Waratah Funds Management Limited
AFSL 477840

Financial Services Guide

What is the purpose and content of this guide?

This Financial Services Guide (FSG) is an important document provided to you to give you information about the financial services that we offer you. The FSG is designed to assist you in deciding whether or not to use any of the financial services that are offered in this FSG.

This FSG contains information about who is providing the financial services, how the financial services licensee and other parties are remunerated, details of our internal and external complaints and dispute resolution procedures and how you can access them, and how we will deal with your personal information.

If you need more information or clarification of any matter raised in this document, please contact Waratah Funds Management by email, telephone or letter (see contact details set out below).

Waratah Managed Funds

We may provide you with a Product Disclosure Statement (**PDS**) in relation to one of our registered managed investment schemes (the **Fund**). The PDS will set out the terms and conditions of investing in the Fund. Currently we have two registered managed investment schemes being:

- Waratah Hotel Fund ARSN 123 286 304, and
- Waratah Diversified Property Fund ARSN: 638 819 324.

If a Fund is open for investment and you are a retail client investor we will provide you with a copy of the PDS if you wish to consider making an investment in a Fund. Waratah Hotel Fund is a stapled group, and reference to a PDS with respect to it means a PDS/Prospectus.

The purpose of a PDS is to give you sufficient information to help you make a decision about whether or not to invest in a Fund. The PDS contains information about the Fund including the features, benefits, fees and risks associated with the Fund to assist you in making an informed decision.

If you want to invest in a Fund, and you are a retail client investor you will need to complete the Application Form attached to the PDS. You should consider the PDS in deciding whether to invest in the Fund.

The financial services referred to in this FSG are:

- The provision of general financial product advice in relation to interests in a Fund
- Dealing in interests in a Fund
- Dealing in any basic deposit products and insurance policies relevant to a Fund, and
- Operating a Fund.

The financial services are offered by:

Waratah Funds Management Ltd ABN 83 606 091 543 AFS Licence No. 477840

Suite 702, 116 Military Road
Neutral Bay NSW 2089
Telephone: +61 2 9098 9100 (**Waratah Funds Management**)
We are responsible for the financial services provided including the distribution of this FSG.

When we are providing the general financial product advice referred to in this FSG, we are acting on our own behalf. The other financial services referred to in this FSG are provided by us as responsible entity of the applicable Fund on behalf of Fund members.

Who is Waratah Funds Management?

We hold Australian Financial Service Licence No. 477840 and we are the responsible entity of the Funds. For further information about us, please see the PDS.

How much do we receive for providing the financial services?

We do not directly charge you for providing financial product advice or other information in relation to our Funds.

There may be entry fees to invest in a Fund as well as fees and other costs that are payable once you have become an investor in the Fund, and these will be outlined in the applicable PDS.

We charge the fund management fees and costs for managing a Fund, a performance fee where the Fund outperforms a benchmark return, and transaction costs that relate to a Fund's acquisition or sale of assets. Further details of these fees and other costs that are charged to the Fund are outlined in the PDS.

You may request particulars of the remuneration or other benefits but that request must be made within a reasonable time after you are given the FSG and before any financial service identified in the FSG is provided to you.

How will I pay for the financial services?

You will not be required to pay any amount (in addition to the amount that you invest in a Fund) for the financial services described in this FSG, and no amount will be deducted from the amount that you invest in the Fund.

However, the fees and other costs outlined in the applicable PDS will be deducted from the Fund, and this will impact on the returns that are generated on your investment in the Fund.

Who can I complain to if I have a complaint regarding Waratah Funds Management's services?

If you have any complaints about the financial services provided to you by Waratah Funds Management, you should take the following steps:

Contact Waratah Funds Management first via one of the following methods:

Email: info@waratahmanagement.com.au
Phone: +61 2 9098 9100
Mail: Waratah Funds Management Ltd, Suite 702, 116 Military Road, Neutral Bay NSW 2089

The team will seek to resolve your complaint within 21 days.

If you still do not get a satisfactory outcome, you have the right to complain to the:

Australian Financial Complaints Authority (**AFCA**) Website: www.afca.org.au
Email: info@afca.org.au Phone: 1800 931 678 (free call) Mail: AFCA, GPO Box 3, Melbourne VIC 3001

The Australian Financial Complaints Authority is completely independent of Waratah Funds Management.

How is my personal information dealt with?

At Waratah Funds Management, your personal information is important to us. We are committed to the principles set out in the Privacy Act and will ensure the privacy and security of your personal information. A copy of Waratah Funds Management's Privacy Policy is available at Waratah Funds Management's website www.waratahmanagement.com.au, or by telephoning +61 2 9098 9100.

Conflicts of interest

We take our obligation to act in your best interests seriously. We will always ensure that the services that we provide to you are provided efficiently, honestly and fairly, and if there is a conflict between your interest and our interest, we will give priority to your interest. We invite you to contact us if you believe that we have not served your best interest.

Compensation arrangements

We, as the holder of an Australian Financial Services Licence, carry the required Professional Indemnity Insurance for compensating you for loss or damage suffered because of breaches of relevant obligations under the Corporations Act by Waratah Funds Management. This insurance will cover claims in relation to the conduct of employees of Waratah Funds Management who no longer work for Waratah Funds Management (but who did at the time of the relevant conduct). These arrangements satisfy the requirements for compensation arrangements under section 912B of the Corporations Act.

General advice warning

To the extent that any statement constitutes financial product advice, that advice is general advice only and has been prepared without taking into account your objectives, financial situation or needs. You should, before deciding to acquire or to continue to hold an interest in a Fund, consider the appropriateness of the advice having regard to your objectives, financial situation or needs and obtain and consider the PDS for the applicable Fund.

Date

This FSG is dated 24 May 2023.