IMPORTANT NOTICE

1 March 2025

UPDATE TO PRODUCT DISCLOSURE STATEMENT FOR THE

EUREE A-REIT SECURITIES FUND

This website notice is issued by One Managed Investment Funds Limited (ABN 47 117 400 987, AFSL 297042) (**OMIFL**) as the Responsible Entity of the Euree A-REIT Securities Fund (ARSN 669 664 500) (**Fund**). This notice relates to the Product Disclosure Statement (PDS) dated 11 August 2023 for the offer of units in the Fund **(PDS)**.

PDS Updates

Some information in the PDS may change from time to time. Where this information is not materially adverse information, we will (where permitted to do so) make the updated information available by way of a "PDS Update" on our website at www.oneinvestment.com.au/eureeareitsecurities/. A paper or electronic copy of this notice will be provided on request without charge and can be obtained by phoning +61 2 8277 0000 or emailing euree@oneinvestment.com.au. Capitalised terms not otherwise defined in this notice have the meanings given to them in the PDS.

Updated Information

The purpose of this notice is to advise changes in the Buy/Sell spread.

Effective 1 March 2025, the buy-sell spreads for the Fund will be decreased as follow:

Fund Name	**Old (%)**			**New (%)**			**Total Change (%)**
	Buy	**Sell**	**Total**	**Buy**	**Sell**	**Total**	**Total**
Euree A-REIT Securities	0.25%	0.25%	**0.50%**	0.20%	0.20%	**0.40%**	**-0.10%**

Fund							

Explaining buy-sell spreads

The buy-sell spread is an additional cost to you and is generally incurred whenever you invest in or withdraw from a fund. The buy-sell spread is retained by the fund (it is not a fee paid to us) and represents a contribution to the transaction costs incurred by the fund such as brokerage and stamp duty, when the fund is purchasing and selling assets.

The buy-sell spread also reflects the market impact of buying and selling the underlying securities in the market. Importantly, the buy-sell spread helps to ensure different unit holders are being treated fairly by attributing the costs of trading securities to those unit holders who are buying and selling units in the fund.

Effective 1 March 2025 the Fund's buy-sell spread will decrease to reflect a reduction in the Fund's transaction costs. As transaction costs may change depending on various factors such as market conditions and brokerage costs, buy-sell spreads may change. You should therefore review current buy-sell spread information before deciding to invest or withdraw from the Fund. For the latest buy-sell spread for the Fund, please refer to the website www.eureeassetmanagement.com; www.oneinvestment.com.au/eureeareitsecurities/

This document has been prepared by One Managed Investment Funds Limited (OMIFL) ABN 47 117 400 987, AFSL No: 297042 and the information is current as at the date of this document. OMIFL is the responsible entity and issuer of units in the Fund (**Fund**). A Product Disclosure Statement (**PDS**), together with a Target Market Determination, is available for the Fund and can be obtained by calling us or visiting www.oneinvestment.com.au You should obtain and consider the PDS before deciding whether to acquire, continue to hold or dispose of units in the Fund. An investment in the Fund is subject to investment risk, including possible delays in repayment of withdrawal proceeds and loss of income and principal invested.

This information has been prepared without considering any recipient's personal objectives, financial situation or needs. Because of this, recipients should, before acting on this information, consider its appropriateness having regard to their individual objectives, financial situation and needs. This information is not to be regarded as a securities recommendation.

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