

Meristem Offshore Real Estate Advantage Portfolio (REAP) Application Form: Individual

Contact: 3, Norman Williams Street, South West, Ikoyi, Lagos. Tel: + 234-1- 4488260 Web: www.meristemwealth.com
E-mail: crmwealth@meristemng.com

Applicant's Details

Title: Mr. Mrs. Miss Dr. Prof. Others _____
(Please mark the applicable option with an X except for others)

Surname: _____ Other names _____

Date of birth: _____ / _____ / _____ (dd/mm/yy)

Nationality: Nigerian Others _____

Marital status: Single Married Widowed

Residential address _____

Applicant's Email address _____

Contact numbers: Telephone (Home) _____ Mobile _____

Means of Identification

National ID Card National Driver's License International Passport INEC Voters Card

ID Card Number _____ ID card Issue Date _____ ID Expiry Date _____

Tax Identification Number (TIN) _____

Employed Self Employed Unemployed Retired Others (Specify) _____

Date of Employment _____ Employer's Name _____

Employer's/Employment Address _____

Nature of Business/Occupation _____

Monthly regular income (=N=) _____ Source of regular income _____

Source of Investment fund (other than regular income) _____

Details of Next Of Kin

Surname _____ Other names _____

Relationship _____ Telephone _____ Email address _____

Contact details/address _____

Bank Details for Investment Repayment/Return (as may be applicable)

Name of Account holder _____
(Please attach a certified copy of identity document)

Name of bank _____ Branch _____

Account Number _____ BVN _____

Declaration by applicant

The applicant applies for the investment indicated herein subject to the following:

- I guarantee that all information herein is complete and correct.
- All transactions, benefits and payments are made in foreign currency of investment.
- That my Investment objective is as detailed in my Investment Policy Statement (IPS), incorporated herein by reference. That my Investment policy statement herein details the risk and returns I hereby acknowledge for this investment.
- I accept full responsibility for informing MWML of any changes in current identification information provided (e.g. address change, surname change, contact details, etc.). If any details change, I will provide MWML with new certified proof of identity and a utility bill, not older than 3 months.
- In terms of the Money Laundering (Prohibition) Act (2011), I confirm that the funds with which any payment is or will be made to MWML, in terms of this investment, are derived from a lawful source. In addition, I am willing to answer any questions with regard to the origin of such funds and to provide additional information as and when it may be required by MWML or any of its Regulatory Agencies.
- I understand that information in this application may be recorded electronically with MWML in addition to physical records. Such records will form the record of this investment for all purposes and may be used as evidence at any proceedings.

Signature _____ Date: ____/____/____ (dd/mm/yyyy)

Authorization

I hereby authorize MWML to:

- act in accordance with my/our instructions or that of any person authorized by me/us in respect of this investment (including those transmitted and received by telephone, fax, electronic mail or the internet), and to do all things necessary to give effect thereto;
- deduct as applicable, specified amounts/percentage from my investment portfolio for the purposes of transaction charges or its fees;
- provide my/our details and details in respect of this investment to companies with whom it has business arrangements or MWML's regulators.

I warrant that all statements given in this application form are true and accurate in every respect, I understand that the completeness and correctness thereof is my responsibility and agree that such statements shall form the basis of contracts which are to be entered into with the parties providing the relevant investment media. I declare that am aware of and accept the risks inherent in the investments, knowing that the realization of those risks may cause me to suffer financial loss.

I warrant that I am authorized and legally competent to enter into and conclude this transaction.

Signature of applicant: _____ Date: ____/____/____ (dd/mm/yyyy)

REQUIRED DOCUMENTS

- Two Passport Photographs of the Applicant or authorized signatory
- A duly notarized Driver's license /international passport of the Applicant (by registered Notary Public)
- A utility bill (not older than 3 months from date of transaction) duly notarized
- A copy resident/work permit issued by the country of residence

INVESTMENT POLICY STATEMENT (IPS)

Introduction

Meristem Offshore REAP is a portfolio dedicated to investment in a specific real estate projects. The return on investment is guaranteed by Meristem to the client. Meristem's role is identify, analyze & manage such profitable offshore real estate projects and generate promised return for investors. Offshore Real estate investment allows for diversification of investment and country risks and provides a hedge against inflation while generating a superior return.

THE PORTFOLIO

The portfolio is a Real Estate Advantage Portfolio to be invested solely in commercial real estate and related development projects offshore. The management of the Portfolio will be under Meristem Wealth Management Limited (MWML) and reserves the capacity to appoint professional managers if necessary. MWML maintains investors' records, receives investment proceeds as well as oversees disbursement of returns on investment to the investors.

The asset allocation for the portfolio is as detailed in the table below:

S/N	ASSET CLASSES	PROPOSED WEIGHTING (%)
1	Offshore Real Estate (REAP)	100%

RETURN EXPECTATION

- This Portfolio is expected to return 3 % per annum.
- Return is payable semi-annually.
- Payment Options (please tick)

Cash

Reinvestment

TIME HORIZON

A minimum of 12 months lock in period.

RISKS INHERENT

Liquidity Risk: Risk of delay in conversion from selling the constructed properties

Interest Rate Risk: Risk of not been able to invest in higher interest yielding alternative investment

Price Risk : Risk of recording glut in the real estate market hence the offer price of housing units.

Default Risk: Risk of default on repayment of investment sum and/or agreed returns on investment.

Construction Risk: Risk of low quality and sub-standard constructions/properties hence impacting negatively the pricing and revenue.

Reputation Risk: Reception/acceptance of real estate investment & unique risk and the quality of project delivery relative to those of the established competitors within the real estate sector.

RISK MITIGATION

The identified risks have been holistically factored into the preparation and project schedule. In addition, phased release of the portfolio investment from MWML to the project executor(s) according to construction time table and guidelines. MWML monitors project execution to ensure adherence to set documented guidelines.

ROLES AND RESPONSIBILITIES

THE INVESTOR

As the client, I:

- i. Agree to the investment strategy specified in writing herein;
- ii. Shall respond promptly, within agreed time limits, to requests for validating or otherwise of proposed investments;
- iii. Shall respond to my account representatives' request for information.
- iv. Supply all relevant KYC documents as mandated by the regulatory authority.
- v. Agree that the project and investment therein shall be for a lock in period of 12 months minimum unless I choose to continue with any other available real estate project being undertaken.
- vi. All repayment of investment sum and accrued net return shall be made only to the Bank account details provided by me in the designated MWML account opening form.
- vii. Understand that there shall be no refund of investment amount/sums by MWML until the expiration of the investment tenor stated.

THE ASSET MANAGER

As the asset manager, MWML will:

- i. Monitor and manage the portfolio to meet stated investment objective.
 - ii. Respond to all investors' enquiries.
 - iii. Provide report on request and on annual basis on the investment status.
- Investment certificates shall be issued upon meeting the minimum investment sum specified.

Investor's Signature

Name & Signature

DATE

Name & Signature

DATE

FOR:
MERISTEM WEALTH MANAGEMENT LIMITED
3 NORMAN WILLIAMS ST. IKOYI LAGOS.

DATE