

1. INVESTMENT DETAILS

1.1 DETAILS

I/we apply to invest in the following Fund and by completing this Section 1.1, I/we agree that the manager of the Fund will be paid an entry fee set out in the IM from the amount specified below.

Tyga Investment Australia Property Fund **Gross Amount:** AUD
(Minimum of \$1,000,000)

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

Cheque
Made payable to: One AR Pty Ltd - Applications Account

Electronic Funds Transfer or Direct Deposit
Bank: St. George
Reference: "Investor surname/company or trust name" (as applicable)
Account Name: One AR Pty Ltd - Applications Account
BSB: 332 127
Account number: 554 104 733

Date of Transfer

Reference Used

Source of Investment Funds

Please identify the source of your investable assets or wealth:

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

What is the purpose of this investment?

- Savings Growth Income
 Retirement Business account

1.2 WHOLESALE CLIENT

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

- (a) I am/we are applying for Units at a price, or for the value of at least \$500,000 under this Application Form
 (b) I have/we have net assets of at least \$2.5 million, and I am/we are applying for Units in the Fund 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 \$250,000 per year, and I am/we are applying for Units in the Fund 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*

If (b) or (c) applies, please ensure you have the Accountant's Certificate (see page 17) completed.

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

2. INDIVIDUAL/JOINT INVESTORS/SOLE TRADERS/INDIVIDUAL TRUSTEES - APPLICATION FORM

Complete this section if you are investing in your own name, including as a sole trader.

2.1 INVESTOR DETAILS

INVESTOR 1

Title				Date of Birth	
Given Names				Surname	
Tax File Number or Exemption Code				Country of Residence for Tax Purposes	
Residential Address (not a PO Box)					
Suburb	State	Postcode	Country		
Email					
Mobile Number				Telephone	
Occupation				Country of Birth	

INVESTOR 2 (only applicable for joint investors)

Title				Date of Birth	
Given Names				Surname	
Tax File Number or Exemption Code				Country of Residence for Tax Purposes	
Residential Address (not a PO Box)					
Suburb	State	Postcode	Country		
Email					
Mobile Number				Telephone	
Occupation				Country of Birth	

If there are more than two individuals please provide details and attach to this Application Form.

Politically Exposed Person (PEP)

Are any of the Investors a PEP? Please refer to page 14 if you are unsure what PEP means.

Yes, please provide description of PEP's position.
 No

ADDITIONAL INFORMATION FOR SOLE TRADERS (only applicable if applying as a Sole Trader)

Full Business Name (if any)

Australian Business Number (if obtained)

Address of Principal Place of Business (not a PO Box). If same as residential address given above, mark 'As Above'.

Suburb

State

Postcode

Country

2.2 IDENTIFICATION DOCUMENTS

To comply with Australia's Anti-Money Laundering and Counter-Terrorism Financing (**AML/CTF**) legislation, we must collect certain information from prospective investors and their beneficial owners supported by ORIGINAL CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to page 14 for details of how to arrange certified copies. Please provide all documents in the proper format otherwise we may not be able to process your application for investment.

Select one of the following options to verify each investor and Beneficial Owner.

Provide a certified copy of a driver's licence that contains a photograph of the licence/permit holder; or

Provide a certified copy of a passport that contains a photograph and signature of the passport holder.

3. COMPANY/CORPORATE TRUSTEE - APPLICATION FORM

Complete this section if you are investing for, or on behalf of, a company.

3.1 COMPANY DETAILS

Full Company Name

Country of Formation, Incorporation or Registration

Country of Residence for Tax Purposes

ARBN (if registered with ASIC)

ACN/ABN (if registered in Australia)

Tax File Number or Exemption Code (Australian residents)

AFS Licence Number (if applicable)

Name of Regulator (if licenced by an Australian Commonwealth, State or Territory statutory regulator)

Registered Business Address in Australia or in Country of Formation

Suburb

State

Postcode

Country

Principal Place of Business (not a PO Box address)

Suburb

State

Postcode

Country

If an Australian Company, registration status with ASIC.

Proprietary Company

Public Company

If a Foreign Company, registration status with the relevant foreign registration body.

Private/Proprietary Company

Public Company

Other - Please Specify

Name of Relevant Foreign Registration Body

Foreign Company Identification Number

Is the Company Listed?

No Yes - Name of Market/Stock Exchange

Is the company a majority-owned subsidiary of an Australian listed company?

No Yes - Name of Australian Listed Company
- Name of Market/Stock Exchange

Directors of the Company/Corporate Trustee

If the company is **registered as a proprietary company by ASIC** or a **private company by a foreign registration body**, please list the name of each director of the company.

Director 1 - Full Name Director 4 - Full Name
Director 2 - Full Name Director 5 - Full Name
Director 3 - Full Name Director 6 - Full Name

If there are more than six directors please provide their full names on a separate page and attach to this Initial Application Form.

Politically Exposed Person (PEP)

Are any of the company directors a PEP? Please refer to page 14 if you are unsure.

Yes, please provide description of PEP's position.
 No

Beneficial Owners of the Company/Corporate Trustee

If the company is an **Australian proprietary company**, an **Australian non-listed public company** or a **foreign company**, please provide details for each shareholder who own directly, jointly or beneficially owns 25% or more of the company's issued share capital. If no shareholder owns 25% or more of the company's issued share capital, please list the persons who directly or indirectly control the company. Please refer to page 14 if you are unsure as to what Beneficial Owner means.

Beneficial Owner 1

Full Name Date of Birth
Occupation Country of Birth
Residential Address (not a PO Box address)
Suburb State Postcode Country

Beneficial Owner 2

Full Name Date of Birth
Occupation Country of Birth
Residential Address (not a PO Box address)
Suburb State Postcode Country

Beneficial Owner 3

Full Name				Date of Birth	
Occupation			Country of Birth		
Residential Address (not a PO Box address)					
Suburb	State	Postcode	Country		

If there are more than 3 Beneficial Owners, please provide additional Beneficial Owners details on a separate page and attach to this Initial Application Form.

Politically Exposed Person (PEP)

Are any of the Beneficial Owners a PEP? Please refer to page 14 if you are unsure what PEP means.

Yes, please provide description of PEP's position.

No

3.2 CONTACT PERSON DETAILS (Financial Adviser details not accepted)

Given Names				Surname	
Postal Address					
Suburb	State	Postcode	Country		
Email					
Mobile Number				Telephone	

3.3 IDENTIFICATION DOCUMENTS

To comply with AML/CTF legislation, we must collect certain identification documents from prospective investors and their beneficial owners supported by ORIGINAL CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to page 14 for details of how to arrange certified copies. Please provide all documents in the proper format otherwise we may not be able to process your application for investment.

Select one of the following options to verify the company.

- Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or
- Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body (must show full name of company, name of registration body, company identification number and type of company - private or public).

Select one of the following options to verify the Officeholders who have signed the Application Form and Beneficial Owners identified in section 3.1.

- Provide a certified copy of a driver's licence that contains a photograph of the licence/permit holder; or
- Provide a certified copy of a passport that contains a photograph and signature of the passport holder.

4. TRUST/SUPERANNUATION FUND - APPLICATION FORM

Complete this section if you are investing for, or on behalf of, a Trust/Superannuation Fund.

4.1 TRUST/FUND DETAILS

Full Name of Trust/Superannuation Fund

Country of Establishment

Country of Residence for Tax Purposes

Tax File Number or Exemption Code

Australian Business Number (if any)

TYPE OF TRUST

(Please tick **ONE** box from the list below to indicate the type of Trust and provide the required information)

Type A: Regulated Trust (e.g. self-managed superannuation fund)

Name of regulator (e.g. ASIC, APRA, ATO)

Registration/Licensing details

Type B: Government Superannuation Fund

Name of the legislation establishing the fund

Type C: Foreign Superannuation Fund

Name of Regulator

Registration/Licensing Details

Type D: Other Type of Trust/Unregulated Trust

Trust Description (e.g. family, unit, charitable)

4.2 ADDITIONAL INFORMATION FOR TYPE C AND TYPE D TRUSTS

SETTLOR OF THE TRUST

The material asset contribution to the trust by the settlor at the time the trust was established was less than \$10,000.00.

The settlor of the trust is deceased.

Neither of the above is correct:
Provide the full name of the settlor of the trust.

BENEFICIARY DETAILS

Do the terms of the Trust identify the beneficiaries by reference to a membership of a class?

Yes - Describe the class of beneficiaries below (e.g. unit holders, family members of named person, charitable purposes)

No - Provide the full names of all company and individual beneficiaries

Beneficiary 1 - Full Name

Beneficiary 4 - Full Name

Beneficiary 2 - Full Name

Beneficiary 5 - Full Name

Beneficiary 3 - Full Name

Beneficiary 6 - Full Name

If there are more than six beneficiaries please provide their full names on a separate page and attach to this Initial Application Form.

Beneficial Owners of the Trust

Please provide details of the Beneficial Owners of the Trust. A beneficial owner is an individual who ultimately owns 25% or more of the trust or an individual who controls (directly or indirectly) the trust. Control includes acting as a trustee, or as a result of, or by means of, trusts, agreements, arrangements, understandings and practices or exercising control through the capacity to direct the trustees, or having the ability to appoint or remove the trustees. Refer to page 14 if you are unsure as to what Beneficial Owner means.

Beneficial Owner 1

*Full Name Date of Birth

Occupation Country of Birth

Residential Address (not a PO Box address)

Suburb State Postcode Country

Beneficial Owner 2

*Full Name Date of Birth

Occupation Country of Birth

Residential Address (not a PO Box address)

Suburb State Postcode Country

Beneficial Owner 3

*Full Name Date of Birth

Occupation Country of Birth

Residential Address (not a PO Box address)

Suburb State Postcode Country

**If there are more than 3 Beneficial Owners, please provide additional Beneficial Owners details on a separate page and attach to this Initial Application Form.*

Politically Exposed Person (PEP)

Are any of the beneficiaries a PEP? Please refer to page 14 if you are unsure what PEP means.

Yes, please provide description of PEP's position.

No

4.3 TRUSTEE DETAILS

If a trustee is an individual, please complete Section 2. If a trustee is a company, please complete Section 3.

4.4 IDENTIFICATION DOCUMENTS

To comply with AML/CTF legislation, we must collect certain information from prospective investors and their beneficial owners supported by ORIGINAL CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to page 14 for details of how to arrange certified copies. Please provide all documents in the proper format otherwise we may not be able to process your application for investment.

For Trusts identified under 4.1 as Type A & Type B - select one of the following options to verify the Trust.

- Perform a search of the relevant regulator's website e.g. "Super Fund Lookup" (unit registry to perform on behalf of the investor);
- Provide a copy of an offer document of the managed investments scheme e.g. a copy of a Product Disclosure Statement; or
- Provide a copy or relevant extract of the legislation establishing the government superannuation fund sourced from a government website.

For Trusts identified under 4.1 as Type C & Type D - select one of the following options to verify the Trust.

- Provide a certified copy or a certified extract of the Trust Deed containing the cover page, recitals and signature page;
- Provide an original letter from a solicitor or qualified accountant that confirms the name of the Trust and full name of the settlor of the Trust; or
- Provide a notice issued by the Australian Taxation Office within the last 12 months (e.g. a Notice of Assessment).

For Trusts identified under 4.1 as Type C & Type D - select one of the following options to verify the Beneficial Owners identified in section 4.2.

- Provide a certified copy of a driver's licence that contains a photograph of the licence/permit holder; or
- Provide a certified copy of a passport that contains a photograph and signature of the passport holder.

AND relevant identification documents for the trustee as specified in Section 2 or 3 (as applicable).

5. PAYMENT INSTRUCTIONS DISTRIBUTIONS AND WITHDRAWALS

Please indicate where you would like your distributions and withdrawals to be paid by ticking the relevant boxes. If this is a new investment and no nomination is made, distributions will be reinvested. A nomination in this section overrides any previous nominations. There may be periods in which no distribution is payable, or we may make interim distributions. We do not guarantee any particular level of distribution:

Tyga Investment Australia Property Fund

- Reinvest in the Fund.
- Pay to my/our account (Please provide your financial institution account details as per below).

Financial Institution Account Details (must be an Australian financial institution)

Please provide account details for the credit of withdrawals and credit of distributions. Unless requested otherwise, this will be the bank account we credit any withdrawal proceeds. By providing your nominated account details in this section you authorise the Issuer to use these details for all future transaction requests that you make until written notice is provided otherwise.

Bank/Institution

Branch

Account Name

BSB

Account Number

The name of your nominated bank account must be the same as the Investor's name.

6. FOREIGN ACCOUNT TAX COMPLIANCE ACT (FATCA)

In order to comply with the US Foreign Tax Compliance ACT (FATCA) we are required to collect certain information about each investor's tax residency and tax classification.

If you are applying -

- i. As an **Individual/Joint Investors/Sole Traders** please complete section 6.1
- ii. As a **Company, Trust/Superannuation Fund with Individual Trustee** or **Trust/Superannuation Fund with Corporate Trustee** and the company or trust was established or incorporated in the US please complete section 6.2
- iii. As a **Company, Trust/Superannuation Fund with Individual Trustee** or **Trust/Superannuation Fund with Corporate Trustee** and the company or trust was established or incorporated in a jurisdiction other than the US please complete section 6.3 (and if directed 6.4 & 6.5)

6.1 INDIVIDUALS

Are you a US citizen or resident for tax purposes?

- Yes If yes, provide your US Taxpayer Identification Number (TIN):
- No

Go to Section 7

6.2 US ENTITIES - US TRUST, US COMPANY OR US PARTNERSHIP

Provide the US Taxpayer Identification Number (TIN):

Confirm whether the trust, company or partnership is an exempt payee for US tax purposes? Yes No

Go to Section 7

6.3 NON US ENTITIES

(Please tick **ONE** box from the list below)

- Regulated super fund** (self-managed superannuation fund, APRA regulated super fund, government super fund or pooled superannuation trust) - **Go to Section 7**
- Government entity** - **Go to Section 7**
- Registered co-operation** - **Go to Section 7**
- Association** - **Go to Section 7**
- Non-financial public company** (public companies that are not financial institutions) - **Go to Section 7**
- Financial institution or trust with a trustee that is a financial institution**

Provide the Global Intermediary Identification Number (GIIN), if applicable:

If no GIIN is available, provide FATCA status:

Go to Section 7

- Non-financial proprietary company** - **Go to Section 6.4**
- Partnership** - **Go to Section 6.4**
- Trust (including testamentary trust)** - **Go to Section 6.4**
- Charity** - **Go to Section 6.4**

6.4 US CITIZENS OR RESIDENTS OF THE US FOR TAX PURPOSES

Are any of the partners, trust beneficiaries, trustees, beneficial owners of corporate trustees, settlors or beneficial owners US citizens or residents of the US for tax purposes?

- Yes **Go to Section 6.5**
- No **Go to Section 7**

6.5 US CITIZENS OR RESIDENTS OF THE US FOR TAX PURPOSES

MUST COMPLETE

Complete for each partner, beneficiary, trustee, beneficial owner of corporate trustees, settlor or beneficial owner. If required, provide additional details on a separate sheet.

US Person 1

Given Names

Surname

US TIN

Residential Address (not a PO Box address)

Suburb

State

Postcode

Country

US Person 2

Given Names

Surname

US TIN

Residential Address (not a PO Box address)

Suburb

State

Postcode

Country

US Person 3

Given Names

Surname

US TIN

Residential Address (not a PO Box address)

Suburb

State

Postcode

Country

7. PRIVACY

Please tick the box if you consent to your personal information being used and disclosed for marketing purposes as broadly described in the Privacy statement in the IM.

I/we wish to receive information regarding future investment opportunities.

You may change your election at any time by contacting the Issuer.

8. EMAIL COMMUNICATION CONSENT

Please tick the box below if you would like to receive all communications, including periodic statements, via email.

I/we would like to receive all communications via email.

If the above box is not ticked all communications will be posted to you.

9. INVESTOR DECLARATION AND SIGNATURES

DECLARATION AND SIGNATURES

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

- I/we have read and understood the IM to which this Application Form applies, including any supplemental information;
- I/we have received and accepted the offer to invest in Australia;
- The information provided in my/our Application Form is true, correct and complete in all respects;
- I/we agree to be bound by the provisions of the Constitutions governing the Fund I/we have applied for in Section 1.1 and the terms and conditions of the IM, each as amended from time to time;
- I/we acknowledge that none of the Issuer, their related entities, directors or officers have guaranteed or made any representation as to the performance or success of the Fund, or the repayment of capital from the Fund. Investments in the Fund are subject to various risks, including delays in repayment and loss of income or principal invested. Investments in the Fund are not deposits with or other liabilities of the Issuer or any of its related bodies corporate or associates;
- I/we acknowledge the Issuer reserves the right to reject any application or scale back an application in its absolute discretion;
- If applicable, after assessing my/our circumstances, I/we have obtained my/our own independent financial advice prior to investing in the Fund I/we have applied for in Section 1.1;
- If this Application Form is signed under Power of Attorney, each Attorney declares he/she has not received notice of revocation of that power (a certified copy of the Power of Attorney should be submitted with this Application Form);
- I am/we are over 18 years of age and I/we are eligible to hold units/investment in the Fund I/we have applied for in Section 1.1;
- I/we have all requisite power and authority to execute and perform the obligations under the IM and this Application Form;
- I/we acknowledge that application monies will be held in a trust account until invested in the Fund I/we have applied for in Section 1.1 or returned to me/us. Interest will not be paid to applicants in respect of their application monies regardless of whether their monies are returned;
- I/we have read the information on privacy and personal information contained in the IM and consent to my/our personal information being used and disclosed as set out in the IM;
- I/we acknowledge that the Issuer may deliver and make reports, statements and other communications available in electronic form, such as e-mail or by posting on a website;
- I/we indemnify the Issuer and each of its related bodies corporate, directors and other officers, shareholders, servants, employees, agents and permitted delegates (together, the **Indemnified Parties**) and to hold each of them harmless from and against any loss, damage, liability, cost or expense, including reasonable legal fees (collectively, a **Loss**) due to or arising out of a breach of representation, warranty, covenant or agreement by me/us contained in any document provided by me/us to the Issuer, its agents or other parties in connection with my/our investment in the Fund I/we have applied for in Section 1.1. The indemnification obligations provided herein survive the execution and delivery of this Application Form, any investigation at any time made by the Issuer and the issue and/or sale of the investment;
- To the extent permitted by law, I/we release each of the Indemnified Parties from all claims, actions, suits or demands whatsoever and howsoever arising that I/we may have against any Indemnified Party in connection with the IM or my/our investment;
- Other than as disclosed in this Application Form, no person or entity controlling, owning or otherwise holding an interest in me/us is a United States citizen or resident of the United States for taxation purposes (**US Person**);
- I/we will promptly notify the Issuer of any change to the information I/we have previously provided to the Issuer, including any changes which result in a person or entity controlling, owning or otherwise holding an interest in me/us who is a US Person;
- I/we consent to the Issuer disclosing any information it has in compliance with its obligations under the Inter-Governmental Agreement between the Government of Australia and the Government of the United States of America to improve International Tax Compliance and to implement FATCA and any related Australian law and guidance implementing the same (together, the **IGA**). This may include disclosing information to the Australian Taxation Office, who may in turn report that information to the US IRS;
- I/we acknowledge that the collection of my/our personal information may be required by the Financial Transaction Reports Act 1988, the Corporations Act 2001, the Income Tax Assessment Act 1936, the Income Tax Assessment Act 1997, the Taxation Administration Act 1953, the IGA (which for these purposes includes any related Australian law and guidance) and the Anti-Money Laundering and Counter-Terrorism Financing Act 2006. Otherwise, the collection of information is not required by law, but I/we acknowledge that if I/we do not provide personal information, the Issuer may not allow me/us to invest in the Fund I/we have applied for in Section 1.1;
- I am/we are not aware and have no reason to suspect that the monies used to fund my/our investment in the Fund I/we have applied for in Section 1.1 have been or will be derived from or related to any money laundering, terrorism financing or similar or other activities illegal under applicable laws or regulations or otherwise prohibited under any international convention or agreement (**AML/CTF Law**);
- I/we will provide the Issuer with all additional information and assistance that the Issuer may request in order for the Issuer to comply with any AML/CTF Law and the IGA;
- I/we acknowledge that the Issuer may decide to delay or refuse any request or transaction, including by suspending the issue or redemption of investment in the Fund, if the Issuer is concerned that the request or transaction may breach any obligation of, or cause the Issuer to commit or participate in an offence, including under any AML/CTF Law.

Signature 1*

Full Name

Date

Tick capacity (mandatory for companies):

- Sole Director and Company Secretary
- Director
- Secretary

Company Seal (if applicable)

Signature 2*

Full Name

Date

Tick capacity (mandatory for companies):

- Sole Director and Company Secretary
- Director
- Secretary

*Joint applicants must both sign;

*Company applications must be signed by two Directors, a Director and Secretary or the Sole Director and Secretary of the company, details of which appear in Section 3.1; or

*For trust/superannuation fund applications each individual trustee must sign.

Post your original signed Application Form and original certified copies of your identification document(s) to:

Tyga Investment Australia Property Fund Unit Registry
PO Box R1479
Royal Exchange NSW 1225

Please ensure that you have transferred your application monies or enclose a cheque for payment.

CERTIFYING A COPY OF AN ORIGINAL DOCUMENT

All documents must be provided in a certified copy format - in other words, a copy of the original document that has been certified by an eligible certifier.

A 'certified extract' means an extract that has been certified as a true copy of some of the information contained in a complete original document by one of the persons described below.

Please note that we require the copy which was actually signed by the certifier (i.e. the original penned signature of the certifier).

People who can certify documents or extracts are:

1. A lawyer, being a person who is enrolled on the roll of the Supreme Court of a State or Territory, or the High Court of Australia, as a legal practitioner (however described).
2. A judge of a court.
3. A magistrate.
4. A chief executive officer of a Commonwealth court.
5. A registrar or deputy registrar of a court.
6. A Justice of the Peace.
7. A notary public (for the purposes of the *Statutory Declaration Regulations 1993*).
8. A police officer.
9. An agent of the Australian Postal Corporation who is in charge of an office supplying postal services to the public.
10. A permanent employee of the Australian Postal Corporation with 2 or more years of continuous service who is employed in an office supplying postal services to the public.
11. An Australian consular officer or an Australian diplomatic officer (within the meaning of the *Consular Fees Act 1955*).
12. An officer with 2 or more continuous years of service with one or more financial institutions (for the purposes of the *Statutory Declaration Regulations 1993*).
13. A finance company officer with 2 or more continuous years of service with one or more financial companies (for the purposes of the *Statutory Declaration Regulations 1993*).
14. An officer with, or authorised representative of, a holder of an Australian financial services licence, having 2 or more continuous years of service with one or more licensees.
15. A member of the Institute of Chartered Accountants in Australia, CPA Australia or the National Institute of Accountants with 2 or more years of continuous membership.

POLITICALLY EXPOSED PERSONS (PEP)

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

BENEFICIAL OWNER

To comply with AML/CTF laws, we require you to disclose the Beneficial Owners. Beneficial Owner means an individual who ultimately owns or controls (directly or indirectly) the investor.

'Owns' means ownership (either directly or indirectly) of 25% or more of the investor.

'Controls' includes control as a result of, or by means of, trusts, agreements, arrangements, understandings and practices, whether or not having legal or equitable force and whether or not based on legal or equitable rights, and includes exercising and control through the capacity to determine decisions about financial and operating policies.

10. FINANCIAL ADVISER DETAILS AND CUSTOMER IDENTIFICATION DECLARATION

Customer Identification Declaration (*Financial Adviser to complete*)

I confirm that I have completed an appropriate Customer Identification Procedure (**CID**) on this investor and/or the beneficial owners which meets the requirements of the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (**AML/CTF Act**).

Please select the relevant option below:

- I have attached the verification documents that were used to perform the CID for this investor and/or the beneficial owners; OR
- I have not attached the verification documents but will retain them in accordance with the AML/CTF Act and agree to provide them to the Issuer or its agents with access to these documents upon request. I also agree that if I become unable to retain the verification documents used for this application in accordance with the requirements of the AML/CTF Act I will forward them to the Issuer.

I agree to provide the Issuer or its agents with any other information that they may require to support this Application.

Financial Adviser Name (if a new adviser, please attach a copy of your employee/representative authority)

Business Name

Adviser Number (if applicable)

Street Address

Suburb

State

Postcode

Country

Postal Address

Suburb

State

Postcode

Country

Office Telephone

Mobile Number

Fax Number

Email

DEALER DETAILS

Dealer Name

Dealer Number (if applicable)

Contact Person

AFSL Number

ABN

Postal Address

Suburb

State

Postcode

Country

Office Telephone

Fax Number

Email

Dealer Stamp

Signature of Financial Adviser

Date

Financial Adviser Access to Investor Information *(Investor to complete)*

Please tick the box below if you wish your financial adviser to have access to information and/or to receive copies of all transaction confirmations. If no election is made, access to information and/or copies of transaction confirmations will not be provided to your financial adviser.

Please provide access to information and send copies of all transaction confirmations to my/our financial adviser.

You may change your election at any time by contacting the Issuer.

The following form is for the use of Applicants only who are investing less than AUD \$500,000

ACCOUNTANT'S CERTIFICATE THAT CLIENT IS WHOLESALE UNDER SECTION 761G(7) OF THE CORPORATIONS ACT

To: One AR Pty Ltd
Level 11, 20 Hunter Street
SYDNEY NSW 2000

I,

Of

Certify as follows:

1. I am a qualified accountant for the purposes of the Corporations Act, being a member of the Institute of Chartered Accountants in Australia/Australian Society of Certified Practising Accountants/National Institute of Accountants and am subject to, and comply with, that body's continuing education requirements.

2. I am giving this certificate in accordance with section 761G(7)(c) of the Corporations Act at the request of, and with reference to,

(Investor) and acknowledge that this certificate will be relied upon to make offers of financial products to the Investor without disclosure under Part 7.9 of the Corporations Act.

3. I certify that, having reviewed the financial position of the Investor:

(a) the Investor has net assets of at least A\$2.5 million; or

(b) the Investor had a gross income for each of the last two financial years of at least A\$250,000 a year.

Signature

Print name

Dated

Notes

The certificate should be:

1. Provided before any offer is made; and
2. Given no earlier than two years before the offer is made.

ADDITIONAL INVESTMENT FORM - TYGA INVESTMENT AUSTRALIA PROPERTY FUND

Additional Investment Form For Existing Investors

Please use this form if you are already an investor in the Fund and wish to make an additional investment. New investors should go to page 2 of the Application Form.

INVESTOR DETAILS

Number

Name

Company/Fund/Super Fund Name

ADDITIONAL INVESTMENT DETAILS

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

Cheque

Made payable to: One AR Pty Ltd - Applications Account

Amount: AUD

Electronic Funds Transfer or Direct Deposit

Bank: St. George

Reference: "Investor surname/company or trust name" (as applicable)

Account Name: One AR Pty Ltd - Applications Account

BSB: 332 127

Account number: 554 104 733

Amount: AUD

Date of Transfer

Reference Used

INVESTOR CONFIRMATION

Signature 1*

Full Name

Date

Tick capacity (mandatory for companies):

Sole Director and Company Secretary

Director

Secretary

Company Seal (if applicable)

Signature 2*

Full Name

Date

Tick capacity (mandatory for companies):

Sole Director and Company Secretary

Director

Secretary

*Joint applicants must both sign;

*Company applications must be signed by two Directors, a Director and Secretary or the Sole Director and Secretary of the company; or

*For trust/superannuation fund applications each individual trustee must sign.