

# New Zealand Investors' Information Sheet

## Quay Global Real Estate Fund

Issue date: 1 February 2017

### About this document

This document contains important information for New Zealand investors about the Quay Global Real Estate Fund ('Fund'). You should read this document and the accompanying Product Disclosure Statement ('PDS') for the Fund before investing.

The information provided in this New Zealand Investors' Information Sheet is general information only and does not amount to financial advice. We recommend you obtain financial advice tailored to your personal circumstances before investing in the Fund.

### Updated information

Certain information in this document 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 document. Any updated information which is not materially adverse may be obtained at [bennelongfunds.com](http://bennelongfunds.com) or by calling Bennelong Funds Management on 1800 895 388 (Australia) or 0800 422 304 (New Zealand). A paper copy of the updated information will be provided free of charge on request.

### New Zealand Warning Statement

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

## Investing in the Fund

Direct investors in the Fund can complete the Application Form and send it along with a cheque or a copy of the payment advice confirming the transfer of funds. Further information is contained in the PDS. Minimum application amounts are subject to the Australian dollar minimum amounts disclosed in the relevant PDS. If you wish to invest indirectly in the Fund through an IDPS, your IDPS operator will complete the application for you. Your IDPS operator will advise what minimum investment amounts relate to you.

## Withdrawing your investment

Direct investors of the Fund can withdraw their investment by posting or faxing the withdrawal form available at ([bennelongfunds.com](http://bennelongfunds.com)) to Bennelong Funds Management Ltd care of our Administrator:

**Fax:** Attention: RBC Shareholder Services  
+61 2 8262 5492

**Post:** RBC I & TS  
C/- Shareholder Services  
GPO Box 4471  
Sydney NSW 2001

Alternatively, direct investors can scan and email their withdrawal request directly to Bennelong Funds Management Ltd.

**Email:** [client.services@bennelongfunds.com](mailto:client.services@bennelongfunds.com)

Minimum withdrawal amounts are subject to the Australian dollar minimum amounts disclosed in the relevant PDS. Withdrawal requests received from New Zealand investors must specify:

- the withdrawal amount in Australian dollars; or
- the number of Units to be withdrawn.

We are unable to accept withdrawal amounts quoted in New Zealand dollars. Please note that the withdrawal amount paid to you will be in Australian dollars and may differ from the amount you receive in New Zealand dollars due to:

- Foreign Exchange spreads between Australian and New Zealand dollars (currency rate differs daily); and
- Overseas Telegraphic Transfer ('OTT') costs.

Withdrawals will only be paid directly to the Unit holder's Australian dollar bank account held in the name of the Unit holder with an Australian domiciled bank. Withdrawal payments will not be made to third parties.

If you have invested indirectly in the Fund through an IDPS, you need to provide your withdrawal request directly to your IDPS operator. The time to process a withdrawal request will depend on the particular IDPS operator.

## Distributions

New Zealand investors can elect to have their distribution paid in cash provided an Australian domiciled bank account in Australian dollars is provided. Cash distributions will only be paid in Australian dollars to such an account.

If the distribution is reinvested, New Zealand investors will be allotted Units in accordance with the terms and conditions set out in the PDS relating to the Fund. Please see the PDS for a description of distributions and the terms and conditions of the reinvestment of distributions.

The distribution reinvestment plan described in the PDS is offered to New Zealand investors on the following basis:

- at the time the price of the Units allotted pursuant to the distribution reinvestment plan is set, the Responsible Entity will not have any information that is not publicly available that would, or would be likely to, have a material adverse effect on the realisable price of the Units if the information were publicly available;
- the right to acquire, or require the Responsible Entity to issue, Units will be offered to all investors of the same class, other than those resident outside New Zealand who are excluded so as to avoid breaching overseas laws; and
- Units will be issued on the terms disclosed to you, and will be subject to the same rights as Units issued to all investors of the same class as you.

On request from the Responsible Entity, the following documents are available free of charge: a copy of the most recent annual report of the Fund, the most recent financial statements of the Fund, the auditor's report on those financial statements, the PDS and the Constitution for the Fund (including any amendments). Other than the Constitution, these documents may be obtained electronically from ([bennelongfunds.com](http://bennelongfunds.com)).

## Processing cut off times

The processing cut off times for applications and redemptions referred to in the PDS are Melbourne time and you should take this into account when faxing instructions.

## Cooling off rights

Cooling off rights may apply to investors in New Zealand. If you wish to exercise your cooling off rights you should contact the Responsible Entity of the Fund. The PDS contains further information about the rights that may apply.

## New Zealand resident taxation

If you are a New Zealand resident wishing to invest in Australia, we strongly recommend that you seek independent professional tax advice. New Zealand resident investors will be taxed on their Units under the foreign investment fund rules or ordinary tax rules, depending on their circumstances. Australian tax will be withheld at prescribed rates from distributions to non-residents to the extent that the distributions comprise relevant Australian sourced income or gains.

## Client Services and Responsible Entity

Bennelong Funds Management Ltd  
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Melbourne VIC 3000

**T:** 1800 895 388 (Australia) or  
0800 422 304 (New Zealand)

**F:** +61 3 8611 6534

**E:** [client.services@bennelongfunds.com](mailto:client.services@bennelongfunds.com)

**W:** [bennelongfunds.com](http://bennelongfunds.com)