

The Purpose of the Financial Services Guide

This Financial Services Guide (FSG) has been prepared and issued by Fawkner Property Pty Ltd ("Fawkner"). ABN: 49 147 265 281 AFSL 437334.

This FSG is designed to assist you in determining whether to use any of the financial services provided by Fawkner Property. This FSG will provide you with information about Fawkner and how we can be contacted; what financial services we are authorised to provide to you; how we are remunerated; how we manage conflicts of interest; how we protect your information; and how we manage complaints.

Who is Fawkner Property Pty Ltd?

Fawkner Property is a private property syndication company, with an Australian Financial Services Licence (AFSL) issued by ASIC authorising Fawkner Property to promote property syndicates to sophisticated or high net worth (wholesale) investors.

Fawkner Property syndicates are simple and transparent unit trusts. Through the unit trust, the investors own the property. The trustee of the trusts and the issuer of the interests in the managed investment schemes is Farrell Heidelberg Pty Ltd (ABN: 58 147 256 316), which has common directors with Fawkner Property. Fawkner Property receives fees for managing the trusts.

Fawkner Property uses the experience of its directors and investment committee to purchase properties which provide reliable income returns with limited risk to capital. With sensible gearing, Fawkner Property uses non-recourse bank finance to pass on to investors the benefits of currently available interest rates on commercial property loans, through higher income.

How can you contact Fawkner Property Pty Ltd?

Level 8 /468 St Kilda Road
MELBOURNE VIC 3004
Telephone: 03 9856 4577
Email: info@fawknerproperty.com.au
www.fawknerproperty.com.au

What kind of financial services are we authorised to provide to you?

Fawkner is authorised to provide general financial product advice to retail and wholesale clients on products included in the following financial product classes:

- deposit and payment products
- Interests in managed investment schemes excluding investor directed portfolio services.

Fawkner is also authorised to deal in a financial product by issuing, applying for, acquiring, varying or disposing of a financial product in respect of the following classes of financial products:

- Interests in managed investment schemes excluding investor directed portfolio services.

Fawkner is also authorised to apply for, acquire, vary or dispose of a financial product on behalf of another person in respect of the following classes of products:

- deposit and payment products
- interests in managed investment schemes excluding investor directed portfolio services;

How are the financial services provided by us?

General advice is provided in an information memorandum about a specific trust. When you complete an application form attached to an information memorandum, we take it as an instruction by the person or persons signing the form to arrange an investment in that trust in accordance with the application form.

How do we manage potential conflicts of interest?

The provision of only general financial product advice does not place Fawkner Property in a fiduciary position.

Fawkner Property does not hold money or assets on behalf of investors but arranges for money to be paid to the product issuer and for the interests in managed investment schemes to be issued directly to investors.

For detailed information on how we manage conflicts of interest you can request a copy of our Conflicts Management Policy, please contact us via telephone on (03) 9856 4577 or via email info@fawknerproperty.com.au

Fees, Remuneration and other benefits - How will we pay for the services provided?

Fawkner Property does not charge or receive non-monetary benefits for provision of the financial services authorised by its AFSL.

How are Fawkner employees and authorised representatives paid?

Fawkner Property employees and authorised representatives are not remunerated or given non-monetary benefits in respect of the provision of the financial services authorised by the Fawkner Property AFSL.

How we look after your privacy?

Fawkner Property collects personal information as reasonably necessary to provide its services and to manage its relationships with investors and other parties. Fawkner Property is required to obtain personal information to comply with the *Anti-Money Laundering and Counter-Terrorism Financing Act 2006* (Cth) to identify an individual.

Personal information received by Fawkner Property is held securely, either in electronic files on Fawkner Property's computer systems or in physical files held on Fawkner Property's premises. We endeavour to keep our server free from unauthorised access and use by means of physical security at the premises in which the server is housed, and by using protocols and measures to prevent unauthorised remote access to the server. Fawkner Property has technological and operational processes and procedures in place to protect personal information from misuse, interference and loss, unauthorised access, modification and disclosure.

At Fawkner Property Pty Ltd we recognise your privacy is important. We are bound by, and are committed to supporting our obligations under the *Privacy Act 1988* (Cth) (Privacy Act) and in particular the requirements of the Australian Privacy Principles (APPs).

For detailed information on how we handle and secure your personal information, please see our Privacy Policy. This Policy is located at www.fawknerproperty.com.au

How do I get more information or make a complaint?

Under the Privacy Act, you have the right to seek access to personal information we hold about you, subject to some exceptions. To access or to correct or update personal information, or to obtain more information about Fawkner Property's privacy policy, please direct any questions to our privacy officer. Fawkner Property will respond to a request for access within a reasonable period of time.

If you have a complaint about the financial services provided to you, you should take the following steps:
First, please contact Fawkner Property Complaints Officer. We will try to resolve your complaint quickly and fairly. Secondly, if you are not satisfied with the response you receive you should write to:

Complaints Officer
Fawkner Property Pty Ltd,
Level 8 / 468 St Kilda Road,
Melbourne VIC 3000

By telephone: 03 9856 4577

By email: info@fawknerproperty.com.au

Fawkner Property Pty Ltd takes complaints very seriously and will respond shortly after receiving written notice of your complaint.

If you still do not get a satisfactory outcome within 45 days, you have the right to complain to our external dispute resolution scheme:

Credit & Investments Ombudsman Limited (CIO)
PO Box A252
SYDNEY SOUTH NSW 1235

Telephone: 1800 138 422

Facsimile: (02) 9273 8440

Email: info@cio.org.au

Website: www.cio.org.au