



TEYS Strata Development Trust **(Macquarie Street Car Parking Fund)**

Financial Services Guide

This Financial Services Guide (FSG) is an important document. It is designed to assist you in deciding whether to use any of the financial services and products offered by us, Quay Fund Services Limited (Quay) ACN 616 465 671.

This FSG provides you with important information about:

- The types of services and products we can offer to you
- How we (and other relevant persons) are remunerated for these services and products
- Our external complaints handling procedures and how you can utilise them
- How you can contact us.

This FSG is designed to help you understand our services and products before you use them or invest in them.

Quay is the responsible entity for the Macquarie Street Car Parking Fund (Fund) and provides services including compliance, management and reporting.

You should ensure you read all documents carefully and consult with your licensed financial adviser if required.

Information About Us

Quay is an independent provider of responsible entity and trustee services. Quay's principals have extensive experience in operating registered managed investment schemes. Quay's responsibilities and obligations as the Fund's responsible entity are governed by the Fund's constitution, the Corporations Act and general trust law. As responsible entity, Quay is responsible for the management of the Fund and is required to act in the best interest of investors.

Our Financial Services and Financial Products

Quay holds an Australian Financial Services licence (Licence No: 494886) to provide a range of financial services to retail and wholesale clients including general financial product advice. Quay is the Fund's responsible entity.

Huntley Custodians Limited ACN 082 237 241 is the Fund's custodian.

Product Disclosure Document (PDS)

Before you can invest in our retail financial product we are required to provide you with a PDS. The PDS contains important information regarding the features, benefits, risks and fees applicable to an investment in that financial product and should be read carefully to enable you to make an informed decision about whether to invest in the financial product.



Statement of Advice (SOA)

A SOA will normally be given to you when you are provided with any personal advice, which takes into account your objectives, financial situation and needs. We do not provide personal advice. Therefore, we will not provide you with an SOA.

An intermediary (such as a financial planner, stockbroker or dealer group) may provide you with an SOA.

Record Keeping

Quay maintains the Unit Registry of the Fund.

The role of the Unit Registry is to keep a record of Investors in the Fund. This includes information such as the quantity of Units held, TFNs (if provided) and bank account details.

Remuneration or Other Benefits Received by Us

If you invest in a financial product we provide, we will receive remuneration in relation to your investment in the financial product. This remuneration may include fees for responsible entity, compliance, administration, custodian oversight and reporting services as set out in the PDS for the Fund. We may also be entitled to recover expenses incurred. The remuneration and expense recoveries we will receive will be set out in the Fund's PDS. We do not receive any fees, nor do we charge you additional fees, for providing financial product advice.

Financial advisers and intermediaries may also receive fees from you and typically, this will be disclosed in their SOA. No commission will be paid by us to financial advisers in respect of any retail investor.

Remuneration or Benefits Paid to Other Parties

Where you have been referred to us via a third party IDPS platform, we may pay a rebate to that IDPS platform provider.

Compensation Arrangements

Quay has professional indemnity insurance cover in place in respect of financial services provided to our clients. This insurance covers claims in relation to the conduct of our past and present representatives. These arrangements comply with the requirements of section 912B of the Corporations Act 2001.

Disclosure of Relevant conflicts of Interest

We do not have any relationships or associations which might influence us in providing you with our financial products and services.

Privacy

Your right to privacy is important to Quay. A statement explaining your privacy rights and our rights and obligations in relation to your personal information is contained in the PDS for the Fund.

Complaints Handling

Quay has established procedures for dealing with complaints.

If an investor has a complaint, they can contact Quay during business hours.



Contacting Quay - Responsible Entity

Please contact the Responsible Entity on 1300 114 980 or alternatively write to the Responsible Entity at PO Box R186 Royal Exchange, Sydney NSW 1225. You may also email Quay at enquires@quayfund.com.au. Quay will use reasonable endeavours to deal with and resolve the complaint within a reasonable time but in any case, no later than 30 days after receipt of the complaint.

If you are not satisfied with how your complaint was handled and require further resolution you can contact the Investment Manager or the Australian Financial Complaints Authority (**AFCA**) on the contact details provided below.

Australian Financial Complaints Authority

AFCA is the new external dispute resolution scheme for complaints involving financial services and products replacing FOS.

The contact details for AFCA are:

Phone: 1800 931 678 (free call)

Email: info@afca.org.au

Mail: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

More information about the Australian Financial Complaints Authority is available from their website: <https://www.afca.org.au/>

Contacting Us

Quay Fund Services Limited

PO Box R186,

Royal Exchange NSW 1225

Telephone: 1300 114 980

Email: enquiries@quayfund.com.au

Website: <https://www.quayfund.com.au/>