

THE
**PROPERTY VALUE
ADD FUND**

1 INVESTOR DETAILS

I/We hereby apply in the name/s of

(For Joint Investors, Applicant A should refer to the more experienced investor.)

(A) NAME (MR/MS)

DATE OF BIRTH

Place of Birth
(Town/City)

PPS NUMBER

**OCCUPATION/
FORMER OCCUPATION**

ADDRESS

TELEPHONE

Day

Mobile

EMAIL

EMPLOYMENT STATUS:

(please tick one)

Employed

Self Employed

Not Employed

Retired

If you are Employed or Retired please confirm:

Name of Employer or former Employer

What is/was your role/ occupation

What is/was the nature of your Employers/ former Employers business

If you are Self Employed please confirm:

Please provide a brief description of your business activities

Please detail the country or countries where at least 20% of turnover originates

Your website (if applicable)

(B) NAME (MR/MS)

DATE OF BIRTH

Place of Birth
(Town/City)

PPS NUMBER

**OCCUPATION/
FORMER OCCUPATION**

ADDRESS

TELEPHONE

Day

Mobile

EMAIL

EMPLOYMENT STATUS:

(please tick one)

Employed

Self Employed

Not Employed

Retired

If you are Employed or Retired please confirm:

Name of Employer or former Employer

What is/was your role/ occupation

What is/was the nature of your Employers/ former Employers business

If you are Self Employed please confirm:

Please provide a brief description of your business activities

Please detail the country or countries where at least 20% of turnover originates

Your website (if applicable)

(C) CORPORATES, CHARITIES, PENSION SCHEMES**NAME OF APPLICANT****ADDRESS****TELEPHONE**

Day

Mobile

EMAIL**LEGAL ENTITY IDENTIFIER (LEI)***(Required for Note based products not deposits)***Please complete for Corporates and Charities:**

Please provide a brief description of your business activities

Please detail the country or countries where at least 20% of turnover originates

Your website (if applicable)

2**POLITICALLY EXPOSED PERSON (PEP), RELATIVE OR CLOSE ASSOCIATE (RCA) OF A PEP AND OTHER PERSONS OF INFLUENCE**

Are you or any of the Beneficiaries, Trustees, Settlers, Appointers or in the case of a Company Owner, Director, Beneficial Owner (or have been within the last 12 months), a PEP or RCA of a PEP? Is the applicant the beneficiary and controller of these investment funds?

Yes

No

Do you or any of the Beneficiaries, Trustees, Settlers, Appointers or in the case of a Company Owner, Director, Beneficial Owner hold a prominent position or enjoy a high public profile?

Yes

No

Are you or any of the Beneficiaries, Trustees, Settlers, Appointers or in the case of a Company Owner, Director, Beneficial Owner involved in political lobbying?

Yes

No

If you have answered Yes to any question, please complete the PEP, RCA and Other Persons of Influence Supplementary Form. An explanation of these terms is provided in Supplementary Form (page 10-12).**3****INVESTMENT DETAILS****INVESTMENT TYPE**

Investment

Pension/Tax Exempt

AMOUNT

€

BCP PROPERTY VALUE ADD FUND**METHOD OF PAYMENT**

1. Bank Transfer

(Please refer to Bank details below)

2. Cheque/Bank Draft

*(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

Is the applicant the beneficiary and controller of these investment funds?

Yes

No

If No, please provide the name(s) of the Beneficial Owner/Controller and relationship to you:

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

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

ACCOUNT NAME	BCP Prop Sub-Fund 1 / CO
CURRENCY	Euro
IBAN	FR 76300 0305 6050 0003 1310 7631
SWIFT	SOGE FRPP AFI

5 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	INVESTOR		SOURCE OF FUNDS	INVESTOR	
	1	2		1	2
					New investment from existing funds
		Income from employment			Encashment of another product
		Retirement lump sum			Reinvestment from BCP product
		Savings/Reinvestment			Bonus
		Bonus			Other (Please provide details below)
		Sale of Assets			
		Gift/Inheritance			
			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

6 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

7 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)

SSN or TIN

<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"/>
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<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"/>
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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

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.

BCP Asset Management DAC complies with the requirements of the General Data Protection Regulation 2018.

"Information" means any information given by you or on your behalf in connection with your Investment Application to us. Where you are not a natural person, Information also includes any information you provide to us in respect of your officers, directors or employees, in this regard the use of the term 'you' in this Data Protection refers to you or such individuals as appropriate. Information includes any further information which may be given at a later stage either in writing, by email at a meeting or over the telephone including that furnished in connection with any application for any product/service available through us.

The Information will be used by us for the purposes of processing your applications, managing and administering your relationship with us and any products/services for which you have completed an application. The information will also be used for the prevention of money laundering, financing of terrorism or fraud, and compliance with any legal and regulatory obligations which apply to us.

The Information may be disclosed to BCP Asset Management group, third parties including, but not limited to, the intermediary acting on your behalf, product producers/service providers to which you have submitted an application or to which such submission is being contemplated, the providers of services to us, the Administrator, distributors, the Trustee and/or their respective delegates and agents of any Fund you are invested in. We may also disclose your data for legitimate business interest & legal obligations, to auditors, the Central Bank of Ireland, the Irish Revenue Commissioners, other relevant regulators and tax authorities. For further information on Foreign Account Tax Compliance Act (FATCA) or Common Reporting Standard (CRS) please refer to Irish revenue website at <http://www.revenue.ie/en/business/aeoi/index.html> or the following link: <http://www.oecd.org/tax/automatic-exchange/common-reportingstandard/> in the case of CRS only.

Right of access, rectification or erasure

You have the right at any time to request a copy of any "personal data" (within the meaning of the General Data Protection Regulation 2018 and the Irish Data Protection Act 2018) that we hold in relation to you and have it corrected if it is inaccurate or out of date. To exercise your Right of Access or to update your details under your Right of Rectification or Erasure please email your request to the Dataprotection@bcp.ie

Data Retention

Information submitted by you when making an enquiry may be retained by us for a period of up to 12 months from the date of the enquiry. Your information will be held for a period of at least 6 years after the ending of the client relationship.

Data Security

BCP Asset Management DAC intent is to strictly protect the security of your personal information and carefully protect your data from loss, misuse, unauthorised access or disclosure, alteration or destruction. We have taken appropriate steps to safeguard and secure information by us.

10 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
 3-5 Years 5-7 Years > 7 Years

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

(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 (Ungeared)									
Property Funds/Property w(Geared)									
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:

11 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

12 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

BCP

Invest with confidence



**POLITICALLY EXPOSED PERSON
(PEP) OR RELATIVE OR CLOSE
ASSOCIATE (RCA) OF A PEP AND
OTHER PERSONS OF INFLUENCE**

Supplementary Form

A

INVESTOR DETAILS

We are obliged under AML legislation to identify PEPs, RCAs and other Persons of Influence.

APPLICANT A:

APPLICANT B:

B

PEP/RCA STATUS

An explanation of PEP and RCA is detailed overleaf

Are you or any of the Beneficiaries, Trustees, Settlers, Appointers or in the case of a Company Owner, Director, Beneficial Owner (or have been within the last 12 months), a PEP or Relative or Close Associate of a PEP?

Yes No

I/We am/are a PEP:

Yes No

If you have answered **Yes**, please provide the details of the prominent public function you perform:

I/We am/are a Relative or Close Associate of a PEP:

Yes No

If you have answered **Yes**, please complete below:

Relationship to PEP:

Name of PEP:

Prominent public function performed by the PEP:

C

OTHER PERSONS OF INFLUENCE

Do you or any of the Beneficiaries, Trustees, Settlers, Appointers or in the case of a Company Owner, Director, Beneficial Owner **hold a prominent position or enjoy a high public profile?**

Yes No

If you have answered **Yes** please confirm:

Name of the person who holds the prominent position

Please confirm the prominent position held:

A Senior local or regional public official with the ability to influence the awarding of public contracts

Yes No

A decision making member of a high profile sporting body

Yes No

An individual that is known to influence the government and other senior decision makers

Yes No

Another prominent position *(please specify)*

Are you or any of the Beneficiaries, Trustees, Settlers, Appointers or in the case of a Company Owner, Director, Beneficial Owner **involved in political lobbying?**

Yes No

If you have answered **Yes** please confirm

Name of the person involved in political lobbying

Name of the relevant political lobbying entity

D **ROLE DETAILS****Role Options : Beneficiary, Trustee, Settlor, Appointer, Company Owner, Director, Beneficial Owner**

For each person for whom you have answered yes to the above question, please complete the following:

ROLE	FIRST NAME	LAST NAME	ADDRESS

Please sign and date.

SIGNATURE A:

DATE:

SIGNATURE B:

DATE:

For and on behalf of applicant

INFORMATION NOTE**Who is a Politically Exposed Person (PEP)?**

A "politically exposed person" means any individual, who currently is, or has at any time in the past 12 months, been entrusted with a prominent public function and performs one of the following roles:

- (A) A member of a parliament/member of a legislature or equivalent
- (B) A member of a Supreme Court, Constitutional Court or any other high level judicial body which passes non-appealable verdicts (except in exceptional circumstances)
- (C) A member of a court of auditors or the board of a central bank
- (D) An ambassador, charge d'affairs or high ranking officer in the armed forces
- (E) A member of the administrative, management or supervisory body of a state owned enterprise

Who is a Relative?

- (A) Any spouse of the Politically Exposed Person
- (B) Any person who is considered to be a common law spouse of the politically exposed person under law
- (C) A child of the politically exposed person
- (D) Any spouse of the child of a politically exposed person
- (E) Any parent of the politically exposed person
- (F) Any other family member of the politically exposed person who is of a prescribed class set out by the Department of Finance

Who is a Close Associate?

- (A) Any individual who has a joint beneficial ownership of a legal entity or legal arrangement, or any other close business relations with the politically exposed person
- (B) Any individual who has a sole beneficial ownership of a legal entity or legal arrangement set up for the actual benefit of the politically exposed person

