EUREE MULTI-ASSET BALANCED FUND

PRODUCT DISCLOSURE STATEMENT

ARSN 669 663 665 APIR OMF2231AU

23 DECEMBER 2025

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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 Multi-Asset Balanced Fund ARSN 669 663 665 (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 23 December 2025 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/EureeMulti-AssetBalancedFund. 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 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 Information in this PDS changes and it is not materially adverse to Investors, an update will be published at www.oneinvestment.com.au/EureeMulti-AssetBalancedFund. 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 the Fund's performance and other general information about the Fund will be published at www.oneinvestment.com.au/EureeMulti-AssetBalancedFund.

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.

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

The Responsible Entity

Δ 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/EureeMulti-AssetBalancedFund. Note the information may change between the time you read this PDS and when you acquire or dispose of Units in the Fund.

One Managed Investment Fund Limited (**OMIFL**) is the responsible entity of the Fund and is the holder of AFSL No. 297042. 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 registered and domiciled in Australia that manages capital on behalf of retail and wholesale investors, with specialisation in multi-asset solutions. Euree aims to employ its expertise to create value and generate sound and attractive returns for Investors.

The Investment Manager's AFSL grants authorisations 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 Multi-Asset Balanced Fund works

Δ You should read the following important information before making a decision to invest in the Fund: **Section 2: How the Euree Multi-Asset Balanced Fund works**. Go to Section 2 of the AIB at www.oneinvestment.com.au/EureeMulti- AssetBalancedFund. Note the information may change between the time 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 asset 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 will invest in a mixture of asset classes to form a multi-asset portfolio with the aim to earn Investors a return of CPI +3% p.a. over rolling 7-year periods.
Investment style	The Fund will use strategic asset allocation taking into account long term projections on asset class performance, as well as short term dynamic asset allocation tilts with the aim of increasing returns and reducing risk in the medium term
Management fee	1.36% p.a. of NAV
Performance fee	10.25% of the excess return in the Fund above the Total Return Hurdle of 7% p.a. to be paid bi-annually in arrears and subject to a High Water Mark. See Section 6.
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 $1,000 provided 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 Investor's account.
Valuation, Unit issues and withdrawals	Daily
Registry Provider	One Registry Services Pty Limited ABN 69 141 757 360
Custodian	OMIFL, BNY or any other provider selected by OMIFL.

*This may be waived by OMIFL in its 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**).

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 including 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.

Minimum Investment

For Investors, 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 which accompanies this PDS and can be found at www.oneinvestment.com.au/EureeMulti-AssetBalancedFund. 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 12:00pm 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 cutoff 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.

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 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 long-term. The suggested investment timeframe is a minimum period of 7 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 12:00pm 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. While withdrawal requests are usually processed in these timeframes, the Responsible Entity will only be able to accept a withdrawal request once the relevant Withdrawal Price has been confirmed, which may be delayed at certain times of the year, such as quarter end or financial year end dates. At these times, the payment of withdrawal proceeds may take longer.

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:

(a) where it is impracticable to determine the Withdrawal Price;

(b) where satisfaction of all withdrawal requests would involve realisation of a significant amount of the Fund's Assets;

(c) where OMIFL reasonably considers it is in the best interests of Investors; or

(d) where the Constitution or law otherwise permits.

Income Distributions

The distributable income payable to Investors is generated from the net earnings of the Fund.

All distributable income to which you would otherwise be entitled will be automatically reinvested into the Fund on your behalf (and additional Units will be issued to you in consideration for this reinvestment), unless you give us written notice that your income entitlement, or any part of that income entitlement, is to be paid to your nominated financial institution or in the case of an Indirect Investor, the IDPS operator has elected to receive distributions in cash. 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 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. 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/Spread applies to Units issued to you as a result of reinvestment of your income entitlement. Income (if any) to which you are entitled to be paid 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.

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 guarantee (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 utilises a multi-asset approach to portfolio construction and is actively managed. The Fund is designed to give investors exposure to a diversified mix of asset classes with the aim of increasing diversification and reducing risk. See asset allocation in Section 5.

The Fund also has the ability to invest up to 30% in cash.

The Fund may gain exposure to asset classes by investing in underlying funds managed by Euree or its related entities.

The Fund will not invest in foreign exchange (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:

- **Professional management** of the portfolio by a team of experienced investment managers;
- **diversification and exposure** to multiple asset classes, geographies, and sectors with a real return-oriented investment approach;
- **structured and disciplined portfolio construction** with a focus on long term capital growth coupled with downside risk reduction; and
- **aiming to achieve quarterly distributions** (where the Fund has the capacity to pay distributions) which are to be reinvested in the Fund unless you elect to have these paid to your nominated financial institution account.

4. Risks of Managed Investment Schemes

Δ 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/EureeMulti-AssetBalancedFund. 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 return 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 medium to 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.

International investing risk

The risks of investing internationally include adverse currency fluctuations, potential political and economic instability affecting overseas markets, limited liquidity and volatile prices of international investments and repatriation of funds. Further, the Australian entities in which the Fund invests may have investments overseas which also exposes these Fund investments to these international investing risks.

Currency risk

Where investments are invested in jurisdictions outside of Australia, the returns may be affected by movements between the other currencies and the Australian dollar. It is not our intention to hedge the foreign currency exposure of the Fund arising from investments in overseas markets. However, investments within the portfolio may implement foreign exchange hedging which may or may not be successful in managing that risk.

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 but not limited to 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

Δ 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. See Section 5 of the AIB for more important information.

Description of the Fund

The Fund invests in a diversified mix of asset classes to construct a multi-asset portfolio. This is achieved by establishing a Strategic Asset Allocation (SAA) based on long-term asset-class return expectations and then applying short-term dynamic allocation tilts away from the SAA in response to the Manager's shorter-term asset-class views.

Investment Return Objective

The aim of the Fund is to earn Investors a return of CPI +3% p.a. (after fees) over rolling 7 year periods while 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

The Fund will invest across several asset classes. The Investment Manager may gain exposure to these asset classes through a diversified range of instruments, such as through managed funds, direct investments, investments in securities, debt instruments, derivatives (such as index futures), or other investment structures that the Investment Manager considers provide direct or indirect exposure to the asset class. These instruments may be independently managed or managed by the Investment Manager.

The investment approach will be as follows:

(a) determine an appropriate Strategic Asset Allocation (SAA) across asset classes, informed by long-term capital market

assumptions and risk considerations;

(b) implement the SAA through a range of investment vehicles; and; and

(c) make short-term adjustments to asset allocations through dynamic asset allocation tilts, where considered appropriate, in response to market conditions and shorter-term investment views.

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 "neutral" position is intended to be the investment guideline for the mix of the investments of the Fund.

	Min (%)	Max (%)	Neutral (%)
International Equities	10	50	23
Australian Equities	10	40	17
Fixed Interest	15	60	35
Property and Infrastructure	5	30	15
Cash	0	30	5
Alternatives	0	20	5

This investment mix may be made up of a range of different instruments that provide exposure to the underlying asset class. The investment mix can change within the above ranges significantly and sometimes quickly. 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 ranges. 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.

Risk Level

The Fund should be suitable for Investors seeking a diversified approach to investment with a long-term investment horizon of 7 years. The risk level of the Fund is medium to high, due to its diversified investment in growth and defensive asset classes such as cash. The risk of loss over the short term (less than 7 years) is medium to high when compared to managed investment schemes not invested in certain asset classes such as cash.

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.

Δ 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/EureeMulti-AssetBalancedFund. 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 all 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 MULTI-ASSET BALANCED FUND		
Type of fee or cost	**Amount**	**How and when paid**
Ongoing annual fees and costs[1]		
Management fees and costs[2] The fees and costs for managing your investment	1.36% p.a. of NAV	The management fees component of management fees and costs are accrued daily and paid from the Fund monthly and reflected in the Unit price. Otherwise, the fees and costs are variable and deducted and reflected in the Unit price of the Fund as they are incurred. The management fee comprises 0.95% and the indirect costs comprise 0.41% of the overall amount (1.36%).
Performance fees[3] Amounts deducted from your investment in relation to the performance of the product	0.32% of the of Net Asset Value of the Fund based on the realised performance fee for the financial year ended 30 June 2025	Performance fee of 10.25% of the amount by which the Fund's performance exceeds the hurdle rate of 7% p.a., to be paid bi-annually in arrears. Any underperformance from a prior period must be recouped before a fee will be paid and subject to a High Water Mark for any past outperformance.
Transaction costs The costs incurred by the scheme when buying or selling Assets	0.04% p.a. of Net Asset Value of the Fund	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.
Member activity related fees and costs (fees for services or when your money moves in or out of the scheme)[3]		
Establishment fee The fee to open your investment	Nil	Not applicable
Contribution fee The fee on each amount contributed to your investment	Nil	Not applicable
Buy/Sell Spread An amount deducted from your investment representing costs incurred in transactions by the scheme	As at the date of this PDS, the buy spread is 0.20% and the sell spread is 0.20%	The prevailing buy spread and sell spread will be published on the Fund website. The buy spread and sell spread are paid into the Fund when an Investor buys or sells Units and are reflected in the Issue Price and Withdrawal Price respectively.

EUREE MULTI-ASSET BALANCED FUND		
Type of fee or cost	**Amount**	**How and when paid**
Withdrawal fee The fee on each amount you take out of your investment	Nil	Not applicable
Exit fee The fee to close your investment	Nil	Not applicable
Switching fee The fee for changing investment options	Nil	Not applicable

1. 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.
2. The management fee component of management fees and costs can be negotiated. See "Differential fees" in the "Additional Explanation of Fees and Costs" below.
3. This represents the performance fees which are payable as an expense of the Fund to the Investment Manager.

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 managed investment schemes.

EXAMPLE – EUREE MULTI-ASSET BALANCED FUND		**Balance of $50,000 with a contribution of $10,000 during year**
Contribution Fees	Nil	For every additional $10,000 you put in, you will be charged $0.
PLUS Management fees and costs	1.36% 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 $680 each year.
PLUS Performance fees	0.32% of the of Net Asset Value of the Fund based on the realised performance fee for the financial year ended 30 June 2025	**And**, you will be charged or have deducted from your investment $160 in performance fees each year.
PLUS Transaction costs	0.04% of Net Asset Value of the Fund	**And**, you will be charged or have deducted from your investment $20 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 of: **$860 *** **What it costs you will depend on the fees you negotiate.**

*Additional fees may apply, such as the Buy/Sell Spread. 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.

The performance fees stated in this table shows a reasonable estimate based on the performance fees from the preceding financial year. The performance of the Fund, and the performance fees, may be higher or lower or not payable in the future. As a result, the management costs may differ from the figure shown in the table. It is not a forecast of the performance of the Fund or the amount of the performance fees in the future. The actual indirect costs and performance fees for the current financial year and for future financial years may differ.

Changes to Fees or Costs

The fees and costs as set out above may change, without your consent, subject to the 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

Δ 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/EureeMulti-AssetBalancedFund. 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 (and not through a platform or custodian) 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 is generally not required to withhold tax from distributions. However,

withholding may apply in certain circumstances, including where an investor has not quoted their TFN (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 satisfying the applicable loss recoupment rules the Fund may be able to utilise such losses 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 sourced income (such as interest and other income), foreign income (including foreign dividends) 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 (both upward and downward) 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. The Trustee may apply its powers under the AMIT regime to make appropriate attribution and adjustment of taxable income in respect of the redemption.

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

Δ 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/EureeMulti-AssetBalancedFund. 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.
- This offer is available to Australian Investors. 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 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 in 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

Once the Responsible Entity receives a complaint, the Responsible Entity will acknowledge it as soon as practicable and investigate the complaint with a view to resolving it and responding as soon as possible and in any event within 30 days of the complaint being made.

If you are a retail Investor and you are not satisfied with the Responsible Entity's response, then you can refer your complaint to the Australian Financial Complaints Authority (**AFCA**), an external complaints handling body of which we are a member. The role of this body is to provide you a free and independent assessment of your complaint. The Australian Financial Complaints Authority can be contacted as follows:

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

Δ 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 of the AIB at www.oneinvestment.com.au/EureeMulti-AssetBalancedFund. Note the information may change between the time when you read this PDS and when you acquire or dispose of Units in the Fund.

Updated Information

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/EureeMulti-AssetBalancedFund. 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.

AIB – the Additional Information Booklet.

AML/CTF Legislation – *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/EureeMulti-AssetBalancedFund.

ASIC – The Australian Securities and Investments Commission.

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

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 0.20% per application. The sell spread for the Units is 0.20% per redemption 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.

CPI – For the period to 31 December 2025, the Consumer Price Index (All Groups) for the city of Sydney, published from time-to-time in the Australian Statistician's Summary of Australian Statistics. From 1 January 2026 onwards, the Consumer Price Index (All Groups) for Australia, using the monthly CPI index published by the Australian Bureau of Statistics (ABS).

Custodian – One Managed Investment Funds Limited (ABN 47 117 400 987, AFSL No. 297042), BNY 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 Multi-Asset Balanced Fund – ARSN 669 663 665.

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.

High Water Mark – The initial Issue Price until a performance fee for the Unit first becomes payable, and once a performance fee has been paid, the NAV for the Unit at the time that a performance fee was most recently paid, adjusted for subsequent distributions.

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 including, where relevant, the AIB.

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).

Total Return – The total of the capital gains (realised and unrealised) and income of the Fund expressed as a percentage amount of NAV adjusted for distributions over the period of calculation.

Total Return Hurdle – 7% of the Total Return for the Fund.

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/EureeMulti-AssetBalancedFund or 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.