



Australian Securities Limited

Unrivalled financial services for over 80 years



FINANCIAL SERVICES GUIDE

A simple guide to our services

This Financial Services Guide is an important document. It contains information about Australian Securities Limited [ASL] and the Australian Securities Income Fund [ASIF] to help you make an informed choice as to whether you use our financial services.

This guide is not intended for persons who are wholesale clients for the purposes of the Corporations Act 2001.



This guide also contains information about:

- The services we are authorised to provide and the types of products we are authorised to offer under our Australian Financial Services Licence;
- How we [and other relevant persons] may be remunerated for these services; and
- Our internal and external complaints handling procedures and how you can access them.

Contact details

The financial services referred to in this guide are provided by us and you can make contact with us in the following ways:

Mail: Australian Securities Limited
Level One, 180 Queen Street Melbourne 3000

Telephone: 03 9607 8111

Fax: 03 9670 1907

We are licensed under the Corporations Act to provide the services outlined in this guide. Our Australian Financial Services Licence Number is 260499.

Documents you may receive as part of a transaction

Product Disclosure Statement [PDS]

ASL will offer you an interest in the Australian Securities Income Fund. The fund is a registered managed investment scheme which offers mortgages as security for the investment. The fund's Product Disclosure Statement explains -

- the core features of mortgages as security for an investment;
- and the basis on which you can invest in mortgage securities managed by ASL.

You must sign the Application in the PDS before you can invest in a mortgage security.



Mortgage Security Description [MSD]

The Mortgage Security Description contains essential information about your proposed investment. If you do not reject the proposed investment within 14 days your funds will be automatically invested on the mortgage security on the terms contained in the MSD and PDS.

We require your signed consent where your funds are to be allocated to a mortgage security –

- being settled within the 14 day period; and/or
- which ASL considers to have higher risk (for example a second tier ranking investor, a construction loan or non residential security).

Mortgage Security Information Booklet

When you sign the PDS Application you elect to receive either -

- the short form mortgage security information sheet or
- the mortgage security information booklet.

The short form contains the essential information for your investment

The booklet contains copies of relevant documents for your investment for example: title, mortgage, trust declaration [if applicable] valuation, etc. in addition to the short form.

The document you choose will be sent to you within 30 days of your funds being allocated

Statement of advice

It is not our policy to provide personal advice to clients. For this reason our financial services licence does not include an authorisation to give personal advice to clients. Personal advice is advice that takes into account one or more of your objectives, financial situation and needs.



You should seek advice from a financial adviser if you require personal advice. Your financial adviser must provide you with a Statement of Advice that will contain their advice, the basis on which it is given and information about fees, commissions and any associations with product issuers or other parties that may have influenced their advice. ASL does not provide Statements of Advice.

Financial services we are authorised to provide

We are authorised to -

- deal in mortgage securities; and
- operate registered managed investment schemes which hold mortgage securities.

We are not authorised to give financial advice.

Financial products and services provided

Australian Securities Income Fund ARSN 092514488 is a managed investment scheme registered under the Corporations Act 2001.

As responsible entity we provide services to clients who invest in mortgage securities managed by the Australian Securities Income Fund.

We are responsible for the financial services and products we provide to you through our representatives who include:

- our employees
- the employees of third party service providers; and
- any authorised representatives we may appoint.

Remuneration, commissions and other benefits for the services provided

The fees we are entitled to receive for the financial products and services we provide are set out in the fund's PDS.

The fees are generally based on a percentage of the value of the investment for the duration of the investment set out in the approved MSD.

No other fees apply, apart from exit fees, if you need to withdraw funds prematurely. No management fees apply until your funds have been invested in a mortgage security.



We currently charge management fees of 0.55% per annum of the value of your investment and these fees are payable by deduction periodically, from interest collected on your mortgage security investment.

The Constitution entitles us to increase this fee but, in fact, no fee increases have occurred since 1 July 2000 and growth of the fund has been sufficient to defray increased expenses and overhead. We do not envisage any further increase in the near future.

Remuneration and other benefits received by our directors and employees

Our independent directors are remunerated by salary and do not directly receive any commissions or fees.

Our executive directors are remunerated by the parent company - NODCO Pty Ltd.

ASL does not remunerate any individuals or employees

Associations with related bodies corporate

We delegate to one related body corporate legal services to prepare loan documents and to another related body corporate the funding of the Interest Advance Facility . We pay commercial rates for the fees and charges for those services.



Complaints

We have an internal complaints handling procedure and you can lodge a complaint in writing or by contacting our client services team 03 9607 8111.

You can contact and instruct us directly or indirectly via your financial adviser.

We will always acknowledge your complaint and respond in 45 days.

If a complaint cannot be resolved by us, it will be referred to:-

The Financial Industry Complaints Service Limited [FICS]
PO Box 579, Collins Street West, Melbourne VIC 8007
Tel 1300 78 08 08
Facsimile (03) 9621 2291
Email: fics@fics.asn.au
Internet www.fics.asn.au

Personal information

Any personal information provided to us will be used to undertake and administer the services we provide to you.

Your personal information may be disclosed to other persons for the purposes outlined above and for related purposes.

These persons may include :

- third parties that we appoint as advisers, agents or service providers such as lawyers or government agencies who create and transact mortgage securities;
- third parties authorised to act on your behalf in relation to your investment such as your investment consultant, broker, legal practitioner or financial adviser.



Your personal information may also be disclosed to:

- regulators in response to requests for information from them;
- our member companies who may send you product, service or other information you may be interested in or which may be relevant;
- persons permitted under the Privacy Act 1988

Some personal information may be required by taxation or superannuation law.

If personal information is incorrect or has changed or if you wish to find out what personal information is held by us, please contact your adviser or write to us.

Please note that telephone calls may be recorded for verification purposes and by using our services you agree to this.

If you would like a copy of our privacy policy, please visit our website www.australiansecurities.com.au



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