

ASIC Disclosure Requirements for Retail Investors

ASIC Benchmarks	References and Explanation	Benchmark conditions met / not met
Benchmark 1 Liquidity	This benchmark applies only to Pooled Mortgage Funds. The PDS for Master Mortgage Fund No 6 ARSN 114 364 886 dated 21 January 2009 deals specifically with Contributory Mortgages; hence this Benchmark is not applicable in this instance. Investors do not have the right to redeem their Investment prior to the loan being repaid by the borrower.	Not applicable to this Scheme – benchmark met.
Benchmark 2 Scheme borrowing	As at the date of the PDS for Master Mortgage Fund No 6, the RE has no external debts and there is neither a requirement for the Scheme to borrow funds nor a provision to do so. Any borrowings on Scheme assets will be fully disclosed in the Supplementary PDS.	Benchmark met.
Benchmark 3 Portfolio diversification	This benchmark applies to Pooled Mortgage Funds. Investors in a contributory mortgage Scheme have a proportional beneficial interest in the assets of the Scheme in which they invest but will not have an interest in other schemes or assets of the Manager.	Not applicable to this Scheme – benchmark met.
Benchmark 4 Related party transactions	It is the strict policy of the Board that no investor funds are advanced to related parties as defined in the Corporations Act. However related parties may invest in a mortgage Investment and thereby become Investors, who are treated equally and fairly and on the same basis as other Investors. GSL Services Pty Ltd is an entity associated with the directors of the RE and provides a range of services to Guardian Securities and the Scheme. The arrangement for these services is reviewed annually to ensure they remain on commercial arms length terms.	Benchmark met. Refer to Section 8 of the PDS for Master Mortgage Fund No 6 dated 21 January 2009. In the event that a transaction occurs which would be deemed to be a related party transaction, such a transaction will be disclosed in the appropriate SPDS.
Benchmark 5 Valuation policy	Standard valuation principles apply for all loans approved by the Manager. Valuations are obtained on a market value “as is” or “as if complete” basis for development loans assuming specified improvements are made. Valuations must be dated not more than ninety (90) days prior to approval of the loan. New valuations are obtained for all loans in excess of two (2) years or when a loan falls into default. The Manager has an approved list of panel valuers that are registered under the appropriate state registration and ensures that all valuations comply with all relevant industry standards and codes. Valuers need to comply with the Manager’s standing instruction to valuers. Guardian’s lending criteria are set out in Section 2.11 of the PDS and all loans are secured by registered first and/or second mortgages. Details of valuations in regards to specific Investments are disclosed in the accompanying Supplementary PDS.	Benchmark met. Refer to Section 9.2 of the PDS for Master Mortgage Fund No 6 dated 21 January 2009.

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<p>Benchmark 6 Lending principles – loan to value ratios</p>	<p>The Manager will consider all loans that meet the following loan to value ratios:</p> <ul style="list-style-type: none"> (a) 1st mortgages for property development – up to 70% of the “as if complete” market valuation (b) 1st mortgages for completed projects – up to 80% of the “as is” market valuation (c) 2nd mortgages – up to 85% of the “as is” or “as if complete” market valuation <p>Investment specific loan to value ratios are disclosed in the Supplementary PDS associated with the relevant Investment.</p>	<p>Benchmark met for (a) and (b) 1st mortgage transactions.</p> <p>Benchmark not met for (c) 2nd mortgage transactions.</p> <p>The appropriate SPDS will disclose details in respect of all LVR issues including 2nd mortgage lending and its associated risks.</p>
<p>Benchmark 7 Distribution practices</p>	<p>Distributions to Investors vary for Investment Offers and details of these are disclosed in the Supplementary PDS associated with those Investments. Distributions to Investors are made from interest payments received from the borrower or where interest is capitalised within the facility from loan funds withheld from the borrower to meet Investor interest payments.</p> <p>There is no provision for the Manager to meet or subsidise distributions to Investors from other assets of the Manager or from other schemes controlled by the Manager.</p>	<p>Benchmark met.</p>
<p>Benchmark 8 Withdrawal arrangements</p>	<p>An Investor may only withdraw that part of their Investment that has not been invested in a mortgage Investment. This request to withdraw non-allocated funds must be made by providing fourteen (14) days written notice to the Manager requesting withdrawal.</p> <p>Once investor funds are allocated to a specific mortgage Investment, Investors do not have a right of early withdrawal from that mortgage Investment until the relevant loan is repaid by the borrower.</p>	<p>Benchmark met.</p> <p>For risks associated with the delay of withdrawals due to loan extensions or rollovers please refer to Section 9 of the PDS for Master Mortgage Fund No 6 dated 21 January 2009 – Risk Factors – Withdrawal Risk.</p>

This information has been prepared without taking into account your objectives, financial situation or needs. Before deciding to invest in the Scheme, you should obtain a copy of the Product Disclosure Statement (PDS) for Master Mortgage Fund No. 6 ARSN 114 364 886 dated 21 January 2009 and any Supplementary PDS and consider whether the investment is appropriate for you in light of your objectives, financial situation and needs. If in doubt we recommend that you consult your financial adviser.

Guardian Securities Limited ACN 106 187 731 AFSL No. 240506 is the issuer of the Master Mortgage Fund No. 6 PDS and any Supplementary PDS that may be issued for a particular investment in this contributory mortgage Scheme.