

# UNIT TRUST APPLICATION FORM

## Individual Investor

### Important information

Before investing, please read the **Terms and Conditions** of this investment, as well as the fund fact sheet/s (Minimum Disclosure Document/s), carefully. Consider getting financial advice if you are not familiar with financial markets and products.

Please complete all relevant sections of this form, and send the required documents to [27fouradmin@prescient.co.za](mailto:27fouradmin@prescient.co.za). If your investment amount is received without an application form and supporting documentation, it will not be processed until the required documentation is received. Should the documentation not be received within 30 days the amount received will be paid back to you and 27four will not be held liable for any losses incurred during this period. Interest will only be calculated from day 2 of the amount being received.

Cut off times for receiving instructions are 13:00 (SA) except for the Money Market Funds where the cut off time is 11:00 (SA).

27four Collective Investments (RF) Pty Ltd "27four" is authorised as a Manager in terms of the Collective Investment Schemes Control Act.

The unitholder administration is performed by Prescient Fund Services (Pty) Ltd, "Administrator".

MSM Property Fund is an authorised financial services provider

### Complete the form and submit documents

A clear copy of your South African ID or Passport (if Foreign National)

A document containing your residential address (not older than 3 months)

A copy of your bank statement (not older than 3 months)

If applicable, a completed "Acting on Behalf of the Investor form" plus the supporting documents referred to therein

### Provide your personal details

New investor	<input type="checkbox"/>	Existing investor	<input type="checkbox"/>	Client number	<input type="text"/>
Title	<input type="text"/>			Surname	<input type="text"/>
First name(s)	<input type="text"/>			Gender	<input type="text"/>
Date of birth	<input type="text"/>			Nationality	<input type="text"/>
ID or Passport number (if foreign national)	<input type="text"/>				
Marital Status	Single <input type="checkbox"/>	Married <input type="checkbox"/>	Divorced <input type="checkbox"/>	Occupation	<input type="text"/>

Street address

C / O

Unit

Complex

Street number

Street

Suburb

City

Postal code

Telephone (H)

Telephone (W)

Postal address

Same as street address

YES

NO

C / O

Line 1

Line 2

Line 3

Line 4

Postal code

Fax

Cell

Email address

Political Exposed Person (PEP) is someone who has been entrusted with a prominent public function, or an individual who is closely related to such a person.

I consider myself to be, or to be associated with a PEP

YES

NO

If yes, please provide details:

Specify your preferred method of receiving correspondence\*

Email

Copy to financial advisor

By post

\*Consider going paperless by selecting the email option. If no selection is made, correspondence will be sent to the email address provided.

If no email address is provided, correspondence will be sent to your postal address.

### Complete if you have a financial advisor

Name of financial services provider (FSP)

FSP license number

Name of financial advisor

Contact number

Email address

License category:

Category I

Category II

Category IIIA

VAT vendor status:

Registered

Not registered

VAT number



Indicate the negotiable fee that you would like us to pay to your advisor for this investment:

Initial fee  % Maximum 3.0% (excluding VAT) deducted prior to the investment being made. Where the annual fees are more than 0.5%, initial fees are capped at 1.5%. If it is agreed that no initial fee is payable, insert 0%.

Annual ongoing fee  % Maximum 1.0% (excluding VAT) of the investment account. Where the initial fee is more than 1.5%, the maximum annual fee is 0.5%. If no annual fee is payable, insert 0%.

I, the appointed Financial Advisor for this investment application declare that:

1. I am licensed to render services in respect of this product.
2. I have made the disclosures required in terms of the Financial Advisory and Intermediary Services Act 37 of 2002 (FAIS) and subordinate legislation thereto, to the investor/s.
3. I have fully explained the meaning and implications of replacement (if applicable) to the investor/s and that I am fully aware of the possible detrimental consequences of replacement.
4. I have established and verified the identity of the investor/s (and persons acting on behalf of the investor) in accordance with the Financial Intelligence Centre Act 38 of 2001 (FICA) and the regulations thereto, and I will keep records of such identification and verification according to the provisions of FICA.
5. I have explained all fees that relate to this investment to the investor/s and I understand and accept that the investor/s may withdraw his / her authority for payment to me in writing and inform 27four.
6. I consent to my personal information being processed in accordance with the [Terms and Conditions](#).

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**Signature of financial advisor**

**Commencement date:**

### Source of funds invested

Specify the source of funds. We reserve the right to request documentary proof (e.g., income statement, bank statement, etc). This information is required by legislation and we need it in order to process your investment. Select one of the options:

Salary  Bonus/company profit  Investment proceeds  Sale of assets  Inheritance

Other

### Banking details of investor

Provide your banking details if you have chosen to have your debit order collected, you have chosen to have your distributions paid into your bank account and/or you have selected a regular withdrawal.

Account holder	<input type="text"/>	Bank	<input type="text"/>
Account number	<input type="text"/>	Type of account	<input type="text"/>
Name of branch	<input type="text"/>	Branch code	<input type="text"/>

**Signature of account holder**

Note:

- The account holder must have a South African bank account.
- Payments can only be processed to an account registered in the name of the investor.
- No payments will be made to credit cards, market-linked securities and/or third party bank accounts.



## Select your method of payment

### 1. Lump sum

Amount R

Please note that any bank charges associated with cash deposits will be recovered from your investment account.

Once we have reviewed your investment application, we will confirm our bank account details for your deposit amount should you choose this option.

#### Electronic / internet transfer

Electronic internet transfers may take up to two business days to appear in the bank account. An investment may only be made upon receipt of documentation and funds into the account.

#### Electronic collection

A once-off debit from your bank account is restricted to R1 million per day. A 40-day clearing period will be in place for electronic collections. Withdrawals will only be processed after 40 days.

Collection date:

### 2. Regular debit order

I/we hereby authorise 27four to deduct the stated amount for the investment from the bank account provided in this application form. I agree to pay bank charges and costs incurred by this debit order. Any debit order amendment must be received in writing by the manager prior to the 7th day of the month in order for it to be acted upon in the following month.

Monthly debit order amount R

Funds are deducted from the investor's bank account on the 1st working day of each month or as soon as possible thereafter.

Commencement date:

Annual escalation %

### 3. Banking details for debit order deduction/electronic collection (if different from investor's bank details):

Account holder

Bank

Account number

Type of account

Name of branch

Branch code

Signature of account holder

## Your investment details

You must allocate your lumpsum and/or monthly debit order into one or more of the below unit trusts. Indicate the rand amount per unit trust below. *Please refer to the Investment Option Brochure to assist in completing the below.*

Unit Trust Portfolio	Unit Trust Class	Investment amount lump sum (minimum R2 000)	Debit order (minimum R300)	*Re-invest distributions (if "Yes" ✓)
	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input type="checkbox"/>			
	<input type="checkbox"/>			

\*Should you elect to have your distributions paid out, they will be paid into the bank account specified in this application. All distributions below R1 000 will automatically be re invested.

## Regular withdrawals

Please only complete this section if you would like to receive a regular withdrawal from your investment. Your regular payment will be paid on the 25th of the relevant month. You cannot select to receive a regular withdrawal from a rand denominated offshore portfolio.

Payment frequency:  Monthly  Quarterly  Bi-annually  Annually

Unit Trust Portfolio	Regular withdrawal amount (in Rands)
<b>Total per frequency</b>	



**Compulsory foreign tax declaration and self-certification**

- This section applies to all investors whether you are registered for tax or not.
- The South African Revenue Service (SARS) requires all financial services providers to obtain applicable tax information from all their investors.
- If you have any questions on how to complete the below section, contact your tax advisor.

*\*Please refer to the Tax Guide at the end of this application for additional guidance on this section.*

Select one of the options:  I am a resident for tax purposes in South Africa  I am not a resident for tax purposes in South Africa

If you are a resident for tax purposes in South Africa, provide the Tax Identification Number (TIN).

TIN issued by SARS

If you are not a resident for tax purposes in South Africa, complete the section below:

Country of residence for tax purposes

Effective date of tax residency

TIN provided to you by the tax authority

If you are unable to provide a Tax Identification Number (TIN) or its Functional Equivalent (FE), select the appropriate box below

I have never registered for a TIN / FE with the tax authority

I do not know my TIN / FE, but will take steps to submit it

My tax authority does not require me to provide a TIN / FE (does not apply to tax residents of South Africa or United States)

My country does not issue TINs / FEs to its tax residents (does not apply to tax residents of South Africa or United States)

I am unable to obtain a TIN / FE (specify reason below)

Are you a resident anywhere else for tax?  YES  NO

If yes, provide the list of countries, your TIN in those countries, and a reason for not obtaining a TIN below:

Country	Tax identification number (TIN)	Reason for not obtaining a TIN
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>



Do you or any controlling person/s associated with this investment (authorised signatory) have a United States tax number, residency or citizenship?

YES  NO

If you are considered to be a "US Reportable Account", we may require you to submit further documents.

### Dividend tax

Where applicable, 27four must withhold and pay dividends tax over to the South African Revenue Service on your behalf. 27four will deduct this tax before it pays any dividends or re-invests these into your investment account. If you are a South African resident for tax purposes, the default dividends tax rate of 20% applies. If you are not a South African resident you may be exempt from paying dividends tax or qualify for a reduced dividends tax rate. If you believe an exemption or reduced rate is applicable to you, please request the form Dividends Tax: Declaration and Undertaking for completion.

### Interest withholding tax

If you are not a South African resident for tax purposes you may be required to pay Interest Withholding Tax (IWT) on the interest income earned on your investment. A default IWT rate of 15% will apply except if a reduced IWT rate is applicable in terms of any Double Taxation Agreement (DTA) in place between South Africa and your country of residence. By selecting a country of residence other than South Africa for tax purposes, you declare that you are not a South African resident and that the reduced IWT rate in the relevant DTA applies to your investment.

### Authorisation and declaration

1. I have read and fully understood all the pages of this application form and agree to the **Terms and Conditions** of this investment into the Unit Trust Option(s) and I understand that this application and any further documents, read with the Deed, constitutes the entire agreement between 27four and me.
2. I warrant that the information contained herein is true and correct and that where this application is signed in a representative capacity, I have the necessary authority to do so and that this transaction is within my power.
3. I am aware of the charges and fees, the total expense ratio, investment objectives, risk factors and income distributions applicable to my investment as set out in this form and in other documentation provided to me.
4. I hereby apply to purchase units in the selected portfolios subject to the conditions of the relevant Deed at the ruling fund prices.
5. I authorise 27four to deduct any debit orders, electronic collections, any applicable taxes and also to pay all fees. If the additional annual advisor fees are insufficient to pay the Financial Advisor (FSP) from one portfolio, 27four will sell units proportionately from the portfolios and pay the amounts to the advisor monthly. Permissible deductions from the portfolio include management fees, performance fees, bank charges, trustee/custodian fees, audit fees, securities transfer tax and brokerage.
6. I acknowledge that the responsibility in ensuring my instruction has been received and actioned by 27four lies with me.
7. I acknowledge that 27four will not be liable for any damages or loss of whatsoever nature arising out of 27four's failure to action my instruction due to any occurrences beyond the control of 27four, nor will 27four be liable for any loss incurred due to incorrect information being supplied by me or by me sending completed documentation to the incorrect mailbox.
8. I acknowledge the transaction cut off times set out herein and agree to comply with such cut off times.
9. I acknowledge the inherent risk associated with the selected Unit Trust Option(s) and that there are no guarantees.
10. I understand and agree that no part of the services provided by 27four constitutes a solicitation, recommendation, guidance or proposal, nor does it constitute financial, tax, legal, investment or other advice. I warrant to 27four that I am acting for my own account, I have made my own independent decisions to enter into the investment and as to whether the investment is appropriate or proper for me, based upon my own judgement and upon advice from such advisors as I may deem necessary. I warrant that I am not relying on any communication from 27four, whether written, oral or implied as investment advice or as a recommendation to enter into the investment; it being understood that information and explanations relating to the terms and conditions of an investment shall not be considered investment advice or a recommendation to enter into the investment. I warrant that I have not received from 27four any assurance or guarantee as to the expected results of the investment.



11. I understand that 27four will accept instructions from my FSP only if duly appointed and authorised in writing by me. 27four will not be held liable for any losses that may result from unauthorised instructions given to 27four by my FSP.
12. I hereby authorise 27four to furnish written reports to my duly appointed FSP, if applicable.
13. If I have appointed an FSP I authorise the payment of the negotiated fees to be paid to my FSP from my portfolios as per the latest Investment Option Brochure and/or fund fact sheet/s. This authority to pay fees may be withdrawn by written notice to 27four.
14. I authorise 27four to accept and act upon instructions by facsimile or e-mail and hereby waive any claim that I have against 27four and indemnify 27four against any loss incurred as a result of 27four receiving and acting on such communication or instruction.
15. SARS requires 27four to pay over dividend tax on your behalf where applicable. 27four will deduct this tax before it pays any dividends or reinvests these into your investment account. Unless 27four receives information from you indicating otherwise, accounts held by South African trusts, companies and partnerships will attract the default Dividend Withholding Tax (DWT) rate.
16. I consent to my personal information being processed in accordance with the [Terms and Conditions](#).
17. I consent to 27four making enquiries of whatsoever nature for the purpose of verifying the information disclosed in this application and I expressly consent to 27four obtaining any other information concerning me from any source whatsoever to enable 27four to process this application.
18. I confirm that I have received the following information:
  - investment objectives
  - the Minimum Disclosure Document
  - Effective Annual Cost (EAC) can be obtained on request from [27fouradmin@prescient.co.za](mailto:27fouradmin@prescient.co.za)
  - the calculation of the NAV and dealing prices
  - charges and fees
  - risk factors
  - distribution of income accruals
  - any additional information necessary to enable the investor to make an informed decision.

Full name			
Signed at		Capacity	
Date			

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**Signature of investor / legal guardian**

\*Please note, if signing on behalf of the investor please provide proof of authority and supporting verifying documentation.





## **FICA Requirements**

In terms of the Financial Intelligence Centre Act, 2001 ("FICA") 27four requires a copy of each of the following documents:

An "ID document" means a document containing a photo, full names, date of birth and ID number, a passport containing or a valid driver's licence. "Proof of address/business address" means a document less than 3 months old containing residential address that is a utility bill, bank statement, rates account or tax invoice.

1. South African Citizens and Residents or Foreign Nationals (Natural Person) - ID document, drivers' licence or a passport.
  - Proof of residential address. (e.g., utility bill or telephone account less than three months old)
  - Proof of banking details (e.g., bank statement less than three months old)
  - Proof of income tax number (e.g., any SARS issued document bearing name and tax number)
2. Third Party Representing another Individual/Power of Attorney (Natural Person) - ID document in respect of both parties.
  - Proof of residential address. (e.g., utility bill or telephone account less than three months old)
  - Proof of authority to act e.g., power of attorney, mandate, resolution or court order.
  - Proof of banking details (e.g., bank statement or less than three months old)

## **Customer Information Notice – Common Reporting Standard (CRS)**

Collective Investments (RF) (Pty) Ltd ("the Manager") intends to take such steps as may be required to satisfy any obligations imposed by the OECD Standard for Automatic Exchange of Financial Account Information in Tax Matters ("the Standard") and, specifically, the Common Reporting Standard ("CRS") therein.

The Manager is obliged under the Tax Administration Act 2011 (as amended) and regulations made pursuant to that section to collect certain information about each Investor's tax arrangements.

Please note that in certain circumstances the Manager may be legally obliged to share this information and other financial information with respect to the Investor with the South African Revenue Service (SARS). In turn, and to the extent the account has been identified as a Reportable Account, SARS will exchange this information with the country of residence of the Reportable Person(s) in respect of that Reportable Account.

In particular, the following information will be reported by the Manager to SARS in respect of each Reportable Account maintained by the Manager:

The name, address, jurisdiction of residence, tax identification number and date and place of birth, in the case of an individual, of each Reportable Person that is an Account Holder of the account and, in the case of any Entity that is an Account Holder and that, after application of the due diligence procedures consistent with CRS is identified as having one or more Controlling Persons that is a Reportable Person, the name, address, jurisdiction of residence and tax identification number of the Entity and the name, address, jurisdiction of residence, TIN and date and place of birth of each such Reportable Person.

The account number (or functional equivalent in the absence of an account number);

The account balance or value as of the end of the relevant calendar year or other appropriate reporting period or, if the account was closed during such year or period, the closure of the account;

The total gross amount paid or credited to the Account Holder with respect to the account during the calendar year or other appropriate reporting period with respect to which the Reporting Financial Institution is the obligor or debtor, including the aggregate amount of any redemption payments made to the Account Holder during the calendar year or other appropriate reporting period.

The Manager may send this data to SARS who will determine whether the country of origin is a Participating Jurisdiction for CRS purposes and, if so, exchange your data with them.

(All capitalised terms above, unless otherwise defined above, shall have the same meaning as they have in the Standard.)



## Contact

27four Collective Investments (RF) (Pty) Ltd

Building 2, Ground Floor	P O Box 44467	Tel: 021 671 2173
Cavendish Links	Claremont,	<a href="mailto:27fouradmin@prescient.co.za">27fouradmin@prescient.co.za</a>
1 Cavendish Street	Cape Town	<a href="http://www.27fourplatform.com">www.27fourplatform.com</a>
Claremont		
Cape Town		
7708		

## Compliance department

Compliance Officer	Kobus Botha
Physical Address	Firestation Rosebank, 5th Floor, 16 Baker Street, Rosebank, Johannesburg, 2196
Telephone	+27 11 442 2464
E-mail	<a href="mailto:kobus@27four.com">kobus@27four.com</a>

## Investment Manager

MSM Property Fund (Pty) Ltd

MSM Property Fund is an authorised financial services provider.

Physical Address	1st Floor, 3 Exchange Square, 87 Maude Street, Sandton, 2196
Telephone	+2711 326 8214
E-mail	<a href="mailto:info@msmproperty.co.za">info@msmproperty.co.za</a>
Website	<a href="http://www.msmpropertyfund.com">www.msmpropertyfund.com</a>

## Complaints

Please do not hesitate to contact us if you are not satisfied with this investment or the services received from 27four. A complaint must be submitted to the Compliance Officer. 27four will acknowledge the complaint in writing and will inform the investor of the contact details of the persons involved in the resolution thereof. Should you wish to lodge a complaint regarding the services being provided, an e-mail can be sent to [complaints@27four.com](mailto:complaints@27four.com) or alternatively you can obtain our complaints policy, conflict of investment management policy from the compliance department (address above).

If an investor is not satisfied with the response from 27four or if an investor has a complaint about the advice given by the Financial Advisor, he/she has the right to address his/her complaint in writing to the Ombud for Financial Services Providers at the address below. The Ombud is legally empowered to investigate and adjudicate complaints in a procedurally fair, economical and expeditious manner.

P O Box 74571	Tel: +27 12 470 9080
Lynnwood Ridge	Fax: +27 12 348 3447
0040	E-mail: <a href="mailto:info@faisombud.co.za">info@faisombud.co.za</a>



## Investment Option Brochure

Unit trust portfolio	ASISA classification	Investment objective	Risk rating	Benchmark	Reg28	Income distribution	Annual management fee	Annual performance fee
MSM Property 27four Fund - A1	South African - Retail Estate - General	The Fund aims to provide medium to long-term capital growth over time whilst optimizing distribution growth.	High	FTSE/JSE All Property Total Return Index	No	Annually, in March	1.00%	N/A
MSM Property 27four Fund - B1	South African - Retail Estate - General	The Fund aims to provide medium to long-term capital growth over time whilst optimizing distribution growth.	High	FTSE/JSE All Property Total Return Index	No	Annually, in March	0.50%	20% of out-performance
MSM Property 27four Fund – B2	South African - Retail Estate - General	The Fund aims to provide medium to long-term capital growth over time whilst optimizing distribution growth.	High	FTSE/JSE All Property Total Return Index	No	Annually, in March	0.40%	N/A

### Notes:

1. The annual management fee is the fee charged by 27four for managing or administering the fund.
2. An annual distribution fee is an annual fee payable to financial advisors by 27four for marketing and distribution services. This fee is included in the annual management fee and will not reflect on investor statements. You cannot negotiate this fee percentage. Each Investment Option set out herein may have more than one class available. It is important for investors to understand that the class they select will determine whether the fees payable are fixed or are negotiable and how the fees are deducted. Certain fee classes will pay the Annual Distribution Fee to financial advisors. Financial Advisor Fees agreed to by the investor will be in addition to the Annual Distribution Fee. Your financial advisor must disclose all fees payable to him/her/it to you.
3. ASISA is the Association for Savings and Investments South Africa.
4. The ASISA classification is when ASISA classifies portfolios that are registered with the FSCA according to where they invest, either being locally or off-shore, and what they invest in (e.g. shares or bonds).
5. The Benchmark is an index or measure which is used to calculate the rate of return that a portfolio needs to achieve.
6. Regulation 28 of the Pension Funds Act 24 of 1956 determines investment limits that are considered suitable for retirement savings purposes. Some Portfolios are managed to comply with these limits.



## Tax Guide

The following definitions and explanations may assist you with completing the tax information sections of the form:

DWT / IWT		
Term	Definition	Explanation
DWT	Dividend withholding Tax	DWT is a tax levied on shareholders on receipt of dividends. DWT is categorised as a withholding tax, due to the fact that tax is withheld and paid over to SARS by the company paying the dividend.
IWT	Interest withholding tax	IWT will be applied to local interest distributed to non-South African residents for tax purposes. IWT is categorised as a withholding tax, due to the fact that tax is withheld and paid over to SARS by the company paying the dividend.
TIN or its FE	Tax identification Number (TIN) or its functional equivalent (FE) i.e. the number that functions as a TIN	<p>The number that each jurisdiction issues to identify an individual for tax purposes. The TIN could be called something different (FE) in different countries.</p> <p>Examples:</p> <ul style="list-style-type: none"> <li>• SA: Income tax number issued by SARS</li> <li>• UK: National Insurance number or Unique Taxpayer Reference</li> </ul>

FATCA and CRS		
Term	Definition	Explanation
Additional tax information	Global Tax Information	Additional tax information relates to the disclosure of each tax jurisdiction where the investor could be liable to declare their assets and income regardless of where the asset is held or income is earned.
CRS	Common Reporting Standard	This call on jurisdictions to obtain information from their financial institutions and automatically exchange that information with other jurisdictions on an annual basis.
FATCA	Foreign Accounts Tax Compliance Act	This is a United States (US) initiative aimed at reducing the potential for offshore tax evasion. FATCA requires that financial institutions outside the US provide Inland Revenue Service (IRS) with financial account information they hold on US citizens.

In the case of the above the following apply:

1. US will mean the United States (of America)
2. A citizen of the United States of America will mean:
  - a. An individual born in the US
  - b. An individual who has a parent who is a US citizen
  - c. A former immigrant who has been naturalised as a US citizen
  - d. An individual born in Puerto Rico
  - e. An individual born in Guam
  - f. An individual born in the US Virgin Islands
3. A US person will refer to an individual and organisations that is a US citizen or resident in the US.
4. US reportable account will mean any account that is held by one or more specified US persons, or by a non-US entity with one or more controlling persons that are specific US persons.