



Guardian Securities Limited

ABN 47 106 187 731 AFSL 240506

Fund Managers of Mortgage and Property Trusts

General Warning Statement

Guardian Securities Limited ACN 106 187 731 (**Guardian**) holds an Australian Financial Services License (AFSL) No. 240506 and acts as a responsible entity for its schemes.

Guardian has appointed SMSF Property Capital Pty Ltd as a Corporate Authorised Representative No. 000420843 to provide general product advice in the following registered managed investment scheme:

- The Guardian Investment Fund ARSN 168 048 057

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

General warning: In accordance with the provisions of SMSF Property Capital's license authorisation Guardian and SMSF Property 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 that Fund and is available upon request by calling Guardian on 07 5562 0888.

Guardian and SMSF Property Capital recommend that 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.