INVESTMENT APPLICATION FORM

There is a PDS dated 2 November 2026 and a Target Market Determination (TMD) for investing in the Murdoch Clarke Mortgage Fund issued by Murdoch Clarke Mortgage Management Limited ACN 115 958 560 AFSL No.296758. The PDS and the TMD contain information about investing in the Murdoch Clarke Mortgage Fund and it is recommended that investors read the entire PDS and the TMD before deciding to invest in the Murdoch Clarke Mortgage Fund. Any person who gives another person access to this application form must at the same time and by the same means give the other person access to the PDS and the TMD and any supplementary documents. The Responsible Entity will send paper copies of the PDS and TMD without charge (within Australia) upon request.

(Please use BLOCK LETTERS when completing this form)

NAME 1

ROLE: ☐ APPLICANT ☐ SIGNATORY ☐ TRUSTEE ☐ DIRECTOR ☐ OTHER _____
(please specify)

TITLE SURNAME GIVEN NAME(S) DATE OF BIRTH

/ /

RESIDENTIAL ADDRESS

POSTCODE

POSTAL ADDRESS POSTCODE

CONTACT NUMBER MOBILE: HOME/BUSINESS:

EMAIL ADDRESS EMAIL STATEMENT ☐ YES ☐ NO

NAME 2

ROLE: ☐ APPLICANT ☐ SIGNATORY ☐ TRUSTEE ☐ DIRECTOR ☐ OTHER _____
(please specify)

TITLE SURNAME GIVEN NAME(S) DATE OF BIRTH

/ /

RESIDENTIAL ADDRESS

POSTCODE

POSTAL ADDRESS POSTCODE

CONTACT NUMBER MOBILE: HOME/BUSINESS:

EMAIL ADDRESS EMAIL STATEMENT ☐ YES ☐ NO

COMPANY/PARTNERSHIP/TRUST

INVESTOR NAME

PLACE OF INCORPORATION ACN/ARBN

POSTAL ADDRESS

POSTCODE

TRUST/SMSF NAME (if Investor is the trustee of a trust or self-manage superannuation fund)

CONTACT NAME

CONTACT NUMBER MOBILE HOME/BUSINESS

EMAIL ADDRESS EMAIL STATEMENT ☐ YES ☐ NO

DEPOSIT AMOUNT $

Do you want to add this application to your existing account?
☐ No ☐ Yes

Account no.

Please make cheques payable to 'Murdoch Clarke Mortgage Fund'

INTEREST DISTRIBUTION

☐ Reinvest

☐ Nominated Account

NOMINATED ACCOUNT FOR INTEREST DISTRIBUTION AND WITHDRAWAL REQUESTS (MUST BE IN THE SAME NAME AS THE MCMF ACCOUNT)

Financial Institution

BSB No.

Account No.

Account Name

WRITTEN WITHDRAWAL AUTHORISATION

Complete for joint investors only ☐ At least 1 must sign ☐ Both must sign

Complete for corporate investors only ☐ 1 Director to sign ☐ 2 Directors to sign

TAX FILE NUMBER QUOTATION OR EXEMPTION

Collection of tax file numbers is authorised by Tax Law. Quotation is not compulsory, but tax may be taken out of your income distribution if you do not quote your tax file number or exemption.

TAX FILE NUMBER APPLICANT 1 ☐☐☐☐☐☐☐☐☐

TAX FILE NUMBER APPLICANT 2 ☐☐☐☐☐☐☐☐☐

OR EXEMPTIONS (PLEASE TICK ONE)

☐ Pensioner ☐ Non-Resident ☐ Association or Other Entity Not Required to Lodge a Tax Return

SECURITY PASSWORD (TO IDENTIFY YOU) _____

ADDITIONAL INVESTMENTS

☐ I/We elect to participate in the additional investments arrangements described on page 39 of the PDS

AUDITED ACCOUNTS

☐ I/We elect not to receive a copy of the audited financial statements

EMAIL ALERT WHEN MATERIAL INFORMATION UPDATED ON WEBSITE

☐ I/We elect to receive an email alert when material information about the Fund is updated on the Fund's website

ADD THIS INVESTMENT ACCOUNT TO THE FOLLOWING USERS MEMBER PORTAL**

Account ID _____ Full Name _____

Account ID _____ Full Name _____

**Existing Users only. New Users must complete a Member Portal Authority

DECLARATION

I/We have received and read the TMD and the PDS dated 2 November 2026 and agree to be bound by its terms and conditions of the PDS and the Constitution of the Murdoch Clarke Mortgage Fund. I/We declare that all details given in this application are true and correct. I/we acknowledge:

(a) the partners of Murdoch Clarke Lawyers have an interest in the Fund;

(b) the Fund does not form part of the legal practice of Murdoch Clarke;

(c) there is no claim against the Solicitors' Guarantee Fund for any pecuniary loss arising from an investment in the Fund; and

(d) there is no right to a claim against the professional indemnity insurance held by Murdoch Clarke for any loss arising from an investment in the Fund.

If this application is signed by an attorney, the attorney states that there has been no notice of revocation of the power of attorney under the authority of which this application is signed. Any Tax File Number supplied at any time may be applied to this investment and previous or future investments in my/our names.

☐ I/We agree to have my/our identity information verified with the Issuer or Official Record Holder via third party systems for the purpose of verifying my/our identity

Investment Product Attributes and Risks Acknowledgement

Murdoch Clarke Mortgage Management Limited as responsible entity for the Murdoch Clarke Mortgage Fund is committed to ensuring that the MCMF Investment Product is likely to be consistent with your objectives, financial situation and needs.

Please read the following acknowledgement carefully. If you have any concerns about giving the acknowledgement then:

- **investment in the Murdoch Clarke Mortgage Fund may not be suitable for you; and**
- **please contact a member of the MCMF team to discuss.**

I/we acknowledge that I/we understand and accept that an investment in the Murdoch Clarke Mortgage Fund has the following attributes:

- Low to medium risk.
- Quarterly income distributions with a variable rate of return that are either paid to the investor or reinvested at the investor's request.
- Capital stability, but no capital growth.
- While the Fund is "liquid" for the purposes of the Corporations Act, investors are entitled to withdraw funds within not more than 90 days of making a withdrawal request.
- Low portfolio diversification (MCMF invests funds in mortgage loans secured by mortgages over properties located in Tasmania (with very few exceptions) and deposits with banks, credit unions, building societies and other pooled mortgage schemes regulated by the Corporations Act).

and that by investing in the Murdoch Clarke Mortgage Fund, I/we am/are prepared to accept the following risks:

- No government guarantee of the return of capital invested or that income distributions will be made.
- Variable rates of return that may be less than current or previous rates of return.
- Returns that depend on the performance of the Murdoch Clarke Mortgage Fund's underlying mortgage loan portfolio.
- Low geographic diversification of mortgage loan portfolio security properties exposing the loan portfolio to the risk of factors negatively impacting the Tasmanian economy resulting in a reduction in the value of security properties.
- Investors may not be able to withdraw from their investment sooner than 90 days after making a withdrawal request while the Fund is "liquid" for the purposes of the Corporations Act and will only have a limited right to withdraw capital if the Fund ceases to be "liquid".

Independent Financial Advice Acknowledgement

I/we acknowledge that either:

- I/we have obtained independent financial advice about whether an investment in the Murdoch Clarke Mortgage Fund is appropriate for my/our objectives, individual financial situation and needs; or
- I/we understand that Murdoch Clarke Mortgage Management Limited as Responsible Entity for the Murdoch Clarke Mortgage Fund recommends that I/we obtain independent financial advice about whether investment in the Murdoch Clarke Mortgage Fund is appropriate for my/our objectives, individual financial situation and needs before investing in the Murdoch Clarke Mortgage Fund.

SIGNATURE(S)

- All joint investors must sign.
- Corporate investors must sign in accordance with the Corporations Act 2001.

SIGNATURE NAME 1 DATE / /

SIGNATURE NAME 2 DATE / /

Where did you hear about MCMF?

Print Media	☐	Billboard	☐
Facebook	☐	Word of Mouth	☐
Google	☐	Other (please specify)	☐ _____