

TIC DIVERSIFIED AUSTRALIAN RESIDENTIAL PROPERTY (DARP) FUND ARSN 146 354 172

All of the information required by Investors is disclosed in the Product Disclosure Statement (PDS) dated 13 October 2011 and Investors are advised to read this PDS in full before deciding to invest in the Fund.

An Application to Invest is included in the PDS which should be downloaded in its entirety from the website www.ticdarp.com.au. Please contact The Investors Club on **07 3456 4242** for general information on the Fund or the Responsible Entity on 1800 601 177 for any specific questions relating to the PDS or the Fund.

However for clarity we have listed below some of the more commonly asked questions with regard to the Fund and its operation.

Q. Can I invest at any time?

A. Yes. The Fund is an open ended Fund which means that there is no expiry date. Investors can make an initial investment and then elect to make regular periodic contributions or additional contributions as funds become available. The Fund is now active and over \$2,000,000 of investor funds have been received for allocation to various assets of the Fund.

Q. What will the Fund be investing in?

A. Only completed or near completed residential property in Australia with a small component (10%) held in cash to meet investor redemptions and expenses of the Fund. Each acquisition will be approved by the Investment Committee comprising senior members of The Investors Club and the Responsible Entity.

Q. Who is looking after my Investment?

A. Investor funds are held by an independent Custodian and managed by an independent Responsible Entity (RE) namely Guardian Securities Limited. The RE monitors all aspects of the Fund including issuing units in the Fund, distributions to Investors, attending to settlements and asset disposals, and investor services.

Q. What is the minimum Investment?

A. \$5,000 and subsequent investments of \$1,000 either by quarterly contributions or as funds become available for investment.

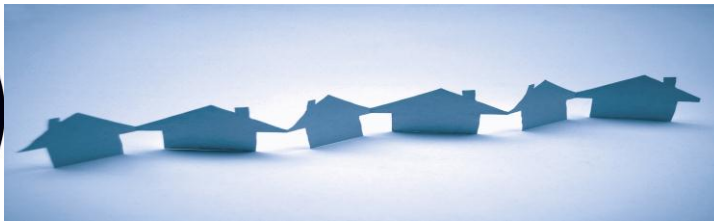
Q. Do I need to complete a new Application Form each time I make an additional contribution?

A. Yes. However supporting identification documentation is not required as these are held on file. Please tick the "Yes" box under additional contribution in the Application Form. Investors may also elect to make regular contributions by utilising the Periodic Investment Plan option shown in in the Application Form.

Q. What returns can I expect from my Investment?

A. As this is a relatively new Fund, there are no forecast distributions available. The aim of the Fund is to achieve a return greater than the RP Data Rismark Hedonic combined capital city indices which is widely recognised as the industry benchmark for Australian residential property.

This index as at June 2011 shows an annual compounded capital growth rate of 7.1% and 5.4 % over 10 and 5 years respectively which excludes rental income. Returns will be enhanced by conservative gearing (50% on completed property) and from higher returns due to the construction component (15%) in the Fund.



TIC DIVERSIFIED AUSTRALIAN RESIDENTIAL PROPERTY (DARP) FUND ARSN 146 354 172

Q. When are distributions paid?

A. Calculated as at 30 June and 31 December each year and payable within 60 days of the due date. Distributions are automatically reinvested into the Fund. However Investors can choose to receive distributions half yearly direct to their nominated bank account by ticking the re-investment opt out clause on the Application Form.

Q. When can I redeem my Investment?

A. The Fund can redeem units at any time (subject to liquidity) and a small withdrawal fee (2% up to 24 months & 1% up to 36 months) if withdrawals are made within 3 years.

The aim of the Fund is designed to buy and hold residential property over the medium to long term for maximum capital gain. Investors should intend to invest in the Fund for at least a 5 year term to fully capitalise on the investment strategy proposed by the Fund.

Redemptions will normally be paid within ninety (90) days of receipt of an approved redemption request.

Q. What are the management costs?

A. The costs of operating the Fund are 1.4% per annum of Funds under Management. This includes costs charged by the Responsible Entity for acting as the RE and payment of various administration expenses incurred in operating the Fund. It does not include costs of buying or selling property acquired by the Fund or Custodian and audit fees incurred by the Fund.

Q. What is the Unit Price?

A. The unit price as at September 2011 is \$0.9499c per unit. The drop in unit price is partly a reflection of the set up costs of the Fund and the acquisition of 3 residential properties early in 2011. RP Data Hedonic index has recorded a drop in value for virtually all capital cities over the past 6 months. As the Fund grows the unit price will change depending on the asset value of the Fund and the performance of the underlying assets.

The value of units in the Fund will be reflected in the Unit Price which is calculated monthly by the RE and will be published on the website www.ticdarp.com.au or www.guardiansecurities.com.au

Q. How do I get my \$\$ back?

A. Investors may redeem their units at any time, subject to liquidity in the Fund and meeting any withdrawal fees that may apply. Redemption of units will be subject to liquidity of the Fund and the unit price at the time of redemption. Upon approval by the RE, redemption requests will be paid within ninety (90) days of the redemption request.

Further questions should be addressed to:

Guardian Securities Limited ACN 106 187 731 AFSL 240506

P O Box 170

Robina Qld 4226

Phone: The Investors Club on **07 3456 4242** or Guardian Securities on **1800 601 177**

Email: investorservices@guardiansecurities.com.au