

CONSENT TO INVEST APPLICATION FORM

(Page 10 of the Guardian Securities Limited "Product Disclosure Statement" (PDS) dated 21 January 2009)

**To: Guardian Securities Limited
PO Box 170
ROBINA DC QLD 4226**

Investor(s) Details:	Name(s)
1. Borrower:	Trilink JV2 Pty Ltd ACN 124 848 157 atf the JV2 Unit Trust
2. My/Our Contribution:	\$
3. Value of Security:	<p>1. Registered second mortgage over "Azzureco". 2. Deed of priority from the 1st mortgagee for \$14,750,000 plus interest. 3. Tripartite Agreement between the builder, lender and borrower. 4. Joint & Several guarantees from shareholders and associated companies.</p> <p>Total security value - \$22,990,000 "as if complete" (ex. GST) as provided in the valuation report dated 28 July 2008 and letter update 26 November 2008.</p> <p>First Mortgage to Westpac Bank Limited for \$14,750,000 over "Azzureco"</p> <p>Loan to value ratio: 75.36% including the first mortgage to Westpac.</p>
4. Loan Amount:	\$2,575,000 inc. capitalised interest.
5. Address of Security:	- Freehold land described as Lot 511 on Survey Plan 186765 in the County of Ward, Parish of Gilston located at 28 Castello Court Varsity Lakes Qld containing a land area of 5,648m2. Being constructed thereon are 36 units and 13 villas in a 3 storey walk up configuration known as "Azzureco" with water views and associated amenities suitable for a range of occupants.
6. Loan Term:	Fifteen (15) months from February 2009, subject to repayment by the borrower.
7. Interest to Investors:	20.00% p. a. payable monthly in arrears by the 14 th day of the following month.
8.	The total sum provided is to be made available upon the security of registered second mortgages over the property described at Item 5 above.
9.	The Investor/s acknowledge I/we have not received a copy of the document evidencing the value set out in (3). The Investor/s acknowledges receipt of the Guardian Securities Limited Fund "Product Disclosure Statement" (PDS) dated 21 January 2009 and "Supplementary Product Disclosure Statement" (SPDS) dated 21 January 2009 and further acknowledges having read and understood same.
10.	The Investor/s acknowledge that Guardian Securities Limited has provided only factual information in relation to this advance and the Investor/s has undertaken his/her/their own investigations in regard to this matter and is satisfied with same. Further, Guardian Securities Limited has not provided the Investor/s with any financial product advice and/or recommendation. I/we confirm that Guardian Securities Limited has recommended that I/we consider obtaining independent advice before making any financial decisions.

Dated: (Day) (Month) 2009

Investor/s Signature/s

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