



Guardian Securities Limited

ABN 47 106 187 731 AFSL 240506

Fund Managers of Mortgage and Property Trusts

General Warning Statement

SMSF Property Capital Pty Ltd ACN 147 162 294 (SMSF Capital) is a corporate authorised representative No. 420843 of Guardian Securities Limited ACN 106 187 731 (**Guardian**) who holds an Australian Financial Services License (AFSL) No. 240506.

Guardian is the responsible entity for the following registered managed investment scheme:

- SMSF Property Fund ARSN 159 753 474 (Fund)

Guardian is the issuer of interests in the above Fund and has authorised SMSF Capital to sell interests in the Fund.

General warning: In accordance with the provisions of SMSF's Capital license authorisation Guardian and SMSF Capital wishes to advise the following in relation to any advice we jointly or severally have given or are likely to give you either orally or in writing or by any other means:

- (a) the advice has been prepared without taking account of your objectives, financial situation or needs; and*
- (b) because of that, you should, before acting on the advice, consider the appropriateness of the advice, having regard to your objectives, financial situation and needs; and*
- (c) as the advice relates to the acquisition, or possible acquisition of a particular financial product we have jointly or severally provided, or will likely to provide you with a product disclosure statement relating to the product then you should consider the statement before making any decision about whether to acquire the product.*

Offers for interests in the Fund may only be made by completing the application form contained within the Product Disclosure Statement (PDS) which may be contained in more than one part. The PDS issue date relevant to the Fund offer is shown in the relevant PDS applicable to the Fund and is available upon request by calling Guardian on 07 5562 0888.

GUARDIAN and SMSF Capital suggest you read the PDS (parts 1 and 2 if applicable) in full before you make any investment decision in the Fund. If you are unsure about any aspect of the information contained within the disclosure documents you should seek independent investment advice.