

INVITATION TO INVEST

Business Loan Investment Fund
Supplementary Information Memorandum



Bridging Finance Loan in favour of:
UNIVERSAL CONSTRUCTION GROUP PTY LTD

Issuer: Thrifty Money Pty Ltd ATF
BUSINESS LOAN INVESTMENT FUND

IMPORTANT NOTICE

Investing in this loan as a retail/inexperienced investor is limited to the Business Loan Investment Fund members only.

If you are not a member, first go to [Business Loan Investment Fund/member application](#) and apply to become a fund member.

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A Guide on how to Invest

This Supplementary Information Memorandum (SIM) is issued under the Business Loan Investment Fund (BLIF) and the conditions prevalent to said fund applies, mutatis mutandis, to this SIM.

For you to participate in this offer, you need to follow the following steps:

STEP 1 REVIEW THIS INFORMATION MEMORANDUM CAREFULLY

You should read the entire IM carefully, before deciding regarding an investment in the Fund.

STEP 2 CONSIDER THE OFFER

You should carefully consider all the information included in this Information Memorandum, ensuring that you consider all the risks associated with the investment. Also, you should consider as to whether your investment needs, and objectives will be well served by an investment in the Fund and whether this Fund is appropriate for you.

STEP 3 OBTAIN ADVICE

Before investing in the Fund, you should consult with your financial, legal, tax or other advisers in your quest to determine whether an investment in the Fund is right for you.

STEP 4 COMPLETE THE APPLICATION FORM

To complete the required application, you should print this entire SIM and complete the relevant Application Form included at the end of this document. Depending on your specific circumstance and/or the total sum to be invested, you could be required to provide an Accountant's Certificate confirming your Investor status (whether Wholesale, Sophisticated or Experienced). An example of what is required will be presented to you by the Trustee.

STEP 5 SUBMIT YOUR COMPLETED APPLICATION

Once you have completed this application submit it to invest@thriflymoney.com.au for processing. Transfer the funds to be invested into the fund's trust account, details of which is presented hereunder. Funds currently held in trust by the Business Loans Investment Fund will be reinvested accordingly upon receipt of the completed application. The aforementioned account details are as follows:

Account Name: Business Loan Investment Fund Trust Account.
Bank Name: Westpac Bank
BSB: 034153
Account Number: 299256

Other electronic communication can be sent to investorcare@thriflymoney.com.au while non electronic communications can be sent to Business Loan Investment Fund P.O. Box 674, Upper Coomera, Qld, 4209

Key Features

Fund Reference	BLIF Subfund 2\UCG\L315
SIM Release Date	03/06/2021
Loan Start Date	08/06/2021
Loan End Date	08/12/2021
Important Notices	<ul style="list-style-type: none"> • This Supplementary Information Memorandum ('SIM') is an offer supplementary to the Business Loan Investment Fund Information Memorandum dated July 01, 2019 (IM). • It is imperative that this SIM is read in conjunction with the IM. Unless otherwise specifically defined in this SIM, terms defined in the Business Loan Investment Fund IM have the same meaning when used in this SIM. • Should you require any further information and/or require any documentation specific to this SIM to be explained to you in greater detail, please contact us at 1300 614 800 or investorcare@thrifitymoney.com.au • Only BLIF Fund members may participate in this opportunity.
The Land	Lot 316, Yurri Street, River Breeze, Griffin, Queensland, 4503
Purpose of this SIM	This SIM was published to provide information pertinent to a Loan pertaining to the property development referenced herein and to afford prospective investors an opportunity to determine whether they would want to participate in the funding thereof.
Loan Type	Bridging Loan
Borrower	Universal Construction Group
Loan Description	A Bridging Loan generally refers to a short-term loan to be used by the Borrower until an alternative, pre-arranged and secured source of funding comes into effect. Proceeds from said alternative funding is then used to settle the obligation created by this loan. Loan periods for this type of loan typically ranges from one to twelve months.
This Offer	The Business Loan Investment Fund through this SIM is seeking to raise funds from prospective investors to fund this loan. This loan will be used strictly for the funding, partly or in full, of the construction of Property at the Land, up to its Fixing stage.
Loan Amount	\$140,000
Loan-to-Value Ratio	70.39%
SIM Closing Date	09/07/2021

Transaction Details

Loan Details	
Loan Amount	\$140,000
Loan Period	6 months
Anticipated Investor Income	10.4% per annum
Concessionary Loan Interest Rate	1.67% per month
Loan Interest Servicing	Interest paid upfront in full
Loan Purpose	The loan is required to fund, partly or in full, the construction of Property at the Land address up to its Fixing stage.
Income Distribution	At full and final repayment of loan
LVR	70.39%
Exit Strategy	Capital to be repaid within 6 months or upon project reaching the lock-up stage. Funding comes from operational funding or "lock-up "drawdown, whichever comes first.

Borrower Details	
Borrower	Universal Construction Group
ABN	34088279485
Registered Office	12 Lader Terrace, Varsity Lakes, 4227, Australia, QLD
Trading Office	12 Lader Terrace, Varsity Lakes, 4227, Australia, QLD
Date of Incorporation	25 Jun 1999
Directors	Bryan Dale Earwicker

Security Details	
General Security Agreement Including PPSR	Charge over the assets of the Borrower
Mortgage over Assets	A mortgage over assets of the borrower and the guarantors
Personal Guarantee	Personal guarantees provided by the directors and senior management of the Borrower (1 X Official)
Cession of Builder Debt	\$ 198,898.53 payable by the builder to the Borrower upon delivery of the goods has been ceded unconditionally to the Lender. The builder has provided an unconditional acknowledgment of debt to the Borrower.
Assignment of Progress Payment	An assignment of the builder's progress payments in favour of the fund has been secured in lieu of the loan repayment (first repayment in part and then outstanding balance in full) at both Enclosed and Fixing stages, respectively.

Credit Risk	
Borrower	Equifax reported this company as having a good credit score and deemed it to be an excellent credit risk. The bureau gives it a 0.4% chance of recording an adverse credit event in the next 12 months.
Builder	Equifax reported this company as having a good credit score and deemed it to be a low credit risk. The bureau gives it a 2.2% chance of recording an adverse credit event in the next 12 months.
Bryan Dale Earwicker	Guarantor has no adverse credit history
Douw Gerbrand van Vuuren	Guarantor has no adverse credit history

Fees & Costs (Paid by Borrower)	
Loan Establishment Fee	2.2% of the principal or \$2,000 whichever is the greatest
Document Fee	\$1,500 towards the loan documents drafting and execution costs
Incidental Fees	\$0.00 for applicant credit and related research cost
Loan Extension Fee	1.5% of the outstanding balance at date of extension or \$2,500 whichever is the greatest
Loan Admin Fee	\$250 per month
Default Loan Admin Fee	\$700 per month
Loan Default Fee	\$3,000 which becomes due and payable 28 days from date of first default, provided that the borrower remains in default for 21 days from first default

Other Fees & Costs	
Other Fees	The Fund IM describes various classes of related fees payable. It is very important for members to avail themselves thereof.

Supplementary Notices

Additional Notices	
Investor Eligibility	This investment opportunity is open to the Business Loan Investment Fund members only. If you are not a member, first go to the <i>Business Loan Investment Fund/member application</i> and apply to become a member.
Distribution Rate (How much is paid to the Investor)	The Fund offers a return of 10.4% per annum. The rate quoted is nett of fees but subject to the borrower not being in default in any way or form.
Distribution Date (When the Investor gets paid)	Capital and interest will be distributed at loan termination date (The date when the loan is closed, and all loan related matters have been finalised).
Additional Information	The funding of Business Loans is subject to risk and the Trustee do not guarantee the performance of the Borrower.
Advice	Nothing said, disclosed, or published by the Trustee, its employees, and/or agents is intended as, or must be construed as advice, a recommendation and/or an opinion about the suitability of investing in this Loan
How to Invest (New Investor)	Complete and return the Application Form attached to this SIM and transfer the funds to be invested in this Loan into the Business Loan Investment Fund Trust Account (Account details provided elsewhere in this document)
How to Invest (Current Investor)	Complete and return the Application Form attached to this SIM. Funds currently held in trust by the Business Loans Investment Fund will be reinvested into in this Loan.
Electronic Transactions	The investor(s) agree that the transactions encompassed under this SIM may be conducted electronically through whatever means the Trustee may provide from time to time. An application submitted electronically must be transmitted in accordance with the procedures established by the Trustee and communicated to the Member. The Trustee may rely upon and enforce an Application submitted electronically to the same extent as if such Application were written and signed on paper and in ink.
Issuing of Units	Units are issued on a "first in, first served" basis. Should this Loan be oversubscribed the Trustee reserve the right to reduce the amount of each member's investment in the Loan by a proportional amount.

Build Quality, Design & Finishes

The build quality, design and finishes hereunder is indicative by nature, reflecting the standards and designs generally used. The designs and layouts are not specific to this project.

Design Brief

**AUSTRALASIAN
AD DEVELOPMENTS PTY.LTD.** A.B.N. 16 085 904 035

Commercial in Confidence



WHAT MAKES YOUR NEW HOME SO SPECIAL?

Anyone can build a house, but it takes special dedication to build a home. At Australasian Developments we pride ourselves on overseeing the construction of homes for all our customers.

Our homes are designed with the following features in mind:

- Innovative designs both externally and internally
- Flowing open plan designs to promote balanced family living
- Creation of comfortable family environments
- Neutral tones that blend with your lifestyle
- Designed with high ceilings throughout to give a spacious feel to the home

"Sustainable homes are healthy homes"

- Where possible we use sustainable products
- Design elements that promote family health
- Have high quality inclusions
- High energy efficiency
- Designed to minimise external noise transmission
- Designed to control internal house temperatures
- Designed to virtually eliminate the possibility of burning
- Termite protection, not required
- Will not rot
- Structurally engineered
- Minimal maintenance



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The Team

Australasian Developments Pty Ltd was established in 1988. Its success is based on a team of industry experts with vision and dedication. Our team commitment ensures Australasian Developments' industry reputation is maintained as it continues to deliver house and land packages of the highest standard with outstanding value.

Project Manager

Industry experience: 40 years

Qualifications: Managing Director of Australasian Developments Pty Ltd and its associated group of companies

Experience includes:

- Project management of over 900 homes including luxury waterfronts as well as Mater Children's Hospital prize homes
- 18 years managing 350 personnel including administrative staff, builders, suppliers, subcontractors, and agents
- Extensive land acquisitions for both residential and commercial development projects, including a district shopping centre site
- Consultant to the CSIRO and QUT for the review and update of the housing energy efficiency building code
- Consultant to the Chinese government on an island resort development as well as cold climate affordable housing
- Development of project management software to ensure team time management, efficiency maximisation and quality assurance

Procurement and Logistics

Industry experience: 35 years

Qualifications: 23 years of luxury home and unit property development, and importing of building products, in South Africa. Subsequently relocated to Australia and has worked exclusively in the area of acquisitions and import

Experience includes:

- Development of an extensive and reliable network of over 200 national and international suppliers
- Significant product acquisitions and proven logistics expertise
- Management of Brisbane based bonded warehouse manned by ex-military personnel
- Diversification of supply chain to maximise quality and affordability

Design

Industry experience: 32

years Qualifications: Building

Designer Experience includes:

- Design of various projects across the Asia Pacific region including New Zealand, Fiji, China and Australia
- Design of over 130 luxury homes in Queensland; Sovereign Island, Sanctuary Cove and other waterfront and beachfront locations.
- Design of significant developer's projects including shopping centre, medical centre, commercial office and resort with apartments

- Design expertise in concrete construction

Estimating

Industry experience: 36 years

Qualifications: Quantity Surveyor, Structural Engineer and Accountant
Experience includes:

- Expertise in residential house and apartment, commercial building, and industrial building construction
- Extensive technical understanding of quality and cost control processes
- Specialised knowledge in concrete construction
- Proven track record of know-how coupled with accuracy to ensure construction of a premium product

Structural Engineering

Industry experience: 25 years

Qualifications: BEng Civil (Hons), RPEng, RPEQ
Experience includes:

- Commercial projects; multi-residential, aged-care, health, retail, education, industrial and mining
- Residential projects; Hayman Island luxury residences, beachfront suites and townhouses
- Experience in construction engineering extends to structural analysis, structural steel, and longspan roof structures
- Technical expertise includes reinforced concrete, prestressed and post-tensioned concrete, precast and tilt-up panel systems as well as seismic design and earthquake engineering

Concrete Quality Control

Industry experience: 40 years

Qualifications: Tier 1 Contractor Accreditation
Experience includes:

- Application of quality management system, implemented through ISO 9000:2015 standards
- Extensive experience in the design and construction of concrete precast and tilt up projects across all sectors of the building industry
- Significant industrial projects include Australian Defence Force bases in Lavarack and Amberley as well as Gold Coast University Hospital, Sunshine Coast University Hospital and Ipswich Hospital
- Significant commercial projects include Robina Town Centre, Homeworld Shopping Centre Helensvale, Harvey Norman Warehouse Ashmore, Bunnings Warehouse Underwood and LoganSports and Entertainment Centres

Australasian Developments Accredited Builder*

Industry experience: 27 years

Qualifications: NZCE Civil, QBCC Building Licence and QBCC Carpentry Trade Contractors Licence
Experience includes:

- Construction of luxury homes on the Gold Coast
- Supervision of a well-established pool of licenced trades with high end construction know-how
- In addition to new home construction experience, a proven track record as an insurance industry accredited builder for 6 leading Australian insurers
- In addition to New Zealand Certificate of Civil Engineering (2002) and QBCC licences (2009) further qualifications include Engineering Intermediate Certificate (2000) and Provisional Coating Inspection Certificate (1998)

* North Brisbane to Tweed He

BLIF Subfund 2

APPLICATION FORM



BLIF Subfund 2 Application

Issuer: Thrifty Money ATF BLIF Subfund 2

Application Form

BLIF Subfund 2

General Notices

This application form is for use by individuals who wish to participate in Business Loan Investment Fund (BLIF) Subfund 2 as an investor.

Upon submission of this application this application will become part and parcel of the version appropriate BLIF Subfund 2 Information Memorandum.

Upon submission of this application the applicant may, in pursuit of the Trustee's AML and CTF compliance obligations, be required to provide additional identification and/or investor status certification information.

If the applicant is not an Australian resident it will be required to provide the Trustee with its principal tax status.

Fund participation is limited to Wholesale Investors only, however, the Trustee may, in compliance with Section 708 of the act, accept a limited number of non-Wholesale investors as fund members.

This application may be submitted by email to investorcare@thriftpmoney.com.au, or by post to P.O. Box 674, Upper Coomera, Qld, 4209 or delivered to Level 15, Corporate Centre One, 2 Corporate Court, Bundall, Queensland.

PAYMENT Do not pay your application monies when you submit your Application Form. Your Application Form must first be processed and once processed, the Trustee will contact the applicant and request payment of the application monies.

Signatures

- | | |
|-------------------|---|
| Individual | where the investment is in one name, the account holder must sign. |
| Joint Holding | where the investment is in more than one name, all of the account holders must sign. If more than two signatures are required, please attach an additional page with the full names of each account holder, their signatures, and date. |
| Companies | where the company has a sole director who is also the company secretary, this form must be signed by that person. If the company (pursuant to section 204A of the Corporations Act 2001) does not have a company secretary, a sole director can also sign alone. Otherwise, this form must be signed by a director jointly with either another director or a company secretary. Please indicate the capacity in which the form is signed. |
| Trust | the trustee(s) must sign this form. Trustee(s) signing on behalf of the trust confirm that the trustee(s) is/are acting in accordance with such designated powers and authority under the trust deed. |
| Power of Attorney | if signing under a Power of Attorney and you have not already lodged the Power of Attorney with us, please attach a certified copy of said Power of Attorney. The signatory will be required to demonstrate that said Power of Attorney has not been rescinded or revoked and that the person who gave the Power of Attorney is still living. |

TREATMENT OF INCOME AND CAPITAL DISTRIBUTION

Should the funds that are available for distribution to the Investor be reinvested automatically into another Loan?

- Yes The Applicant herewith instruct the Trustee to automatically reinvest the funds available for distribution into another Loan. The Applicant also grants the Trustee power of attorney, limited to the signing of all documents as may reasonably be required, to facilitate the Distribution and reinvestment of said funds.
- No The Applicant do not herewith instruct the Trustee to automatically reinvest said funds into another Loan?

If Authorised:

All investor funds available for reinvestment will initially be invested in BLIF Application Units until it can be committed to the funding of another Loan(s), at which time the Application Units will be converted into Units specific to said Loan(s).

All funds reinvested will be committed to Loans with a risk and yield profile comparable to the risk and yield profile of the Loan from which it originated.

If Not Authorised:

Where the Applicant have not authorised the Trustee to reinvest the funds as envisaged above then the Trustee shall notify the Applicant of the availability of such funds and the Applicant can elect to either reinvest the funds or instruct the Trustee to Distribute it accordingly.

The Applicant may change its selection by giving written notice of its decision to the Trustee at any time.

If no selection was made the Applicant will be deemed to not have authorised the Trustee to automatically reinvest any of the Applicant funds.

In any event, funds cannot be Distributed on terms other than the terms published in the related Supplementary Information Memorandum.

APPLICANT'S ACCOUNTANT/CPA DETAILS

Provide contact details for the applicant's accountant or CPA

Business Name

Contact Person

Telephone

Email

AML & CTF OBLIGATION

The AML/CTF Act imposes several obligations on reporting entities when they provide designated services. These include obligations with respect to customer identification and verification of identity, record keeping, establishing, and maintaining an AML/CTF program, and ongoing customer due diligence and reporting.

It is important that applicants provide the Trustee with clear and current identification. The identification provided should include one form of current photo identification (Driver's License or Passport) and other supporting identification, such as a bank card, Medicare card, birth certificate, citizenship certificate, or recent utility bills.

All applicants must comply with the 100-point identification requirement. Different types of identification are worth different points. To comply with the required identification, applicants must provide at least 1 primary id source. Please mark clearly which document are being provided in the table below and submit same with this application.

Primary Document	Points	ID Provided
Certified Copy of your Birth Certificate	50	
Clear Copy of your Driver License	60	
Clear Copy of your Passport	50	
Secondary Document		
Certified Copy of your Certificate of Australian Citizenship	40	
Certified Copy of your Change of Name Certificate	40	
Certified Copy of your Australia Visa	40	
Clear Copy of your Marriage Certificate	40	
Clear Copy of your Medicare Card	40	

DECLARATIONS AND ACKNOWLEDGEMENTS

The Applicant confirm that it understands and accept that this application, once signed and submitted by it, brings into effect, and consequently constitute, without exception, a legal and binding agreement between it and BLIF Subfund 2.

The Applicant understands and agrees that this or any related application is not subject to a cooling-off period, and that its application and/or offer may not be revoked once the funds has been committed to a Loan.

The Applicant declare that it has read the BLIF Information Memorandum (IM) together with this Supplementary Information Memorandum in its entirety, that it understands and accepts the terms, conditions, and rules contained and/or referenced therein.

The Applicant agrees to be bound by and adhere to the provisions of the Fund's Constitution.

The Applicant agrees to be bound by and adhere to any other obligations or restrictions that may relate to or be associated with this investment.

The Applicant declare that it has had every opportunity to seek professional advice regarding all aspects of this investment opportunity and it has not relied, either exclusively or primarily, on any statement or representation made by the Trustee, its officers, employees and/or agents prior submitting this application.

The Applicant declare that neither the Trustee nor any of its associated entities, shareholders, directors and/or representatives have made any representation, of any nature, regarding a guaranteed performance by the Fund, nor the guaranteed return of its invested capital, or the exact rate of return to be achieved by the Fund or the Applicant.

The Applicant declare that all information provided regarding its membership application, the acquisition of related securities and its eligibility as investor is accurate, true, and complete.

The Applicant declare that it has read, understood, and accepted the Trustee's Privacy Policy, Website Terms of Use and other term and conditions referenced in the IM and this SIM.

The Applicant declare that it understands and accept that the Trustee will hold personal information in relation to the investment described in the IM, the related SIMs and it specifically, and that the Trustee may disclose such information to its authorised advisor/agent/representative and other parties as referenced in the IM and elsewhere.

The Applicant agree that any consent proffered by electronic transmission may, in terms of the Electronic Transactions Act 1999(Cth), be used as the primary authority to act and/or transact accordingly.

The Applicant takes note of and accept that this application will only be processed upon receipt of a duly completed application, all supporting documentation as required have been received and verified, and the investment funds have been received by the Trustee.

EXECUTION

We, the applicants wish, subject to the Fund rules and regulations and effective the signature date, to acquire an interest in BLIF Subfund 2 investment trust and agree to be bound by the Trust Deed governing the Fund.

(Investor representatives must state their capacity to execute and submit the appropriate authority herewith.)

Applicant 1 Name

Applicant 1 Signature

AML & CTF OBLIGATION

The AML/CTF Act imposes several obligations on reporting entities when they provide designated services. These include obligations with respect to customer identification and verification of identity, record keeping, establishing, and maintaining an AML/CTF program, and ongoing customer due diligence and reporting.

It is important that applicants provide the Trustee with clear and current identification. The identification provided should include one form of current photo identification (Driver's License or Passport) and other supporting identification, such as a bank card, Medicare card, birth certificate, citizenship certificate, or recent utility bills.

All applicants must comply with the 100-point identification requirement. Different types of identification are worth different points. To comply with the required identification, applicants must provide at least 1 primary id source. Please mark clearly which document are being provided in the table below and submit same with this application.

Primary Document	Points	ID Provided
Certified Copy of your Birth Certificate	50	
Clear Copy of your Driver License	60	
Clear Copy of your Passport	50	
Secondary Document		
Certified Copy of your Certificate of Australian Citizenship	40	
Certified Copy of your Change of Name Certificate	40	
Certified Copy of your Australia Visa	40	
Clear Copy of your Marriage Certificate	40	
Clear Copy of your Medicare Card	40	

DECLARATIONS AND ACKNOWLEDGEMENTS

The Applicant confirm that it understands and accept that this application, once signed and submitted by it, brings into effect, and consequently constitute, without exception, a legal and binding agreement between it and BLIF Subfund 2.

The Applicant understands and agrees that this or any related application is not subject to a cooling-off period, and that its application and/or offer may not be revoked once the funds has been committed to a Loan.

The Applicant declare that it has read the BLIF Information Memorandum (IM) together with this Supplementary Information Memorandum in its entirety, that it understands and accepts the terms, conditions, and rules contained and/or referenced therein.

The Applicant agrees to be bound by and adhere to the provisions of the Fund's Constitution.

The Applicant agrees to be bound by and adhere to any other obligations or restrictions that may relate to or be associated with this investment.

The Applicant declare that it has had every opportunity to seek professional advice regarding all aspects of this investment opportunity and it has not relied, either exclusively or primarily, on any statement or representation made by the Trustee, its officers, employees and/or agents prior submitting this application.

The Applicant declare that neither the Trustee nor any of its associated entities, shareholders, directors and/or representatives have made any representation, of any nature, regarding a guaranteed performance by the Fund, nor the guaranteed return of its invested capital, or the exact rate of return to be achieved by the Fund or the Applicant.

The Applicant declare that all information provided regarding its membership application, the acquisition of related securities and its eligibility as investor is accurate, true, and complete.

The Applicant declare that it has read, understood, and accepted the Trustee's Privacy Policy, Website Terms of Use and other term and conditions referenced in the IM and this SIM.

The Applicant declare that it understands and accept that the Trustee will hold personal information in relation to the investment described in the IM, the related SIMs and it specifically, and that the Trustee may disclose such information to its authorised advisor/agent/representative and other parties as referenced in the IM and elsewhere.

The Applicant agree that any consent proffered by electronic transmission may, in terms of the Electronic Transactions Act 1999(Cth), be used as the primary authority to act and/or transact accordingly.

The Applicant takes note of and accept that this application will only be processed upon receipt of a duly completed application, all supporting documentation as required have been received and verified, and the investment funds have been received by the Trustee.

EXECUTION

We, the applicants wish, subject to the Fund rules and regulations and effective the signature date, to acquire an interest in BLIF Subfund 2 investment trust and agree to be bound by the Trust Deed governing the Fund.

(Investor representatives must state their capacity to execute and submit the appropriate authority herewith.)

Applicant 2 Name

Applicant 2 Signature