

TO PROSPECTIVE NEW ZEALAND RESIDENT INVESTORS
IMPORTANT INFORMATION ON THE MCCA PROPERTY FUND (ARSN 116 851 980)
PRESCRIBED WARNING STATEMENT REQUIRED UNDER NEW ZEALAND LAW

Dear Sir/Madam,

This notice is required under New Zealand law and investors **must not** invest in the MCCA Property Fund (ARSN 116 851 980) unless this statement and the Product Disclosure Statement dated 22 August 2014 has been provided to any investor prior to making an investment in the MCCA Property Fund. The following statements are made by MCCA Asset Management Limited (the Issuer) for the benefit of New Zealand resident investors.

1. The Issuer of the investment is MCCA Asset Management Limited (an Australian unlisted public company holding an Australian Financial Services Licence 291356)
2. The MCCA Property Fund is **issued under Australian law rather than New Zealand law**.
3. The prospective investor should receive independent taxation law from a qualified New Zealand tax advisor. The MCCA Property Fund has taxation consequences for New Zealand investors. The applicability of New Zealand/Australia taxation treaties, New Zealand taxation law in general and other matters relating to the taxation consequences of investing in the MCCA Property Fund should be discussed with your taxation advisor **before** investing in the MCCA Property Fund.
4. There are risks with this investment. Investments in the MCCA Property Fund are made in Australian dollars. Accordingly there may be currency risks for New Zealand residents investing in the MCCA Property Fund. You should discuss currency risks as they affect your investment in the MCCA Property Fund with your personal financial advisor **before** investing in the MCCA Property Fund.
5. The Issuer is a member of an approved Australian external dispute resolution scheme (member 12147 of the Financial Ombudsman Service Limited). The Issuer is **not** a member of any New Zealand approved external dispute resolution service.
6. The Product Disclosure Statement (PDS) dated 22 August 2014 for the MCCA Property Fund should be read in its entirety. In addition to the PDS, prospective investors should also consult the Issuer's web site being www.mcca.com.au for timely information on the MCCA Property Fund.
7. The date of this prescribed statement is **24 November 2014** and remains in force unless revoked in writing.



Authorised for and on behalf of MCCA Asset Management Limited
Dr Pasquale Franzese
Responsible Manager