



SG Hiscock & Company

Date Issued: 15 December 2008

EQT FUNDS MANAGEMENT – Product Disclosure Statement

EQT SGH Property Income Fund

ARSN 095 852 501 APIR ETL0108AU

EQT SGH Wholesale Property Income
Fund

ARSN 095 852 501 APIR ETL0119AU

This Product Disclosure Statement ('**PDS**') is for the offer of:

- Class A units ('**Wholesale Units**'), referred to throughout this PDS as EQT SGH Wholesale Property Income Fund; and
- Class B units ('**Retail Units**'), referred to throughout this PDS as EQT SGH Retail Property Income Fund.

This PDS was issued on 15 December 2008, and has been prepared and issued by Equity Trustees Limited (ABN 46 004 031 298, Australian Financial Services Licence ('**AFSL**') No. 240975) in its capacity as the responsible entity of the Fund (referred to throughout this PDS as the '**Responsible Entity**', '**EQT**', '**us**' or '**we**'). The Investment Manager of the Fund is SG Hiscock & Company Limited (ABN 51 097 263 628, AFSL No. 240679) and is referred to throughout this PDS as the '**Investment Manager**' or '**SGH**'.

This PDS is prepared for your general information only. It is not intended to be a recommendation by the Responsible Entity, any associate, employee, agent or officer of the Responsible Entity or any other person to invest in the Fund. This PDS does not take into account the investment objectives, financial situation or needs of any particular investor. You should not base your decision to invest in the Fund solely on the information in this PDS. You should consider the suitability of the Fund in view of your financial position and investment objectives and needs and you may want to seek advice before making an investment decision. The Responsible Entity has authorised the use of this PDS as disclosure to investors and prospective investors who invest directly in the Fund, as well as investors and prospective investors of an investor directed portfolio service, master trust, wrap account or an investor directed portfolio service-like scheme ('**IDPS**'). This PDS is available for use by persons applying for units through an IDPS ('**Indirect Investors**'). The operator of an IDPS is referred to in this PDS as the '**IDPS Operator**' and the disclosure document for an IDPS is referred to as the '**IDPS Guide**'. If you invest through an IDPS, your rights and liabilities will be governed by the terms and conditions of the IDPS Guide. Indirect Investors should carefully read these terms and conditions before investing in the Fund. Indirect Investors should note that they are directing the IDPS Operator to arrange for their money to be invested in the Fund on their behalf. Indirect Investors do not become unitholders in the Fund or have rights of unitholders. The IDPS Operator becomes the

unitholder in the Fund and acquires these rights. The IDPS Operator can exercise or decline to exercise the rights of an Indirect Investor's behalf according to the arrangement governing the IDPS. Indirect Investors should refer to their IDPS Guide for information relating to their rights and responsibilities as an Indirect Investor, including information on any fees and charges applicable to their investment. Information regarding how Indirect Investors can apply for units in the Fund (including an Application Form where applicable) will also be contained in the IDPS Guide. EQT accepts no responsibility for IDPS Operators or any failure by an IDPS Operator to provide Indirect Investors with a current version of this PDS as provided by EQT or to withdraw the PDS from circulation if required by EQT.

Please ask your adviser if you have any questions about investing in the Fund (either directly or indirectly through an IDPS).

The Responsible Entity, the Investment Manager and their respective employees, agents or officers do not guarantee the success, repayment of capital or any rate of return on income or capital or the investment performance of the Fund. Past performance is no indication of future performance. Units in the Fund are offered and issued by the Responsible Entity on the terms and conditions described in this PDS. You should read this PDS in its entirety because you will become bound by it if you become a direct investor in the Fund. The offer made in this PDS is available only to persons receiving this PDS in Australia (electronically or otherwise). If you received this PDS electronically we will provide a paper copy free upon request during the life of this PDS. Please call EQT Client Services on **1300 555 378** for a copy.

Certain information in this PDS is subject to change. We will notify you of any changes that have a materially adverse impact on you or other significant events that affect the information contained in this PDS. Any updated information which is not materially adverse may be obtained:

- from your financial adviser;
- by calling EQT Client Services on **1300 555 378**; or
- by visiting our website at www.eqt.com.au

A paper copy of the updated information will be provided free of charge on request.

Unless otherwise stated, all fees quoted in the PDS are inclusive of GST, after allowing for an estimate for Reduced Input Tax Credits ('**RITCs**'), and all amounts are in Australian dollars.

Contents

- Glossary of Important Terms _____ 1
- Funds at a Glance _____ 2
- About the Responsible Entity _____ 3
- About the Investment Manager _____ 3
- About EQT SGH Property Income Fund _____ 4
- Managing Risk _____ 5
- Investing and Withdrawals _____ 6
- Enquiries and Complaints _____ 10
- Constitution of the Fund _____ 11
- Compliance Plan _____ 12
- Indemnity _____ 12
- Fees and Other Costs _____ 12
- Additional Explanation of Fees and Other Costs _____ 14
- Example of Annual Fees and Costs _____ 15
- Taxation _____ 16
- Consents _____ 17
- EQT Directors _____ 17
- Related Party Information _____ 18
- Cooling Off Period _____ 18
- Privacy Statement _____ 18
- Anti-Money Laundering _____ 19
- Conditions of EQT Online Access _____ 19
- Accumulator Savings Plan – Terms and Conditions _____ 19
- Application Form _____ 22

Glossary of Important Terms

Application Form – The Application Form used by investors who wish to subscribe for units directly in the Fund (other than indirectly through an IDPS Operator) and attached to this PDS.

A-REIT – Australian Real Estate Investment Trust (formerly known as a Listed Property Trust or LPT).

ASIC – Australian Securities and Investments Commission.

Asset Class – A category of financial assets. The major asset classes are shares, property, fixed interest securities and cash.

ASX – Australian Securities Exchange.

Business Day – A day other than a Saturday or Sunday on which banks are open for general banking business in Melbourne.

Buy/Sell spread – The difference between the application price and withdrawal price of units in the Fund, which reflects the estimated transaction costs associated with buying and selling the assets of the Fund, when investors invest in or withdraw from the Fund.

Commission – A fee charged by a broker or financial adviser for the execution of a purchase or sale of a security. Commission may also be referred to as 'brokerage'.

Constitution – The Constitution of the Fund describes the rights, responsibilities and beneficial interests of both investors and the Responsible Entity in relation to the Fund.

Consumer Price Index ('CPI') – An index measuring the prices at various times of a selected group of goods and services which typify those bought by ordinary Australian households.

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

Derivative – A financial contract whose value is based on, or derived from, an Asset Class such as shares. Common derivatives include options, futures and forward exchange contracts.

GST – Goods and services tax.

ICR – Indirect Cost Ratio. The ratio of the Fund's management costs (being costs that are not deducted directly from an investor's account, calculated in accordance with the Corporations Act) to the Fund's total average net assets.

IDPS – Investor directed portfolio service. An IDPS is generally the vehicle through which an investor purchases a range of underlying investment options from numerous investment managers, with the IDPS Operator providing the investor with consolidated and streamlined transaction statements and other reporting.

IDPS Operator – An entity that operates and offers an IDPS.

Indirect Investor – A person who invests indirectly in units in the Fund through an IDPS.

Income Distribution – The amount that is paid to unitholders after the end of a distribution period. This generally includes any income and realised capital gains.

Net Asset Value ('NAV') – The value of assets of the Fund, less the value of the liabilities of the Fund.

REIT – Real Estate Investment Trust.

Retail Client – Persons or entities as defined under section 761G of the Corporations Act.

RITC – Reduced Input Tax Credit. EQT will apply for reduced input tax credits on behalf of the Fund, where applicable, to reduce the GST cost to the Fund.

Wholesale Client – Persons or entities as defined under section 761G of the Corporations Act.

Funds at a Glance

Registered Fund Name	Common Fund No 7 (EQT SGH Property Income Fund) ARSN 095 852 501	
Class of units offered in this PDS	EQT SGH Retail Property Income Fund	EQT SGH Wholesale Property Income Fund
APIR	ETL0108AU	ETL0119AU
Who should invest?	This Fund is designed for investors who seek an investment in property but require greater diversity and liquidity than an investment in direct property and who are seeking income, some of which is tax deferred	
Benchmark	CPI+3% over rolling 5 year periods (before fees)	
Recommended investment timeframe	5 – 7 years	
Fund size as at 31 October 2008	\$20.8 million	
Minimum initial investment¹	\$5,000	\$50,000
Minimum additional investment¹	\$1,000	\$10,000
Minimum withdrawal¹	\$1,000	\$10,000
Minimum balance¹	\$4,000	\$50,000
Minimum contribution under Accumulator Plan – Savings Plan (optional)	\$100 per month under accumulation plan	N/A
Withdrawal of monies under normal circumstances²	Usually within 7 Business Days	
Income Distribution	Quarterly	
Valuation frequency	Daily	
Unit price	Daily	
Management costs³	1.23%	0.95%
Buy/Sell spread	Buy + 0.30% / Sell -0.30%	
Date of inception	29/11/2000	10/03/2004
Investment Manager	SG Hiscock & Company Limited	

¹ The Responsible Entity may at its discretion change the minimum amounts at any time without prior notice to investors.

² Refer to the 'Access to your money' section for further details.

³ The fees and estimated expense recoveries are expressed as a percentage of NAV. This includes GST and an estimate for RITC. Refer to the 'Fees and Other Costs' section.

About the Responsible Entity

Equity Trustees Limited

Equity Trustees Limited ('EQT') is a publicly listed company on the Australian Securities Exchange.

Established as a trustee and executorial service provider by a special Act of the Victorian Parliament in 1888, EQT today is a dynamic financial services institution which will continue to grow the breadth and quality of the products and services on offer.

Specialist services of EQT include the provision of estate management services, trustee services, financial and taxation advice, personal investment advice – including superannuation – and Responsible Entity services for external fund managers. EQT's responsibilities and obligations, as the Responsible Entity of the Fund, are governed by the Fund's Constitution as well as the Corporations Act and general trust law.

EQT also assists not-for-profit and charitable organisations with their services and financial product needs and offers philanthropy advice to families and individuals seeking to establish charitable trusts.

EQT is committed to acting in the best interests of its clients via wealth management solutions over a range of Asset Classes carrying different risk profiles.

About the Investment Manager

SG Hiscock & Company Limited

SG Hiscock & Company ('SGH') is a boutique investment manager. SGH was established in 2001 and is 100% owned by its staff. The highly experienced principals were formerly employed at National Asset Management Limited, a subsidiary of National Australia Bank. Most of the team has worked together for over 12 years and use a trademarked investment style – ValueActive™. Since its inception in August 2001, SGH has grown in funds under management from \$5 million to approximately \$2.3 billion as at 30 September 2008, and at the date of this PDS, the firm had 12 full-time staff, of which 11 are investment professionals.

Co-investment: The principals of SGH and SGH itself are significant investors in the funds which SGH manages as they believe the funds are ideally structured to provide long term outstanding returns. Co-investment is seen as common sense as it gives SGH the disciplines and incentives of proprietorship. In addition, SGH reinvests a significant portion of company profit back into funds which it manages every year, and seeds new funds with SGH company money.

Experience: The average investment experience of the senior investment principals is 17 years.

Consistency: SGH's investment style has been used by SGH as a team for over 12 years (called 'Value Active™'). It combines valuation work with analysis of company and market fundamentals and market sentiment. In a nutshell, SGH likes to buy great companies at good prices, and good companies at great prices. The team has also identified persistent inefficiencies in the market which its investment process aims to exploit.

Clients: SGH's clients include some of the very biggest investors in the Australian marketplace, representing many thousands of investors, as well as many high net worth, wholesale and retail clients.

Asset classes and strategies: SGH currently manages 9 funds in the following asset classes and strategies:

- Australian equity small companies
- Australian equity concentrated
- Australian equity intellectual property
- Australian equity long/short
- Absolute return
- Australian listed property (A-REITs)
- Global listed property (Global REITs)

SGH believes it offers the following optimal attributes for a fund manager:

- a specialist boutique structure
- company and staff money in the funds
- 100% ownership spread amongst staff
- high quality people
- significant equity market expertise
- a highly repeatable investment process
- logical and reasonable risk controls.

About EQT SGH Property Income Fund

Fund history

The Fund is registered with ASIC as Common Fund No 7 (EQT SGH Property Income Fund). There are two classes of units offered under this PDS – Class A units (Wholesale Units) and Class B units (Retail Units).

The Fund was previously known as Common Fund No 7 (EQT SGH Enhanced Property Index Fund) and on 23 November 2005 changed its name to Common Fund No 7 (EQT SGH Property Income Fund).

Following the name change, a new investment strategy was adopted by the Investment Manager and came into effect from that date.

Investment objective

This Fund is designed for investors who seek an exposure to real property but require greater diversity and liquidity than an investment in direct property. The Fund invests in listed property securities designed to provide strong income and moderate capital growth over the medium to long term.

The Fund aims to provide:

- a dividend yield (before fees) which is higher than the S&P/ASX300 A-REIT Index; and
- a total return in excess of the CPI + 3% over rolling five year periods (before fees).

Investment strategy

The Fund primarily invests in Australian Real Estate Investment Trusts ('A-REITs'). An A-REIT is a collective investment vehicle, which owns a portfolio of real property, thus providing for a wider form of ownership. A-REITs are listed on the ASX, and their prices fluctuate with supply and demand, as with equity instruments. As a rule A-REITs derive the bulk of their income from rental property income.

The Fund invests in A-REITs that exhibit an above average proportion of their income sourced from rents rather than more volatile income streams such as third party construction or development. As a result of this strategy, the Fund's investment portfolio has very different weights to that of the S&P/ASX300 A-REIT Index.

Investments held

The Fund will invest primarily in Australian A-REITs. The Fund will hold a minimum of 15 securities in its portfolio, with no one A-REIT making up more than 15% of the net asset value of the Fund. It may invest up to 20% of its portfolio in global international REITs by investing in EQT SGH LaSalle Global Listed Property Securities Trust (an unlisted unit trust in Australia which invests in a broad portfolio of international REITs). The Fund may also hold cash. The Asset Class ranges are as follows:

Security	Min.	Max.
Australian Real Estate Investment Trusts	60%	100%
Global Real Estate Investment Trusts	0%	20%
Cash	0%	20%

The S&P/ASX300 A-REIT Index has changed significantly in recent years following several mergers and takeovers which have resulted in a significant increase in the concentration of the largest stocks in this Index. As a result of these changes, the Investment Manager believes that the investment strategy for the Fund is likely to provide superior portfolio diversification, and the potential for a higher income yield than the S&P/ASX300 A-REIT Accumulation Index.

Concentration within the A-REIT sector

One security (Westfield Group) as at the date of this PDS represents more than 45% of the S&P/ASX300 A-REIT Index. It is the Manager's belief that the index as a result is very concentrated. This Fund specifically aims to offer investors a more diversified A-REIT portfolio – where the maximum weighting in any security is 15%. The Manager believes this risk control results in the portfolio representing a more diversified/less concentrated portfolio than the S&P/ASX300 A-REIT Index.

Minimum suggested investment timeframe

The minimum suggested investment timeframe for this Fund is 5 to 7 years. The minimum suggested timeframe is a general guide only and does not take into account your individual circumstances. We advise investors to seek financial advice to determine, in their particular circumstances, the appropriate investment period for the Fund. See 'Managing Risk' section.

About EQT SGH Property Income Fund (cont.)

Fund performance

Investors can access historical and regularly updated Fund performance and unit prices on the EQT's website www.eqt.com.au. Past performance is not necessarily a reliable guide to future performance. The Responsible Entity and Investment Manager do not guarantee the capital, any rate of return on income or capital or the investment performance of the Fund.

Labour standards and environmental, social and ethical considerations

The Responsible Entity and the Investment Manager do not take into account labour standards or environmental, social or ethical considerations for the purposes of selecting, retaining or realising investments.

Managing Risk

Investment in any fund carries risks, including volatility of returns. Volatility refers to the degree to which returns may fluctuate around their long-term average. Each Asset Class, whether it is cash, fixed interest, property, Australian or international shares, has associated investment risks and the return achieved by each will vary accordingly.

You should be aware that an investment in the Fund is generally subject to risks and neither the performance of the Fund nor the security of your investment is guaranteed by the Responsible Entity or the Investment Manager. Risks of investing in the Fund include possible delays in the payment of withdrawal proceeds, and loss of income and capital. We recommend you talk to an adviser about the risks involved in investing in the Fund and how they might impact on your individual financial circumstances.

The main risk factors which may affect the returns of the Fund include:

Fund specific risks

Fund risk

As with all managed funds, there are risks particular to the Fund, including the possibility it could terminate, fees and expenses could change and the Responsible Entity and the Investment Manager may be replaced.

There is also a risk that investing in the Fund may give different results than investing directly in the Fund's investments. This might occur because of income or capital gains accrued in the Fund and the consequence of redemptions by other investors.

Investment selection risk

The Investment Manager may make poor investment decisions resulting in sub-standard returns (for example where the Investment Manager invests in a company that significantly underperforms relative to the share market). This risk is mitigated to some extent by the knowledge and experience of the Investment Manager.

Liquidity risk

There may be times when investments may not be readily realised (for example, in a falling market where some traded securities may become less liquid). However, trading volumes of investments are generally sufficient to satisfy liquidity requirements when necessary. The Investment Manager attempts to mitigate the liquidity risk factor by ensuring that the Fund has sufficient cash exposure to meet liquidity requirements. Note that neither the Responsible Entity nor the Investment Manager guarantees the liquidity of the Fund's investments.

Property related risks

The securities in which this Fund invests generally invest the bulk of their assets in direct property assets and have a certain level of debt funding. Direct property assets can be illiquid and can change materially in value as a result of a change in economic conditions, demand and supply influences, government, legal and other influences. As a result, valuations and/or the level of income from properties can change. In addition, the level of debt in REITs magnifies the risk associated with a change in cashflow and direct property values.

Generic risks

Company specific risk

There may be instances where the value of a company's securities will fall because of company specific factors (for example, where a company's major product is subject to a product recall). The value of a company's securities can also vary because of changes to management, product, distribution or the company's business environment.

Interest rate risk

Changes in official interest rates can directly and indirectly impact on investment returns. Generally, an increase in interest rates has a contractionary effect on the state of the economy and the valuation of securities. For example, rising interest rates can have a negative impact on a company's value as increased borrowing costs may cause earnings to decline. As a result, the company's share price may fall.

Market risk

Changes in legal and economic policy, political events, technology failure, economic cycles, investor sentiment and social climate can all directly or indirectly create an environment that may influence (negatively or positively) the value of investments in the Fund.

Legal risk

There is a risk that laws, including tax laws, might change or become difficult to enforce. This risk is generally higher in emerging markets (in which the Fund does not invest).

Other risks

In addition to the risks mentioned above, other risks exist. At the time of preparation of this PDS they are not considered material or are unknown, however there is a risk that these risks may become material and may result in financial loss.

Investing and Withdrawals

Reporting to investors

Regular, simple to read and complete reports are provided to investors in the Fund. They comprise:

- **Annual Report** including financial statements and auditors report.
- **Transaction Reports** confirming all initial investments, any additional investments, withdrawals, and payments (issued following transactions and on request).
- **Distribution Reports** issued in line with the distribution frequency period of the Fund notifying you of the value of your investment, income from investments and confirming the reinvestment or payment to your nominated account.
- **Taxation Statements** are issued annually and provide investors with taxation information including a detailed summary of the components of any distributions.

Please note that Indirect Investors who access the EQT SGH Wholesale Property Income Fund through an IDPS will receive reports directly from the IDPS Operator and not from the Responsible Entity. However, EQT will be providing the reports described above to relevant IDPS Operators. Indirect Investors should refer to their IDPS Guide for information on the reports they will receive regarding their investment.

Investors (but not Indirect Investors) will be able to access the Annual Report of the Fund on the website at www.eqt.com.au from 30 September each year. If you prefer, you can choose to receive a copy of the Annual Report, free of charge, by ticking the appropriate section on the Application Form, or by contacting EQT Client Services on **1300 555 378**.

The Fund is a disclosing entity as defined by the Corporations Act, which means that the Fund has 100 investors or more. As a result the Fund is subject to regular reporting and disclosure obligations. Investors have the right to obtain a copy, free of charge, of any of the following documents:

- the most recent annual financial report;
- any half yearly financial report lodged with ASIC after that financial report but before the date of this PDS; and
- any continuous disclosure notices lodged with ASIC after that financial report but before the date of this PDS.

You can call EQT Client Services on **1300 555 378** or visit our website at www.eqt.com.au for updated information on performance, unit prices, Fund size and other general information about the Fund. If you are an Indirect Investor, contact your IDPS Operator.

Accumulator Savings Plan – EQT SGH Retail Property Income Fund ONLY

An Accumulator Savings Plan ('Plan') is available for investors in the Retail Units of the EQT SGH Retail Property Income Fund. It offers the benefit of making regular monthly investments from a nominated account. The minimum monthly investment through the Plan is \$100 per month. You will need to complete the 'Accumulator Savings Plan – Direct Debit Request' form at the back of this PDS, which includes a direct debit authority. This form must generally be received by EQT no later than the 1st day of the month to enable monies to be drawn commencing on the 20th day of that month.

Investing and Withdrawals (cont.)

By making regular monthly investments into the Fund, you may benefit from a concept known as 'dollar-cost averaging'. This involves purchasing more units when the price is low and less units when the price is high so that your entry price is averaged over all economic cycles. For terms and conditions governing the plan, please refer to the 'Accumulator Savings Plan – Terms and Conditions' section.

Income Distributions

An Income Distribution comprises the investor's share (based on the number of units held at the end of the distribution period) of any net income (includes taxable capital gains) earned by the Fund. An investor's share of any net income is generally based on the number of units held by the investor at the end of the distribution period. However, in some circumstances, an investor may receive an Income Distribution where they have made a large withdrawal from the Fund such as where the withdrawal comprises 5% or more of the units on issue. In these circumstances their withdrawal proceeds are taken to include a component of distributable income.

Generally, Income Distribution calculations are quarterly (30 June, 30 September, 31 December and 31 March) and distributions are normally paid within 10 Business Days of the Income Distribution calculation date, although the distribution at the end of the financial year may take longer.

Although EQT proposes to calculate and pay Income Distributions quarterly, the Fund's Constitution allows for a distribution period of up to 12 months.

You can have your Distribution:

- All reinvested back into the Fund;
- All directly credited to your nominated bank account; or
- Reinvest the realised capital gains component, and have the income component directly credited to your nominated bank account.

If you do not make a direction, your Income Distribution will be reinvested. The Fund's Constitution provides for money payable to an investor to be reinvested where the Responsible Entity attempts to pay the money by electronic transfer and the electronic transfer fails on 3 occasions.

Indirect Investors should review their IDPS Guide for information on how and when they receive any Income Distribution.

There is no guarantee that any income will be available for distribution at the end of a distribution period.

Valuation of the Fund and application price of units

The value of a unit is determined every Business Day and is determined on the basis of the value of the investments of the Fund (after taking into account any liabilities), in accordance with the Fund's Constitution.

The Net Asset Value of units in the Fund is calculated on each Business Day. The Net Asset Value is calculated by deducting from the value of the Fund's gross assets, the value of the liabilities of the Fund.

The application price of a unit in the Fund is based on the Net Asset Value divided by the number of units on issue. The Responsible Entity can also make an allowance for transaction costs required for buying investments; this is known as the buy spread. As at the date of this PDS the buy spread is 0.30%. Refer to 'Fees and Other Costs' section for additional information on buy spreads.

Unit Pricing Discretions Policy

EQT has developed a formal written policy in relation to the guidelines and relevant factors taken into account when exercising any discretion in calculating unit prices (including determining the value of assets and liabilities). A copy of the policy and, where applicable and to the extent required, any other relevant documents in relation to the policy will be made available to investors free of charge on request to EQT.

Making an application

To invest, please complete the Application Form accompanying this PDS and attach your cheque or money order made payable to 'Equity Trustees Limited' and send it to:

Equity Trustees Limited
Client Services Registry Team
GPO Box 2307
MELBOURNE VIC 3001

Please note that cash cannot be accepted. Investors investing through an IDPS should use the application form attached to their IDPS Guide (and not the Application Form attached to this PDS) to invest in the Fund.

The minimum initial application into the EQT SGH Retail Property Income Fund is \$5,000.

The minimum initial application into the EQT SGH Wholesale Property Income Fund is \$50,000.

Applications can be made between 9.00am and 5.00pm on any Business Day. However, for unit pricing purposes and income accrual purposes any application received after 2.00pm on a Business Day will generally be treated as having been received the following Business Day. If you are investing via an IDPS, you need to contact your IDPS Operator regarding the cut-off times for pricing purposes.

EQT reserves the right to refuse any application without giving a reason. If for any reason EQT refuses or is unable to process your application to invest in the Fund, EQT will return your application money to you. You will not be entitled to any interest on your application money in this circumstance. Applicants must be 18 years of age or over.

Additional investments

EQT SGH Retail Property Income Fund

You can make additional investments of \$1,000 or more in the Fund at any time by sending us your additional investment amount together with your investor details (see details above). All applications for additional investments, unless otherwise agreed, should be made on an application form to ensure that a record of the investment exists.

EQT SGH Wholesale Property Income Fund

You can make additional investments of \$10,000 or more in the Fund at any time by sending us your additional investment amount together with your investor details (see details above). All applications for additional investments, unless otherwise agreed, should be made on an application form to ensure that a record of the investment exists. If you are an Indirect Investor, contact your IDPS operator.

Access to your money

The Responsible Entity will generally allow investors of the Fund to access their investment within 7 days of receipt of a withdrawal request for the relevant amount. However, under the Constitution of the Fund, the Responsible Entity may make withdrawal payments within 6 months of receipt of a withdrawal request (which may be extended by a further 6 months in certain circumstances outside the Responsible Entity's control). The Responsible Entity reserves the right to increase/reduce the withdrawal periods for the Fund subject to the above extensions of time.

Where the Fund is not liquid (as defined in the Corporations Act) an investor does not have a right to withdraw from the Fund and can only withdraw where the Responsible Entity makes a withdrawal offer to investors in accordance with the Corporations Act. The Responsible Entity is not obliged to make such offers. A Fund will be liquid if at least 80% of the assets of the Fund are liquid assets. Generally, liquid assets are money in an account or on deposit with a financial institution, bank accepted bills, marketable securities, other prescribed property and other assets that the Responsible Entity reasonably expects can be realised for their market value within the period specified in the Constitution for satisfying redemption requests while the Fund is liquid. Given the nature of the investments, the Investment Manager does not consider the Fund is likely to become illiquid.

Withdrawals

Withdrawal price

The withdrawal price of a unit in the Fund is based on the Net Asset Value of the Fund divided by the number of units on issue. The Responsible Entity can also make an allowance for the transaction costs required for selling investments which is known as the sell spread. As at the date of this PDS the sell spread is 0.30%. Refer to 'Fees and Other Costs' section for additional information on sell spreads.

Making withdrawals

Investors of the Fund can withdraw their investment by written advice to:

Equity Trustees Limited

Client Services Registry Team

GPO Box 2307

MELBOURNE VIC 3001

Or by facsimile to 03 8623 5395

The minimum withdrawal amount for the EQT SGH Retail Property Income Fund is \$1,000.

The minimum withdrawal amount for the EQT SGH Wholesale Property Income Fund is \$10,000.

Refer below for terms and conditions for making facsimile withdrawals. All withdrawal requests must be signed by the investor(s) and should be received by 2.00pm Melbourne time on a Business Day for processing at the unit price of that day. Any withdrawal request received after that time will generally be treated as having been received the following Business Day.

Investing and Withdrawals (cont.)

Alternatively, if you have invested indirectly in the Fund through an IDPS, you will need to provide your withdrawal request directly to your IDPS Operator. You will need to contact the relevant IDPS Operator regarding their withdrawal request cut-off times for pricing purposes. The time to process a withdrawal request will depend on the particular IDPS Operator. You should refer to the IDPS Guide for the minimum withdrawal amount.

Other withdrawal information

EQT will refuse to comply with any request if the requesting party does not satisfactorily identify themselves as the investor. Withdrawals will be paid directly to the unitholder's nominated bank account. Withdrawal payments will not be made to third parties.

In some circumstances, where an investor makes a large withdrawal request (5% or more of the units on issue at the start of the relevant distribution period), their withdrawal proceeds may be taken to include a component of distributable income. Refer to 'Income distributions' section.

Please note that EQT has the right to fully redeem your investment in the Fund, after giving you notice, if it falls below the following required minimum balances (or such other amount as the Responsible Entity determines from time to time):

- EQT SGH Retail Property Income Fund – \$4,000.
- EQT SGH Wholesale Property Income Fund – \$50,000.

If you are investing through an IDPS you should refer to the IDPS Guide for the minimum balance.

Terms and conditions for fax withdrawals

By lodging a fax withdrawal request you release, discharge and agree to indemnify EQT from and against any and all losses, liabilities, actions, proceedings, account claims and demands arising from any fax withdrawal. You also agree that any payment made in accordance with the fax request shall be a complete satisfaction of the obligations of EQT, notwithstanding any fact or circumstance including that the payment was made without your knowledge or authority. You agree that if the payment is made in accordance with fax withdrawal request, you and any person claiming through or under you shall have no claim against EQT in relation to the payment.

Investments through an IDPS

The Responsible Entity is not responsible for the operation of any IDPS. Indirect Investors should note that they are directing the IDPS Operator to arrange for their money to be invested in the Fund on their behalf. Indirect Investors do not become unitholders in the Fund or have rights of unitholders. The IDPS Operator becomes the unitholder in the Fund and acquires these rights. The IDPS Operator can exercise or decline to exercise the rights of a unitholder on their behalf according to the arrangement governing the IDPS.

Indirect Investors should read the IDPS Guide carefully to understand the structure, fees and communication procedures for the relevant IDPS. Please ask your adviser if you have any questions about investing in the Fund through an IDPS.

Joint account operation

For joint accounts, unless indicated to the contrary on the Application Form, each signatory must sign withdrawal requests. Please ensure all signatories sign the declaration in the Application Form. Joint accounts will be held as joint tenants unless we are advised to the contrary in writing.

Appointment of authorised nominee to operate account

Investors may elect to appoint an authorised nominee to operate their account. The relevant sections on the Application Form need to be completed, including the name and signature of the authorised nominee, the signature of the investor and the date. Only investors can appoint authorised nominees.

If you appoint an authorised nominee we suggest that you ensure that:

- they cannot appoint another nominee; and
- the appointment lasts until cancelled by you in writing or by the Responsible Entity.

The Responsible Entity may cancel an appointment by giving the investor 14 days notice in writing. If an appointment is cancelled, the Responsible Entity will not be obliged to act on the instructions of the authorised nominee. If the instructions are varied, the Responsible Entity will act only in accordance with the varied instructions. By completing and lodging the relevant sections on authorised nominees on the Application Form you release, discharge and agree to indemnify EQT from and against any and all losses,

liabilities, actions, proceedings, account claims and demands arising from EQT acting on the instructions of your authorised nominee.

You also agree that any instructions of your authorised nominee to EQT, which are followed by EQT, shall be a complete satisfaction of the obligations of EQT, notwithstanding any fact or circumstance, including that the instructions were made without your knowledge or authority. You agree that if the authorised nominee's instructions are followed by EQT, you and any person claiming through or under you shall have no claim against EQT in relation to the instructions.

Powers of an authorised nominee

An authorised nominee can, among other things:

- apply for additional investment units;
- request that distribution instructions be altered;
- withdraw all or part of your investment; and
- enquire as to the status of your investment and obtain copies of statements.

Withdrawal payments will not be made to third parties. If a company is appointed as an authorised nominee, the powers will extend to any director and authorised officer of the company. If a partnership, the powers will extend to all partners.

Investor's liability

The Constitution of the Fund provides that unless there is a separate agreement with an investor, no investor can be called on to contribute to the assets of the Fund or to its creditors if the Fund is liquidated or becomes insolvent. Therefore it is expected that investors will not be under any obligation if a deficiency in the assets of the Fund was to occur. However, this view has not been fully tested at law and so it is not possible to give an absolute assurance that an investor's liability will be limited in all circumstances.

In general, an investor's liability is limited to the amount (if any) which remains unpaid in relation to their subscription for units in the Fund and any tax owed to the Responsible Entity. The Responsible Entity is also permitted to deduct certain amounts of money from the proceeds of an investor's withdrawal request.

Non-listing of units

The Fund's units are not listed on any stock exchange and no application will be made to list the units of the Fund on any stock exchange.

Termination of the Fund

The Responsible Entity may resolve at any time to terminate and liquidate the Fund (if it provides investors with notice) in accordance with the Constitution of the Fund and the Corporations Act. Upon termination and after conversion of the Fund's assets into cash and payment of, or provision for, all costs, expenses and liabilities (actual and anticipated), the net proceeds will be distributed pro-rata among all investors according to the number of units they hold in the Fund and the withdrawal price for these units.

Online access

You can view information about your investments in the Fund online through EQT Online Access. If you want to view information about your investments online you must read the 'Conditions of EQT Online Access' section, and then tick the box as indicated on the Application Form, and sign accepting the Conditions of Online Access. Only investor signatories or authorised nominees are permitted EQT Online Access.

After we receive your Application Form with the request for access we will send you by secure email a Logon Access Code and temporary password for you to log on to access your account details online. When gaining access for the first time, the system will prompt you to change your password.

If you have any questions about EQT Online Access, please call EQT Client Services on **1300 555 378** between 9.00am and 5.00pm (Melbourne time) Monday to Friday.

Enquiries and Complaints

Investor satisfaction

If you are not completely satisfied with any aspect of our services regarding the management of the Fund, please contact us.

EQT Client Services
Equity Trustees Limited
GPO Box 2307
Melbourne Vic 3001

Telephone 1300 555 378
Facsimile 03 8623 5395
Email equity@eqt.com.au
Website www.eqt.com.au

Enquiries and Complaints (cont.)

EQT seeks to resolve potential and actual complaints over the management of the Fund to the satisfaction of investors. If an investor wishes to lodge a formal complaint please write to:

Compliance Team
Equity Trustees Limited
GPO Box 2307
MELBOURNE VIC 3001
Email compliance@eqt.com.au

EQT will seek to resolve any complaint and will acknowledge a written complaint within 14 days of receiving the letter. If we are unable to resolve your complaint, you may be able to seek assistance from the:

Financial Ombudsman Services ('FOS')
GPO Box 3
MELBOURNE VIC 3001
Telephone 1300 780 808
Email info@fos.org.au

Please include the EQT FOS membership number with your enquiry: 10395.

FOS is an independent body that may be able to assist you if EQT cannot. In order for a complaint to be considered by FOS, the claim must be, as at the date of this PDS, less than \$150,000 (unless EQT and you agree otherwise in writing).

If you are investing through an IDPS, then enquiries and complaints should be directed to the IDPS Operator, not EQT.

Constitution of the Fund

EQT's responsibilities and obligations, as the Responsible Entity of the Fund, are governed by the Constitution as well as the Corporations Act and general trust law. The Constitution contains a number of provisions relating to the rights, terms, conditions and obligations imposed on both EQT, as the responsible entity of the Fund, and investors. Some of the provisions of the Constitution are discussed elsewhere in this PDS. Other provisions relate to an investor's rights under the Constitution, and include:

- an investor's right to share in any Fund income, and how we calculate it;
- what you are entitled to receive when you withdraw or if the Fund is wound up;
- an investor's right to withdraw from the Fund – subject to the times when we can cease processing withdrawals – such as if a Fund becomes 'illiquid';
- the nature of the units – identical rights attach to all units within a class; and
- an investor's rights to attend and vote at meetings – these provisions are mainly contained in the Corporations Act.

There are also provisions governing our powers and duties, including:

- how we calculate unit prices, the maximum amount of fees we can charge and expenses we can recover;
- when we can amend the Constitution – generally we can only amend the Constitution where we reasonably believe that the changes will not adversely affect investors' rights. Otherwise the Constitution can only be amended if approved at a meeting of investors;
- when we can retire as the Responsible Entity of the Fund – which is as permitted by law;
- when we can be removed as the Responsible Entity of the Fund – which is when required by law; and
- our broad powers to invest, borrow and generally manage the Fund – we do not currently intend to borrow money to acquire assets for the Fund, although this is permitted under the Constitution.

The Constitution also deals with our liabilities in relation to the Fund and when we can be reimbursed out of the Fund's assets, for example:

- subject to the Corporations Act we are not liable for acting in reliance and good faith on professional advice;
- subject to the Corporations Act we are not liable for any loss unless we fail to act in good faith or we act negligently; and
- we can be reimbursed for any liabilities we incur in connection with the proper performance of our powers and duties in respect of the Fund.

As mentioned above, EQT's responsibilities and obligations as the Responsible Entity of the Fund are governed by the Constitution as well as the Corporations Act and general trust law, which generally require that we:

- act in the best interests of investors and, if there is a conflict between investors' interests and our own, give priority to investors;
- ensure the property of the Fund is clearly identified, held separately from other Fund and our assets, and is valued regularly;
- ensure payments from the Fund's property are made in accordance with the Constitution and the Corporations Act; and
- report to ASIC any breach of the Corporations Act in relation to the Fund which has had, or is likely to have, a materially adverse effect on investors' interests.

Copies of the Constitution are available, free of charge, on request from EQT.

Compliance Plan

EQT has prepared and lodged a compliance plan for the Fund with ASIC. The compliance plan describes the procedures used by EQT to comply with the Corporations Act and the Constitution of the Fund. Each year the compliance plan for the Fund is audited and the audit report is lodged with ASIC.

Indemnity

EQT, as the Responsible Entity of the Fund, is indemnified out of the assets of the Fund for any liability incurred by it in properly performing or exercising any of its powers or duties in relation to the Fund. To the extent permitted by the Corporations Act, this indemnity includes any liability incurred as a result of any act or omission of a delegate or agent appointed by the Responsible Entity. EQT may retain and pay out of any money in its hands all sums necessary to effect such an indemnity.

Fees and Other Costs

Below is a Consumer Advisory Warning which is required by law to be displayed at the beginning of the 'Fees and Other Costs' section of this PDS. The fee example given in the Consumer Advisory Warning does not relate to any investments described within this PDS, and is a standard example defined by the regulations.

Detailed information about the fees and other costs related to the Fund described in this PDS are provided in the section following the Consumer Advisory Warning.

Consumer Advisory Warning

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 Fund 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 contribution fees and management costs where applicable. 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') website (www.fido.asic.gov.au) has a managed investment fee calculator to help you check out different fee options.

Fees and Other Costs (cont.)

Fees and other costs

This table shows fees and other costs that you may be charged. These fees and costs may be deducted from your money, from the returns on your investment or from the Fund's assets as a whole.

Taxes are set out in another part of this document.

You should read all the information about fees and costs because it is important to understand their impact on your investment.

TYPE OF FEE OR COST	AMOUNT		HOW AND WHEN PAID
Fees when your money moves in or out of the Fund	EQT SGH Property Income Fund	EQT SGH Wholesale Property Income Fund	
Establishment fee The fee to open your investment	Nil	Nil	There is no establishment fee payable when you set up your investment in the Funds
Contribution fee The fee on each amount contributed to your investment	Nil	Nil	There is no contribution fee payable when you invest in the Funds
Withdrawal fee The fee on each amount you take out of your investment	Nil	Nil	There is no withdrawal fee payable when you redeem investments from the Funds
Termination fee The fee to close your investment	Nil	Nil	There is no termination fee payable when you close your investment in the Funds
Management costs			
Responsible entity fees^{1, 2}	1.025% p.a. (Based on a constant investment of \$50,000 the amount in dollars is \$512.50)	0.82% p.a. (Based on a constant investment of \$50,000 the amount in dollars is \$410)	The responsible entity fees (including responsible entity and investment management fees) are calculated and accrued daily based on the NAV of the Fund. The accrued fees are paid in arrears from the Fund at the end of each month. The responsible entity fees reduce the NAV of the Fund and are reflected in the unit price.
Estimated expense recoveries	0.205% p.a. (Based on a constant investment of \$50,000 the amount in dollars is \$102.50)	0.13% p.a. (Based on a constant investment of \$50,000 the amount in dollars is \$65)	The estimated expense recoveries (including custodian fees, administration, and other expenses) are calculated and accrued daily based on the NAV of the Fund. The accrued expenses are paid in arrears from the Fund at the end of each month. The expense recoveries reduce the NAV of the Fund and are reflected in the unit price.
Service fees			
Investment switching fee The fee for changing investment options	Nil	Nil	Not applicable

¹ The responsible entity fee may include amounts payable to an adviser or Wholesale Clients. See 'Commission payable' in the 'Additional Explanation of Fees and Other Costs' section.

² The amount of this fee can be negotiated. See information under 'Differential fee arrangements' and 'Payments to IDPS Operators' in the 'Additional Explanation of Fees and Other Costs' section.

Additional Explanation of Fees and Other Costs

IDPS

Investors investing through an IDPS should note that the fees outlined in 'Example of Annual Fees and Costs' section are in addition to any other fees imposed by the IDPS Operator.

Performance fee expense

There are no performance fees charged with respect to the Fund.

Expense recoveries

We are entitled to be reimbursed for certain expenses incurred in managing the Fund. They may include expenses properly incurred in the administration, custody, management, compliance and promotion of the Fund. Other expenses including tax and operating costs, such as audit, legal and tax consulting fees, are also recoverable out of the assets of the Fund.

Buy/Sell spread

The Buy/Sell spread reflects the estimated transaction costs associated with buying and selling the assets of the Fund when investors invest in, or withdraw from, the Fund. The Buy/Sell spread is an additional cost to the investor but it is included in the unit price and incurred when an investor invests in or withdraws from the Fund and is not charged separately to the investor. The Buy/Sell spread is paid into the Fund and not paid to EQT or the Investment Manager. The estimated Buy/Sell spread for the Fund is 0.30% of initial investment upon entry (\$30 for an additional investment of \$10,000) and 0.30% of withdrawal amount upon exit (\$30 for a withdrawal of \$10,000). The Buy/Sell spread can be altered by the Responsible Entity at any time.

Transaction and other costs

All Government taxes such as stamp duty and GST will be deducted from the Fund as appropriate. Relevant tax information is provided in the 'Taxation' section. RITCs will also be claimed by the Fund where appropriate to reduce the cost of GST to the Fund and investors.

The Fund may incur transaction costs. These transaction costs include brokerage, settlement costs (including custody costs), clearing costs and stamp duty. Transaction costs include costs incurred by the Fund when investors invest in or withdraw from the Fund and when transacting to meet investment objectives. These costs are an additional cost to the

investor but are generally reflected in the unit price (through the Buy/Sell spread) and not charged separately to the investor. Transaction costs which are not recovered through the Buy/Sell spread are deducted from the Fund from time to time as they are incurred and are reflected in the unit price.

The exact amount of transaction costs is dependent on a number of different variables, including the level of trading undertaken by the Fund. As such, EQT is unable to provide a meaningful amount or percentage of the estimated transaction costs for the Fund.

Differential fee arrangements

The Responsible Entity may from time to time negotiate a different fee arrangement (by way of commission or the rebate of responsible entity fees) with investors who are Wholesale Clients.

Payments to IDPS Operators

We may make payments of up to \$20,000 p.a. or rebate some of the responsible entity fee, to some IDPS Operators because they offer the Fund on their investment menus (product access payments). We may also make ongoing payments to some IDPS Operators of up to 0.75% of funds under management (fund manager payments). Fund manager payments are effectively rebates of management costs. The amount of product access and fund manager payments is negotiated directly with IDPS Operators and is based on the volume of business generated by the IDPS Operator. Product access and fund manager payments are not an additional cost to the investor.

Commission payable to financial advisers

EQT SGH Retail Property Income Fund

EQT may, at its discretion (subject to the Corporations Act and any applicable relief) make the following payments out of management fees received from EQT SGH Retail Property Income Fund to licensed dealers, financial planners, stockbrokers and other people as permitted by law:

- An ongoing Commission to such advisers of 0.22% (inclusive of GST) per annum of the daily balance of an investor's holding. The adviser has the option to rebate this Commission to the investor.
- A management fee rebate to investors who are advised by certain solicitors, approved by EQT as not qualifying for Commission or discount in their own right, at a rate of 0.22% (inclusive of GST) per annum of the daily balance of an investor's holding.
- A management fee rebate to EQT staff members, up to the whole of EQT's management fee.

Additional Explanation of Fees and Other Costs (cont.)

Other than for ongoing Commissions to advisers, the rebate will be in the form of additional units in the Fund. The availability and amount of any such discount is entirely at EQT's discretion and may change in the future.

Alternative forms of remuneration

As a member of the IFSA we maintain an Alternate Forms of Remuneration Register. The register, which you can review by contacting us, outlines some alternative forms of remuneration that we may pay to or receive from AFS licensees, fund managers or representatives (if any are paid or received at all in relation to the Fund).

Can the fees change?

Yes, all fees can change without investor consent, subject to the maximum fee amounts specified in the Constitution. Reasons might include changing economic conditions and changes in regulation. We have the right to recover all proper and reasonable expenses incurred in managing the Fund and as such these fees may increase or decrease accordingly. We will generally provide investors with at least 30 days notice of any proposed change to the responsible entity fee. Expense recoveries and the Buy/Sell spread may change without notice, for example, when it is necessary to protect the interests of existing members and if permitted by law. The Constitution in some circumstances defines the maximum fees that can be charged for some fees described in this PDS. The Constitution defines the maximum level of responsible entity fees the Fund may charge. The maximum responsible entity fee the Fund can charge is 1.1% (including GST) of the NAV of the Fund which is equivalent to \$55 per annum for every \$5,000 invested in the EQT SGH Retail Property Income Fund and \$550 per annum for every \$50,000 invested in the EQT SGH Wholesale Property Income Fund. There are no maximum fee amounts defined for the other fee components which make up the management costs of the Fund.

Example of Annual Fees and Costs

This table gives an example of how the fees and costs for the Fund can affect your investment over a 1 year period. You should use this table to compare this product with other managed investment products.

EXAMPLE – EQT SGH Retail Property Income Fund		Balance of \$50,000 with an investment of \$5,000 during the year
Contribution fees	Nil	There are no contribution fees for making additional investments into the Fund
PLUS Management costs	1.256% p.a.	And for every \$50,000 you have in the Fund, you will be charged \$628 each year
EQUALS Cost of EQT SGH Retail Property Income 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 from: \$628 ^{1,2} What it costs you will depend on the fund you choose and the fees you negotiate with your financial adviser

EXAMPLE – EQT SGH Wholesale Property Income Fund		Balance of \$50,000 with an investment of \$5,000 during the year
Contribution fees	Nil	There are no contribution fees for making additional investments into the Fund
PLUS Management costs	0.976% p.a.	And for every \$50,000 you have in the Fund, you will be charged \$488 each year
EQUALS Cost of the EQT SGH Wholesale Property Income Fund		If you had an investment of \$100,000 at the beginning of the year and you put in an additional \$10,000 during that year, you would be charged fees from: \$488 ^{1,2} What it costs you will depend on the fund you choose and the fees you negotiate with your financial adviser

Note: At the date of this PDS, there are no withdrawal fees, switching fees or termination fees.

¹ This amount assumes a constant investment balance of \$50,000 for the SGH Retail Property Income Fund and \$50,000 for the SGH Wholesale Property Income Fund throughout the year. Management costs will also be charged in relation to any additional contributions you make during the year and the total amount you pay will depend on the proportion of the year during which the additional contributions are invested.

² As stipulated by the Corporations Regulations, this figure is based on the Indirect Cost Ratio ('ICR') of the Fund for the 2007/2008 financial year. The ICR is the ratio of the Fund's management costs (calculated in accordance with the Corporations Regulations) that are not deducted directly from an investor's account to the Fund's total average net assets. The ICR is an historical figure and accordingly, the actual management costs of the Fund going forward may differ.

Taxation

The following summary of taxation matters is a general guide that outlines the taxation implications applicable to the Fund and resident investors who are not considered to be trading in investments for tax purposes. The summary is based on the tax laws as at the date of this PDS. The tax laws are subject to continual change, and as the tax treatment applicable to particular investors may differ, it is recommended that all investors seek their own professional advice on the taxation implications before investing in the Fund.

Taxation of the Fund

The Fund is a resident of Australia for tax purposes therefore the Fund is required to determine its net income (taxable income) for the year of income. Where the Fund realises a capital gain on the disposal of an asset, the Fund may be entitled to take into account the discount capital gain concessions in determining the amount of the net capital gain that is included in the Fund's net income. On the basis that investors are presently entitled (which is EQT's intention) to the net income of the Fund (including net taxable capital gains), pursuant to the existing income tax legislation, the Fund should not be subject to Australian income tax. In the case where the Fund makes a loss for tax purposes, the Fund cannot distribute the loss to investors. However, subject to the Fund meeting certain conditions, the Fund may be able to take into account the losses in subsequent years.

Distributions

Generally, an investor's entitlement (share) to the net income of the Fund for a year of income, including amounts that are received in a subsequent year of income or which are reinvested, forms part of the investor's assessable income for that year.

If an investor's share of the net income of the Fund includes an amount that consists of discount capital gains derived by the Fund, the investor needs to first 'gross up' the discount capital gain (by the amount of any reduction in the capital gain that the Fund obtained). However, individual, trust, and complying superannuation fund investors may then be entitled, in determining the net capital gain that is to be included in their assessable income, to the discount capital gain concessions. Furthermore, investors may be able to offset certain other capital losses they may have against their share of the capital gains included in the net income of the Fund (after grossing up any discount capital gains).

Imputation credits and franked dividends

Income Distributions from the Fund may include an entitlement to franked dividends. Generally, investors should include the franked dividends and the franking credits (imputation credits) they receive in their assessable income.

Certain additional requirements, including the 45 day holding period rule may need to be satisfied in order to obtain franking credits in relation to dividends. The investor's particular circumstances (and that of the Fund) will be relevant to determine whether the investor is entitled to any franking credits, in respect of the investor's share of the franked dividends. Any excess imputation credits may be refundable to some investors, such as individuals and complying superannuation funds.

Foreign income

The Fund may derive foreign source income that is subject to tax overseas, for example withholding tax. Investors should include their share of both the foreign income and the amount of the foreign tax credits in their assessable income. However, investors may be entitled to foreign tax credits that may be used to offset the Australian tax payable on the foreign source income.

Foreign Investment Fund ('FIF')

The Fund may hold (either directly or indirectly) interests in certain foreign companies and foreign trusts which are subject to the FIF regime. Broadly, under the FIF regime, investors in the Fund may be assessed on their portion of gains in the value of the FIF investments held by the Fund at the end of the financial year, even though those gains are unrealised. However, there are a number of exemptions available that may prevent investors from being taxed on their unrealised gains in FIF investments. Whether these exemptions may apply may depend on the investors' individual circumstances. As such, investors should seek professional advice as to the tax treatment of their share of any FIF income. Whilst the Fund intends to manage its exposure to the FIF rules, ultimately the application of the FIF rules may depend on the individual circumstances of the investors.

Non-assessable distribution payments

Distributions of non-assessable amounts are generally not subject to tax. Examples of non-assessable amounts include distributions comprising amounts attributable to deductions for capital allowances. Although the receipt of non-assessable amounts is generally not subject to tax, the receipt of certain

Taxation (cont.)

non-assessable amounts may have capital gains tax consequences. Broadly, the receipt of certain non-assessable amounts may reduce the cost base and reduced cost base of the investor's investment in the Fund. The impact of the reduction to the cost base and reduced cost base may result in either an increased capital gain or a reduced capital loss on the subsequent disposal of the investment in the Fund.

Discount capital gain concession

To the extent that the distributed non-assessable amounts consist of the discount capital gain concession, no adjustment to the cost base or reduced cost base of the underlying investment in the Fund should be required. However, investors that are companies and complying superannuation funds may not receive the full benefit of the discount capital gain concessions (whether distributed or not). This is because companies are not entitled to the discount concessions and the discount concession rate applying to complying superannuation funds is lower than that which apply to trusts and individuals.

Disposal of units by investors

Any taxable capital gain arising from the disposal of an investment in the Fund may form part of the investor's assessable income. Investors that are individuals, trusts, and complying superannuation funds may be eligible for the discount capital gain concession if their investment (units) has been held for 12 months or more and, the Fund and the investor satisfy certain other requirements.

Tax File Numbers ('TFN') and Australian Business Numbers ('ABN')

It is not compulsory for an investor to quote their TFN or ABN. If an investor is making this investment in the course of a business or enterprise carried on by the investor, the investor may quote an ABN instead of a TFN. Failure by an investor to quote an ABN or TFN or claim an exemption may cause EQT to withhold tax at the top marginal rate plus the Medicare Levy, on gross payments including Distributions of income to the investor. The investor may be able to claim a credit in the investors' tax return for any TFN/ABN tax withheld. By quoting their TFN or ABN, the investor authorises EQT to apply it in respect of all the investor's investments with EQT. If the investor does not want to quote their TFN or ABN for some investments, EQT should be advised.

Consents

SGH has given, and at the date of this PDS, has not withdrawn, its written consent to be named in the PDS as the Investment Manager of the Fund.

SGH has also given, and has not withdrawn, its written consent to the inclusion in the PDS of:

- (a) the statements made about SGH (including its statement on the front cover) and the Fund of which it is described as Investment Manager; and
- (b) the tables and statistical information specifically attributed to it in the form and context in which they appear.

By providing this consent, SGH confirms that:

- (a) the statements, tables and statistical information referred to above are correct in every material respect and are not misleading or deceptive in the forms and contexts in which they appear in the PDS;
- (b) it will, as reasonably required by EQT, formally verify such statements, tables and statistical information in accordance with EQT's due diligence procedures; and
- (c) it will notify EQT immediately if it becomes aware that any such statements, tables or statistical information are not correct in every material respect or are misleading or deceptive (whether or not they were correct and not misleading or deceptive at the date of the PDS).

Otherwise SGH has not been involved in the preparation of this PDS or caused or otherwise authorised the issue of this PDS. Neither SGH nor its employees or officers, accept any responsibility arising in any way for errors or omissions, other than those statements for which it has provided its written consent to EQT for inclusion in this PDS.

EQT Directors

At the date of preparing this PDS, the directors of Equity Trustees Limited are:

J A (Tony) Killen (Chairman)
Peter J Williams (Managing Director)
David F Groves
Barry J Jackson
Alice JM Williams
John R McConnell
The Hon. Jeffrey G Kennett AC

Related Party Information

EQT, in its capacity as Responsible Entity of the Fund, may choose to invest all cash investments of the Fund in the EQT Cash Management Fund. No additional management fees are paid by the investor, other than that already disclosed in this PDS.

Cooling Off Period

If you are a Retail Client you may have a right to 'cool off' in relation to an investment in the Fund within 14 days of the earlier of:

- confirmation of the investment being received or available; and
- the end of the fifth Business Day after the units are issued or sold.

A Retail Client may exercise this right by notifying EQT in writing (including by email) at the address listed on the back cover of this PDS. A Retail Client is entitled to a refund of their investment adjusted for any increase or decrease in the relevant application price(s) between the time we process your application and the time we receive the notification from you, as well as any other tax and other reasonable administrative expenses and transaction costs associated with the acquisition and termination of the investment.

A Retail Client's right to cool off does not apply in certain limited situations, such as if the issue is made under a distribution reinvestment plan, switching facility or represents additional contributions required under an existing agreement. Also, the right to cool off does not apply to you if you choose to exercise your rights or powers as a unitholder in the Fund during the 14 day period. This could include selling part of your investment or switching it to another product.

Indirect Investors should seek advice from their IDPS Operator as to whether cooling off rights apply. The right to cool off may not apply if you are an Indirect Investor, even if you are a Retail Client. This is because you do not acquire the rights of a unitholder in the Fund. Rather, you will direct the IDPS Operator to arrange for your monies to be invested in the Fund on your behalf. The terms and conditions of the IDPS Guide or similar type document will govern your investment in relation to the Fund and any rights you may have in this regard.

Privacy Statement

When you complete the Application Form for units in the Fund, EQT will be collecting personal information from you. EQT may collect additional personal information from you in the future.

EQT needs to collect personal information from investors for the primary purpose of providing investors with an investment in the Fund (including assessing your application and identifying you). There are also a number of related purposes for which your personal information will be collected and these are to process your application, administer and manage your investment in the Fund, and comply with Australian taxation laws, the Corporations Act, the Anti-Money Laundering and Counter-Terrorism Financing Act ('**AML/CTF Act**') and other laws and regulations.

If you do not provide EQT with your contact details and other information it may not be able to process your application, administer or manage your investment or tell you about investment opportunities in which you may be interested.

EQT may also collect personal information (including sensitive information) about you from third parties, to meet its obligations under the AML/CTF Act.

Your information may be used in connection with the purposes for which it is collected. EQT may also use your information to forward to you, from time to time, details of other investment opportunities offered by EQT in which you may be interested. Please tick the box on the Application Form if you do not wish to be updated with such investment opportunities. If you do not mark the box on the application, we will assume that you want to hear about the investment opportunities we have described.

EQT may disclose your personal information to SG Hiscock & Company Limited, the Investment Manager.

SG Hiscock & Company Limited will deal with personal information it collects about you from EQT in accordance with its privacy policy, a copy of which may be obtained by writing to SGH at the address set out on the back cover of this PDS, and you can also request access to the personal information that SGH holds about you.

SGH collects your personal information for the purposes of advising you of new funds and other products, services and developments.

Privacy Statement (cont.)

EQT and SGH may disclose your personal information to the following types of organisations:

- any third party service provider engaged to provide custody, reporting, administration, technology, auditing, registry, mailing or printing services in relation to the Fund;
- the Australian Tax Office and other Government or regulatory bodies, when and to the extent required by law;
- any professional advisers (including legal and accounting firms, auditors, consultants and other advisers); and
- those where you have consented to such disclosure, or as required or authorised by law.

Please note that for Indirect Investors, neither EQT nor SGH will collect or hold any personal information in connection with your investment in the Fund. You should contact the relevant IDPS Operator for more information about their collection, storage and use of your personal information.

You can gain access to the personal information EQT holds about you, subject to some exceptions allowed by law. EQT will give you reasons if it denies access. If you have any queries in relation to EQT's Privacy Statement, or wish to access the personal information that it holds about you, please contact the EQT Privacy Officer on **03 8623 5000**.

Anti-Money Laundering

The Anti-Money Laundering and Counter-Terrorism Financing Act 2006 requires the Responsible Entity to adopt and maintain an anti-money laundering and counter-terrorism financing ('**AML/CTF**') program. An integral part of the AML/CTF program is a legal requirement for the Responsible Entity to know its customers. To meet this legal requirement certain identification information, including in some cases documentation, will need to be collected from investors making applications. Applications made without providing this information cannot be processed until all the necessary information has been provided. The AML/CTF compliance program will also include ongoing customer due diligence, which may require the Responsible Entity to collect further information.

Conditions of EQT Online Access

By ticking the EQT Online Access box on the Application Form and signing the form, you agree to the following terms and conditions ('**Conditions**').

1. In these Conditions:
 - a) 'Account' means your investment account with EQT;
 - b) 'Information' means the information concerning your investments made available to you through EQT's website;
 - c) 'Password' means your online access password;
 - d) 'Logon Access Code' means your personal identification relating to your Accounts;
 - e) 'We', 'us' and 'EQT' means Equity Trustees Limited; and
 - f) 'You' and 'your' refers to the EQT client and any persons accessing the EQT client's investment information on their behalf.
2. To view your Account details and related information online, you will need to log on to our online access service using your Logon Access Code and Password.
3. If any person uses your Logon Access Code and Password, we are entitled to give them access to your Account information and to assume that they are authorised by you to access your Account information.
4. You must keep your Logon Access Code and Password confidential and secure. You must tell us immediately if you suspect that any unauthorised person has gained access to your Logon Access Code or Password.
5. We will use all reasonable efforts to provide you online access to your Account at all reasonable times but we do not guarantee that we can always provide this.
6. We will use reasonable efforts to provide you with reliable information to the extent it is within our control but we do not guarantee that we can provide it.
7. We are not responsible for transmissions of any computer virus or other unwanted programs or information resulting from or associated with your use of our online access service.

8. We will securely hold, maintain and store your personal information and will ensure that appropriate security measures are in place to prevent unauthorised access to your personal information.
9. You authorise EQT and any other company within the EQT Group and any agents it may appoint to use your personal information for the delivery of our online access service.
10. You acknowledge that anything associated with or available through our online access service belongs to EQT or other third parties and is protected by intellectual property rights.
11. You agree that you will not interfere with or damage any security codes, data or software associated with our online access service.
12. You agree not to access, download or otherwise use any information available through our online access service other than for your personal use.
13. You indemnify us for any loss, expense or liability that we may suffer or incur as a result of any unauthorised use by you of our online access service.
14. Subject to any conditions and warranties implied by law, we exclude any liability for any unavailability or delay in providing any Information and for any inaccuracy or incompleteness of any Information available through our online access service.
15. You release EQT and any other company within the EQT Group and any of their directors, employees or agents they may appoint from any liabilities you incur or loss that you suffer from your use of our online access service.
16. We may suspend or cancel your online access to your Account at any time and for any reason, and if possible, we will give you notice before we do so.
17. We may vary these conditions from time to time and any variation will take effect from the time we notify you of the variation.
18. You may end your use of this service at any time by giving us written notice.

Accumulator Savings Plan – Terms and Conditions

By completing the Direct Debit Request Form you agree that the following terms and conditions shall apply where EQT has agreed to effect automatic deductions from your account under the Accumulator Plan. Monthly payments will be made on or about the 20th of each month.

1. Debiting your account

By signing a direct debit request, you have authorised EQT to arrange for monies to be debited from your account. You should refer to the direct debit request and this agreement for the terms of the arrangement between EQT and you. EQT will only arrange for monies to be debited from your account as authorised in the direct debit request.

EQT will only arrange for monies to be debited from your account if EQT has sent to the address nominated by you in the direct debit request, a billing advice which, specifies the amount payable by you to EQT and when it is due.

If the debit day falls on a day that is not a Business Day, EQT may direct your financial institution to debit your account on the following Business Day.

If you are unsure about which day your account has or will be debited you should ask your financial institution.

2. Changes by Equity Trustees Limited

EQT may vary any details of this agreement or a direct debit request at any time by giving you at least fourteen (14) days written notice.

3. Changes by investor

Subject to this clause, you may vary the amount of your savings plan arrangements under a direct debit request by contacting EQT on **1300 555 378** or unitregistry@eqt.com.au

Changing the bank account from which you wish your drawings to be debited will require completion of a new Direct Debit Request Form.

If you wish to stop or defer a debit payment you must notify EQT in writing at least fourteen (14) days before the next debit day. This notice should be given to EQT in the first instance.

Accumulator Savings Plan – Terms and Conditions (cont.)

You may also cancel your authority for EQT to debit your account at any time by giving EQT fourteen (14) days notice in writing before the next debit day. This notice should be given to EQT in the first instance.

4. Investor obligations

It is your responsibility to ensure that there are sufficient cleared monies available in your account to allow a debit payment to be made in accordance with the direct debit request.

If there are insufficient cleared monies in your account to meet a debit payment:

- (a) you may be charged a fee and/or interest by your financial institution;
- (b) you may also incur fees or charges imposed or incurred by EQT; and
- (c) you must arrange for the debit payment to be made by another method or arrange for sufficient cleared funds to be available in your account by an agreed time so that we can process the debit payment.

You should check your account statement to verify that the amounts debited from your account are correct.

If EQT is liable to pay goods and services tax ('GST') on a supply made in connection with this agreement, then you agree to pay EQT on demand an amount equal to the consideration payable for the supply multiplied by the prevailing GST rate.

5. Dispute

If you believe that there has been an error in debiting your account, you should notify EQT directly on **1300 555 378** and confirm that notice in writing with EQT as soon as possible so that EQT can resolve your query more quickly.

If EQT concludes as a result of its investigations that your account has been incorrectly debited EQT will respond to your query by arranging for your financial institution to adjust your account (including interest and charges) accordingly. EQT will also notify you in writing of the amount by which your account has been adjusted.

If EQT concludes as a result of its investigations that your account has not been incorrectly debited EQT will respond to your query by providing you with reasons and any evidence for this finding.

Any queries you may have about an error made in debiting your account should be directed to EQT in the first instance so that EQT can attempt to resolve the matter between EQT and you. If EQT cannot resolve the matter you can still refer it to your financial institution which will obtain details from you of the disputed transaction and may lodge a claim on your behalf.

6. Accounts

You should check:

- (a) with your financial institution whether direct debiting is available from your account as direct debiting is not available on all accounts offered by financial institutions;
- (b) your account details which you have provided to EQT are correct by checking them against a recent account statement; and
- (c) with your financial institution before completing the direct debit request if you have any queries about how to complete the direct debit request.

7. Confidentiality

Subject to the Privacy Statement set out in this PDS, EQT will keep confidential any information (including your account details) in your direct debit request. EQT will make reasonable efforts to keep any such information that it has about you secure and to ensure that any of its employees or agents who have access to information about you do not make any unauthorised use, modification, reproduction or disclosure of that information.

EQT will disclose information that it has about you:

- (a) in accordance with the Privacy Statement set out in this PDS;
- (b) for the purposes of this agreement; or
- (c) in connection with any query or claim (including relating to an alleged incorrect or wrongful debit).

8. Notice

If you wish to notify EQT in writing about anything relating to this agreement, you should write to:

Equity Trustees Limited
EQT Funds Management
GPO BOX 2307
MELBOURNE VIC 3001

Equity Trustees will notify you by sending a notice in the ordinary post to the address you have given EQT in the direct debit request.

Any notice will be deemed to have been received on the third banking day after posting.

This Application Form is part of a Product Disclosure Statement ('PDS') relating to units in EQT SGH Retail Property Income Fund and EQT SGH Wholesale Property Income Fund (collectively 'the Funds'). The PDS contains information about investing in the Funds. You should read this document and any supplementary PDS before applying for units in the Funds. *(If you make an error while completing your Application Form, do not use correction fluid. Cross out your mistakes and initial your changes).*

Additional information required under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006

In accordance with the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 ('AML/CTF Act') we are required to collect additional information about you. We may also ask you to provide **certified** copies of certain identification documents along with the Application Form.

Under the AML/CTF Act, we are prohibited from processing your application until we have received all of the information and supporting documentation requested in this form. In most cases, the information that you provide in this form will satisfy the AML/CTF Act.

However, in some instances we may contact you to request further information. It may also be necessary for us to collect information (including sensitive information) about you from third parties in order to meet our obligations under the AML/CTF Act.

A list of persons eligible to certify documents can be found in Appendix 1 at the end of this form.

Part A – Are you an existing investor?

Existing investor

If you are an existing investor in the funds *prior to 31 January 2008* you do not need to provide additional identification information. If you have invested *after 31 January 2008*, and *have not previously provided identification information* you will need to provide the additional information requested in the section relating to your investor type under **Part B – Type of Investor** below. **For all existing investors**, complete your existing account details below; if required complete the section relating to your investor type as indicated by **Part B – Type of Investor**, and also complete **Part C** if it applies to you. Then complete the Application Form from Section 11 onwards.

Existing Investment – Name of Fund

Existing Account Number

Existing Account Name

New investor

Complete your investor details and the additional information requested in the section relating to your investor type as indicated by **Part B – Type of investor**; also complete **Part C** if it applies to you. **Then** complete the remainder of the Application Form from Section 10 onwards and **mail** the completed form along with your certified identification documentation (where applicable) to the unit registry contact details provided in the PDS. **Faxed copies will not be accepted.**

If investing via a Financial Adviser

Please ensure both you and your financial adviser also complete **Section 18. 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 and your financial adviser has elected to retain this information, and agreed to make it available upon request, under Section 18 of the Application Form.

Part B – Type of Investor

Type of Investor

Go to

- | | |
|--|---|
| <input type="checkbox"/> Individual/Joint | Section 1A |
| <input type="checkbox"/> Sole Trader | Section 1A & 1B |
| <input type="checkbox"/> Company | Section 2 |
| <input type="checkbox"/> Trust/Superannuation Fund | Section 3 |
| <input type="checkbox"/> Partnership | Section 4 |
| <input type="checkbox"/> Charity | Section 5 |
| <input type="checkbox"/> Association | Section 6 |
| <input type="checkbox"/> Co-operatives | Section 7 |
| <input type="checkbox"/> Government Body | Section 8 |
| <input type="checkbox"/> IDPS/Platforms | Please contact EQT Client Services on 1300 555 378
for the forms you will need to complete. |

Part C – Authorised Representative/Agent

Go to

- Authorised Representative/Agent Section 9

Section 1. Individual/Joint/Sole Trader

A. Individual/Joint Investor Details (*joint applicants will be held as joint tenants*)

Complete your name, address and contact details below. You must include a street residential address not a PO Box.

Investor 1

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

TFN or Reason for Exemption _____

Country of Residence for Tax Purposes (if not Australia) _____

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

Investor 2

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

TFN or Reason for Exemption _____

Country of Residence for Tax Purposes (if not Australia) _____

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____
Country _____

B. Sole Trader Details (A person carrying on a business in Australia) (please also complete Section 1A)

Business Name (if any)

Australian Business Number (ABN) if applicable

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Tax File Number (TFN)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Principal Place of Business (not a PO Box)
Address _____

Suburb _____ State _____ Postcode _____
Country _____

Identification Documentation Required for Individual and Joint Applicants/Sole Trader

A certified copy of any **ONE** of the following documents:

- Australian driver's licence; OR
- Australian passport; OR
- Any ID card issued under a state or territory law which contains your photo, date of birth and signature.

Section 2. Company

Company Name and Contact

Company Name (as registered with ASIC) _____
Contact Person _____

Australian Company

Public Private (proprietary)

Foreign Company

Public Private (proprietary)

A. Australian Company (both public and private)

Australian Company Number (ACN)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Australian Business Number (ABN)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____ Australia _____

Principal Place of Business in Australia

- Same as registered address above
 Other – please provide address below (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____ Australia _____

B. Foreign Company (public and private)

Australian Registered Business Number (ARBN) (if not registered, leave blank)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Identification Number Issued by Foreign Registration Body (if not registered, write 'Not registered')

Name of Foreign Registration Body (if applicable)

Registered Address in Australia (not a PO Box) (If not registered in Australia, provide overseas address)

Address _____

Suburb _____ State _____ Postcode _____

Country _____ Australia _____

Principal Place of Business in Australia (or full name and address of company's agent in Australia)

- Same as registered address above
 Other – please provide address below (not a PO Box)

Full Name of Agent in Australia (if applicable)

Address

Suburb _____ State _____ Postcode _____

Country _____ Australia _____

1. Director Details for Private Companies (both Australian and foreign)

Director 1 – Full Name

Director 2 – Full Name

Director 3 – Full Name

Director 4 – Full Name

Director 5 – Full Name

(If more than 5 directors, please provide full names on a separate page and attach to this form.)

2. Major Shareholders for Private Companies Excluding Regulated Companies (both Australian and foreign)

For private company (Australian and foreign) which is not a 'regulated company'¹ please provide details for each shareholder who owns, through one or more shareholdings, more than 25% of the company's issued capital.

¹ 'Regulated Company' – any company that is licensed and subject to the oversight by a statutory regulator i.e. ASIC, APRA, ATO

Major Shareholder 1 – Full Name

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

Major Shareholder 2 – Full Name

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

Major Shareholder 3 – Full Name

Residential address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

No certified documents are required for companies.

Section 3. Trust/Superannuation Fund

Name of Trust/Superannuation Fund

Country of Establishment

Tax File Number (TFN)

--	--	--	--	--	--	--	--	--	--

Type of Trust

- Category A Government superannuation fund (Australian or foreign) established under legislation
- Category B Foreign superannuation fund (other than Category A)
- Category C Managed investment scheme registered with ASIC

Australian Registered Scheme Number (ARSN)

--	--	--	--	--	--	--	--	--	--	--	--

Category D Regulated Trust*

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

Registration/Licence Details

Australian Business Number (ABN)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Category E Other (e.g. family trust, unregistered scheme, foreign trust) – please specify below*

* A Regulated trust refers to:

- i) a self managed superannuation fund within the meaning of Section 19 of the Superannuation Industry (Supervision) Act 1993 (SIS) – the regulator is the Australian Tax office,
- ii) a regulated superannuation fund, an approved deposit fund, a pooled superannuation trust or a public sector superannuation scheme within the meaning of the SIS Act – the regulator is the Australian Prudential Regulation Authority ('APRA').

If you selected either Category B or Category E, you will need to provide details of beneficiaries.

Beneficiary Details

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

Yes Provide details of membership class (e.g. family members of a named person)

No List full names of all company and individual beneficiaries

Beneficiary 1 – Full Name

Beneficiary 2 – Full Name

Beneficiary 3 – Full Name

Beneficiary 4 – Full Name

(If more than 4 beneficiaries, please provide full names on a separate page and attach to this form.)

Trustee Details

Trustee is a:

- Company Complete **Section 2. Company** of this form
 Individual Complete individual trustee details below

Please provide details for **ONE** of the individual trustees as follows:

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

Identification Documentation Required for Trust/Superannuation Fund

For **Category B (Foreign Super Fund)** and **Category E (other Trust)** you must provide **ONE** of the following documents:

- Certified copy or certified extract of the trust deed; OR
- Notice (such as an assessment notice) issued to the trust by the Australian Taxation Office within preceding 12 months; OR
- A letter from a solicitor or qualified accountant verifying the name of the trust.

For **individual trustees**, you must provide a certified copy of any **ONE** of the following documents:

- Australian driver's licence; OR
- Australian or foreign passport; OR
- Any ID card issued under a state or territory law which contains your photo, date of birth and signature.

Category B and E trusts must also provide a list of the full names and addresses (not PO Boxes) of all individual and company trustees.

Section 4. Partnership

Full Name of Partnership

Registered Business Name of Partnership (if any)

Country Where Partnership Established

Type of Partnership

Is the partnership regulated by a professional association?

- Yes Complete **Part A – Regulated Partnership** below
 No Complete **Part B – Unregulated Partnership** below

A. Regulated Partnership

Full Name of Professional Association Partnership Regulated By

Membership/Registration Details

Partner Details

Please provide details for **ONE** of the partners as follows:

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

B. Unregulated Partnership

Partner Details

Please provide details for **ALL** of the partners as follows:

Partner 1

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

Partner 2

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

(If more than 2 partners, please provide full names and residential addresses on a separate page and attach to this form.)

Identification Documentation Required for Partnership

You must provide a certified copy or certified extract of any **ONE** of the following documents:

- The partnership agreement; OR
- Extract of minutes of a partnership meeting.

Both of these documents must show the full name of the partnership.

In addition, **ONE** partner must also provide a certified copy of any **ONE** of the following documents:

- Australian driver's licence; OR
- Australian or foreign passport; OR
- Any ID card issued under a state or territory law which contains your photo, date of birth and signature.

Section 5. Charity

Full Name of Charity

Purpose of Charity

Name of Entity Controlling Charity

Country of Registration (if applicable)

If Other than Australia, Please Provide Name of Regulator (if any)

Charity Registration Number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Charity Fundraising Number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Tax File Number (TFN)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Australian Business Number (ABN)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Registered Address in Australia (not a PO Box) (If not registered in Australia, provide overseas address)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

Type of Charity

- | | |
|---|--|
| <input type="checkbox"/> Company | Complete Section 2. Company |
| <input type="checkbox"/> Trust | Complete Section 3. Trust/Superannuation Fund |
| <input type="checkbox"/> Partnership | Complete Section 4. Partnership |
| <input type="checkbox"/> Association | Complete Section 6. Association |
| <input type="checkbox"/> Registered Cooperative | Complete Section 7. Registered Cooperative |

Section 6. Association

Full Name of Association

Association Identifier Number (if applicable) e.g. ACN

Full Name of Chairman

Full Name of Secretary

Full Name of Treasurer

Type of Association

- | | |
|---|------------------------------|
| <input type="checkbox"/> Incorporated | Complete Part A below |
| <input type="checkbox"/> Unincorporated | Complete Part B below |

A. Incorporated Association

Registered Office or Residential Address of Public Officer (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

B. Unincorporated Association

Principal Place of Administration or Residential Address of Public Officer (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

Details of Member Completing this Form on Behalf of the Unincorporated Association

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____ Australia _____

Identification Documentation Required for Associations

Both Incorporated and Unincorporated

You must provide a certified copy or certified extract of any **ONE** of the following documents:

- Rules or constitution; OR
- Extract of minutes of an association meeting.

Both of these documents must show the full name of the association.

Unincorporated

Member completing this form on behalf of the Unincorporated Association must also provide a certified copy of any **ONE** of the following documents:

- Australian driver's licence; OR
- Australian or foreign passport; OR
- Any ID card issued under a state or territory law which contains your photo, date of birth and signature.

Section 7. Registered Cooperative

Full Name of Registered Cooperative

- Cooperative is registered with ASIC
 Cooperative is registered with a foreign registration body

Identification Number issued by relevant registration body (if any)

Full Name of Chairman

Full Name of Secretary

Full Name of Treasurer

Registered Office or Residential Address of Public Officer (not a PO Box)

Address

Suburb _____ State _____ Postcode _____

Country

Identification Documentation Required for Registered Cooperative

Both Incorporated and Unincorporated

You must provide a certified copy or certified extract of any **ONE** of the following documents:

- Register maintained by the cooperative; OR
- Extract of minutes of a meeting of the cooperative.

Both of these documents must show the full name of the cooperative.

Section 8. Government Body

Type of Government Body

Entity

Established under legislation

Australian Government Body

A Commonwealth of Australia Government body

An Australian State or Territory Government body – please specify state or territory

Name of Government Body and Establishing Legislation (if applicable)

Principal Place of Operations (not a PO Box)

Address

Suburb _____ State _____ Postcode _____

Country

No certified documents are required for Government Bodies.

Section 9. Authorised Representative/Agents

This section should be completed if:

- an authorised representative has been appointed to operate on this account; OR
- this application is being made by an agent of the investor under a power of attorney or as the investor's legal or nominated representative.

All Authorised Representatives/Agents to Complete

Full Name of Authorised Representative/Agent

Title of Role Held with Investor

Signature of Authorised Representative/Agent

Evidence of Authority to Act on Investors Behalf e.g. Power of Attorney

If the Investor is a Non Individual (i.e. a company, trust etc) Please Also Complete the Following:

If a non individual investor (i.e. a company, trust etc) appoints an authorised representative in relation to this investment then the investor must also appoint a verifying officer to liaise with that authorised representative.

Please Provide the Following Information About the Verifying Officer:

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

Residential Address (not a PO Box)

Address _____

Suburb _____ State _____ Postcode _____

Country _____

Identification Documentation Required for Verifying Officer

You must also provide a certified copy of any **ONE** of the following documents:

- Australian driver's licence; OR
- Australian or foreign passport; OR
- Any ID card issued under a state or territory law which contains your photo, date of birth and signature.

Please also provide written evidence of the Verifying Officer's authority to act for the investor.

Please note that the AML/CTF Act requires a verifying officer to collect and retain the following information about the authorised representative:

- Full name;
- Title or role held with the investor;
- A copy of their signature; and
- Evidence of their authority to act on behalf of the investor.

Section 10. Investor Contact Details (ALL NEW INVESTORS TO COMPLETE)

Investor Contact Name and Contact Details

Title Mr/Mrs/Ms/Dr/Other _____ Date of Birth _____

Given Names _____

Surname _____

Phone Number (Work) _____ Phone Number (Mobile or Home) _____

Fax Number _____ Email Address _____

Postal Address (If different to street address)

Postal Address _____

Suburb _____ State _____ Postcode _____

Country _____

Section 11. Investment Choice and Investment Distribution Options

Fund	Amount to be invested	Distributions (tick selected option)*		
		Reinvest all	Pay all to a bank account	Pay income to a bank account and reinvest realised capital gains
EQT SGH Retail Property Income Fund (minimum investment of \$5,000)	\$	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EQT SGH Wholesale Property Income Fund (minimum investment of \$50,000)	\$	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* If no selection is made or an incomplete instruction is received, the distribution will be reinvested.

Payment Method

Important – Preferred method of payment (please your selection)

- Cheque Cheques are to be made payable to '**Equity Trustees Limited**'
- Direct Debit Complete **Section 19. Direct Debit Request Form** and include with this Application Form.

Section 12. Banking Details (for distributions and redemptions)

The Application Amount(s) above will be credited to your account as follows:

Bank Name _____

Bank Address _____

Account Name _____

BSB Number _____ Account Number _____

Section 13. EQT Online Access

- Please tick the box if all the undersigned would like online access to view the details of this investment. Defined terms have the meaning given in the Conditions of EQT Online Access. By signing below you verify that you have read, understood and agree to be bound by the Conditions of EQT Online Access. Please confirm your email address below to receive details as per the Conditions.

Section 14. Authorised Representative/Agent Appointment

Please Complete if Authorised Representative/Agent Required.

I/We have read the terms and conditions of an authorised representative and agree to those terms and conditions.

Name of Authorised Representative/Agent

Signature of Authorised Representative/Agent

Please also sign **Section 17. Declaration and Signatures**.

Section 15. Annual Financial Report

- You can obtain a copy of the annual financial report for the Funds from the EQT website at www.eqt.com.au from 30 September each year. However, if you would like to receive a copy by post please tick the box.

Section 16. Privacy

When you complete this application form EQT will be collecting personal information from you for the primary purpose of processing and administering your investment in the funds. In order to comply with Australian Taxation laws, the Corporations Act, the Anti-Money Laundering and Counter-Terrorism Act and other laws and regulations EQT must collect certain information about you.

EQT may also be required to obtain personal information (including sensitive information) about you from third parties in order to comply with these laws.

EQT may disclose your personal information to other parties involved in providing services to, administering or managing the Funds (such as to your financial adviser and to service providers such as external administrators and posting services). EQT may also use your information to forward to you, from time to time, details of other investment opportunities offered by EQT in which you may be interested

- Please tick the box if you **do not** wish to be updated with such investment opportunities. If you do not mark the box we will assume that you want to hear about the investment opportunities we have described.

Section 17. Declaration and Signatures

You should read the PDS for **EQT SGH Retail Property Income Fund** and **EQT SGH Wholesale Property Income Fund** (collectively 'the Funds') dated 15 December 2008, offering units in the Funds before investing. A person giving access to this application form must, at the same time and by the same means, give access to the PDS and any document which updates the information contained in the PDS. While the PDS is current, EQT will provide on request and without charge a paper copy of the PDS, any document which updates it and the application form to anyone receiving an electronic copy of the PDS. The law prohibits any person passing on to another person this application form unless it is attached to, or accompanied by, a complete and untampered electronic version of the PDS or a print out of it.

I/We have read the PDS to which this application form applies and agree to be bound by the terms and conditions of the PDS and the Constitution of the Funds in which I/we have chosen to invest. I/We have detached this application from the PDS and declare that all details are correct. I/We acknowledge that Equity Trustees Limited is not responsible for the delays in receipt of monies caused by the postal service or the applicant's bank. If I/we have provided an email address, I/ we consent to receive ongoing investor information including PDS information, confirmations of transactions and additional information as applicable, via that method of delivery. I/We received and accepted this offer in Australia. I/We acknowledge that Equity Trustees Limited or the Investment Manager do not guarantee the repayment of capital or the performance of the Funds or any particular rate of return from the Funds.

By signing this application form, I/we acknowledge that I/we have read and understood the PDS and where appropriate have obtained my/our own independent financial investment advice (having regard to the inherently complex nature of these products).

I/We acknowledge and agree that where the Responsible Entity, in its sole discretion, determines that:

- I/we are ineligible to hold units in a fund or have provided misleading information in my/our application form; or
- I/we owe any amounts to EQT or any other person,

I/We appoint the Responsible Entity as my/our agent to submit a withdrawal request on my/our behalf in respect of all or part of my/our units, as the case requires, in the relevant Fund.

Authorised Signatories for Future Instructions

You may specify the way that you wish to sign future instructions in relation to your investment in the Funds.

These instructions do not apply for your initial application. They will apply to all your existing and future unit holdings in the Funds until such time as you advise EQT in writing to the contrary.

A. Individual / Joint / Sole Trader Please tick one of the following options

- all unitholders must sign (unless indicated)
- any one unitholder may sign

B. Company

Please tick one of the following options

- One Director and Company Secretary
- Two Directors

Please also tick one of the following two options

- Signed under Common Seal
- Signed without Common Seal

B. Trust/Superannuation Fund/Partnership/Charity/Association/Co-operative/Government Body

Please tick one of the following options

- One Director and Secretary
- Two Directors
- Two Executive Officers
- Two Authorised Signatories

Please also tick one of the following options

- Signed under Common Seal
- Signed without Common Seal

Name of Applicant

Signature of Applicant

Date

Capacity (please tick if applicable) Director Secretary Executive Officer Authorised Signatory

Name of Applicant

Signature of Applicant

Date

Capacity (please tick if applicable) Director Secretary Executive Officer Authorised Signatory

Company Seal (If applicable)

Section 18. Financial Adviser Details and Customer Identification Declaration

Customer identification declaration (Financial Adviser to complete)

I confirm that I have completed an appropriate customer identification procedure ('CID') on this investor 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; **OR**
- I have not attached the verification documents but will retain them in accordance with the AML/CTF Act and agree to provide EQT 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 EQT.

I agree to provide EQT or its agents with any other information that they may require to support this application.

Full Name of Financial Adviser

Financial Adviser Signature

Date

Please also complete the Financial Adviser details section on the next page.

Application Form Page 19

Financial Adviser access to investor information *(Investor to complete)*

I/We agree that information relating to my/our investment be supplied to my/our financial adviser.

Please tick this box if you **do not** wish to your financial adviser to have access to information about your investment.

Please also elect if you wish copies of all transaction confirmations to be provided to your financial adviser. *If no election is made copies will not be sent.*

Yes, please send copies of all transaction confirmations to my/our adviser.

No, please **do not** send copies of all transaction confirmations to my/our adviser.

Please ask your financial adviser to complete these details (if applicable).

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

Adviser Name _____ Adviser No. (if applicable) _____

Business Name _____

Street Address _____

Suburb _____ State _____ Postcode _____

Postal Address _____

Suburb _____ State _____ Postcode _____

Office Telephone _____ Direct _____

Mobile _____ Facsimile _____

Email _____

Dealer Details

Dealer Name _____

Dealer No. (if applicable) _____

Contact Person _____

AFSL No. _____ ABN _____

Postal Address _____

Suburb _____ State _____ Postcode _____

Office Telephone _____ Direct _____

Mobile _____ Facsimile _____

Email _____ Website _____

Dealer Stamp

ILGN ILAN ILCN

Section 19. Direct Debit Request Form

Date

Account No.

Investor/s Name in Full

I/We request and authorise Equity Trustees Limited as detailed in the Payment Details below, to arrange, through its own financial institution, for any amount Equity Trustees Limited may debit or charge to be debited through the Bulk Electronic Clearing System from an account held at the financial institution identified below and paid to the Debit User (ID number 225014) subject to the Terms and Conditions (and any further instructions provided below).

Bank/Financial Institution Account Details

Insert details of account which is to be debited

Account Name

BSB Number

Account Number

Bank Name

Address

Direct debiting is not available on the full range of accounts. If in doubt, please refer to your Bank/Financial Institution.

Acknowledgement

By signing this Direct Debit Request you acknowledge having read and understood the terms and conditions governing the debit arrangements between you and Equity Trustees Limited as set out in this request and the Terms and Conditions.

Payment Details for Initial or Additional Investment

Fund	\$ Amount
EQT SGH Retail Property Income Fund (minimum \$5,000 or \$1,000 for additional investments)	
EQT SGH Wholesale Property Income Fund (minimum initial investment of \$50,000)	

Payment Details for Accumulator Savings Plan

Fund	\$ Amount per month (min. \$100)
EQT SGH Retail Property Income Fund	

Signature and Address

Signature _____ Date _____

Signature _____ Date _____

Address 1 _____

Address 2 _____

Suburb _____ State _____ Postcode _____

Company Seal

(if applicable)

Appendices

Appendix 1. Persons Authorised to Certify Documents

1. 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 finance 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.

Appendix 2. Checklist

- Have you completed your details under your investor type?
- Have you provided certified copies of your identification document?
- Have you completed all relevant details and signed the application form?
- Once you have completed the above send the application form to the unit registry contact details provided in the PDS.

This page intentionally left blank



Equity Trustees Limited
ABN 46 004 031 298
AFSL No. 240975

Level 2, 575 Bourke Street
Melbourne VIC 3000

Telephone 03 8623 5000
EQT Client Services 1300 555 378
Facsimile 03 8623 5395
Email equity@eqt.com.au
Website www.eqt.com.au

Investment Manager
SG Hiscock & Company Limited
ABN 51 097 263 628
AFSL No. 240679

Level 22, 600 Bourke Street
Melbourne VIC 3000