Charter Hall Maxim Property Securities Fund

ARSN 116 193 563

Product Disclosure Statement
Issued 29 September 2022

Responsible Entity
One Managed Investment Funds Limited
ABN 47 117 400 987
AFSL 297042



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The Responsible Entity of the
Charter Hall Maxim Property Securities Fund is
One Managed Investment Funds Limited
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Important information

The Product Disclosure Statement (PDS) contains a summary of the significant information in relation to the Charter Hall Maxim Property Securities Fund ARSN 116 193 563 (Fund). It also includes references to additional important information (all of which forms part of this PDS) contained in the document titled 'Additional Information Booklet' (AIB) that can be obtained at no cost by calling One Managed Investment Funds Limited on 02 8277 0000 or by downloading it from the website www.oneinvestment.com.au/charterhallmaxim or www.charterhall.com.au/maxim. You should read both the PDS and the AIB before making a decision about whether to invest in the Fund.

The information provided in this PDS and the AIB is general in nature and does not take into account your personal financial situation or needs. You should seek independent financial advice tailored to your own needs before making a decision about whether to invest in the Fund.

All dollar amounts are in Australian dollars unless otherwise indicated. The PDS does not constitute an offer or invitation in any jurisdiction other than in Australia or New Zealand and the offer under the PDS may only be accepted in Australia and New Zealand. Applications from outside Australia or New Zealand will not be accepted through the PDS. Investors in Australia or New Zealand who wish to access or invest in the Fund through an Investor Directed Portfolio Service (Platform) may rely on this PDS. For more information about investing through a Platform, see the AIB.

Capitalised terms used in this document have the same meaning given to those terms in the Glossary set out in section 10 of this PDS.

1. About One Managed Investment Funds Limited

The Responsible Entity

One Managed Investment Funds Limited (**OMIFL**) is the responsible entity of the Fund and is the holder of AFSL 297042 issued by ASIC. OMIFL has extensive experience as a corporate trustee and custodian, and is a professional responsible entity operating numerous managed investment schemes.

OMIFL is the issuer of this PDS and of the Units. OMIFL's role is to manage and administer the Fund in accordance with the Constitution and the Corporations Act in the interests of Investors. OMIFL also holds the assets of the Fund on trust for Investors.

The Investment Manager

OMIFL has appointed Charter Hall Property Securities Management Limited (**Charter Hall Maxim**) as the Investment Manager for the Fund. Charter Hall Maxim is the holder of AFSL 238349 issued by ASIC. As the Investment Manager, Charter Hall Maxim is responsible for managing the investments of the Fund.

Charter Hall Maxim is a subsidiary of Charter Hall Group (ASX: CHC), one of Australia's leading fully integrated property groups, managing high quality property on behalf of institutional, wholesale and retail clients. The Charter Hall Group uses its property expertise to access, deploy, manage and invest equity in its core real estate sectors – office, retail, industrial and social infrastructure – to create value and generate superior returns for its customers.

Please see Section 5 of this PDS for more information.

2. How the Fund Works

Structure of the Fund

The Fund is registered as a managed investment scheme under the Corporations Act and is structured as a unit trust.

Investors' funds are pooled and managed in accordance with a set objective and strategy. As an Investor, you have a fixed beneficial interest in the assets of the Fund calculated as the proportion your Unit holding in relation to all of the Units in the Fund which have been issued. You do not however have a right to demand that any particular assets of the Fund be transferred to you.

ASIC has a website www.moneysmart.gov.au that has more information on managed investment schemes.

Prices of your Units

When you invest in the Fund you will be issued Units at the prevailing issue price. When you withdraw from the Fund your Units are redeemed at the prevailing withdrawal price. The issue price and the withdrawal price of Units are determined on each Business Day. In summary, the price per unit is determined by dividing the net asset value of the Fund by the number of Units on issue. The Unit price may therefore be influenced by movements in the value of the Fund's Investments at a particular point in time. In other words, the Unit price may vary as the market value of the Fund's Investments rises and falls.

When buying or redeeming Units, the Unit issue or withdrawal price you pay or receive will also be adjusted on account of the buy/sell spread. The buy/sell spread is an adjustment which takes into account any buying and selling costs associated with the underlying assets of the Fund (e.g. brokerage).

See Section 6 for further information.

For a copy of OMIFL's Unit Pricing Policy, please contact OMIFL. Unit prices will be displayed on Charter Hall Maxim's website – www.charterhall.com.au/maxim.

Minimum Investment

For Australian investors, the minimum investment you may make in the Fund is $5,000. Subsequently, amounts in addition to this minimum investment may be contributed in amounts of no less than $100.

For New Zealand investors, the minimum investment you may make in the Fund is $20,000. Subsequent amounts in addition to this minimum investment may be contributed in amounts of no less than $1,000.

The number of Units issued to you when you make an investment will be calculated by dividing the amount you invest by the applicable application price.

Applications

When making your initial application you must complete an Application Form which accompanies this PDS and can be found at www.charterhall.com.au/maxim or www.oneinvestment.com.au/charterhallmaxim. See Section 8 on how to apply. You can increase your investment at any time by making an application for additional Units. OMIFL reserves the right to accept or reject any application for Units.

Applications will only be processed on Business Days. The cut-off time each Business Day for receiving applications and cleared funds is 2.00pm Sydney time. Completed applications received before the cut-off time will be processed using the issue price on that day. Applications received after that time, or on a non-Business Day, will be taken to have been received before the cut-off time on the next Business Day and will be processed using the issue price on that day.

Direct applications will not be considered "completed applications" and will not be processed until all required documentation is received (including any requested AML Legislation documentation).

Confirmation of an investment will normally be issued within 5 Business Days after the application is processed.

Withdrawals

The Fund is managed with the intention of generating returns over the medium to long-term. Charter Hall Maxim recommends that you keep your investment in the Fund for a minimum period of 3 years.

When the Fund is 'liquid' (as defined in the Corporations Act), you may make withdrawal requests for all or part of your investment in accordance with the procedure set out in the Constitution.

A withdrawal request may be made by submitting a written request to redeem all or part of your Units to the Administrator. Withdrawals will only be processed on Business Days. Withdrawal requests received before 2.00pm Sydney time on a Business Day will generally be processed using the withdrawal price applicable for that day. Withdrawal requests received after that time, or on a non-Business Day, will generally be processed using the withdrawal price applicable for the next Business Day and will be processed using the withdrawal price on that day.

Withdrawal proceeds are usually paid within 7 days after the withdrawal request is received and are paid by direct credit to your nominated Australian or New Zealand financial institution account.

Restrictions on Withdrawals

In certain circumstances, such as a suspension on withdrawals or where the Fund is 'non-liquid' (as defined in the Corporations Act), you may have to wait a longer period of time before you can redeem your investment. Circumstances where OMIFL may suspend withdrawals (for up to 120 days) in accordance with the Constitution include:

(a) where it is impracticable to determine the withdrawal price;

(b) where satisfaction of all withdrawal requests would involve realisation of a significant amount of the Fund's Investments;

(c) where OMIFL reasonably considers it is in the best interests of Investors; or

(d) the law otherwise permits.

Income Distributions

The distributable income payable to Investors is generated from the net earnings of the Fund.

All distributable income to which you would otherwise be entitled will be automatically reinvested into the Fund on your behalf (and additional Units will be issued to you in consideration for this reinvestment), unless you give us written notice that your income entitlement, or any part of that income entitlement, is to be paid to your nominated Australian or New Zealand financial institution. Investors should be aware that there may be tax implications associated with the reinvestment of your income entitlement. Investors should obtain professional tax advice on this issue before investing in the Fund and make their own arrangements for any tax liabilities that arise.

Your entitlement to distributable income is calculated quarterly based on your Unit holding in the Fund as at the final day of each Distribution Period and on the winding up of the Fund. Units issued for reinvested distributions will be issued at the Unit price prevailing on the day after the relevant Distribution Period. No buy spread applies to Units issued to you as a result of reinvestment of your income entitlement. Income (if any) to which you are entitled to be paid will normally be paid to you within 20 Business Days after the end of the distribution period or when possible following the winding up of the Fund.

Your entitlement to distributable income is calculated by determining the income of the Fund for the period after allowing for all expenses incurred by the Fund; and dividing the total distributable income for that period by the number of Units on issue on that day to determine the income per Unit; and then multiplying the income per Unit by the number of Units you hold.

Investors should be aware that an investment in the Fund carries the risk that you may lose some or all of your investment (see Section 4 of this PDS).

Changes to Fund Details

OMIFL has the right to make changes to the Fund at any time, and in some cases without prior notice. This could include closing or terminating the Fund, changing the Fund's Investment Manager, amending its investment parameters, including the investment objective and strategy, or changing the asset class allocation ranges and currency strategy (if applicable). Refer also to 'Updated Information' in section 9 of this PDS.

You should read the important additional information about how the Fund works in the Additional Information Booklet before making a decision to invest. Go to the 'Additional Information Booklet' available from the Website; in particular, Section 2. The material relating to how the Fund works may change between the time when you read this PDS and the day when you acquire Units in the Fund.

3. Benefits of Investing in the Fund

Significant Features

The Fund invests in an actively managed and diversified portfolio of predominantly Australian listed real estate investment trusts (A-REITs) and property related securities. The Fund also has the ability to invest up to 10% of the Fund's assets in international listed property securities as well as up to 10% in cash.

The Fund will not invest in derivatives (including for the purpose of hedging), sell short, or borrow money to invest.

Significant Benefits

An investment in the Fund offers the following significant benefits:

- **access to a high conviction active investment strategy**, with focused research and investment processes, that seek to provide higher returns with lower volatility than the market by building a portfolio based on individual merit and not by benchmark weights;
- **access to the extensive experience of Charter Hall Maxim** to manage the Fund's investments as well as access to Charter Hall's direct property experience;
- **exposure to property** as the Fund provides access to a diversified portfolio of quality ASX listed property securities which own office, retail, industrial, residential and property related social infrastructure assets;
- **a capacity limit** of 1.0% of the market capitalisation of the S&P/ASX 300 A-REIT Index to enable the Fund to take active positions in smaller securities and allow more efficient management of re-weightings between individual securities; and
- **quarterly distributions** which can be reinvested in the Fund or can be paid to your nominated Australian or New Zealand financial institution account.

4. Risks of Managed Investment Schemes

All investments carry risk. Managed investment schemes may invest in a range of asset classes, for example, cash, bonds, equities and property, each of which offer different levels of risk. The likely investment return, and the level of risk of losing money, differs among managed investment schemes depending on the underlying strategy and mix of assets. Typically, those assets with the highest potential long-term return also have the highest level of short-term risk.

When considering investing in any managed investment scheme, it is important to understand that:

(a) the value of your investment will likely go up and down;

(b) returns are not guaranteed;

(c) you may lose some or all of your money;

(d) the level of returns will vary, and past performance and returns are not an accurate predictor of future performance and returns;

(e) laws affecting your investment in a registered managed investment scheme may change; and

(f) the appropriate level of risk for you will depend on a range of factors including your age, investment time frame, where other parts of your wealth are invested and how tolerant you are to the possibility of losing some of your money.

When deciding whether to invest in the Fund, you must decide whether, given the speculative nature of trading undertaken by Charter Hall Maxim and the Fund's underlying investments, your financial situation permits you to participate in an investment that involves a high degree of risk. You may lose a substantial portion or even all of the money you invest in the Fund.

Risk can be managed but it cannot be completely eliminated. Some of the significant risks of an investment in the Fund are:

(a) **Market risk:** The risk that the market price of an asset will fluctuate as a result of factors such as economic conditions, government regulations, market sentiment, local and international political events and environmental and technological issues. Market risks may have different impacts on each type of asset, investment style and investor.

(b) **Security specific risk:** The risk associated with an individual asset. The price of any securities invested in by the Fund may be affected by unexpected changes in a particular entity's operations such as changes in management, the loss of a significant customer or tenant or a change in the income or the value of the assets in which they invest.

(c) **Liquidity risk:** The risk that an investment may not be easily converted into cash with little or no loss of capital and minimum delay. This may cause a delay or freeze in processing withdrawal requests.

(d) **Interest rate and inflation risk:** Changes in interest rates can have a positive or a negative impact directly or indirectly on investment values and/or returns on securities in which the Fund invests. High levels of inflation and rising interest rates may adversely affect the Fund, including by reducing the amount the Fund has available to distribute as income to Investors.

(e) **International investing risk:** The risks of investing internationally include adverse currency fluctuations, potential political and economic instability affecting overseas markets, limited liquidity and volatile prices of international investments and repatriation of funds. It is not our intention to hedge the foreign currency exposure of the Fund arising from investments in overseas markets. Further, the Australian entities in which the Fund invests may have investments overseas which also exposes these Fund investments to these international investing risks.

(f) **Manager risk:** The financial performance of the Fund depends primarily on the level of skill and performance of Charter Hall Maxim and the successful implementation of the investment strategy. There is a risk that Charter Hall Maxim may make poor investment decisions or that its investment methods are inappropriate or incorrect resulting in poor or nil returns.

(g) **Fund risk:** Risks specific to the Fund include the risk that the Fund could terminate and that the fees and costs payable by the Fund could change. There is also a risk that investing in the Fund may give different results than investing directly because of income or capital gains accrued in the Fund and the consequences of investments and withdrawals by other investors.

(h) **Pandemic Risk**: While the impact of COVID19 or any future pandemic is not able to be forecast, there is a risk that the broad economic conditions caused by pandemics may adversely affect the Fund, including the value of the Fund's investments and the Fund's earnings and income distributions.

5. How We Invest Your Money

You should consider the Fund's investment objective, the Fund's likely investment return, risk level, your individual circumstances and your time frame before choosing to invest in the Fund.

Description of the Fund

The Fund will give you exposure to a varying mix of listed A-REITs across but not limited to the retail, residential, commercial, hotel, industrial and real estate related social infrastructure sectors. The Fund may also invest in a selected range of other assets including listed property related securities, international listed property securities, cash and fixed interest. Charter Hall Maxim will make decisions about buying and selling investments of the Fund daily (often called active management), selecting individual investments and also changing the mix of the types of investments.

Investment Return Objective

The aim of the Fund is to outperform the S&P/ASX 300 A-REIT Accumulation Index by 1.5% p.a. (after Fees) over rolling 3 year periods whilst also aiming to achieve a balance between growth in the value of your Units as well as income from your investment. The returns from the Fund are not guaranteed.

Investment Strategy

Charter Hall Maxim utilises a disciplined investment process combining in-depth fundamental research with portfolio construction and risk controls with the aim to add consistent value over time. The basic premise of Charter Hall Maxim's investment philosophy is that there is a close relationship between the property market cycle and the economic cycle.

Having regard to what is happening in the Australian economy, Charter Hall Maxim expects that some of the property sub-sectors (e.g. commercial, industrial and retail) are likely to offer better value than others. Accordingly, Charter Hall Maxim's top down research focuses on identifying those sub-sectors which are likely to add value.

In assessing securities for inclusion in the Fund's portfolio, we implement a system driven process which produces a quality score for every investible security across a selection of factors including the sector and asset exposures, financial management capabilities and approach to Environmental, Social and Governance (ESG) principles. When considering labour standards in our assessment of securities for inclusion, we adopt and implement the Charter Hall Human Rights and Modern Slavery Framework. All else equal, a security with a higher relative ESG ranking will be viewed more favourably for investment.

At the security level, quantitative and qualitative factors are utilised to identify listed property securities which:

- have clearly focused management teams;
- have quality assets;
- are appropriately valued;
- have sustainable earnings and distribution growth; and
- have an appropriate corporate and capital structure.

Asset Allocation and Range

Charter Hall Maxim will actively adjust the investment mix within the investment guideline ranges set out below. The "target" position is the start position for formulating the portfolio structure. Generally speaking, the target position is intended to be the investment mix of the Fund.

	Min	Max	Target
Australian Listed A-REITs and Listed Property Developers and Managers	80%	100%	95%
International Listed REITs	0%	10%	0%
Cash and Fixed Interest	0%	10%	5%

The investment mix can change within the above ranges significantly and sometimes quickly. Market movements, cash flows and changes in the nature of an investment amongst other things may cause the investment mix of the Fund to move outside the above investment guideline ranges. If this occurs, Charter Hall Maxim will seek to rectify the position as soon as reasonably practicable and the temporary variance will not constitute a breach of the Fund's investment guidelines. In such circumstances Charter Hall Maxim reserves the right to make investments through other funds and entities.

Risk Level

Medium, when an investment in the Fund is held for at least 3 years. The risk of loss over the short term (less than 3 years) is high when compared to managed investment schemes invested in asset classes such as cash or fixed interest securities. However, the Fund aims to produce more favourable returns with lower than associated market volatility for periods of time over the medium to long term than cash or fixed interest securities, which is why the minimum suggested timeframe for an investment in the Fund is at least 3 years.

6. Fees and Costs

Did You Know?

Small differences in both investment performance and fees and costs can have a substantial

impact on your long term returns.

For example, total annual fees and costs of 2% of your investment balance rather than 1% could reduce your final return by up to 20% over a 30 year period (for example, reduce it from $100,000 to $80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs.

You may be able to negotiate to pay lower fees. Ask the Fund or your financial adviser.

To Find Out More

If you would like to find out more, or see the impact of the fees based on your own circumstances, the Australian Securities and Investments Commission (ASIC) Moneysmart website (www.moneysmart.gov.au) has a managed funds fee calculator to help you check out the different fee options.

This section shows fees and other costs that you may be charged. These fees and costs may be deducted from the money you invest, from the returns on your investment or from the Fund's assets as a whole. Information on taxation is set out in section 7. You should read all the information about fees and costs because it is important to understand their impact on your investment. The information in the table may be used to compare costs between different simple managed investment schemes.

ASIC provides a calculator provided by ASIC, available at www.moneysmart.gov.au, which can be used to calculate the effect of fees and costs on Fund account balances.

6. Fees and other costs continued

Fees and costs summary

Charter Hall Maxim Property Securities Fund

Type of fee or cost	Amount	How and when paid
Ongoing annual fees and costs		
Management fees and costs The fees and costs for managing your investment	0.85% per annum of Gross Asset Value based on the year to 30 June 2022	The management fees and costs are deducted from the Fund's assets and are reflected in its unit price. The management fee is payable to the Investment Manager. The management fee is calculated daily and deducted from the assets of the Fund on the first day of each month. Indirect costs are deducted from the Fund's assets as and when incurred. The Investment Manager pays the expenses of the Fund (other than the extraordinary expenses) from the management fee. Extraordinary expenses are paid from the Fund assets as and when incurred.
Performance fees Amounts deducted from your investment in relation to the performance of the product	Nil	Not applicable
Transaction costs The costs incurred by the scheme when buying or selling assets	0.082% per annum of Net Asset Value based on the year to 30 June 2022	Transaction costs are recovered as and when they are incurred and are disclosed net of amounts recovered by any Buy Spread or Sell Spread. Transaction costs are deducted from the assets of the Fund.
Member activity related fees and costs (fees for services or when your money moves in or out of the scheme)[1]		
Establishment fee The fee to open your investment	Nil	Not applicable.
Contribution fee The fee on each amount contributed to your investment	Nil	Not applicable.
Buy-sell spread An amount deducted from your investment representing costs incurred in transactions by the scheme	As at the date of this PDS, the Buy Spread is 0.25% and the Sell Spread is 0.25%	The prevailing Buy Spread and Sell Spread will be published on the Fund website. The Buy Spread and Sell Spread are paid into the Fund when an Investor buys or sells Units and are reflected in the Entry Price and Exit Price respectively.
Withdrawal fee The fee on each amount you take out of your investment	Nil	Not applicable.
Exit fee The fee to close your investment	Nil	Not applicable.
Switching fee The fee for changing investment options	Nil	Not applicable.

Note:
1. Investors may direct the Responsible Entity to pay their adviser a professional fee for service. Refer to Additional Information Booklet.

Example of annual fees and costs for the Fund

This table gives an example of how the ongoing annual fees and costs for this product can affect your investment over a one year period. You can use this table to compare this product with other managed investment schemes.

EXAMPLE - Charter Hall Maxim Property Securities Fund		BALANCE OF $50,000 WITH A CONTRIBUTION OF $5,000 DURING YEAR
Contribution Fees	Nil	For every additional $5,000 you put in, you will be charged $0.
PLUS Management fees and costs	0.85% of Net Asset Value of the Fund	**And**, for every $50,000 you have in the Fund, you will be charged or have deducted from your investment $426 each year.
PLUS Performance fees	Nil	**And**, you will be charged or have deducted from your investment $0 in performance fees each year.
PLUS Transaction costs	0.082% of Net Asset Value of the Fund	**And**, you will be charged or have deducted from your investment $41 in transaction costs.
EQUALS Cost of the Fund		If you had an investment of $50,000 at the beginning of the year and you put in an additional $5,000 during that year, you would be charged fees and costs in the range of: **$467 and $513*** **What it costs you will depend on the fees you negotiate.**

*Additional fees may apply.

Changes to Fees or Costs

The fees and costs as set out above may change, without your consent, subject to the maximum limits specified in the Constitution. Reasons might include changing economic conditions and changes in regulation. Investors will be advised of any increase to fees and charges at least 30 days prior to the changes taking effect, allowing time for a withdrawal option to be executed if desired.

Fees Paid to a Financial Adviser

If you have a financial adviser, then you may also have to pay additional fees to your adviser. Details of those fees should be set out in the Statement of Advice given to you by your adviser.

You should read the important additional information about the fees and costs in the Additional Information Booklet before making a decision to invest. Go to the 'Additional Information Booklet' available from the Website; in particular, Section 6. The material relating to fees and costs may change between the time when you read this PDS and the day when you acquire Units in the Fund.

7. How Managed Investment Schemes Are Taxed

Your investment in a managed investment scheme is likely to have tax consequences and we strongly advise you to seek professional advice before investing in the Fund.

The Fund will typically operate so that all taxable income each year is taxable to Investors so the Fund is not required to pay tax on behalf of Investors (other than certain withholdings – e.g. amounts attributable to non-residents). As an Investor you will be assessed for your share of any tax on any income and capital gains generated by the Fund, even if your income entitlement is not paid to you but reinvested back into the Fund. In normal circumstances, you should expect that some income and/or capital gains will be generated each year. Tax may also be payable on withdrawals, tax deferred distributions (for example, where non-taxable income distributions are made in excess of the cost base in a Unit) and on disposals of Units. The Fund will not pay tax on behalf of Investors (other than certain withholdings – e.g. amounts attributable to non-residents). The issue and redemption of Units in the Fund should not be subject to GST.

You will be issued with a taxation statement annually which sets out relevant taxation information to help you complete your tax return.

An Investor need not quote a tax file number (TFN) when applying for Units. However, if a TFN is not quoted, or an appropriate TFN exemption is not provided, tax may be required to be deducted by the Responsible Entity from any distribution at the highest marginal tax rate. If the Investor holds Units in the course of furtherance of an enterprise, an ABN can be quoted instead of a TFN.

Please refer to Additional Information Booklet for New Zealand tax considerations.

You should read the important additional information about taxation in the Additional Information Booklet before making a decision to invest. Go to the 'Additional Information Booklet' available from the Website; in particular, Section 7. The material relating to the taxation treatment of your investment may change between the time when you read this PDS and the day when you acquire the Units in the Fund.

8. How To Apply

In order to apply, you must:

- Read this PDS and the Additional Information Booklet in their entirety. Both documents are available at the Website or by calling OMIFL on 02 8277 0000.
- Complete the Application Form available at the Website or by calling OMIFL on 02 8277 0000.
- This offer is available to Australian and New Zealand Investors. Australian investors may invest a minimum of $5,000 and New Zealand investors may invest a minimum of $20,000 in the Fund. See Section 2 of this PDS for the calculation of Unit pricing.
- Send your Application Form and investment amount to us via the address on that form.

Please note that as part of the application process we are required by law to verify your identity before accepting your application. Please refer to the Anti-Money Laundering and Counter-Terrorism Financing Act information in the application booklet which can be accessed on the OMIFL and the Charter Hall Maxim websites.

Platform Investors

If you are investing in the Fund via a Platform you are an indirect investor. This means that it is the Platform operator which invests for you and therefore has the rights of an investor. As an indirect investor you do not have to complete any investments forms. We will not send any confirmation letters, distribution statements or annual tax statements. These will be provided by your Platform operator.

Cooling-off Period

A 14-day cooling-off period applies to your investment. Your cooling-off period commences on the earlier of the date on which you receive confirmation of your investment in the Fund and the end of the fifth day after we issue your Units to you.

If you notify us of your wish to withdraw your investment in writing during your cooling-off period, then we will return your money to you and no fees will apply. However, if your Units have already been issued to you, then they will be redeemed at the Unit price on the day of the redemption which may be different (higher or lower) to the price which they were issued. There may also be some tax consequences which arose during the holding period (however brief).

Complaints

The Responsible Entity takes complaints seriously and aims to resolve all complaints as quickly as possible. In the first instance, if you have a complaint, then you should notify the Responsible Entity immediately using the following contact details:

Address: Level 16, Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000
Post: Complaints Officer PO Box R1471 Royal Exchange NSW 1225

Phone: 02 8277 0000
Email: complaints@oneasset.com.au

Once the Responsible Entity receives a complaint, the Responsible Entity will acknowledge it as soon as practicable and investigate the complaint with a view to resolving it and responding as soon as possible and in any event within 30 days of the complaint being made.

If you are a retail investor and you are not satisfied with the Responsible Entity's response, then you can refer your complaint to the Australian Financial Complaints Authority, an external complaints handling body of which we are a member. The role of this body is to provide you a free and independent assessment of your complaint. The Australian Financial Complaints Authority can be contacted as follows:

Post: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

Phone: 1800 931 678
Fax: +61 3 9613 6399
Email: info@afca.org.au

9. Additional Information

Updated information

We reserve the right to change the terms of this Fund where permitted to do so by the Fund's Constitution and the relevant law. The information in this PDS is up to date at the issue date, however certain information in this PDS and the incorporated materials may change from time to time – this includes but is not limited to possible changes which we have identified. Where we indicate to you that we will give notice of such changes, or where changes that are not materially adverse to you occur, we will update such information on our website, www.oneinvestment.com.au/charterhallmaxim and www.charterhall.com.au/maxim. A paper or electronic copy of the updated information will also be available free of charge upon request by calling OMIFL on 02 8277 0000.

Continuous Disclosure

The Fund is, at the date of this PDS, a disclosing entity (as provided in the Corporations Act) and is subject to regular reporting and disclosure obligations. Copies of documents lodged with ASIC in relation to the Fund may be obtained from, or inspected at, an ASIC Office. At all times during which the Fund is a disclosing entity, OMIFL will comply with its obligations under the Corporations Act and ASIC's good practice guidance in satisfying its continuous disclosure obligations via website notices. Information and continuous disclosure notices for the Fund will be available by going to www.oneinvestment.com.au/charterhallmaxim. In addition, Investors will have the right to obtain a copy of the following documents:

- the annual financial report most recently lodged with ASIC by OMIFL;
- the half yearly financial report lodged with ASIC; and
- any continuous disclosure notices given by the Fund.

You should read the important additional information in the Additional Information Booklet before making a decision to invest. Go to the 'Additional Information Booklet' available from the Website; in particular, Section 9. The material relating to your investment in the Fund may change between the time when you read this PDS and the day when you acquire Units in the Fund.

New Zealand Investors

If you are a New Zealand Investor, the Responsible Entity is required to provide additional information to you under New Zealand law. Please see the Additional Information Booklet for more information.

10. Glossary

The following terms used in this PDS have the meanings set out below:

Administrator – Mainstream Fund Services Pty Ltd ABN–81 118 902 891

AFSL - Australian Financial Services Licence

AML Legislation- Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth), Financial Transaction Reports Act 1988 (Cth) and any similar legislation.

Application Form – An application form for the Fund which is available in the application booklet which accompanies the PDS on the websites at www.charterhall.com.au/maxim and www.oneinvestment.com.au/charterhallmaxim

AFCA - The Australian Financial Complaints Authority

A-REIT – Australian Real Estate Investment Trust listed on the ASX

ASIC – The Australian Securities and Investments Commission

ASX – ASX Limited ACN 008 624 691 or the market operated by it, as the context requires

Business Day – A day on which banks are open for business in Sydney, excluding Saturday, Sunday or public holidays

Charter Hall Group – The stapled entity comprising Charter Hall Limited (ACN 113 531 150) and Charter Hall Funds Management Limited (ACN 082 991 786, AFSL 262861) as responsible entity of Charter Hall Property Trust (ARSN 113 339 147) listed on the ASX under the code CHC, and their subsidiaries. Charter Hall Human Rights and Modern Slavery Framework – the modern slavery statement prepared by Charter Hall and available on the Charter Hall Website, as updated from time to time.

Charter Hall Maxim or Investment Manager – Charter Hall Property Securities Management Limited ABN 25 104 512 978, AFSL 238349

Constitution – The constitution of the Fund dated 5 August 2005 as amended or replaced from time to time

Compliance Plan – The compliance plan for the Fund as amended from time to time

Corporations Act – Corporations Act 2001 (Cth) and Corporations Regulations 2001 (Cth), as amended from time to time

Distribution Period – Each quarter ending on 31 March, 30 June, 30 September and 31 December each year

ESG – Environmental, Social, and Corporate Governance

Fund – Charter Hall Maxim Property Securities Fund – ARSN 116 943 563

Fund's Investments – The investments of the Fund.

Gross Asset Value – Means the gross asset value of the Fund's assets

GST – Goods and services tax as defined in A New Tax System (Goods and Services Tax) Act 1999 (Cth) as amended from time to time or goods and services tax as charged under equivalent legislation in jurisdictions outside Australia

Investment Management Agreement – The agreement between OMIFL and Charter Hall Maxim pursuant to which Charter Hall Maxim will provide certain investment management services to the Fund

Investor – Holders for the time being of Units in the Fund

IDPS – Investor directed portfolio service

Net Asset Value – Means the net asset value of the Fund

PDS – This Product Disclosure Statement

RITC – Reduced Input Tax Credits

Unit – An undivided share in the beneficial interest in the Fund

We, us, our, OMIFL or Responsible Entity – One Managed Investment Funds Limited ABN 47 117 400 987, the responsible entity of the Fund

Website – Either or both of the following sites: www.charterhall.com.au/maxim or www.oneinvestment.com.au/charterhallmaxim

You and your – Investors who apply for and receive Units in the Fund



Charter Hall

Charter Hall Maxim Property Securities Fund

ARSN 116 193 563

Additional Information Booklet
Issued 29 September 2022

Responsible Entity
One Managed Investment Funds Limited
ABN 47 117 400 987
AFSL 297042

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The Responsible Entity of the Charter Hall Maxim Property Securities Fund is
One Managed Investment Funds Limited
ABN 47 117 400 987
AFSL 297042

Level 16, Governor Macquarie Tower,
1 Farrer Place,
Sydney NSW 2000

PO Box R1471
Royal Exchange NSW 1225
Phone: 02 8277 0000
Fax: 02 8580 5700

Website: www.oneinvestment.com.au

Important information

The information in this document forms part of the Product Disclosure Statement (PDS) issued in relation to the Charter Hall Maxim Property Securities Fund ARSN 116 193 563 (Fund) dated 29 September 2022. A copy of the PDS and this document can be obtained at no cost by calling One Managed Investment Funds Limited (OMIFL) on 02 8277 0000 or by downloading it from the website www.oneinvestment.com.au/charterhallmaxim or www.charterhall.com.au/maxim. You should read both the PDS and all incorporated information before making a decision about whether to invest in the Fund.

The information provided in the PDS and this Additional Information Booklet is general in nature and does not take into account your personal financial situation or needs. You should seek independent financial advice tailored to your own needs before making a decision about whether to invest in the Fund.

All dollar amounts are in Australian dollars unless otherwise indicated. The PDS does not constitute an offer or invitation in any jurisdiction other than in Australia or New Zealand and the offer under the PDS may only be accepted in Australia and New Zealand. Applications from outside Australia or New Zealand will not be accepted through the PDS.

1. About One Managed Investment Funds Limited

No additional information has been incorporated by reference.

2. How the Fund Works

Investing through an IDPS

OMIFL consents to the use of this PDS by IDPS operators that include the Fund on their investment menu. If you invest in the Fund through an IDPS, the IDPS operator will hold Units in the Fund on your behalf. This means that the IDPS operator is the Investor and has an Investor's rights. The IDPS operator can exercise, or decline to exercise, their rights as an Investor in accordance with the arrangements governing the IDPS. Investors in the Fund via an IDPS should note that some information in this PDS may be relevant only for direct Investors.

Unit Pricing Policy

We may exercise certain discretions in determining the Unit price of Units on application and withdrawal in the Fund. The Unit Pricing Policy, which can be obtained by contacting us on 02 8277 0000, sets out the types of discretions that we may exercise and in what circumstances, the policies on how we exercise the discretions and the reasons why we consider the policies are reasonable.

Income Distributions Reports

Details relating to any tax-free or tax-deferred components, imputation credits or capital gain components for all distribution payments made during the year will be forwarded to Investors shortly after the end of each financial year.

Income Payments

Income distributions must be paid by either of the following methods:

- direct transfer to a nominated Australian or New Zealand bank account; or
- reinvestment to purchase additional Units.

Investors need to complete the appropriate section in the Application Form to elect their choice. If there is no notification of method of payment on the Application Form (or subsequent notification), income distributions will be reinvested. A request for distribution reinvestment or cancellation of a request is effective if received in writing by OMIFL at least 21 days (or as otherwise determined by us from time to time) before the end of a Distribution Period.

3. Benefits of Investing in the Fund

No additional information has been incorporated by reference.

4. Risks of Managed Investment Schemes

No additional information has been incorporated by reference.

5. How We Invest Your Money

No additional information has been incorporated by reference.

6. Fees and Costs

Costs and Expenses in Managing the Fund

Under the Constitution, the Responsible Entity is entitled to all of the fees and expenses set out in the tables in section 6 of the PDS.

The dollar value of the fees and costs you are being charged may vary over time. Updated information about the Fund's fees and costs that is not materially adverse can be found on the Fund website. Past costs are not a reliable indicator of future costs.

Management fees and costs

Management fee

The Responsible Entity (and in turn, the Investment Manager) is entitled to a management fee of 0.85% of GAV per annum (i.e. $850 for every $100,000 of Net Asset Value).[1]

Indirect Costs

Management costs may also comprise an indirect cost component. In general, indirect costs are any amounts that directly or indirectly reduce the returns on the Units that is paid from, or the amount or value of, the income or assets of the Fund (including an underlying investment of the Fund).

Indirect costs are reflected in the Unit price of your investment in the Fund. If indirect costs are included in the fee table in the PDS they will be based on the indirect costs incurred for a 12 month period, as a percentage of the average Net Asset Value of the Fund during that period.

Indirect costs are generally embedded in assets in which a Fund invests indirectly, such as through an interposed vehicle or in the cost of a derivative acquired by the Fund to gain a market exposure, rather than directly by the Fund. As at the date of the PDS, the Fund does not invest in interposed vehicles or use derivatives, and OMIFL estimates the indirect costs for the Fund will be nil, however this may change if, for example, the Fund invests in an interposed vehicle.

Costs and Expenses in Managing the Fund

The Constitution allows OMIFL to recover expenses incurred in the proper administration of the Fund. Until further notice, all ordinary expenses and costs incurred in respect of the operation of the Fund will be paid for by Charter Hall Maxim out of the management fee paid to it from the Fund.

Extraordinary expenses are, by their nature, unpredictable and non-recurring. All extraordinary expenses will be paid out of, or reimbursable from, the assets of the Fund. This includes fees being paid by OMIFL.

Examples of extraordinary expenses include, but are not limited to:

- convening a meeting of Investors;
- commencing or defending litigation proceedings;
- termination of the Fund;
- replacement of OMIFL; or
- amending the Constitution or other Fund documentation.

The management costs disclosed in the PDS do not include any amount for extraordinary expenses as based on the costs for the previous financial year (ending 30 June 2022), no extraordinary expenses were incurred.

Transactional and Operational Costs and Buy/Sell Spread

For the year to 30 June 2022, the Fund's total gross transaction costs were 0.211% of Net Asset Value.

However, transaction costs can differ in subsequent years, particularly in line with buying and selling securities.

Transactional and operational costs such as brokerage, bid- ask offer spreads on securities traded, settlement costs, clearing costs and governing charges may be incurred by the Fund as a result of changes in the Fund's investment portfolio either in relation to implementing the Fund's investment strategy or Investors entering or exiting the Fund.

The transaction costs shown in the Fees and Costs Summary are shown net of any amount recovered through the buy/ sell spread. Transaction costs are reflected in the Unit Price and if applicable the buy/sell spread. As these costs are factored into the asset value of the Fund's assets and reflected in the Unit Price, they are an additional cost to the Investor where it has not already been recovered by the buy/sell spread.

Transaction costs are payable as and when they are incurred.

Buy spread and sell spread

The buy/sell spread represents a contribution to the transaction costs incurred by the Fund in buying and selling underlying financial products as a result of investments in, and withdrawals from the Fund. The purpose of the buy/sell spread is to ensure that those Investors transacting in the Units at a particular time bear the costs of buying and selling the Fund's assets as a consequence of their transaction. The buy/sell spread is an additional cost to Investors but is not a fee paid to any party; rather it is retained as an asset of the Fund. The current buy/sell spread for the Fund is +0.25%/ -0.25%. The buy/sell spread may change from time to time.

The total gross transaction costs for the Fund during the financial year ending 30 June 2022 were 0.211% of the Net Asset Value, of which 0.129% is recouped via the buy/ sell spread when issuances or redemptions of Units take place, resulting in a net transaction cost to the Fund of 0.082% of the Net Asset Value. The dollar value of these costs over a 1 year period based on an average account balance of $50,000 is $41. These costs may differ in future years. If the level of costs exceeds the buy/ sell spread, there will be additional transaction costs incurred by the Fund, affecting Investors' returns.

Additional information

Maximum permitted fees

The Constitution provides that the following maximum fees can be charged by OMIFL:

- annual management fee of up to 3% (plus GST) per annum of the gross asset value of the Fund;
- entry fee equal to the sum of 5% of the issue price of a Unit and that amount multiplied by the applicable GST rate;
- switching fee equal to the sum of 5% of the issue price of a Unit and that amount multiplied by the applicable GST rate; and
- exit fee equal to the sum of 5% of the issue price of a Unit and that amount multiplied by the applicable GST rate.

These are the maximum fees that are allowable under the Constitution and not the actual management fees being paid by the Fund.

Note:
1. This is equivalent to 0.851% of NAV per annum.

Adviser remuneration

The Responsible Entity does not pay commissions to advisers. Direct Investors may direct the Responsible Entity to pay their adviser a professional fee for service for the advice and recommendations they give them about the Fund, of an upfront amount and/or an ongoing amount. Any upfront fee will be deducted from the Application Amount and any ongoing fee will be deducted from an Investor's distribution payments. The maximum allowable upfront fee is 3% (excluding GST) of the Application Amount and the maximum allowable ongoing fee is 1% per annum (excluding GST) of the net Application Amount. These fees will be in addition to the other fees described in this section 6. The net amount of an Investor's Application Amount or distribution payments, after deducting the professional fee for service, will be invested into the Fund or paid to the Investor.

Different fees to Wholesale Clients

The Responsible Entity and/or the Manager may negotiate different fees with, or rebate a portion of their fees to, Wholesale Clients. This is because they invest large amounts of money into the Fund. In effect, this means they pay lower fees. The Responsible Entity and/or the Investment Manager will not ordinarily negotiate fees. Contact us using one of the methods listed on the inside back cover of this PDS for further information.

Payment to platforms

The Investment Manager may use its own resources to provide assistance to platform operators to cover marketing and distribution of the Fund via a platform.

Taxation

Taxation information is in section 7. The fees set out in the Fees and Costs Summary show the total cost to Investors, including the effect of GST (i.e. inclusive of 10% GST less any input tax credits, including reduced input tax credits). Unless expressly stated otherwise, the fees set out in this section 6 are shown exclusive of GST. If the Responsible Entity or Investment Manager becomes liable to pay GST on fees not described in this PDS as GST inclusive, they are entitled to be reimbursed out of the assets of the Fund for the amount of GST.

7. How Managed Investment Schemes Are Taxed

Attribution Managed Investment Trust (AMIT) Rules

The Constitution provides that OMIFL may elect to apply the new AMIT Rules to the Fund (which it has done). In order to retain AMIT status the Fund must, among other requirements, continue to satisfy the requirements to be a Managed Investment Trust (MIT). MITs that elect to be taxed under the AMIT Rules are able to segment their income into components - for example, into certain types of income, gains, exempt amounts, offsets and credits - and allocate particular components to particular Investors, provided the basis of allocation is fair and reasonable and in accordance with the Fund's Constitution. The amounts so allocated will retain their tax character when passing through the Fund.

OMIFL intends to attribute these amounts based on an Investor's entitlement to distributable income.

In relation to non-Australian resident Investors, the MIT withholding rate for AMITs is the same as under the MIT regime, with the withholding generally being triggered at the time OMIFL attributes or pays amounts to Investors.

The AMIT regime also clarifies and amends the interaction between the tax liability on distributions payable to Investors, and the tax liability on disposal of Units. The AMIT Rules alleviate double taxation that may otherwise arise where an amount has been taxed to an Investor but not received by the time Units are sold, by increasing the cost base of the Units to reflect the taxed but undistributed amount.

Other key features of the AMIT Rules include deemed fixed trust status and the ability to make adjustments in respect of prior year errors in the year in which the errors are discovered. Where the Fund is an AMIT, if the amount of taxable income estimated for the Fund at year end is different to the amount that is finally calculated, the difference (under or over) will generally be carried forward and adjusted in the year in which the variation is discovered except in exceptional circumstances.

8. How To Apply

No additional information has been incorporated.

9. Additional Information

Significant Documents

You should read and consider this PDS (including AIB) before making an investment decision.

Constitution and Compliance Plan

The Constitution and Compliance Plan are the constituent documents setting up the Fund. A copy of those documents may be obtained from OMIFL.

In addition, OMIFL has entered into an Investment Management Agreement with Charter Hall Maxim, to provide certain investment services to the Fund.

Investment Management Agreement

The Investment Management Agreement is between the Investment Manager and the Responsible Entity under which the Investment Manager provides investment management services to the Fund.

The Investment Management Agreement contains provisions dealing with matters such as Charter Hall Maxim's obligations to report to OMIFL and the agreement sets out the fees payable to Charter Hall Maxim for these services. The Investment Management Agreement is for a period of 5 years to 30 June 2019 and continues for rolling periods of 5 years unless terminated by OMIFL in certain circumstances including for material breach, material and consistent underperformance or insolvency of Charter Hall Maxim. Subject to the terms of the Investment Management Agreement, Charter Hall Maxim may terminate the Investment Management Agreement by providing 60 Business Days' notice.

The services provided for in the IMA include:

- the identification and acquisition of assets consistent with the Fund's investment mandate;
- keeping all Fund assets under review and monitoring their performance; and
- using reasonable endeavours to achieve the investment objectives for the Fund.

Related Party Transactions and Conflicts of Interest

In our position as Responsible Entity of the Fund, we may from time to time face conflicts between our duties to investors,

our duties to other funds we manage and our own interests. We will manage any conflicts in accordance with our conflicts of interest policy, the Constitution, ASIC policy and the law. We may from time-to-time enter into other transactions with other related entities. All transactions will be effected at market rates or at no charge, and in accordance with the Corporations Act.

Charter Hall Maxim is not a related party of OMIFL. The contractual arrangements between OMIFL and Charter Hall Maxim are negotiated at arm's length between parties.

The Fund may invest in A-REITs managed by the Charter Hall Group and/or members of the Charter Hall Group. Charter Hall Group has a Securities Trading policy and also a Conflict of Interest and Related Party Transaction Policy which ensures all transactions engaged by Charter Hall are "arm's length" transactions based on appropriate commercial terms and are assessed for any conflict of interest and insider trading.

New Zealand Investors

If you are a New Zealand Investor, the Responsible Entity is required to provide the following additional information to you under New Zealand law.

Warning Statement

1. This offer to New Zealand investors is a regulated offer made under Australian and New Zealand law. In Australia, this is Chapter 8 of the Corporations Act 2001 (Aust) and regulations made under that Act. In New Zealand, this is subpart 6 of Part 9 of the Financial Markets Conduct Act 2013 and Part 9 of the Financial Markets Conduct Regulations 2014.
2. This offer and the content of the offer document are principally governed by Australian rather than New Zealand law. In the main, the Corporations Act 2001 (Aust) and the regulations made under that Act set out how the offer must be made.
3. There are differences in how financial products are regulated under Australian law. For example, the disclosure of fees for managed investment schemes is different under the Australian regime.
4. The rights, remedies, and compensation arrangements available to New Zealand investors in Australian financial products may differ from the rights, remedies, and compensation arrangements for New Zealand financial products.
5. Both the Australian and New Zealand financial markets regulators have enforcement responsibilities in relation to this offer. If you need to make a complaint about this offer, please contact the Financial Markets Authority, New Zealand (http://www.fma.govt.nz). The Australian and New Zealand regulators will work together to settle your complaint.
6. The taxation treatment of Australian financial products is not the same as for New Zealand financial products.
7. If you are uncertain about whether this investment is appropriate for you, you should seek the advice of a financial advice provider.
8. The offer may involve a currency exchange risk. The currency for financial products is not New Zealand dollars. The value of the financial products will go up or down according to changes in the exchange rate between that currency and New Zealand dollars. These changes may be significant.
9. If you expect the financial products to pay any amounts in a currency that is not New Zealand dollars, you may incur significant fees in having the funds credited to a bank account in New Zealand in New Zealand dollars.
10. The dispute resolution process described in this offer document is available only in Australia and is not available in New Zealand.

The Responsible Entity can be contacted in New Zealand at:

c/- Tim Williams
Partner
Chapman Tripp
15 Customs Street West
Auckland Central
PO Box 2206
Auckland 1140 New Zealand
tim.williams@chapmantripp.com

Australian Taxation of New Zealand Residents Distributions - Managed Investment Trust Withholding Tax Regime

The Fund is intended to be a Managed Investment Trust (MIT) for Australian tax purposes. As such, pursuant to the MIT withholding tax regime, the Responsible Entity is required to withhold tax at a rate of 15% from amounts of net taxable income (including rent and capital gains, but excluding amounts of interest which are subject to 10% interest withholding tax) attributed or paid to New Zealand resident Investors. The Fund is also required to provide a payment summary to such Investors which sets out the total of the withholding payments that the payment summary covers and the total of the amounts withheld by the Fund from those withholding payments. If the Fund does not qualify as an MIT, the tax treatment of your investment will differ. We recommend that you seek independent taxation advice in this regard.

Taxation of Capital Gains

The redemption or transfer of any Units may give rise to a taxable capital gain. For example, this will be the case in circumstances where a New Zealand resident Investor has, at the time of redemption or transfer, or throughout a twelve month period that began no earlier than 24 months before that time, an interest in the Trust (including any interests held by associates) of 10% or more. Non-residents are not entitled to discount capital gains treatment.

New Zealand Taxation of New Zealand Resident Investors

A summary of the general New Zealand taxation considerations for New Zealand resident investors (NZ Investors) in the Fund is set out below. The categories of NZ Investors considered in this summary are limited to New Zealand tax resident individuals, companies (other than life insurance companies), trusts, partnerships and complying superannuation funds.

The summary below is general in nature, is not exhaustive of all New Zealand tax consequences that could apply to any given NZ Investor and does not constitute advice. The individual circumstances of each NZ Investor may affect the taxation implications of the investment for the NZ Investor.

The summary below does not cover potential tax implications for non-New Zealand resident investors, insurance companies, banks, NZ Investors that carry on a business of trading in units, NZ Investors who are subject to employee share scheme rules or who are exempt from New Zealand tax.

It is recommended that all NZ Investors consult their own independent tax advisers regarding the income tax and GST consequences of acquiring, owning and disposing of Units, having regard to their specific circumstances.

The summary below is based on the relevant New Zealand tax law in force, established interpretations

of that law and understanding of the practice of the relevant tax authority at the time of issue of this PDS.

Tax laws are complex and subject to ongoing change. The tax consequences discussed do not take into account or anticipate any changes in law (by legislation or judicial decision) or any changes in the administrative practice or interpretation by the relevant authorities. If there is a change, including a change having retrospective effect, the income tax and GST consequences should be reconsidered by NZ Investors in light of the changes. The precise implications of ownership or disposal of the Units will depend upon each NZ Investor's specific circumstances.

Income tax

As the Fund is an Australian unit trust, it will be treated as a company for New Zealand tax purposes.

NZ Investors will be taxed on their Units under one of two regimes: the ordinary tax regime or the Foreign Investment Fund (**FIF**) regime.

The summary set out below assumes NZ Investors and their associates do not together hold more than 10% of the total Units on issue in the Trust.

Tax Treatment under the Ordinary Tax Regime

A NZ Investor will be taxed under the ordinary tax rules if the Investor is a New Zealand resident natural person and does not hold offshore equities (including units in a unit fund but excluding, amongst other things, shares in most Australian resident companies listed on the ASX) the total cost of which is more than NZ$50,000, unless the NZ Investor elects otherwise. Under the ordinary tax rules:

- Any distributions will be dividend income for the NZ Investor;
- Withdrawal by redemption of Units will give rise to dividend income for the Investor equal to the difference between:
  - the redemption proceeds; and
  - the average issue price of all the Units multiplied by the number of the Investor's Units which are redeemed;
- A NZ Investor will be taxed on any gains from the sale or redemption of Units only if the investor acquired the Units either:
  - for the purpose of disposal; or
  - as part of a profit making scheme or undertaking; or
  - as part of a business in respect of which the sale of such investments is an ordinary incident.

Amounts taxed as dividends will not be taxed again as gains from sale.

Tax Treatment under FIF Regime

Other NZ Investors will be taxed under the FIF regime (FIF Investors). A FIF Investor will generally be deemed to derive taxable income equal to 5% of the market value of the Units it holds at the beginning of the income year (the fair "dividend rate", or "FDR method"). Any profits from selling or redeeming the Units and any dividends or redemption proceeds received are ignored (except as described in the following paragraphs).

If a FIF Investor buys and later sells Units in the same income year, the FIF Investor may have additional taxable income equal to either:

- The actual gain from the Units both bought and sold during the income year (including any distributions received on those units) (actual gain method). For this purpose the last Unit acquired is deemed to be the first sold; or
- 5% of:
  - the difference between the greatest number of Units the FIF Investor held at any time during the income year and the number of Units the FIF Investor held at the beginning or end of the year (whichever produces the smaller difference), multiplied by;
  - the average cost of all Units acquired during the income year (the "peak holding method").

The FIF Investor must apply the method which produces the lesser amount of additional income when applied consistently to all of their FIF investments bought and sold in the same income year.

A slightly different version of this method is used by Investors that are managed funds.

If a FIF Investor is a natural person or a family trust and its actual realised and unrealised return together with dividends and distributions from its total portfolio of offshore equity investments (excluding ASX listed Australian resident companies) is lower than the amount calculated under the FDR method described above, then the NZ Investor can elect to be taxed on its actual realised and unrealised returns - including dividends (the comparative or "CV method"). This method must be applied across all the Investor's FIF interests if chosen (excluding ASX listed Australian resident companies).

The application by a FIF Investor of a certain method for calculating taxable income under the FIF regime in respect of Units may have implications for other investments that the FIF Investor holds that are also subject to the FIF regime.

An Investor will also need to make certain elections in respect of how amounts are converted to New Zealand dollars.

The FIF regime described above is subject to various exceptions. Investors should seek specific tax advice if they believe the FIF regime may apply to them.

Foreign Currency gains and losses

The issue of the Units in Australian dollars, and any gains or losses attributable to the difference between New Zealand and Australian dollars, should not lead to New Zealand tax consequences for New Zealand investors (assuming they are not in the business of investment).

GST

The issue and redemption of Units in the Trust will not be subject to New Zealand GST.

Privacy and Collection and Disclosure of Personal Information

The Privacy Act 1998 (Cth) regulates, among other things, the collection, disclosure and access to personal information.

Certain laws require us to collect, store and disclose information about you (including personal information at the time your application is processed and while you remain invested), for example, the AML/CTF Law, the Corporations Act, the FATCA and the Tax Laws Amendment (Implementation of the Common Reporting Standard). We may be required under the AML/CTF Law to provide information about you (including personal information) to the Australian Transaction Reports and Analysis Centre (AUSTRAC), the body responsible for regulating the AML/CTF Law. In respect of investors who are ordinarily resident in a country other than Australia, both FATCA and CRS may require us to collect and disclose to the Australian Taxation Office information about you (including personal information) obtained from you. If you do not provide the information requested in our application form, we will not be able to process your application (including any application for additional units) and your application may

be delayed or rejected. Where applications are delayed or refused, we are not liable for any loss you suffer (including consequential loss) as a result. Alternatively, if we accept your application to the Fund when you have not provided all of the requested information, we may provide information about you to the relevant regulator.

We will be required to share information about you (including personal information) with service providers to the Responsible Entity in respect of the Fund (including the Investment Manager) to ensure you receive the appropriate information and assistance in respect of your holding in the Fund.

By applying to invest in the Fund, you consent to your information (including your personal information) being collected, used and disclosed by the registry provider and by the Responsible Entity for the purposes disclosed above and in their respective Privacy Policies.

You are entitled to access, correct and update all personal information we hold about you. You can contact us to find out what personal information we hold about you or if you have any concerns about the completeness or accuracy of the information we hold. If you want us to correct any personal information we hold, please contact us using the details in this PDS.

A copy of our Privacy Policy is available on our website at www.oneinvestment.com.au and a paper copy will be sent to you free of charge on request.

10. Glossary

The following terms used in this Additional Information Booklet have the meanings set out below:

Administrator - Mainstream Fund Services Pty Ltd ABN 81 118 902 891

AFSL - Australian Financial Services Licence

AML/ CTF Law - Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth), Financial Transaction Reports Act 1988 (Cth) and any similar legislation.

Application Form - An application form for the Fund which is available in the application booklet which accompanies the PDS on the websites at www.charterhall.com.au/maxim and www.oneinvestment.com.au/charterhallmaxim

AFCA - The Australian Financial Complaints Authority

AMIT Rules - means the attribution managed investment trust rules referred to in the Constitution.

A-REIT - Australian Real Estate Investment Trust listed on the ASX

ASIC - The Australian Securities and Investments Commission

ASX - ASX Limited ACN 008 624 691 or the market operated by it, as the context requires

Business Day - A day on which banks are open for business in Sydney, excluding Saturday, Sunday or public holidays

Charter Hall Group - The stapled entity comprising Charter Hall Limited (ACN 113 531 150) and Charter Hall Funds Management Limited (ACN 082 991 786, AFSL 262861) as responsible entity of Charter Hall Property Trust (ARSN 113 339 147) listed on the ASX under the code CHC, and their subsidiaries.

Charter Hall Maxim or Investment Manager - Charter Hall Property Securities Management Limited ABN 25 104 512 978, AFSL 238349

Constitution - The constitution of the Fund dated 5 August 2005 as amended or replaced from time to time

Compliance Plan - The compliance plan for the Fund as amended from time to time

Corporations Act - Corporations Act 2001 (Cth) and Corporations Regulations 2001 (Cth), as amended from time to time

CRS - Tax Laws Amendment (Implementation of the Common Reporting Standard) Act 2016

Distribution Period - Has the meaning given in the Constitution, being each quarter ending on 31 March, 30 June, 30 September and 31 December each year

FATCA - Foreign Account Tax Compliance Act

Fund - Charter Hall Maxim Property Securities Fund -ARSN 116 943 563

Fund's Investments - Any investment by the Fund in listed domestic A-REITs and property related securities and international property related securities, selected by Charter Hill Maxim from time to time

Gross Asset Value - Means the gross asset value of the Fund's assets

GST - Goods and services tax as defined in A New Tax System (Goods and Services Tax) Act 1999 (Cth) as amended from time to time or goods and services tax as charged under equivalent legislation in jurisdictions outside Australia

Investment Management Agreement or IMA - The agreement between OMIFL and Charter Hall Maxim pursuant to which Charter Hall Maxim will provide certain investment management services to the Fund

Investor - Holders for the time being of Units in the Fund

IDPS - Investor directed portfolio service

Net Asset Value - Means the net asset value of the Fund

PDS - This Product Disclosure Statement

RITC - Reduced Input Tax Credits

Unit - An undivided share in the beneficial interest in the Fund

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Website - Either or both of the following sites: www.charterhall.com.au/maxim or www.oneinvestment.com.au/charterhallmaxim

You and your - Investors who apply for and receive Units in the Fund

Charter Hall Maxim Property Securities Fund

ARSN 116 193 563

Application Form

Issued June 2021

This Application Form accompanies the Product Disclosure Statement and the Additional Information Booklet dated 9 June 2021 (together the **PDS**) issued by One Managed Investment Funds Limited ABN 47 117 400 987 (**Issuer**) in its capacity as responsible entity of the Charter Hall Maxim Property Securities Fund ARSN 116 193 563 (**Fund**).

It is important that you read the PDS 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 PDS.

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

Units in the Fund are only issued on receipt of:
- this fully completed application form;
- verification of the applicant's identity and any beneficial owner's identity; and
- payment in full in cleared funds.

All dollar amounts are in Australian dollars (**AUD**) unless otherwise indicated.

If you are an existing investor and wish to make an additional investment, please complete the Additional Investment Form located at the back of this document (page 21).

Investor Type	Complete
☐ Individual/Joint Investors/Sole Traders	Sections 1, 2, 5, 6, 7, 8, 9 and 10
☐ Company	Sections 1, 3, 5, 6, 7, 8, 9 and 10
☐ Trust/Superannuation Fund with Individual Trustee	Sections 1, 2, 4, 5, 6, 7, 8, 9 and 10
☐ Trust/Superannuation Fund with Corporate Trustee	Sections 1, 3, 4, 5, 6, 7, 8, 9 and 10
☐ Existing Investor	Page 21

If investing via a Financial Adviser

Please ensure both you and your financial adviser also complete Section 11. 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 11 of this Application Form.

Application Process:

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

Step 2 – Send your Application – Select your method of delivery below:

☐ **Option 1 – Email** – Scan and email your application to registry@mainstreamgroup.com (please include all supporting documents). Please note that electronic signatures/docusigned application forms cannot be accepted.

☐ **Option 2 – Post/Delivery** – Please post the completed application form and all supporting documents to:
Charter Hall Maxim Property Securities Fund Unit Registry
GPO Box 4968
Sydney NSW 2001

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 1300 133 451 or email registry@mainstreamgroup.com. You can find more information on on the Mainstream Group's Registry Services including its Privacy Policy at www.MainstreamGroup.com/privacy-notice/

Personal Information required in this Application Form and Applicable Laws, for example:

(i) **Anti-Money Laundering and Counter-Terrorism Financing Rules** – aim to prevent money laundering and the financing of terrorism by imposing a number of obligations on the financial sector;

(ii) **Corporations Act 2001** – the Issuer is required to maintain a register of members' interests; and

(iii) **The U.S. Foreign Account Tax Compliance Act (FATCA) and OECD Common Reporting Standard (CRS)** – regulatory requirements that aim to deter tax evasion by U.S. and other foreign taxpayers. The Australian and many other foreign Governments (through their tax offices) have entered into agreements, which mean we must ask you, and you must answer, the questions as set out in Section 6 of this Application Form. Information we gather may be reported to the Australian Taxation Office (**ATO**). In turn, the ATO may report the information to the relevant foreign tax authorities. For more information, visit ato.gov.au. Each investor will need to complete the FATCA and CRS Sections as set out in Section 6 of this Application Form. We have also provided some general guidance for you in Section 13 of this Application Form. If you require any specific information or are unsure of any classification, please contact a legal or accounting professional for further assistance.

Section 8 of this Application Form provides more details on Privacy.

If you do not provide the information requested in this Application Form, we may not be able to process your application and provide you with the products and services described in the PDS or provide you with information about other products and services.

ISSUED BY
ONE MANAGED INVESTMENT FUNDS LIMITED ABN 47 117 400 987
AFSL 297042
CHARTER HALL MAXIM PROPERTY SECURITIES FUND
ARSN 116 193 563

1. INVESTMENT DETAILS

1.1 DETAILS

I/we apply to invest in the Charter Hall Maxim Property Securities Fund.

Amount: AUD ☐☐☐☐☐☐☐☐☐.☐☐

For Australian Investors, the minimum initial investment in the Fund is $5,000 and the minimum additional investment is $100.
For New Zealand Investors, the minimum initial investment in the Fund is $20,000 and the minimum additional investment is $1,000.

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

☐ **Cheque – Australian Investors only**
Made payable to: Charter Hall Maxim Property Securities Fund – Application A/C
The cheque should be drawn on an Australian bank account.

☐ **Electronic Funds Transfer or Direct Deposit – Australian Investors**
Bank: National Australia Bank
Reference: 'Investor surname/company or trust name' (as applicable)
Account Name: Charter Hall Maxim Property Securities Fund – Application A/C
BSB: 082 036
Account number: 87 453 9955

Date of Transfer _____ Reference Used _____

New Zealand Investors – Please contact your bank for details on electronic transfers.

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

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

Place of Birth (City/Town)

Country of Birth

Residential Address (not a PO Box)

Suburb

State

Postcode

Country

Email

Mobile Number

Telephone

Occupation

INVESTOR 2 (only applicable for joint investors)

Title

Date of Birth

Given Names

Surname

Place of Birth (City/Town)

Country of Birth

Residential Address (not a PO Box)

Suburb

State

Postcode

Country

Email

Mobile Number

Telephone

Occupation

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

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 CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to Section 12 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

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

3.1.1 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 2 – Full Name

Director 3 – Full Name

Director 4 – Full Name

Director 5 – 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 Application Form.

3.1.2 BENEFICIAL OWNERS OF THE COMPANY/CORPORATE TRUSTEE

Please provide details of the Beneficial Owner of the company who directly or indirectly controls the company in Section 6.7. Please refer to Section 13 if you are unsure as to what Beneficial Owner means.

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 CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to Section 12 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 6.7.

☐ 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

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

Tax File Number or Exemption Code

Australian Business Number (if any)

4.1.1 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

4.2.1 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.

4.2.2 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 each beneficiary in respect of the trust in Section 6.7 (includes beneficial owners who ultimately own 25% or more of the trust). Refer to Section 13 if you are unsure as to what Beneficial Owner means.

4.3 TRUSTEE DETAILS

If a trustee is an individual, please also complete Section 2. If a trustee is a company, please also 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 CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to Section 12 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 4.1.1 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 investment 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 4.1.1 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 4.1.1 as Type C & Type D – select one of the following options to verify the Beneficiaries and the Beneficial Owners identified in Section 6.7.

☐ 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 how you would like your distributions to be paid by ticking one box only. 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:

☐ Reinvest in the Fund; or

☐ 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. For additional investments, a nomination in this section overrides any previous nominations.

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. ACCOUNT HOLDER'S TAX RESIDENCY AND CLASSIFICATION – FATCA & CRS

The certification is being used to comply with the U.S. Foreign Account Tax Compliance Act (**FATCA**) and OECD Common Reporting Standards (**CRS**).

The account holder is the person listed or identified as applicant in Sections 2, 3 and 4 (**Account Holder**).

The Account Holder's Country of Tax Residence, Tax payer Identification Number (**TIN**) or Tax File Number (**TFN**), Global Intermediary Identification Number (**GIIN**), FATCA Status, CRS Status and Controlling Persons (includes Beneficial Ownership details) must be provided in this section. If the person opening the account is not a Financial Institution and is acting as an intermediary, agent, custodian, nominee, signatory, investment advisor or legal guardian on behalf of one or more other account holders, this form must be completed by or on behalf of that other person who is referred to as the Account Holder.

Please refer to Section 13 for the relevant definitions and FATCA/CRS classifications.

If you are unable to complete this form please seek appropriate advice relating to the tax information required. For further details relating to the implementation of FATCA and CRS, please refer to the Australian Taxation Office's guidance material link: https://www.ato.gov.au/General/International-tax-agreements/In-detail/International-arrangements/Automatic-exchange-of-information---CRS-and-FATCA/

If you are applying:

i. **As an Individual/Joint Investors/Sole Trader** please complete Section 6.1 and 6.6.
ii. **All other types of entities** please complete Sections 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7 (if required).

6.1 TAX RESIDENCE – INDIVIDUAL/SOLE TRADER

6.1.1 INVESTOR 1

Please provide details for all jurisdictions in which the Account Holder is resident for tax purposes (including Australia).

If no TIN is available, please select one of the reasons below against the appropriate country.

Reason A – The country where the Account Holder is liable to pay tax does not issue TINs to its residents
Reason B – The Account Holder is otherwise unable to obtain a TIN or equivalent number
Reason C – No TIN is required. (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the TIN to be disclosed)

Country of Tax Residence 1	TIN 1/TFN 1	*Reason if no TIN:*
		A ☐ B ☐ C ☐
Country of Tax Residence 2 (if applicable)	TIN 2/TFN 2 (if applicable)	*Reason if no TIN:*
		A ☐ B ☐ C ☐
Country of Tax Residence 3 (if applicable)	TIN 3/TFN 3 (if applicable)	*Reason if no TIN:*
		A ☐ B ☐ C ☐

☐ **I certify the tax residence countries provided represent all countries in which I am considered a tax resident.**
If the Account Holder has any additional countries of tax residence, please attach a statement to this form containing the Country and TIN for each additional country.

6.1.2 IS THE ACCOUNT HOLDER A U.S. PERSON?

A U.S. person includes a U.S. citizen or resident alien of the U.S. even if residing outside the U.S.

☐ **Yes** If 'Yes', the Account Holder's U.S. country of residence and U.S. Tax Identification Number must be provided above.

☐ **No**

(If individual, proceed to Section 6.6. If Joint Investor, proceed to Section 6.1.3)

6.1.3 INVESTOR 2

Please provide details for all jurisdictions in which the Account Holder is resident for tax purposes (including Australia).

If no TIN is available, please select one of the reasons below against the appropriate country.

Reason A – The country where the Account Holder is liable to pay tax does not issue TINs to its residents
Reason B – The Account Holder is otherwise unable to obtain a TIN or equivalent number
Reason C – No TIN is required. (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the TIN to be disclosed)

Country of Tax Residence 1	TIN 1/TFN 1	*Reason if no TIN:*
		A ☐ B ☐ C ☐
Country of Tax Residence 2 (if applicable)	TIN 2/TFN 2 (if applicable)	*Reason if no TIN:*
		A ☐ B ☐ C ☐
Country of Tax Residence 3 (if applicable)	TIN 3/TFN 3 (if applicable)	*Reason if no TIN:*
		A ☐ B ☐ C ☐

☐ **I certify the tax residence countries provided represent all countries in which I am considered a tax resident.**
If the Account Holder has any additional countries of tax residence, please attach a statement to this form containing the Country and TIN for each additional country.

6.1.4 IS THE ACCOUNT HOLDER A U.S. PERSON?

A U.S. person includes a U.S. citizen or resident alien of the U.S. even if residing outside the U.S.

☐ **Yes** If 'Yes', the Account Holder's U.S. country of residence and U.S. Tax Identification Number must be provided above.

☐ **No**

(Proceed to Section 6.6)

6.2 ACCOUNT HOLDER'S GIIN (IF ANY) – COMPANIES, TRUSTS AND OTHER TYPES OF ENTITIES

Account Holder's GIIN *(if any)*

Sponsoring Entity's Name *(if the Account Holder is a sponsored entity, please provide the sponsor's GIIN)*

6.3 TAX RESIDENCE OF THE ACCOUNT HOLDER – COMPANIES, TRUSTS AND OTHER TYPES OF ENTITIES

Please provide details for all jurisdictions in which the Account Holder is resident for tax purposes (including Australia).

If no TIN is available, please select one of the reasons below against the appropriate country.

Reason A – The country where the Account Holder is liable to pay tax does not issue TINs to its residents
Reason B – The Account Holder is otherwise unable to obtain a TIN or equivalent number
Reason C – No TIN is required. (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the TIN to be disclosed)

Country of Tax Residence 1	TIN 1/TFN 1	*Reason if no TIN:* A ☐ B ☐ C ☐
Country of Tax Residence 2 (if applicable)	TIN 2/TFN 2 (if applicable)	*Reason if no TIN:* A ☐ B ☐ C ☐
Country of Tax Residence 3 (if applicable)	TIN 3/TFN 3 (if applicable)	*Reason if no TIN:* A ☐ B ☐ C ☐

☐ **I/We certify the tax residence countries provided represent all countries in which the Account Holder is considered a tax resident.**

If the Account Holder has any additional countries of tax residence, please attach a statement to this form containing the Country and TIN for each additional country.

6.4 FATCA STATUS – COMPANIES, TRUSTS AND OTHER TYPES OF ENTITIES

6.4.1 U.S. PERSON CERTIFICATION

Is the Account Holder a specified U.S. person?

☐ **Yes** Provide a U.S. Taxpayer Identification Number (TIN): *(Proceed to Section 6.5)*

☐ **No** *(Proceed to Section 6.4.2)*

6.4.2 NON U.S. PERSON CERTIFICATION

Select a classification that matches your FATCA status:
Select only a single category.

☐ **Exempt Beneficial Owner (includes self-managed superannuation fund)** *(Proceed to Section 6.5)*

☐ **Active NFFE** *(Proceed to Section 6.5)*

☐ **Passive NFFE** *(Proceed to Section 6.5 and also Complete 6.7)*

☐ **Direct Reporting NFFE** *(Provide GIIN in Section 6.2 then proceed to Section 6.5)*

☐ **Participating FFI** *(Provide GIIN in Section 6.2 then proceed to Section 6.5)*

☐ **Local/Partner Jurisdiction FFI** *(Provide GIIN in Section 6.2 then proceed to Section 6.5)*

☐ **Deemed-Compliant FFI**

Select deemed-compliant category:

- ☐ Trustee-Documented Trust *(Provide GIIN and Trustee name in Section 6.2 then proceed to Section 6.5)*
- ☐ Sponsored Investment Vehicle *(Provide GIIN and Sponsor's name in Section 6.2 then proceed to Section 6.5)*
- ☐ Registered-Deemed Compliant FFI *(Provide GIIN in Section 6.2 then proceed to Section 6.5)*
- ☐ Other Deemed-Compliant Category *(Proceed to Section 6.5)*

☐ **Nonparticipating FFI** *(Proceed to Section 6.5)*

☐ **Sponsored Direct Reporting NFFE** *(Provide GIIN and Sponsor's name in Section 6.2 then proceed to Section 6.5)*

☐ **Other – describe the FATCA status**

(Proceed to Section 6.5)

6.5 CRS STATUS – COMPANIES, TRUSTS AND OTHER TYPES OF ENTITIES

6.5.1 FINANCIAL INSTITUTION

Is the entity an Investment Entity managed by another Financial Institution?

☐ **Yes** If any tax residence country provided is not a participating CRS jurisdiction, then complete Section 6.6 and Section 6.7.

☐ **No** *(Proceed to Section 6.5.2)*

6.5.2 NON-FINANCIAL ENTITY (NFE)

If the Account Holder is a Non-Financial Entity (NFE), select a classification that matches your CRS status:

☐ **Non-Reporting Financial Institution (includes Broad Participation Retirement Fund, Narrow Participation Retirement Fund, Exempt Collective Investment Vehicle, Trustee Documented Trust and Self-managed Superannuation Fund)** *(Proceed to Section 6.6)*

☐ **Other Active NFE** *(Proceed to Section 6.6)*

☐ **Passive NFE** *(Proceed to Section 6.6 and also Complete 6.7)*

☐ **Government Entity, International Organisation and Central Bank** *(Proceed to Section 6.6)*

☐ **A corporation, the stock of which is regularly traded on an established securities market (or entity related to such a corporation):**

Name of Securities Market:

OR

Name of Related Entity:

(Proceed to Section 6.6)

☐ **Other – describe the CRS Status**

(Proceed to Section 6.6)

6.6 DECLARATIONS AND SIGNATURE

- I/We acknowledge and agree that information contained in this form and information regarding the account(s) set out above may be reported to the Australian Taxation Office (**ATO**) as required under the relevant laws and the ATO may provide the information to the country or countries in which I/We/Account Holder am/are/is resident for tax purposes.
- I/We undertake to advise the relevant trustee/responsible entity and/or their relevant agent of any change in circumstances which causes the information contained herein to become incorrect and to provide them with a suitably updated certification within 30 days of such change in circumstances.
- I/We certify that I am/We are the Account Holder (or I am/We are authorised to sign for the Account Holder) of all the account(s) to which this form relates.
- I/We declare that all statements made on this form/in this declaration are, to the best of my/our knowledge and belief, true correct and complete.

Signature

Name of Signer

Capacity in which Signing (if not signed by account holder)

Date

Signature

Name of Signer

Capacity in which Signing (if not signed by account holder)

Date

6.7 CONTROLLING PERSONS (INCLUDES BENEFICIARY DETAILS UNDER SECTIONS 3.1.2 AND 4.2.2)

This section is considered an integral part of the self-certification to which it is associated. If there is a change in Controlling Persons/Beneficial Ownership, please submit an updated form within 30 days.

6.7.1 ☐ CONTROLLING PERSON 1 AND/OR ☐ BENEFICIAL OWNER 1

First Name | Family Name/Surname

Current Residential Address

City/Town | State/Province | Postcode | Country *(do not abbreviate)*

Date of Birth (DD/MM/YYYY) | City/Town of Birth | Country of Birth

Please provide details for all jurisdictions in which the Account Holder is resident for tax purposes (including Australia).

If no TIN is available, please select one of the reasons below against the appropriate country.

Reason A – The country where the Account Holder is liable to pay tax does not issue TINs to its residents
Reason B – The Account Holder is otherwise unable to obtain a TIN or equivalent number
Reason C – No TIN is required. (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the TIN to be disclosed)

Country of Tax Residence 1	TIN 1/TFN 1	*Reason if no TIN:*
		A ☐ B ☐ C ☐
Country of Tax Residence 2 (if applicable)	TIN 2/TFN 2 (if applicable)	*Reason if no TIN:*
		A ☐ B ☐ C ☐
Country of Tax Residence 3 (if applicable)	TIN 3/TFN 3 (if applicable)	*Reason if no TIN:*
		A ☐ B ☐ C ☐

☐ **I/We certify the tax residence countries provided represent all countries in which the Account Holder is considered a tax resident.**

If the Account Holder has any additional countries of tax residence, please attach a statement to this form containing the Country and TIN for each additional country.

6.7.2 ☐ CONTROLLING PERSON 2 AND/OR ☐ BENEFICIAL OWNER 2

First Name | Family Name/Surname

Current Residential Address

City/Town | State/Province | Postcode | Country *(do not abbreviate)*

Date of Birth (DD/MM/YYYY) | City/Town of Birth | Country of Birth

Please provide details for all jurisdictions in which the Account Holder is resident for tax purposes (including Australia).

If no TIN is available, please select one of the reasons below against the appropriate country.

Reason A – The country where the Account Holder is liable to pay tax does not issue TINs to its residents
Reason B – The Account Holder is otherwise unable to obtain a TIN or equivalent number
Reason C – No TIN is required. (Note: Only select this reason if the domestic law of the relevant jurisdiction does not require the TIN to be disclosed)

Country of Tax Residence 1	TIN 1/TFN 1	*Reason if no TIN:*
		A ☐ B ☐ C ☐
Country of Tax Residence 2 (if applicable)	TIN 2/TFN 2 (if applicable)	*Reason if no TIN:*
		A ☐ B ☐ C ☐
Country of Tax Residence 3 (if applicable)	TIN 3/TFN 3 (if applicable)	*Reason if no TIN:*
		A ☐ B ☐ C ☐

☐ **I/We certify the tax residence countries provided represent all countries in which the Account Holder is considered a tax resident.**

If the Account Holder has any additional countries of tax residence, please attach a statement to this form containing the Country and TIN for each additional country.

If there are more than 2 Controlling Persons or Beneficial Owners or Countries of Tax Residence, please provide the details on a separate page and attach to this Application Form.

7. POLITICALLY EXPOSED PERSON (PEP) – Refer to Section 13 for details

Are there any PEPs under this Application Form?

☐ Yes

☐ No

If yes, please provide the name of anyone that is named in this Application Form as a PEP (includes investors, company directors and beneficial owners) or is an immediate family member or close associate of a PEP.

Name of the PEP

Description of PEP's position

Name of the PEP

Description of PEP's position

If there are more than 2 PEPs please provide the details on a separate page and attach to this Application Form

8. PRIVACY

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 FATCA and CRS regulations (including any related Australian law and guidance) and the Anti-Money Laundering and Counter Terrorism Financing Act 2006.

The information provided in this Application Form (including personal information) is collected by Mainstream Group and the Issuer to administer your investment and to comply with relevant laws. If you do not provide the information, your application may not be able to be processed and you will not receive the products and services described in the PDS. Your personal information will be managed in accordance with the Privacy Policies of Mainstream Group and the Issuer and as described in the PDS.

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 this PDS.

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

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

9. EMAIL COMMUNICATION CONSENT

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.

Please tick the box below if you would like to receive all communications, including financial and 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.

10. 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 PDS (including the AIB) 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 confirm that the Issuer is authorised to treat this Application Form as an original of the Application Form which I have sent to the Issuer by an electronic transmission, either in my personal capacity or as an authorised representative of the investor;
- I/we also acknowledge that if an electronic copy or printout of the Application Form is introduced as evidence in any judicial proceeding, it will be admissible as any original Application Form record;
- I/we agree to be bound by the provisions of the Constitution governing the Fund and the terms and conditions of the PDS, 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 and the achievement of the investment objectives, 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;
- 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 must be submitted with this Application Form);
- I am/we are over 18 years of age and I/we are eligible to hold units/investment in the Fund;
- I/we have all requisite power and authority to execute and perform the obligations under the Constitution and the relevant PDS and this Application Form;
- I/we acknowledge that application monies will be held in a trust account until invested in the Fund or returned to me/us. Interest will not be paid to applicants in respect of their application monies regardless of whether their monies are returned;
- I/we have read the information on privacy and personal information contained in the PDS and consent to my/our personal information being used and disclosed as set out in the PDS and this Application Form and confirm:
  - I/we have the legal capacity to understand and communicate any personal information required under this application;
  - I/we have read and understood the privacy disclosure as detailed in the PDS and in this Application Form;
  - I/we consent to my/our personal information being collected, held, used and disclosed in accordance with the privacy disclosure provided in the PDS;
  - I/we consent to the Issuer disclosing my/our personal information to any Issuer's service providers, in relation to any identification and verification and monitoring that the Issuer is required to undertake under any relevant regulations.

  This includes any information:
  - required by any third party document verification service provider; and/or
  - provided to any third party document verification service provider.
- I/we indemnify the Issuer and each of its related bodies corporate, directors and other officers, shareholders, servants, employees, agents and permitted delegates (together, the **Indemnified Parties**) and to hold each of them harmless from and against any loss, damage, liability, cost or expense, including reasonable legal fees (collectively, a **Loss**) due to or arising out of a breach of representation, warranty, covenant or agreement by me/us contained in any document provided by me/us to the Issuer, its agents or other parties in connection with my/our investment in the Fund. The indemnification obligations provided herein survive the execution and delivery of this Application Form, any investigation at any time made by the Issuer and the issue and/or sale of the investment;
- To the extent permitted by law, I/we release each of the Indemnified Parties from all claims, actions, suits or demands whatsoever and howsoever arising that I/we may have against any Indemnified Party in connection with the PDS or my/our investment;
- Other than as disclosed in this Application Form, no person or entity controlling, owning or otherwise holding an interest in me/us is a United States citizen or resident of the United States or any other country for taxation purposes;
- I/we will promptly notify the Issuer of any change to the information I/we have previously provided to the Issuer, including any changes which result in a person or entity controlling, owning or otherwise holding an interest in me/us;
- I/we consent to the Issuer disclosing any information it has in compliance with its obligations under the U.S. Foreign Account Tax Compliance Act (**FATCA**) and the OECD Common Reporting Standards for Automatic Exchange of Financial Account Information (**CRS**) and any related Australian law and guidance implementing the same. This may include disclosing information to the Australian Taxation Office, who may in turn report that information to the relevant tax authorities as required;
- I am/we are not aware and have no reason to suspect that the monies used to fund my/our investment in the Fund have been or will be derived from or related to any money laundering, terrorism financing or similar or other activities illegal under applicable laws or regulations or otherwise prohibited under any international convention or agreement (**AML/CTF Law**);
- I/we will provide the Issuer with all additional information and assistance that the Issuer may request in order for the Issuer to comply with the AML/CTF Law, FATCA and CRS; and
- I/we acknowledge that the Issuer may decide to delay or refuse any request or transaction, including by suspending the issue or redemption of investment in the Fund, if the Issuer is concerned that the request or transaction may breach any obligation of, or cause the Issuer to commit or participate in an offence (including under the AML/CTF Law, FATCA and CRS).

Signature 1*

Signature 2*

Full Name

Full Name

Date

Date

Tick capacity (mandatory for companies):

- ☐ Sole Director and Company Secretary
- ☐ Director
- ☐ Secretary

Tick capacity (mandatory for companies):

- ☐ Sole Director and Company Secretary
- ☐ Director
- ☐ Secretary

Company Seal (if applicable)

*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.

Application Process:

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

Step 2 – Send your Application
Select your method of delivery below:

- ☐ **Option 1 – Email** – Scan and email your application to registry@mainstreamgroup.com (please include all supporting documents). Please note that electronic signatures/docusigned application forms cannot be accepted.
- ☐ **Option 2 – Post/Delivery** – Please post the completed application form and all supporting documents to:
  Charter Hall Maxim Property Securities Fund Unit Registry
  GPO Box 4968
  Sydney NSW 2001

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

11. FINANCIAL ADVISER DETAILS AND CUSTOMER IDENTIFICATION DECLARATION

Customer Identification Declaration *(Financial Adviser to complete)*

I confirm that I have completed an appropriate Customer Identification Declaration (**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

Email

DEALER DETAILS

Dealer Name

Dealer Number (if applicable)

Contact Person

AFSL Number

ABN

Postal Address

Suburb

State

Postcode

Country

Office Telephone

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.

12. 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.

13. KEY DEFINITIONS

BENEFICIAL OWNER

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

CONTROLLING PERSON(S)

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

GLOBAL INTERMEDIARY IDENTIFICATION NUMBER (GIIN)

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

POLITICALLY EXPOSED PERSONS (PEP)

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

TAXPAYER IDENTIFICATION NUMBER (TIN)

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

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

FOREIGN ACCOUNT TAX COMPLIANCE ACT (FATCA)

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

FATCA CLASSIFICATIONS	DEFINITIONS
Foreign Financial Institution (FFI)	FFI relates to the term "Financial Institution" and refers to Non-US Financial Institutions under the FATCA regime. Financial Institutions include a Depository Institution, a Custodial Institution, an Investment Entity, or Specified Insurance Company.
Participating FFI (PFFI)	A FFI that has agreed to comply with the requirements of a FFI agreement, including a FFI described in a Model 2 IGA that has agreed to comply with the requirements of a FFI agreement. The term PFFI also includes a QI branch of a U.S. financial institution, unless such branch is a Reporting Model 1 FFI.
Intergovernmental Agreement (IGA)	An agreement or arrangement between the U.S. or the Treasury Department and a foreign government or agencies to implement FATCA.
Local/Partner Jurisdiction FFI	A FFI located in a jurisdiction that has in effect an agreement with the United States to facilitate the implementation of FATCA. A list of all participating jurisdictions can be found at: http://www.treasury.gov/resource-center/tax-policy/treaties/Pages/FATCA-Archive.aspx
Deemed-compliant FFI	**Trustee-Documented Trust:** A trust established under the laws of the local jurisdiction to the extent that the trustee of the trust is a Reporting U.S. Financial Institution, Reporting Model 1 FFI, or Participating FFI and reports all information required to be reported pursuant to the Agreement with respect to all U.S. Reportable Accounts of the trust. **Sponsored Investment Vehicle:** A Financial Institution described in the IGA having a sponsoring entity that complies with the requirements of the IGA. **Registered-Deemed Compliant FFI:** A FFI that registers with the IRS to declare its status. Includes certain local FFIs, non-reporting members of participating FFI groups, qualified collective investment vehicles, restricted funds, qualified credit card issuers and servicers, and sponsored investment entities and controlled foreign corporations. **Other Deemed-Compliant Category:** Deemed-compliant FFIs also include the following: Non-Registering Local Bank, FFI with Only Low Value Accounts, Sponsored Closely-Held Investment Vehicle, Limited Life Debt Investment Entity, and any other FFI treated as a deemed-compliant FFI under an applicable IGA (except for a registered deemed-compliant FFI).
Non-participating FFI	A FFI other than a participating FFI, a deemed-compliant FFI, or an exempt beneficial owner.

FATCA CLASSIFICATIONS	DEFINITIONS
Exempt Beneficial Owner (includes Self-managed Superannuation Fund)	An entity in one of the following categories: **Government Entity:** The government of a jurisdiction, any political subdivision of a jurisdiction (including a state, province, county, or municipality), or any wholly owned agency or instrumentality of a jurisdiction or of any one or more of the foregoing. **International Organisation:** Any international organisation or wholly owned agency or instrumentality thereof. This category includes any intergovernmental organization (including a supranational organisation) (1) that is comprised primarily of governments; (2) that has in effect a headquarters or substantially similar agreement with the jurisdiction; and (3) the income of which does not inure to the benefit of private persons. **Central Bank:** An institution that is by law or government sanction the principal authority, other than the government of the jurisdiction itself, issuing instruments intended to circulate as currency. Such an institution may include an instrumentality that is separate from the government of the jurisdiction, whether or not owned in whole or in part by the jurisdiction. **Exempt Retirement Fund:** A retirement fund that meets one of the following categories under the applicable IGA: Treaty-Qualified Retirement Fund, Broad Participation Retirement Fund, Narrow Participation Retirement Fund, Pension Fund of an Exempt Beneficial Owner, or Investment Entity Wholly Owned by Exempt Beneficial Owners. **Investment Entity Wholly:** An Entity that is a Financial Institution solely because it is an Investment Entity, provided that each direct holder of an Equity Interest in the Entity is an exempt beneficial owner, and each direct holder of a debt interest in such Entity is either a Depository Institution (with respect to a loan made to such Entity) or an exempt beneficial owner.
Non-Financial Foreign Entity (NFFE)	For FATCA purpose, a NFFE refers to any non-U.S. organisation that is not a FFI. Also, a NFFE may be an Active NFFE or a Passive NFFE.
Direct Reporting NFFE	A direct reporting NFFE is a passive NFFE that elects to report certain information about its direct or indirect substantial U.S. owners directly to the IRS on Form 8966 in lieu of providing such information to the financial institutions at which the NFFE holds an account. Direct reporting NFFEs will be required to register with the IRS to obtain a GIIN and agree to report the information about its substantial U.S. owners directly to the IRS. A direct reporting NFFE will not be treated as a participating FFI or be required to enter into a FFI agreement; it will be treated as an excepted NFFE.
Sponsored Direct Reporting NFFE	An entity serving as a "sponsor" for one or more direct reporting NFFEs, which will require the sponsoring entity to report information about a sponsored direct reporting NFFE's direct or indirect substantial U.S. owners directly to the IRS on a Form 8966.
Active NFFE	**Active NFFEs by Reason of Income and Assets means** Less than 50% of the NFFE's gross income for the preceding calendar year or other appropriate reporting period is passive income and less than 50% of the assets held by the NFFE during the preceding calendar year or other appropriate reporting period are assets that produce or are held for the production of passive income. Also, a NFFE means any entity that is not a financial institution, a NFFE may be an Active NFFE or a Passive NFFE.
Passive NFFE	For purpose of completing this certification, a **Passive NFFE** means any NFFE that is not an **Active NFFE**.
Other – describe the FATCA status	Investor to provide as per their tax advice.

COMMON REPORTING STANDARDS (CRS)

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

CRS CLASSIFICATIONS	DEFINITIONS
Government Entity, International Organisation and Central Bank	**Government Entity** means the government of a jurisdiction, any political subdivision of a jurisdiction (including a state, province, county, or municipality), or any wholly owned agency or instrumentality of a jurisdiction or of any one or more of the foregoing. **International Organisation** means any international organisation or wholly owned agency or instrumentality thereof. This category includes any intergovernmental organisation (including a supranational organisation) (1) that is comprised primarily of governments; (2) that has in effect a headquarters or substantially similar agreement with the jurisdiction; and (3) the income of which does not inure to the benefit of private persons. **Central Bank** means an institution that is by law or government sanction the principal authority, other than the government of the jurisdiction itself, issuing instruments intended to circulate as currency. Such an institution may include an instrumentality that is separate from the government of the jurisdiction, whether or not owned in whole or in part by the jurisdiction.
Financial Institution	**Financial Institution** means a Custodial Institution, a Depository Institution, an Investment Entity, or a Specified Insurance Company.

CRS CLASSIFICATIONS	DEFINITIONS
Non-Reporting Financial Institution (includes Broad Participation Retirement Fund, Narrow Participation Retirement Fund, Exempt Collective Investment Vehicle, Trustee Documented Trust and Self-managed Superannuation Fund)	A "Non-Reporting Financial Institution" means any Financial Institution that's: • A Government Entity, International Organisation or Central Bank, other than with respect to a payment that is derived from an obligation held in connection with a commercial financial activity of a type engaged in by a Specified Insurance Company, Custodial Institution, or Depository Institution; • A Broad Participation Retirement Fund; a Narrow Participation Retirement Fund; a Pension Fund of a Government Entity, International Organisation or Central Bank; or a Qualified Credit Card Issuer; • An Exempt Collective Investment Vehicle; or • A Trustee-Documented Trust: a trust whose trustee is a Reporting Financial Institution and reports all the necessary information about the trust's Reportable Accounts; • Any other Entity that a country defines as a Non-Reporting Financial Institution in its domestic law.
Non-Financial Entity (NFE)	For CRS purposes, a NFE is an entity that is not a Financial Institution, a NFE may be an Active NFE or a Passive NFE.
Active NFE	**Active NFEs by Reason of Income and Assets** means less than 50% of the NFE's gross income for the preceding calendar year or other appropriate reporting period is passive income and less than 50% of the assets held by the NFE during the preceding calendar year or other appropriate reporting period are assets that produce or are held for the production of passive income. **NFEs** means any entity that is not a Financial Institution, a NFE may be an Active NFE or a Passive NFE.
Passive NFE	**Passive NFE** means for the purpose of completing this certification, any NFE that is not an Active NFE.
Investment Entity	The term "Investment Entity" includes two types of Entities: **(a)** an Entity that primarily conducts as a business one or more of the following activities or operations for or on behalf of a customer: • Trading in money market instruments (cheques, bills, certificates of deposit, derivatives, etc.); foreign exchange; exchange, interest rate and index instruments; transferable securities; or commodity futures trading; • Individual and collective portfolio management; or • Otherwise investing, administering, or managing Financial Assets or money on behalf of other persons. • Such activities or operations do not include rendering non-binding investment advice to a customer. **(b)** The second type of "Investment Entity" ("Investment Entity managed by another Financial Institution") is any Entity the gross income of which is primarily attributable to investing, reinvesting, or trading in Financial Assets where the Entity is managed by another Entity that is a Depository Institution, a Custodial Institution, a Specified Insurance Company, or the first type of Investment Entity.
Investment Entity managed by another Financial Institution	An Entity is "managed by" another Entity if the managing Entity performs, either directly or through another service provider on behalf of the managed Entity, any of the activities or operations described in Clause (a) above in the definition of 'Investment Entity'. An Entity only manages another Entity if it has discretionary authority to manage the other Entity's assets (either in whole or part). Where an Entity is managed by a mix of Financial Institutions, NFEs or individuals, the Entity is considered to be managed by another Entity that is a Depository Institution, a Custodial Institution, a Specified Insurance Company, or the first type of Investment Entity, if any of the managing Entities is such another Entity.
Other – describe the CRS Status	Investor to provide as per their tax advice.

Charter Hall Maxim Property Securities Fund

ARSN 116 193 563

Additional Investment Form for Existing Investors

Please use this form if you are already an investor in the Charter Hall Maxim Property Securities Fund and wish to make an additional investment. New investors should complete a new 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 – Australian Investors only**
Made payable to: Charter Hall Maxim Property Securities Fund – Application A/C
The cheque should be drawn on an Australian bank account.
Amount: AUD ☐☐☐☐☐☐☐☐.☐☐

☐ **Electronic Funds Transfer or Direct Deposit**
Bank: National Australia Bank
Reference: 'Investor surname/company or trust name' (as applicable)
Account Name: Charter Hall Maxim Property Securities Fund – Application A/C
BSB: 082 036
Account number: 87 453 9955
Amount: AUD ☐☐☐☐☐☐☐☐.☐☐

Date of Transfer

Reference Used

(Australian Investors – the minimum additional investment is $100. New Zealand Investors – the minimum additional investment is $1,000.)

New Zealand Investors – Please contact your bank for details on electronic transfers.

INVESTOR CONFIRMATION

By signing where indicated below I/we confirm there have been no changes to AML/CTF Identification Documents and no change to my/our FATCA/CRS status provided with the original application.

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.

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