

Privacy Policy

Introduction

This Policy has been developed for, and applies to, the Eureka Group. The Eureka Group includes Eureka Funds Management Holdings Pty Limited (Parent Company) and its subsidiaries Eureka Funds Management Limited (EFML or AFS Licensee), Eureka Funds Management Administration Pty Limited, Eureka Funds Management Services Pty Limited and Eureka Funds Management Investments Pty Limited.

The Eureka Group is engaged in the business of:

- (a) acting as a responsible entity for managed investment schemes,
- (b) provision of general advice to wholesale clients,
- (c) dealing in financial products on behalf of wholesale clients, and
- (d) acting as asset manager, development manager, and investment manager in relation to property investments.

In undertaking this business the Eureka Group collects, stores and discloses a wide variety of information from various agencies. Some of this information is "personal information" within the meaning of the *Privacy Act 1988 (Cth)* (Act), which is information about and which identifies individuals.

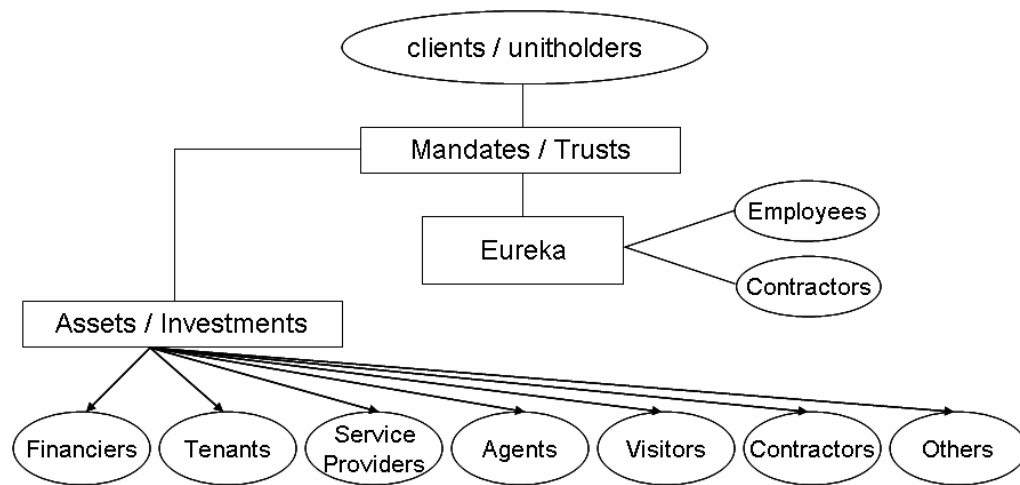
The Eureka Group values your privacy and abides by the National Privacy Principles set out in the Act. Our policy for the management of personal information is set out in this document and covers:

- (a) the type of personal information the Eureka Group may collect, and the purpose for which it may be collected;
- (b) how the personal information may be collected, held, used and disclosed by Eureka Group; and
- (c) how you may gain access to or correct your personal information.

Information

Collection

Due to the nature of the Eureka Group's business, it will collect various types of personal information from various parties. The bulk of personal information collected will be static information such as your name, address and contact details. If you are a tenant in property assets we manage, or a service provider to those properties, we may also collect personal information concerning the matters on which you seek our services. The following diagram is a good example of the flow of personal information across our business:



We may also collect your personal information when you visit our website (see our website privacy policy below).

Use

We will use personal information only for strictly limited purposes. These are the purpose for which it was given to us, for related purposes where you would reasonably expect us to use it, or otherwise with your consent.

We collect personal information for the purpose of conducting our business including in order to ensure:-

- Efficient management of the underlying property assets.
- Provision of information to clients/unitholders.
- Management of third party relationships including outsourced service providers, consultants.
- Management of the Eureka Group's internal operations.

Disclosure

The Eureka Group will not disclose confidential information about our clients except as required to provide our services, with our client's consent or as required or permitted by law. This applies to all confidential information, whether it is covered by the National Privacy Principles in the Privacy Act (ie. personal information) or not (ie. business and corporate information).

The Eureka Group may be authorised by or under law to disclose information held. The Eureka Group may also be compelled to release information to Government agencies, if requested.

Clients may, as a result of their own actions, release the Eureka Group from its duty of confidentiality, or may consent to the disclosure of information.

Quality of Information

The Eureka Group will take reasonable steps to make sure that personal information collected, used and disclosed is accurate, complete and up-to-date.

Security of Information

The Eureka Group will take all reasonable steps to ensure that all personal information we collect or use is accurate, complete, up to date, protected from misuse, and accessed only by authorized personnel for permitted purposes.

In the ordinary course of the Eureka Group's business, it will be required to release personal information to third parties such as insurers, valuers, property agents, trustees, clients, investment advisors, service providers, auditors etc. These parties are prohibited from using your personal information except for the specific purpose for which we supply it to them.

The only people who are allowed to handle or have access to your personal information are those employees of the Eureka Group, and those who perform services for us, who require your personal information to do their jobs. All employees are bound by confidentiality clauses in their employment contracts not to misuse your personal information.

Paper and hard copy documents are protected from unauthorised access or use through various security systems that we maintain at our physical address. The Eureka Group is also committed and has in place up-to-date computer and network security systems with appropriate firewalls, encryption technology and passwords to protect electronic copies of personal information from misuse and loss and from unauthorised use.

If we no longer require your personal information, we will take reasonable steps to destroy it in a secure manner or remove identifying features from it. This is subject to any legal obligation we have to keep personal information for a certain period of time.

Government Identifiers

The Eureka Group does not use tax file numbers, Medicare numbers or any other Government identifier for the purposes of identifying clients with products or services.

The only circumstances in which the Eureka Group may collect such information is where it is required by law to do so. For example, it may be required by law to collect and disclose tax file numbers to the Australian Tax Office.

Access to your information

At any time a request may be made to the Eureka Group to provide you with a copy of personal information it holds about you.

If you wish to exercise your legal right to access or correct any personal information which we hold about you, or to request removal of any of your personal information from our records, you should make a request using the sample document attached as Annexure A to this policy.

The Eureka Group will respond to any requests within 14 days of such a request.

Employee Information

Generally, employee records are not covered by the Privacy Act. However, information about employees that is not directly related to the employment relationship is protected, and will be dealt with pursuant to this policy.

Anti-Money Laundering and Counter-Terrorism Financing Act 2006

To comply with this new legislation, the Eureka Group must now obtain, verify and record personal information that verifies clients who wish to invest using our services. This personal information will include your full name, date of birth and residential address, among other details. We are required by law to store this information for a minimum of seven years.

If we collect this kind of personal information from you for the purposes of this legislation, it will not be disclosed to any third party unless we have first obtained your consent and informed you of the organization with whom this information will be shared, or we are required to do so by law.

Online

Privacy issues specific to the www.eurekafm.com.au website are dealt with in the Eureka Group Website Privacy Policy.

Contacting Us

Contact Details

If you wish to:

- (a) make a general enquiry about the Eureka Group's privacy policy; or

- (b) exercise your legal right to access or correct any personal information which we hold about you; or
- (c) make a complaints about a breach of your privacy by the Eureka Group

Please contact us on (02) 9255 0200 or in writing to GPO Box 4201, Sydney NSW 2001, or by facsimile on (02) 9255 0299.

Complaints

If you consider that the Eureka Group has breached this Privacy Policy statement or the NPPs, a complaint should be made. This will be acted upon promptly and we will make every effort to resolve your complaint internally.

If you are not satisfied with our response to your complaint, you may apply to have the Federal Privacy Commissioner examine your complaint by calling the Commissioner's hotline on 1300 363 992.

ANNEXURE A

SAMPLE ONLY

REQUESTS FOR PERSONAL INFORMATION

To: Compliance Manager
Eureka Funds Management Limited
PO Box 4201
Sydney NSW 2001

Please provide me with the following personal information:-

Information required

[Provide sufficient details of personal information to promptly respond to your request].

In the event that you are not in a position to provide access to my personal information please provide me with your reason for refusal in accordance with National Privacy Principles.

Please forward the information to our Compliance Manager at [email/facsimile/postal address].

[signature]
[full name]
[address]
[contact telephone number]
[date]