

Target Market Determination

TPT Diversified Property Fund

Issuer	TPT Wealth Limited	ARSN	120944470
TMD Status	5 October 2021 v 1.0		

Target Market Summary

This product is likely to be appropriate for a consumer seeking capital growth and quarterly income within a portfolio where the consumer has a long investment timeframe, medium or higher risk/return profile and needs to retain access to capital. This product is not available for anyone under 18 years of age or non-residents of Australia.

Appropriateness

The Issuer has assessed the Fund and formed the view that the product, including its key attributes, is likely to be consistent with the likely objectives, financial situation and needs of consumers in the target market as described below, as the features of this product in Column 3 of the table are likely to be suitable for consumers with the attributes identified with a green TMD Indicator in Column 2.

Description of Target Market

Generally, a consumer is unlikely to be in the target market for the product if:

- **one or more** of their Consumer Attributes correspond to a **red** rating, or
- **three or more** of their Consumer Attributes correspond to an **amber** rating.

Definitions of the Consumer Attributes in column 1 in the table below are available at www.tptwealth.com.au/important-information

Where product is part of a portfolio

If this product is to be part of a portfolio, it should be assessed against the consumer's attributes for the relevant portion in the portfolio notwithstanding what the risk/return profile of the portfolio or consumer as a whole is. In making this assessment, you should consider all features of a product (including its key attributes).

Consumer Attributes	TMD Indicator	Product description including key attributes	
Consumer's investment objective			
Capital Growth	Yes	The purpose of the Fund is to provide capital growth and an income return through an exposure to listed property and property type assets such as infrastructure. Income may be tax advantaged through franked dividends.	
Capital Preservation	No		
Capital Guaranteed	No		
Income Distribution	Yes		
Consumer's intended product use (% of Investable Assets)			
Solution/Standalone (75-100%)	Yes	The Fund meets a range of investor needs and can be used as a standalone investment, as a core component of a portfolio of investments or as a small allocation. It is TPT Wealth policy to invest the assets of the Fund as follows:	
Core Component (25-75%)	Yes		
Satellite/small allocation (<25%)	Yes		
		Mercer Passive Australian Listed Property Fund	50%
		Mercer Global Listed Infrastructure Fund	50%

Consumer Attributes	TMD Indicator	Product description including key attributes
Consumer's investment timeframe		
Short (≤ 2 years)	No	The minimum suggested timeframe for holding investments in the Fund is 5 years. Income is accrued daily and distributions are paid quarterly. Distributions can be reinvested.
Medium (> 2 years)	Yes	
Long (> 8 years)	Yes	
Consumer's Risk (ability to bear loss) and Return profile		
Low	No	The risk return profile of the Fund is medium to high due to its investment in equities and alternative assets.
Medium	Yes	
High	Yes	
Very High	Yes	
Consumer's need to withdraw money		
Daily	No	Redemption requests are usually paid within 7 business days from the receipt of the request except during the 21 business day period following each income distribution. During this time redemption requests are paid as soon as possible after the end of the 21 day business period. In extreme circumstances of low liquidity redemptions may be up to 180 days.
Weekly	No	
Monthly	Yes	
Quarterly	Yes	
Annually or longer	Yes	

Distribution conditions/restrictions

Distribution Condition	Distribution Condition Rationale
This product can only be distributed by TPT Wealth, its related bodies corporate or by authorised third parties. Distributors must take reasonable steps to ensure the product is distributed within the target market and can be distributed with or without financial product advice.	TPT Wealth is in a position to assess the education and competency of its own staff and that of third party introducers to ensure that they have training, knowledge and capability to determine whether the consumer is within the target market.

Review triggers	
Material change to key attributes, fund investment objective and/or fees.	Determination by the issuer of an ASIC reportable Significant Dealing.
Material deviation from benchmark / objective over sustained period.	Material or unexpectedly high number of complaints about the product or distribution of the product.
Key attributes have not performed as disclosed by a material degree and for a material period.	The use of Product Intervention Powers, regulator orders or directions that affects the product.

Review period	
Initial review	1 year, 3 months
Subsequent review	1 year, 3 months

Distributor Reporting requirement	Reporting period	Who this applies to
Complaints relating to the product design, product availability and distribution. The distributor should provide all the content of the complaint, having regard to privacy.	Within 10 business days following end of calendar quarter.	All distributors
Significant dealing outside of target market, under s994F(6) of the Act. See TMD Definitions for further detail.	As soon as practicable, and no later than 10 business days after distributor becomes aware of the significant dealing.	All distributors
To the extent a distributor is aware, dealings outside the target market, including reason why acquisition is outside of target market, and whether acquisition occurred under personal advice.	Within 10 business days following end of calendar quarter.	All distributors

Distributors must report to or contact TPT Wealth electronically at Reporting@tptwealth.com.au