

EUREE A-REIT SECURITIES FUND

PRODUCT DISCLOSURE STATEMENT

ARSN 669 664 500 APIR OMF1896AU

11 AUGUST 2023

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Responsible Entity & Custodian

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About this PDS

This Product Disclosure Statement (**PDS**) is issued by One Managed Investment Funds Limited (**OMIFL**), **we, us** or **Responsible Entity**) and is a summary of general information relating to an investment in the Euree A-REIT Securities Fund ARSN 669 664 500 (the **Fund**).

Units in the Fund are offered and issued by the Responsible Entity on the terms and conditions described in this PDS and the Constitution.

Important Information

This PDS provides a summary of significant information about the Fund. The PDS contains a number of references marked with the symbol "Δ" to indicate important additional information contained in the Additional Information Booklet (**AIB**) dated 11 August 2023 which forms part of this PDS. Unless defined here, words have the meaning given to them in the Glossary of the AIB.

In addition, a Target Market Determination (**TMD**) is made available for the Fund. It describes the class of Investors for whom the Fund is consistent with their likely objectives, financial situation and needs.

This PDS will be available and may be viewed online at www.oneinvestment.com.au/EureeAREITSecurities. The information on the website does not form part of this PDS. A paper copy of the PDS, AIB and TMD or any updated information can be obtained free of charge by contacting the OMIFL on 02 8188 1510.

You should consider the information contained in the PDS, AIB and TMD before making a decision about the Fund. The information in this PDS is general information only and does not consider your personal objectives, financial situation or needs. Before investing, you should obtain financial advice tailored to your personal circumstances and consider the suitability of the Fund in view of your financial position, investment objectives and needs before making an investment decision. You must observe any legal restrictions on investment in the Fund which may apply to you.

No person is authorised to give any information or to make any representation in connection with an investment in the Fund which is not contained in this PDS or the AIB. Any information or representation not contained in this PDS or the AIB may not be relied on as having been authorised in connection with an investment in the Fund.

The offer pursuant to this PDS is available to persons receiving an electronic version of this PDS within Australia and only persons receiving this PDS in Australia may invest in the Fund. OMIFL may refuse an application for Units under this PDS for any reason including if it believes the applicant did not receive the PDS in Australia. This PDS does not constitute an offer or invitation in any place in which, or to any person to whom, it would not be lawful to make such an offer or invitation. No action has been taken to register or qualify the Units in any jurisdiction outside Australia. The distribution of this PDS outside Australia may be restricted by law and persons who come into possession of this PDS outside Australia should seek advice on and observe any such restrictions. Any failure to comply with such restrictions may constitute a violation of applicable securities law.

Update of Information

Where the information in this PDS changes and it is not materially adverse to investors, an update will be published at www.oneinvestment.com.au/EureeAREITSecurities. A paper copy of any updated information will be provided free of charge on request by emailing euree@oneinvestment.com.au.

If the change is materially adverse to Investors, we will notify affected Investors and replace this PDS.

Updated information about performance, Unit prices, Fund size and other general information about the Fund will be published at www.oneinvestment.com.au/EureeAREITSecurities.

References in this PDS

All amounts in this PDS are in Australian dollars. All fees are inclusive of GST and take into account RITC, if applicable. All fees in this PDS are rounded to two decimal places. All references to time and to Business Days are to Sydney time and Business Days.

For a glossary of terms used in this PDS, see page 8.

No guarantee of the repayment of capital or a rate of return

None of the Responsible Entity, Custodian, Registry, Administrator, the Investment Manager, or any of their respective employees, agents and officers, guarantees the success, repayment of capital, rate of return on income or capital or investment performance of the Fund. It is your obligation to seek any advice on, and observe any legal restriction on investment in the Fund which may apply to you.

1. About One Managed Investment Funds Limited

△ You should read the following important information before making a decision to invest in the Fund: **Section 1: About One Managed Investment Funds Limited.** Go to Section 1 of the AIB at www.oneinvestment.com.au/EureeAREITSecurities. Note the information may change between the time you read this PDS and when you acquire or dispose of Units in the Fund.

The Responsible Entity

One Managed Investment Funds Limited (**OMIFL**) is the responsible entity of the Fund and is the holder of AFSL No. 297042 issued by ASIC. OMIFL has extensive experience as a corporate trustee and custodian, and is a professional responsible entity operating numerous managed investment schemes.

OMIFL is the issuer of this PDS and of the Units. OMIFL's role is to manage and administer the Fund in accordance with the Constitution and the Corporations Act and is required to act in the best interests of Investors. Generally, OMIFL also holds the Assets of the Fund on trust for Investors but may appoint a Custodian to hold all or some of the Assets.

The Investment Manager

OMIFL has appointed Euree Asset Management Pty Ltd (**Euree**) as the investment manager for the Fund. Euree is the holder of AFSL No. 546248 issued by ASIC. As the investment manager, Euree is responsible for among other things, managing the investments of the Fund.

Euree is a boutique asset manager located in Australia that uses its expertise across all asset classes to manage both direct and multi-asset portfolios for retail and wholesale clients. Euree aims to employ its expertise to create value and generate attractive returns for Investors.

The Investment Manager's AFSL grants authorisation to it in respect of wholesale clients only, and accordingly it is not able to deal with retail clients.

Please see Section 5 of this PDS for more information.

Custodian

OMIFL will generally perform self-custody in respect of the Assets. OMIFL may, without your consent or notice to you, appoint a suitable qualified Custodian to hold all or some of the Assets. The role of the Custodian is limited to holding assets of the Fund and it has no supervisory role in relation to the operation of the Fund. The Custodian does not make investment decisions in respect of the Assets held nor manage those assets and has no liability or responsibility to investors in the Fund. OMIFL may change the appointed Custodian from time to time, without notice to you.

2. How the Euree A-REIT Securities Fund works

△ You should read the following important information before making a decision to invest in the Fund: **Section 2: How the Euree A-REIT Securities Fund works.** Go to Section 2 of the AIB at www.oneinvestment.com.au/EureeAREITSecurities. Note the information may change between the time when you read this PDS and when you acquire or dispose of Units in the Fund.

The Fund is registered as a managed investment scheme under the Corporations Act and is structured as a unit trust.

Investors' funds are pooled and managed in accordance with a set objective and strategy. As an Investor, you have a fixed beneficial interest in the assets of the Fund calculated as the proportion your Unit holding represents of all the Units in the Fund on issue at the relevant date and time. You do not however, have a right to demand that any particular Assets of the Fund be transferred to you.

ASIC has a website www.moneysmart.gov.au that has more information on managed investment schemes.

The Fund at a Glance

Investment objective	The Fund aims to outperform the S&P 300 A-REIT Accumulation Index by 1.5% p.a. (after fees) over rolling 3-year periods whilst also aiming to achieve a balance between growth in the value of your Units as well as income from your investment.
Investment style	The Fund will aim to generate capital growth through a diversified portfolio of quality ASX listed property securities.
Management fee	0.85% p.a. of NAV
Minimum initial investment*	Minimum initial investment of \$10,000.
Additional Investment*	Additional amounts of no less than \$1,000.
Minimum withdrawal*	The minimum withdrawal amount is \$5,000 provided that the minimum holding of \$10,000 is maintained after the withdrawal, or if not, the minimum withdrawal is equivalent to the value of the remaining Units in the Investors account.
Valuation, Unit issues and withdrawals	Daily
Registry Provider	One Registry Services Pty Limited ABN 69 141 757 360
Custodian	OMIFL or Bank of New York Mellon or any other provider selected by OMIFL.

*This may be waived by OMIFL in absolute discretion.

Prices of your Units

When you invest in or withdraw from the Fund you will transact at the prevailing Unit price adjusted on account of the buy spread (**Issue Price**) or sell spread (**Withdrawal Price**).

The initial Unit price of Units in the Fund will be \$1.00. From then on, units will be issued at the prevailing Issue Price. When you withdraw from the Fund your Units are redeemed at the prevailing Withdrawal Price.

The Issue Price and the Withdrawal Price of Units are determined on each Business Day. The price per Unit is determined by dividing the net asset value of the Fund by the number of Units on issue at the relevant time. The Unit price will be influenced by a number of factors which includes movements in the value of the Fund's Assets, and the Unit price may vary as the market value of the Fund's Assets rises and falls. When applying for or withdrawing Units, the Unit price you pay or receive will also be adjusted on account of the buy spread (**Issue Price**) or sell spread (**Withdrawal Price**) and, in each case, rounded to 4 decimal places or other amount as determined by the Responsible Entity. The Buy/Sell Spread is an adjustment which takes into account any buying and selling costs associated with the underlying assets of the Fund (e.g. brokerage). See Section 6 for further information.

For a copy of OMIFL's Unit Pricing Policy, please contact OMIFL. Unit prices will be displayed on Euree's website – www.eureeassetmanagement.com.

Minimum Investment

The minimum investment you may make in the Fund is \$10,000. Subsequently, amounts in addition to this minimum investment may be contributed in amounts of no less than \$1,000.

The number of Units issued to you when you make an investment will be calculated by dividing the amount you invest by the applicable Issue Price.

Applications

When making your initial application you must complete an Application Form with the link which accompanies this PDS and can be found at www.oneinvestment.com.au/EureeAREITSecurities. See Section 8 on how to apply. You can increase your investment at any time by making an application for additional Units. OMIFL reserves the right to accept or reject any application for Units.

Applications will only be processed on Business Days. The cut-off time for each Business Day for receiving applications and cleared funds is 2.00pm Sydney time. Completed applications received before the cut-off time will be processed using the Issue Price on that day. Applications received after that time, or on a non-Business Day, will be taken to have been received before the cut-off time on the next Business Day and will be processed using the Issue Price on that Day.

Direct applications will not be considered "completed applications" and will not be processed until all application money in cleared funds and all required documentation is received (including any requested "KYC" documentation required under AML/CTF Legislation).

Confirmation of an investment will normally be issued within 5 Business Days after the application is processed. Please note that we may, without giving any reason, refuse all or part of an application.

The material relating to how to apply may change between the time when you read this PDS and the day when you acquire Units. Before deciding to invest you must read this PDS, AIB and the TMD and any other information relevant to the Fund.

Withdrawals or redemptions

If you wish to exit the Fund, you must submit a request to the Responsible Entity through its Registry Provider. These requests are known as either a withdrawal request or a redemption request.

The Fund is managed with the intention of generating returns over the medium to longer term. Euree recommends that you keep your investment in the Fund for a minimum period of 3 years.

When the Fund is 'liquid' (as defined in the Corporations Act), you may make withdrawal requests for all or part of your investment.

A withdrawal request may be made by submitting a written request to redeem all or part of your Units to the Registry Provider. Withdrawals will only be processed on Business Days. Withdrawal requests received before 2.00pm Sydney time on a Business Day will generally be processed using the Withdrawal Price applicable for that day. Withdrawal requests received after that time, or on a non-Business Day, will generally be processed using the Withdrawal Price applicable for the next Business Day and will be processed using the Withdrawal Price on that day.

Withdrawal proceeds are usually paid within 2-7 days after the withdrawal request is accepted and processed and are paid by direct credit to your nominated financial institution account.

Restrictions on Withdrawals

In certain circumstances, such as a suspension on withdrawals or where the Fund is 'non-liquid' (as defined in the Corporations Act), you may have to wait a longer period of time before you can redeem your investment. Circumstances include:

- where it is impracticable to determine the Withdrawal Price;
- where satisfaction of all withdrawal requests would involve realisation of a significant amount of the Fund's Assets;
- where OMIFL reasonably considers it is in the best interests of Investors; or
- where the Constitution or law otherwise permits.

Income Distributions

The distributable income payable to Investors is generated from the net earnings of the Fund. Distributable income to which you are entitled will be paid to your nominated financial institution and that includes an Indirect Investor where the IDPS operator has elected to receive distribution in cash.

Your entitlement to distributable income is calculated quarterly (as at 30 September, 31 December, 31 March and 30 June) based on your Unit holding in the Fund as at the final day of the Distribution Period and on the winding up of the Fund. You may elect for any distributable income to be reinvested into the Fund on your behalf (and additional Units will be issued to you in consideration for this reinvestment). Units issued for reinvested distributions will be issued at the Unit price calculated on the next Business Day after the relevant Distribution Period. No Buy/Sell Spread applies to Units issued to you as a result of reinvestment of your income entitlement. Income (if any) to which you are entitled will normally be paid to you within 20 Business Days after the end of the Distribution Period or when possible following the winding

up of the Fund. Investors should be aware that there may be tax implications associated with the reinvestment of your income entitlement. Investors should obtain professional tax advice before investing in the Fund and make their own arrangements for any tax liabilities that arise.

Your entitlement to distributable income is calculated by determining the realised income of the Fund for the Distribution Period after allowing for all expenses incurred by the Fund; and dividing the total distributable income for that period by the number of Units on issue on the last day of the Distribution Period to determine the income per Unit; and then multiplying the income per Unit by the number of Units you hold. Investors should be aware that an investment in the Fund carries the risk that you may lose some or all of your investment and distributions are not guaranteed (see Section 4 of this PDS).

Changes to Fund Details

OMIFL may make changes to the Fund at any time, and in some cases without prior notice. This could include closing or terminating the Fund (even before the minimum recommended investment period has expired), changing the Fund's Investment Manager, amending its investment parameters including the investment objective and strategy, or changing the asset class allocation ranges and currency strategy (if applicable). Refer also to 'Updated Information' in Section 9 of this PDS.

3. Benefits of Investing in the Fund

Significant Features

The Fund invests in an actively managed and diversified portfolio of predominantly Australian listed real estate investment trusts (A-REITs) and property related securities.

The Fund may also invest up to 10% of the Fund's Assets in cash.

The Fund will not invest in derivatives (including for the purpose of hedging), sell short, or borrow money to invest.

Significant Benefits

An investment in the Fund offers the following significant benefits:

- **access to a high conviction active investment strategy**, with focused research and investment processes, that seek to provide higher returns with lower volatility than the market by building a portfolio based on individual merit and not by benchmark weights;
- **access to the extensive experience of Euree** to manage the Fund's investments;
- **exposure to property** as the Fund provides access to a diversified portfolio of quality ASX listed property securities which own office, retail, industrial, residential and property related social infrastructure assets;
- **a capacity limit** of 1.0% of the market capitalisation of the S&P/ASX 300 A-REIT Index to enable the Fund to take active positions in smaller securities and allow more efficient management of re-weightings between individual securities; and
- **quarterly distributions** which can be reinvested in the Fund or can be paid to your nominated financial institution account.

4. Risks of Managed Investment Schemes

△ You should read the following important information before making a decision to invest in the Fund: **Section 4: Risks of Managed Investment Schemes**. Go to Section 4 of the AIB at www.oneinvestment.com.au/EureeAREITSecurities. Note the information may change between the time when you read this PDS and when you acquire or dispose of Units in the Fund.

All investments carry risk. Managed investment schemes may invest in a range of asset classes, for example, cash, bonds, equities, and property, each of which offer different levels of risk. The likely investment return, and the level of risk of losing money, differs among managed investment schemes depending on the underlying strategy and mix of assets. Typically, those assets with the highest potential long-term return also have the highest level of short-term risk.

When considering investing in any managed investment scheme, it is important to understand that:

- (a) the value of your investment will likely go up and down;
- (b) the returns of your investment or payment of income is not guaranteed;
- (c) you may lose some or all of your money;
- (d) the level of returns will vary, and past performance and returns are not an accurate predictor of future performance and returns;
- (e) laws affecting your investment in a registered managed investment scheme may change; and
- (f) the appropriate level of risk for you will depend on a range of factors including your age, investment time frame, where other parts of your wealth are invested and how tolerant you are to the possibility of losing some of your money.

When deciding whether to invest in the Fund, you must decide whether, given the nature of trading undertaken by Euree and the Fund's underlying investments, your financial situation permits you to participate in an investment that involves a very high degree of risk. You may lose a substantial portion or even all of the money you invest in the Fund.

Past returns do not guarantee future returns. You may lose some or all of your invested capital. Risk can be managed but it cannot be completely eliminated. Some of the significant risks of an investment in the Fund are:

Market risk

The risk that the market price of an Asset will fluctuate as a result of factors such as economic conditions, government regulations, market sentiment, local and international political events and environmental and technological issues. Market risks may have different impacts on each type of asset, investment style and Investor.

Security specific risk

The risk associated with an individual Asset. The price of any securities invested in by the Fund may be affected by unexpected changes in a particular entity's operations such as changes in management, the loss of a significant customer or tenant or a change in the income or the value of the assets in which they invest.

Liquidity risk

The risk that an investment made by the Fund may not be easily converted into cash with little or no loss of capital and minimum delay. This may cause a delay or freeze in processing withdrawal requests.

Interest rate and inflation risk

Changes in interest rates can have a positive or a negative impact directly or indirectly on investment values and/or returns on securities in which the Fund invests. The capital value or income of a security held by the Fund may be adversely affected by interest rate movements. High levels of inflation and rising interest rates may adversely affect the Fund, including by reducing the amount the Fund has available to distribute as income to Investors.

Manager and Key person risk

The financial performance of the Fund depends primarily on the level of skill and performance of Euree and the successful implementation of the investment strategy. There is a risk that Euree may make poor investment decisions or that its investment methods may be inappropriate or incorrect resulting in poor or nil returns.

The skill and performance of Euree as the Investment Manager can impact the Fund's investment returns. Changes in the key personnel and resources of Euree may also have an impact on the Fund. As a result, the Fund may underperform its target compared to other Fund's with a similar investment strategy.

Fund risk

Risks specific to the Fund include the risk that the Fund could terminate (including before the recommended minimum term or at the bottom of the investment cycle) and that the fees and costs payable by the Fund could change. There is also a risk that investing in the Fund may give different results than investing directly because of income or capital gains accrued in the Fund and the consequences of investments and withdrawals by other Investors.

Underlying Assets

There is no guarantee that entities invested into by the Fund (including funds, companies, listed investment companies (LITs) or listed Investment trusts (LICs)) either through asset allocation strategy or individual investment selections will provide positive investment performance at all stages of the investment cycle.

Credit Risk

Investment in credit securities or fixed income instruments carry credit risk. This may include adverse events associated with the issuer, or market developments leading to a downgrade in the securities market value.

Cyber Risk

There is a risk of fraud, data loss, business disruption or damage to the information of the Fund or to investors' personal information as a result of a threat or failure to protect the information or personal data stored within the IT systems and networks of the Responsible Entity and its agents.

Pandemic risk

While the impact of COVID19 or any future pandemic is not able to be forecast, there is a risk that the broad economic conditions caused by pandemics may adversely affect the Fund, including the value of the Fund's investments and the Fund's earnings and income distributions.

5. How We Invest Your Money

You should consider the Fund's investment objective, the Fund's likely investment return, risk level, your individual circumstances and your time frame before choosing to invest in the Fund.

Description of the Fund

The Fund will give you exposure to a varying mix of listed A-REITs across but not limited to the retail, residential, commercial, hotel, industrial, rural, childcare and seniors/retirement living sectors. The Fund may also invest in a selected range of other assets including listed property related securities, such as property developers and property fund managers, cash and fixed interest. Euree will make decisions about buying and selling investments of the Fund on a daily basis, if considered appropriate (often called active management), selecting individual investments and also changing the mix of the types of investments.

Investment Return Objective

The aim of the Fund is to outperform the S&P/ASX 300 A-REIT Accumulation Index by 1.5% p.a. (after fees) over rolling 3-year periods whilst also aiming to achieve a balance between growth in the value of your Units as well as income from your investment. The returns from the Fund are not guaranteed.

Investment Strategy

Euree utilises a disciplined investment process combining in-depth fundamental research with portfolio construction and risk controls with the aim to add consistent value over time. The basic premise of Euree's investment philosophy is that active management of a fund is the best way to respond to changing market expectations.

In assessing securities for inclusion in the Fund's portfolio, Euree has implemented a system driven process which produces a quality score for every security in its investment universe across a selection of factors including the sector and asset exposures, and financial management capabilities. The Fund's investment criteria does not take into account labour standards, environmental, social or ethical considerations for the purpose of selecting, retaining or realising an investment of the Fund.

Asset Allocation and Range

Euree will actively adjust the investment mix within the investment guideline ranges set out below. The "target" position is intended to be the investment guideline for the mix of the investments of the Fund.

	Min (%)	Max (%)	Target (%)
Australian Listed A-REITs and listed property developers and managers	90	100	95
Cash and Fixed Interest	0	10	5

The investment mix can change within the above ranges significantly and sometimes quickly. Fund establishment, market movements, cash flows and changes in the nature of an investment amongst other things may cause the investment mix of the Fund to move outside the investment guideline range. If this occurs, Euree will seek to rectify the position as soon as reasonably practicable, and the temporary variance will not constitute a breach of the Fund's investment guidelines. In such circumstances Euree reserves the right to make investments through other funds and entities.

Risk Level

Very high, when an investment in the Fund is held for at least 3 years. The risk of loss over the short term (less than 3 years) is very high when compared to managed investment schemes invested in asset classes such as cash or fixed interest securities. However, the Fund aims to produce more favourable returns over the medium to long term than cash or fixed interest securities, which is why the minimum suggested timeframe for an investment in the Fund is at least 3 years.

6. Fees and Costs

DID YOU KNOW?

Small differences in both investment performance and fees and costs can have a substantial impact on your long-term returns.

For example, total annual fees and costs of 2% of your investment balance rather than 1% could reduce your final return by up to 20% over a 30-year period (for example, reduce it from \$100,000 to \$80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs.

You may be able to negotiate to pay lower fees. Ask the Fund or your financial adviser.

TO FIND OUT MORE

If you would like to find out more or see the impact of the fees based on your own circumstances, the **Australian Securities and Investments Commission (ASIC) Moneysmart** website (www.moneysmart.gov.au) has a managed funds fee calculator to help you check out the different fee options.

△ You should read the following important information before making a decision to invest in the Fund: **Section 6: Fees and Costs**. Go to Section 6 of the AIB at www.oneinvestment.com.au/EureeAREITSecurities. Note the information may change between the time when you read this PDS and when you acquire or dispose of Units in the Fund.

Fees and costs summary

This section shows fees and other costs that you may be charged. These fees and costs may be deducted from the money you invest, from the returns on your investment or from the Fund's Assets as a whole. Information on taxation is set out in Section 7. You should read the information about fees and costs because it is important to understand their impact on your investment. The information in the table may be used to compare costs between different simple managed investment schemes.

EUREE A-REIT SECURITIES FUND

Type of fee or cost	Amount	How and when paid
Ongoing annual fees and costs¹		
Management fees and costs²	0.85% p.a. of NAV	The management fees and costs are deducted from the Fund's Assets and are reflected in its Unit price. The management fee is payable to the Euree. The management fee is calculated daily and deducted from the assets of the Fund on the first day of each month. Indirect costs are deducted from the Fund's assets as and when incurred. Euree pays the expenses of the Fund (other than the extraordinary expenses) from the management fee. Extraordinary expenses are paid from the Fund assets as and when incurred.
The fees and costs for managing your investment ²		
Performance fees	Nil	Not applicable
Amounts deducted from your investment in relation to the performance of the product		
Transaction costs	0.082% p.a. of NAV	Transaction costs are recovered as and when they are incurred and are disclosed net of amounts recovered by any buy spread or sell spread. Transaction costs are deducted from the Assets of the Fund.
The costs incurred by the scheme when buying or selling Assets		
Member activity related fees and costs (fees for services or when your money moves in or out of the scheme)³		
Establishment fee	Nil	Not applicable
The fee to open your investment		
Contribution fee	Nil	Not applicable
The fee on each amount contributed to your investment		
Buy/Sell Spread	0.25% upon entry and 0.25% upon exit	The prevailing buy spread and sell spread will be published on the Fund website. The buy spread and sell spread are notionally paid into the Fund when an Investor buys or sells Units and are reflected in the Issue Price and Withdrawal Price respectively.
An amount deducted from your investment representing costs incurred in transactions by the scheme		
Withdrawal fee	Nil	Not applicable
The fee on each amount you take out of your investment		
Exit fee	Nil	Not applicable
The fee to close your investment		
Switching fee	Nil	Not applicable
The fee for changing investment options		

- All fees quoted above are inclusive of Goods and Services Tax (GST) and net of any Reduced Input Tax Credits (RITC). See below for more details as to how the relevant fees and costs are calculated.
- The management fee component of management fees and costs can be negotiated. See "Differential fees" in the "Additional Explanation of Fees and Costs" below.
- If you have a financial adviser, then you may also have to pay additional fees to your adviser see **Warning** below.

Example of annual fees and costs for the Fund

This table gives an example of how the ongoing annual fees and costs for this product can affect your investment over a one-year period. You can use this table to compare this product with other simple managed investment schemes.

EXAMPLE – EUREE A-REIT SECURITIES FUND		Balance of \$50,000 with a contribution of \$10,000 during year
Contribution Fees	Nil	For every additional \$5,000 you put in, you will be charged \$0.
PLUS Management fees and costs	0.85% of Net Asset Value of the Fund	And , for every \$50,000 you have in the Fund, you will be charged or have deducted from your investment \$425 each year
PLUS Performance fees	Nil	And , you will be charged or have deducted from your investment \$0 in performance fees each year
PLUS Transaction costs	0.082% of Net Asset Value of the Fund	And , you will be charged or have deducted from your investment \$41 in transaction costs
EQUALS Cost of the Fund		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees and costs in the range of: \$466* What it costs you will depend on the fees you negotiate.

*Additional fees may apply. Please note that this example does not capture all the fees and costs that may apply to you, such as the Buy/Sell Spread.

When calculating ongoing annual fees and costs the above table, the law says we must assume that the value of your investment is \$50,000. The example therefore assumes the additional \$5,000 is invested at the end of the year and the value of the investment is constant over the year. Ongoing annual fees and costs actually incurred will depend on the market value of your investment and the timing of your contributions (including any reinvestment of distributions). The examples assume no abnormal expenses are incurred, and no service fees are incurred by you and no fees are negotiated.

Warning: If you have consulted a financial adviser, you may pay additional fees. You should refer to the Statement of Advice or Financial Services Guide provided by your financial adviser in which details of the fees are set out. Investors may direct OMIFL to pay their adviser a professional fee for service.

ASIC provides a fee calculator on www.moneysmart.gov.au, which you may use to calculate the effects of fees and costs on account balances. The indirect costs and other expenses component of management fees and costs and transaction costs may also be based on estimates. As a result, the total fees and costs that you are charged may differ from the figures shown in the table.

Changes to Fees or Costs

The fees and costs as set out above may change, without your consent, subject which maximum limits specified in the Constitution. Reasons might include changing economic conditions and changes in regulation. Investors will be advised of any increase to fees and charges at least 30 days prior to the changes taking effect, allowing you to withdraw from the Fund.

GST

Government taxes such as GST will be applied to your account as appropriate. In addition to the fees and costs described in this section, standard government fees, duties and bank charges may also apply such as stamp duties. The fees outlined in this PDS are inclusive of GST and take into account any RITC that may be available.

IDPS

If you invest in the Fund via an IDPS, additional fees may be charged by the IDPS operator for investing in the Fund.

7. How Managed Investment Schemes are Taxed

△ You should read the following important information before making a decision to invest in the Fund: **Section 7: How Managed Investment Schemes are Taxed**. Go to Section 7 of the AIB at www.oneinvestment.com.au/EureeAREITSecurities. Note the information may change between the time when you read this PDS and when you acquire or dispose of Units in the Fund.

Your investment in a managed investment scheme will have tax consequences and we strongly advise you to seek professional advice before investing in the Fund. The following summary is general in nature and does not constitute tax advice. You should seek independent professional advice on the tax consequences of making an investment in the Fund, based on your particular circumstances, before making a decision to invest.

The following summary is provided on the basis that the Investor is an Australian resident for tax purposes who holds their Units in the Fund directly on capital account.

It is intended that the Fund will operate as an Attribution Managed Investment Trust (AMIT). Where this is the case, the Fund should generally not be liable to pay income tax where the Responsible Entity properly attributes all of the Fund's taxable income and tax offsets, on a fair and reasonable basis, to Investors in accordance with the Fund's constituent documents. It is the intention of the Responsible Entity to ensure that this is the case. The Fund should not be required to withhold tax from distributions (other than certain withholdings – e.g. no TFN withholding or amounts attributable to non-residents).

Where the Fund is an AMIT, as an Investor, you will be treated as having derived your share of the taxable income and tax offsets of the Fund directly on a flow through basis. This will be the case even if your income entitlement is not paid to you in cash but reinvested back into the Fund. In the case where the Fund makes a loss for tax purposes, the Fund cannot distribute the loss to Investors. However, subject to meeting certain conditions, the Fund may be able to take the losses into account in subsequent years.

Investors will be required to include amounts in their assessable income, or include tax offsets in the calculation of their tax liability, according to the attribution of such amounts made by the Responsible Entity.

The Fund may attribute a number of different types of income to Investors which reflect the income derived by the Fund. It is expected that these components may include franked dividends, other Australian source income (such as rental income and interest) and net capital gains.

The taxable components of the Fund which an Investor is required to include in their assessable income may be different from the cash distribution received by the Investor in respect of their units.

In certain circumstances an Investor may be required to make adjustments (both upward and downward) to the cost base of their Units in the Fund.

You will be issued with a taxation statement annually (an Attribution Managed Investment Trust Member Annual (AMMA) Statement) which will set out relevant taxation information to help you complete your tax return. The AMMA statement will include the amount of any cost base adjustment you are required to make in relation to your unit holdings in the Fund.

If an Investor acquires Units in the Fund part way through a distribution period, all or part of accumulated income which is reflected in the unit price for the Units acquired may be attributed to the Investor as taxable income.

If an Investor redeems Units in the Fund part way through a distribution period, the value of accumulated income may be included in the redemption price and attributed to the Investor as taxable income.

The withdrawal or redemption of units by an Investor holding their units on capital account will constitute a capital gains tax (CGT) event and require the Investor to calculate a capital gain or capital loss. A capital gain will also arise where non assessable distributions are made by the Fund in excess of the Investor's cost base in a Unit.

Individuals, trusts (in certain circumstances) and complying superannuation entities may be eligible for the CGT discount concession in relation to capital gains made with respect to units in the Fund held for at least 12 months prior to disposal which can reduce the capital gain by one half (individuals and trusts) or one third (complying superannuation entities).

The issue and redemption of Units in the Fund should not be subject to GST.

An Investor need not quote a tax file number (TFN) when applying for Units. However, if a TFN is not quoted, or an appropriate TFN exemption is not provided, tax may be required to be deducted by the Responsible Entity from any attribution/distribution at the highest marginal tax rate plus Medicare Levy. If the Investor holds Units in the course of furtherance of an enterprise, an ABN can be quoted instead of a TFN. The Investor may be able to claim a credit in their tax return for any TFN or ABN tax withheld.

8. How to Apply

△ You should read the following important information before making a decision to invest in the Fund: **Section 8: How to Apply**. Go to Section 8 of the AIB at www.oneinvestment.com.au/EureeAREITSecurities. Note the information may change between the time when you read this PDS and when you acquire or dispose of Units in the Fund.

In order to apply, you must:

- Read this PDS, AIB and TMD in their entirety. These documents are available at the Website or by calling OMIFL on 02 8188 1510.
- Complete the Application Form on-line providing all the requested materials.
- Investors may invest a minimum of \$10,000 in the Fund. See Section 2 of this PDS for the calculation of Unit Pricing.
- Send your investment amount using the details included the Application Form.

Please note that as part of the application process we are required by law to verify your identity and tax residency status before accepting your application. Please refer to the Anti-Money Laundering and Counter-Terrorism Financing Act information in the AIB.

IDPS Investors

If you are investing the Fund via an IDPS you are an Indirect Investor. This means that it is the IDPS which invests for you and has the rights of an Investor. As an Indirect Investor you do not have to complete any investments forms. We will not send any confirmation letters, distribution statements or annual tax statements. These will be provided by your IDPS operator.

Cooling-off Period

A 14-day cooling-off period applies to your investment (except if you are an Indirect Investor). Your cooling-off period commences on the earlier of the date on which you receive confirmation of your investment in the Fund and the end of the fifth day after we issue your Units to you.

If you notify us of your wish to withdraw your investment in writing during your cooling-off period, then we will return your money to you and no fees will apply. However, if your Units have already been issued to you, then they will be redeemed at the Unit price on the day of the redemption which may be different (higher or lower) to the price which they were issued. There may also be some tax consequences which arose during the holding period (however brief).

Indirect Investors should consult with IDPS provider about any right to cooling off provisions, which may differ from those apply to Investors who purchase Units in the Fund directly.

Complaints

The Responsible Entity takes complaints seriously and aims to resolve all complaints as quickly as possible. In the first instance, if you have a complaint, then you should notify the Responsible Entity immediately using the following contact details:

Address: Level 16, Governor Macquarie Tower
1 Farrer Place, Sydney NSW 2000
PO Box, R1471 Royal Exchange NSW 1225

Phone: 02 8277 0000

Email: complaints@oneasset.com.au

If an Investor is not satisfied with the final complaint outcome proposed, any aspect of the complaints handling process or a delay in responding by the maximum response time, the Australian Financial Complaints Authority (AFCA) may be able to assist. AFCA operates the external complaints resolution scheme of which the Responsible Entity is a member.

If you seek assistance from AFCA, their services are provided at no cost to you.

Post: Australian Financial Complaints Authority
GPO Box 3 Melbourne VIC 3001

Phone: 1800 931 678

Fax: +61 3 9613 6399

Email: info@afca.org.au

9. Additional Information

△ You should read the following important information before making a decision to invest in the Fund: **Section 9: Additional Information**. Go to Section 9 of the AIB at www.oneinvestment.com.au/EureeAREITSecurities. Note the information may change between the time when you read this PDS and when you acquire or dispose of Units in the Fund.

We reserve the right to change the terms of this Fund where permitted to do so by the Fund's Constitution, PDS and the relevant law. The information in this PDS is up to date at its issue date, however certain information in this PDS and the incorporated materials may change from time to time – this includes but is not limited to possible changes which we have identified. Where we indicate to you that we will give notice of these changes, or where changes that are not materially adverse to you occur, we will update this information on our website, www.oneinvestment.com.au/EureeAREITSecurities. A paper or electronic copy of the updated information will also be available free of charge upon request by calling OMIFL on 02 8188 1510.

Privacy and collection and disclosure of personal information

The Privacy Act 1998 (Cth) regulates, among other things, the collection, disclosure and access to personal information. By applying to invest in the Fund, you consent to your information being collected, used and disclosed by the Registry Provider and by the Responsible Entity for the purposes disclosed their respective Privacy Policies and in Section 9 of the AIB.

10. Glossary

The following terms used in this PDS have the meanings set out below:

Administrator – Unity Fund Services Pty Limited (ABN 16 146 747 122).

AFCA – The Australian Financial Complaints Authority.

AFSL – Australian Financial Services Licence.

AML/CTF Legislation or **AML Act** – *Anti-Money Laundering and Counter-Terrorism Financing Act 2006* (Cth), *Financial Transaction Reports Act 1988* (Cth) and any similar legislation.

Application Form – The online application form for the Fund which is available by the following link on the website at www.oneinvestment.com.au/EureeAREITSecurities.

A-REIT – An Australian Real Estate Investment Trust listed on the ASX.

ASIC – The Australian Securities and Investments Commission.

Assets – All assets of the Fund including an investment of the Fund and any income.

ASX – ASX Limited (ACN 008 624 691) or the market operated by it, as the context requires.

Business Day – A day on which banks are open for business in Sydney, excluding Saturday, Sunday or public holidays.

Buy/Sell Spread – The buy spread is the difference between NAV price and the Issue Price. The sell spread is the difference between the NAV price and the Withdrawal Price of Units. Collectively this is known as the Buy/Sell Spread. The buy spread for the Units is 0.25% per application. The sell spread for the Units is 0.25% per application or withdrawal.

Constitution – The constitution of the Fund dated 12 July 2023 as amended or replaced from time to time.

Corporations Act – *Corporations Act 2001* (Cth) and *Corporations Regulations 2001* (Cth), as amended from time to time.

Custodian – One Managed Investment Funds Limited (ABN 47 117 400 987, AFSL No. 297042), or Bank of New York Mellon, or any other replacement custodian appointed by the Responsible Entity.

Distribution Period – Each quarter in a financial year ending on 30 September, 31 December, 31 March and 30 June.

Euree or **Investment Manager** – Euree Asset Management Pty Ltd (ABN 40 665 390 241, AFSL No. 546248).

Fund – Euree A-REIT Securities Fund (ARSN 669 664 500).

GST – Goods and services tax as defined in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) as amended from time to time or goods and services tax as charged under equivalent legislation in jurisdictions outside Australia.

IDPS – Investor directed portfolio service.

Indirect Investor – An investor in an IDPS.

Investor – Holders for the time being of Units in the Fund.

Issue Price – The issue price of a Unit in the Fund, which is calculated as the NAV of the Fund divided by the number of Units on issue in the Fund on the day plus the buy spread.

Net Asset Value or **NAV** – The net asset value of the Fund.

PDS – This Product Disclosure Statement.

Registry or **Registry Provider** – One Registry Services Pty Limited (ABN 69 141 757 360).

Responsible Entity or **OMIFL** – One Managed Investment Funds Limited (ABN 47 117 400 987, AFSL No. 297042).

RITC – Reduced Input Tax Credits.

Unit – An undivided share in the beneficial interest in the Fund.

We, us, our, OMIFL or **Responsible Entity** – One Managed Investment Funds Limited (ABN 47 117 400 987, AFSL No. 297042), the responsible entity of the Fund.

Website – Either or both of the following sites:
www.oneinvestment.com.au/EureeAREITSecurities
www.eureeassetmanagement.com.

Withdrawal Price – The withdrawal price of a Unit in the Fund, which is calculated as the NAV of the Fund divided by the number of Units on issue in the Fund on the day less the sell spread.

You and **your** – Investors who apply for and receive Units in the Fund.