

THE  
**PROPERTY VALUE  
ADD FUND**

**1 INVESTOR DETAILS**

	<b>First Investor</b>	<b>Second Investor</b>
<b>TITLE</b>	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Other <input type="checkbox"/>	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Other <input type="checkbox"/>
<b>SURNAME</b>	<input type="text"/>	<input type="text"/>
<b>FIRST NAME</b>	<input type="text"/>	<input type="text"/>
<b>SEX</b>	Male <input type="checkbox"/> Female <input type="checkbox"/>	Male <input type="checkbox"/> Female <input type="checkbox"/>
<b>DATE OF BIRTH</b>	<input type="text"/>	<input type="text"/>
<b>MARITAL STATUS</b>	<input type="text"/>	<input type="text"/>
<b>PPSN</b>	<input type="text"/>	<input type="text"/>

This section must be completed by the proposed Investor.

Acceptable evidence verifying the applicant's PPSN (Tax/Revenue Reference Number) should also be enclosed with the application form. A photocopy of the relevant document is acceptable PROVIDED THAT the advisor has seen and verified the details from the original document. This should be indicated on the photocopy by the advisor signing and dating the photocopy which also must be of clear acceptable quality. For a list of documents that are acceptable for verification purposes please contact BCP Asset Management.

**2 CORPORATE/TRUST/OTHER NON PERSONAL**

**ENTITY NAME**

**REGISTERED ADDRESS**

<b>NAME(s) IN FULL</b> (Authorised Signatory)	<input type="text"/>	Position	<input type="text"/>
<b>NAME(s) IN FULL</b> (Authorised Signatory)	<input type="text"/>	Position	<input type="text"/>

**PLEASE NOTE**

Where the Proposer is a Company the Tax Reference Number of the Company should be inserted: OR  
 Where the Proposer is a Charity the Revenue Reference Number (CHY Number) assigned to it should be inserted:

CHY

**3 CONTACT DETAILS**

	<b>First Investor</b>	<b>Second Investor</b>
<b>ADDRESS</b>	<input type="text"/>	<input type="text"/>
<b>TELEPHONE</b>	Home <input type="text"/>	Home <input type="text"/>
	Work <input type="text"/>	Work <input type="text"/>
	Mobile <input type="text"/>	Mobile <input type="text"/>
<b>EMAIL</b>	<input type="text"/>	<input type="text"/>

4 INVESTMENT DETAILS

**INVESTMENT TYPE** Investment  Pension/Tax Exempt

**AMOUNT** €

**BCP PROPERTY VALUE ADD FUND**

**METHOD OF PAYMENT** 1. Bank Transfer  2. Cheque/Bank Draft   
*(Please refer to Bank details below)* *(Please note that any cheque or Bank draft is to be payable to BCP Asset Management)*

**INVESTMENT ADVICE PROVIDED BY** Intermediary  BCP  Investment advice not provided

5 BANK TRANSFERS (INVESTMENT FUNDS SHOULD BE TRANSFERRED TO THE BANK ACCOUNT BELOW)

**ACCOUNT NAME** BCP Prop Sub-Fund 1 / CO

**CURRENCY** Euro

**IBAN** FR 76300 0305 6050 0003 1310 7631

**SWIFT** SOGE FRPP AFI

Please use your full name/applicant name as a reference when arranging for a transfer to be made to the above subscription account details.

6 CONFIRMATION OF SOURCE OF WEALTH AND SOURCE OF FUNDS

To comply with the requirements of the Criminal Justice (Money Laundering and Terrorist Financing) Act 2010 as amended, you are required to provide information to confirm the source of funds and source of wealth in respect of the amount you are investing.

**SOURCE OF WEALTH** (Select One)

Investor	
1	2
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Income from employment  
Retirement lump sum  
Savings/Reinvestment  
Bonus  
Sale of Assets  
Gift/Inheritance

**SOURCE OF FUNDS** (Select One)

Investor	
1	2
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

New investment from existing funds  
Encashment of another product  
Reinvestment from BCP product  
Bonus  
Other  
(Please provide details below)

**Investor 1:**

**Investor 2:**

**PAYMENT BY** Personal Cheque  Bank Draft  Credit Union Draft  EFT  Other

**If payable by EFT or Bank Draft/Credit Union Draft, please complete below for originating bank account:**

**BANK/BUILDING SOCIETY/CREDIT UNION NAME**

**ACCOUNT NAME**

**IBAN**

**LOCATION OF BANK ACCOUNT**

**7 BANK DETAILS FOR REDEMPTION & DISTRIBUTION PAYMENTS**

Please note that redemptions will only be processed in accordance with the redemptions policy as detailed in the Prospectus.

Please list the details of the account to which redemption proceeds, and/or dividend distributions should be paid. Payments will only be made to a bank account held in the name of the registered Unitholder. No Third Party Payments will be made.

Both IBAN & SWIFT (BIC) Codes should be quoted for all banks within the EU/EEA.

Amendments to investors' payment instructions will only be effected upon receipt of an original instruction which has been duly authorised. In the case of joint subscriptions, instructions will only be made upon receipt of instruction duly signed by all investor(s).

The investor acknowledges that none of the parties defined in Section 15 of this application form accept any responsibility for the investor's bank account details provided and that any payment using these details will be at the investor's risk.

**BANK NAME**

**BANK ADDRESS**

**ACCOUNT NAME**

**SWIFT (BIC)**

**IBAN**

**8 TAX STATUS**

This section must be completed by all Investor(s):	Investor 1	Investor 2
1. I/we confirm that I/we are resident (or ordinarily resident) in Ireland for Irish tax purposes and are not classified as an exempt Unitholder.	<input type="checkbox"/>	<input type="checkbox"/>
2. I/we confirm that I/we are resident (or ordinarily resident) in Ireland for Irish tax purposes and fall within the categories listed in section 739D(6) Taxes Consolidation Act of Ireland ("TCA").	<input type="checkbox"/>	<input type="checkbox"/>
3. I/we confirm that I/we are not resident (or ordinarily resident) in Ireland	<input type="checkbox"/>	<input type="checkbox"/>

**If you have confirmed that you fall within category 2 (e.g. the investor is an Irish pension fund or Irish charity) please note that you are required to complete additional documentation to confirm that you are exempt from exit tax. Please contact BCP Asset Management for the relevant documentation.**

Please complete the following section, if relevant, in order to comply with US FATCA Regulations

**For Personal Investors:** If you are a US Citizen or US Resident for Tax purposes please tick the box and provide either your U.S. Social Security Number (SSN) or Tax Identification Number (TIN)

	Investor 1	Investor 2 (If applicable)
<b>SSN or TIN</b>	<input type="text"/>	<input type="text"/>

**For Corporate/Trust/Other Non Personal investors:**

Is one or more Controlling Persons either a US citizen or a US Resident for Tax Purposes:

Yes  No

If the answer is 'Yes' please provide the name(s) and either U.S. Social Security Number (SSN) or Tax Identification Number (TIN) in the box below

**9 QUALIFYING STATUS**

I/we hereby subscribe for units in the BCP Property Value Add Fund.

I/we, being a subscriber for Units in the Fund confirm that I/we fulfill the following conditions:

I/we hereby certify that I am/we are a Qualifying Investor, as defined in the prospectus, in that I am/we are:

(a) An investor who is a professional client within the meaning of Annex II of Directive 2004/39/EC (Markets in Financial Instruments Directive) ("MiFID");

**OR**

(b) An investor who receives an appraisal from an EU credit institution, a MiFID firm or a UCITS management company that the investor has the appropriate expertise, experience and knowledge to adequately understand the investment in the Trust;

**OR**

(c) An investor who certifies that they are an informed investor by providing the following:

(i) a written confirmation that the investor has such knowledge of and experience in financial and business matters as would enable the investor to properly evaluate the merits and risks of the prospective investment;

**OR**

(ii) a written confirmation that the investor's business involves, whether for its own account or the account of others, the management, acquisition or disposal of property of the same kind as the property of the Trust;

**AND**

I/we certify that I/we meet these minimum criteria and I/we am/are aware of the risks involved in the proposed investment and of the fact that inherent in such investment is the potential to lose all of the sum invested.

**10 DATA PROTECTION**

Information" means any information given by me or on my behalf in connection with this application or any further information which may be given at a later stage either in writing, by email at a meeting or over the telephone.

I/We agree that the Information will be used by the Investment Manager and the Manager for the purposes of processing this application form, managing and administering the investment in the Fund, registration and transfer agency services provided to the Fund, the prevention of money laundering, financing of terrorism or fraud, and compliance with any legal and regulatory obligations of the Investment Manager, the Manager or the Fund.

I/We agree that the Information may be disclosed to third parties including, but not limited to, the Administrator, intermediaries, the Trustee and / or their respective delegates and agents for the purposes of providing services to the Fund pursuant to their respective agreements with the Manager and, where necessary or for legitimate business interests, to auditors, the Central Bank of

Ireland, the Irish Revenue Commissioners, other relevant regulators and tax authorities. To the extent that the Information relates to another individual, I/we warrant that I/we have been authorised by that individual to provide to the Investment Manager and Manager the Information relating to that individual and where necessary to consent on that individual's behalf to its use and transfer in the manner outlined above.

I/We note that an individual has the right at any time to request a copy of any "personal data" (within the meaning of the Data Protection Act, 1988 and 2003, as amended or re-enacted from time to time) that the Investment Manager or the Manager holds in relation to him/her (for which a small fee may be charged) and to have inaccuracies in that information corrected.

**I/We consent that my/our personal information can be used by BCP Asset Management DAC to provide information on new investment opportunities:**

**11 ASSESSMENT OF APPROPRIATENESS**

BCP will treat you as a retail client for the purposes of MiFID. This means you will receive the highest level of MiFID protection. You may request to be treated as a professional client providing you meet additional criteria however, if you do so, you will lose some of the protections afforded to retail clients under MiFID.

The following information must be completed to assess the appropriateness of the investment for you.

**Investment objective:**

Capital Growth  **OR** Income

**What is the minimum period over which you intend to invest in this fund:**

3-5 Years  5-7 Years  > 7 Years

(Please note BCP do not consider the Fund an appropriate investment for an investment term of less than 5 years)

**Have you previously invested in property assets before, either directly or indirectly?**

Yes  (provide details in the box below) No

(Please note BCP do not consider the Fund an appropriate investment for an investment term of less than 5 years)

When we assess appropriateness for joint applicants or non personal entities, we will base our recommendation or our understanding of financial experience and knowledge on that applicable to the **most experienced person** connected with the application.

**Experienced Investor Name:**

**Limited:** Have some knowledge but limited trading history.

**Good:** Have knowledge and have traded over a number of years.

**Extensive:** Have knowledge and have traded consistently over the past 5 years.

**Investment Experience - Please indicate your investment experience:**

**Note:** Experience either direct or indirect is considered relevant e.g. investment experience via life office funds, UCITS, unit trusts or other fund type structures

	None	Limited	Good	Extensive	No. of years experience	No. of Investment/ Trades placed	Investment Advice Used	No Investment Advice Used	Discretionary
Property Funds/Property (Ungearred)									
Property Funds/Property (Gearing)									
Equities/Equity Funds									
Investment Funds									
Unit Linked Funds									
Government Bonds									
Corporate Bonds									
Notes/Debt Securities									
Notes, including description(s) of currently/previously held property/shares/bonds/funds/derivatives etc.:									
First Investor Occupation/Former Occupation:									
Second Investor Occupation/Former Occupation:									
Do you have a professional qualification: Yes / No (Please Circle)									
If yes, please provide details:									

**12 DECLARATIONS**

I/we declare that the statements/information in this application, including any written at my/our request, are true and complete and shall form the basis of the proposed subscription.

I/we understand that there is no subscription until such time as BCP Fund Management have accepted my/our application and issued my Investment Schedule even if I have made a payment.

I/we hereby certify that the information provided by me/us in section 8 Tax Status is correct and accurate at the time of making the application. I/we confirm that I/we will advise the Administrator of any change to my/our (i) contact details, (ii) country of residence or citizenship or (iii) tax status. I/we

understand failure to do so may result in the Trust suffering taxation (and other expenses) which may be recoverable from me/us.

I/we confirm that the information provided by me/us in section 9 Qualifying Status is correct and accurate at the time of submitting this application. I/we confirm that should my/our status change I/we will notify BCP accordingly.

I/we confirm that I/we have read and understand the brochure for the BCP Property Value Add Fund. I/we confirm that I/we have received the BCP Client Asset Key Information Document.

I/We confirm that I/we have been provided with the Key Information Document (KID).

**INVESTOR/SUBSCRIBER**

FIRST INVESTOR/AUTHORISED SIGNATORY \*

SIGNATURE:

DATE:

SECOND INVESTOR/AUTHORISED SIGNATORY \*

SIGNATURE:

DATE:

\*Authorised signatory for, and on behalf of, the Entity described in Section 2

**13. TO BE COMPLETED BY THE INTERMEDIARY**

INTERMEDIARY NAME:

EMAIL:

Client met face to face?

Yes

No

Does your client meet all of the Target Market criteria outlined on page 21?

Yes

No

(please tick as applicable)

If you have answered 'No' please explain the reason(s):

A CLASS UNITS

0.5% RENEWAL COMMISSION

B CLASS UNITS

NO RENEWAL COMMISSION

INITIAL COMMISSION

(Deducted from investment amount)

3%

OR

%

(Please specify percentage)

P CLASS UNITS (for PRSA Investors only)

0.5% RENEWAL COMMISSION

INITIAL COMMISSION

(Deducted from investment amount)

2%

OR

%

(Please specify percentage)

SIGNATURE:

NAME:

DATE:

POSITION:

For and on behalf of the Intermediary.

**14 CLASSES OF UNITS**

- Where your financial advisor has chosen not to take 0.5% renewal commission you will purchase B Class Units.
- P Class Units are for PRSA Investors only. Your financial advisor will receive 0.5% renewal commission.

Please note full details in relation to all Class Units are contained within the Prospectus.

**15 DEFINITIONS**

**The Manager:** The Manager is Crossroads Capital Management Ltd.

**The Investment Manager:** The Investment Manager is BCP Asset Management DAC.

**The Trustee:** The Trustee is Societe Generale Securities Services, acting through its Dublin branch.

**The Administrator:** The Administrator is Apex Fund Services (Ireland) Limited.

**The Fund:** The BCP Property Value Add Fund.

**The Trust:** Means the Unit Trust to be called by the name BCP Investment Fund.



# MANDATE FOR CORPORATE, CHARITY INVESTMENTS

At a meeting of the Directors duly convened and held on the \_\_\_\_\_ day of \_\_\_\_\_ (Date) the following resolution was passed.

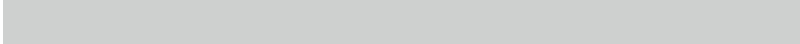
"Resolved that (insert applicant name): \_\_\_\_\_ should invest € \_\_\_\_\_ in the BCP Property Value Add Fund and the following are authorised to complete, on behalf of the company, the application forms and other documentation relating to this investment."

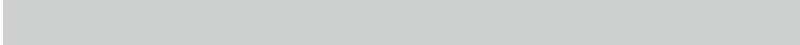
**Specimen signatures of those authorised to give instructions  
(Minimum 2 signatories are required):**

NAME	OFFICIAL POSITION	SIGNATURE

Please include all individuals including Directors who are authorised to apply for and give instructions in relation to this investment.

**I certify the above to be a true copy of the Resolution recorded in the minute book.**

**SIGNED:** (Authorised Signatory) 

**PRINT NAME:** 

Director/Secretary

**DATE:** 