

Product Disclosure Statement

LAKEHOUSE GLOBAL GROWTH FUND

11 December 2017

IMPORTANT INFORMATION

This Product Disclosure Statement (**PDS**) contains a summary of the significant information in relation to the Lakehouse Global Growth Fund ARSN 621 899 367 (**Fund**). It also includes references to additional important information (all of which forms part of this PDS) contained in the document titled 'Additional Information Booklet' that can be obtained at no cost by calling One Managed Investment Funds Limited on (02) 8277 0000 or by downloading it from either www.oneinvestment.com.au/lakehouse or www.lakehousecapital.com.au/PDS. You should read both the PDS and the Additional Information Booklet (**AIB**) before making a decision about whether to invest in the Fund.

The information provided in this PDS and the Additional Information Booklet is general in nature and does not take into account your personal financial situation or needs. You should seek independent financial advice tailored to your own needs before making a decision about whether to invest in the Fund.

All dollar amounts are in Australian dollars unless otherwise indicated. This PDS does not constitute an offer or invitation in any jurisdiction other than in Australia and New Zealand. The offer under this PDS may only be accepted in Australia and New Zealand. Applications from outside Australia or New Zealand will not be accepted through this PDS. Units are not intended to be sold to US Persons as defined under Regulation S of the US federal securities laws.

None of One Managed Investment Funds Limited, Lakehouse Capital Pty Ltd, the custodian or any of their related entities, directors or officers guarantee the repayment of capital or the performance of the Fund.

Updated information

Information in this PDS is subject to change from time to time and may be updated by us if it is not materially adverse to you. Updated information can be obtained at any time from the Website. A paper copy of updated information will also be provided to you free of charge upon request by contacting One Managed Investment Funds Limited using our details provided above.

Lakehouse Global Growth Fund

ARSN 621 899 367
mFund LKH01
APIR OMF1140 AU

Issued

11 December 2017

Issued By

One Managed Investment Funds Limited
ACN 117 400 987 AFS licence 297042 (**Responsible Entity**)

Investment Manager

Lakehouse Capital Pty Ltd
ACN 614 957 603 (**Investment Manager**)

Website

In this PDS, reference to the Website is to each of the following sites www.oneinvestment.com.au/lakehouse or www.lakehousecapital.com.au/PDS

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1. About One Managed Investment Funds Limited

One Managed Investment Funds Limited (**we, us or our**) is the issuer of this PDS and of Units in the Fund. We are the responsible entity for the Fund (**Responsible Entity**) and have appointed Lakehouse Capital Pty Ltd ACN 614 957 603 as the investment manager of the Fund (**Lakehouse Capital or Investment Manager**). Lakehouse Capital is an authorised representative of The Motley Fool Australia Pty Ltd AFS licence 400691. Further information about the Responsible Entity is set out in Section 1.2 below.

1.1 The Investment Manager

Lakehouse Capital is the funds management arm of The Motley Fool Australia Pty Ltd ACN 146 988 052.

The Motley Fool LLC, which has hundreds of thousands of members worldwide, launched in the USA in 1993 and in Australia in 2011.

Joseph Magyer is the Chief Investment Officer of Lakehouse Capital and Portfolio Manager of both the Lakehouse Global Growth Fund and the Lakehouse Small Companies Fund. Joseph joined The Motley Fool in 2007 and has held senior investing roles in both the USA and Australia, including his previous role as the Director of Research at The Motley Fool Australia. He holds a Bachelor of Business Administration from the University of Georgia and a Master of Science in Finance from Georgia State University, and is a CFA charterholder.

1.2 The Responsible Entity

We are part of the One Investment Group (**OIG**). **OIG** is an independent Australian funds management business established to provide responsible entity, trustee and investment management services. **OIG** specialises in a wide range of underlying asset classes including infrastructure, real estate, equities, fixed income, private equity and fund of funds. As responsible entity of the Fund, our role is to ensure the operation of the Fund is in accordance with the Corporations Act and we will also hold title to some of the Fund's assets.

1.3 The Custodian

We have appointed a properly authorised custodian to hold some of the Fund's 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 or manage those assets, and has no liability or responsibility to investors in the Fund. We may change the appointed custodian from time to time, without notice to you.

2. How the Fund works

You should read the important information about how the Fund works in the Additional Information Booklet before making a decision to invest. Go to the 'Additional Information Booklet' available from the [Website](#); in particular, Section 5 titled 'Distributions' and Section 6 titled 'Investing in the Fund'. The material relating to how the Fund works may change between the time when you read this PDS and the day when you acquire the product.

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

Unit trusts enable investors to pool their money with that of other investors and this pooled money is then managed by an investment manager.

As an investor you have a fixed beneficial interest in the assets of the Fund calculated as the proportion your Unit holding bears to all of the Units in the Fund which have been issued. You do not, however, have a right to demand any particular assets of the Fund be transferred to you.

Investing in the Fund allows investors to access what they may otherwise not be able to access independently, including the services of an investment manager. The price of interests in the Fund will vary as the market value of assets in the Fund rises or falls.

Unit prices

The Unit price is the price at which Units are issued and redeemed (and before the application of the buy/sell spread (as applicable)). Unit pricing will be undertaken on a weekly basis on the Wednesday of each week (that is a Business Day)¹ and will be determined by dividing the net asset value of the Fund by the number of Units on issue. Therefore, the Unit price will vary as the value of the Fund's assets varies. The calculation of the Unit price is governed by a Unit Pricing Policy, which is available to Investors from us upon request.

The net asset value of the Fund is the value of the Fund's assets less the liabilities of the Fund at the time it is calculated. The application price of Units will be the Unit price plus the buy spread, while the redemption price of Units will be the Unit price minus the sell spread.

2.1 Applications

An application for units in the Fund may be made in either of the following ways:

- By completing an Application Form which can be found on the [Website](#) (**direct application**).
- When and while the Units are admitted as an mFund product, by using your ASX Broker through the mFund Settlement Service (**mFund application**).

See Section 8 'How to apply' for more information.

Minimum investment

The minimum initial investment amount is \$100,000. The minimum additional investment amount is \$5,000. However, we may accept lesser application amounts at our discretion.

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

We may decline to extend, or may withdraw, an invitation to invest in the Fund at any time. The Responsible Entity reserves the right to accept or reject any applications in its absolute discretion.

Transacting via mFund

Units are expected to be admitted as an mFund product under the ASX Operating Rules. We will provide an update of when the Units are admitted as an mFund product on the [Website](#). mFund is a managed fund settlement service that uses CHESS, the ASX's electronic settlement service. When and while the Units are admitted as an mFund product, you may apply for Units and make withdrawal requests through mFund using your ASX Broker. The mFund Settlement Service does not facilitate on-market buying and selling between investors. Units settled through the mFund Settlement Service are issued and redeemed by us. For more information see Section 8 'How to apply'.

1. Where a Wednesday in any week is not a Business Day, Unit pricing will occur on the next Business Day.

Investors investing through mFund should read this PDS and the Additional Information Booklet in their entirety. The PDS and the Additional Information Booklet are available on the [Website](#) or by calling (02) 8277 0000.

Processing applications

The cut-off time for receiving applications is 11am (Sydney time) on each Wednesday (that is a Business Day). Completed applications received before the cut-off time will be processed using the application price applicable for that week. Completed applications received after this time will be taken to have been received before the cut-off time on the next Wednesday (that is a Business Day) and will be processed on that day. Confirmation of an investment will normally be issued within five Business Days of the investment being processed.

Direct applications will not be considered “completed applications” and will not be processed until all required documentation is received (including any requested AML/CTF documentation). Completed applications will be processed using the Unit price that applies on the Wednesday after the correct documentation is received. Interest will not be paid on your application money.

For mFund applications, any errors made on the application instruction, may result in the order being rejected by the Registrar. Any rejected orders will not be processed and will require resubmission through your ASX Broker.

2.2 Withdrawals

When the Fund is liquid (as defined in the Corporations Act) you can withdraw all or part of your investment by completing a redemption request form and submitting your form to us. Redemption request forms are available at www.oneregistryservices.com.au/investors.

Minimum withdrawal

The minimum withdrawal amount is \$1,000. If your withdrawal request results in your investment balance falling below \$25,000, we may redeem your investment balance in the Fund in full and have it paid to you, less any applicable fees. We may accept smaller minimum holding amounts for investors or types of investors at our discretion.

Processing withdrawals

The Fund's processing cut-off time is 11am (Sydney time) on each Wednesday (that is a Business Day).

Withdrawal requests received before 11am (Sydney time) on a Wednesday (that is a Business Day) will generally be processed using the withdrawal price applicable for that week. Withdrawal requests received after this time will generally be processed using the withdrawal price applicable for the following week calculated on the following Wednesday (that is a Business Day).

Withdrawal proceeds are usually paid within 10 Business Days following the Wednesday (that is a Business Day) on which your withdrawal request is processed.

If you are investing through mFund, any errors made on the withdrawal instruction may result in the order being rejected by the Registrar. Any rejected orders will not be processed and will require resubmission through your ASX Broker.

In certain circumstances, such as a freeze on withdrawals or where the Fund is illiquid (as defined in the Corporations Act), you may not be able to withdraw your investment during the usual period.

If, in a week, we receive requests for withdrawals for an aggregate value of more than 10% of the net asset value of the Fund, then we may (at our discretion) reduce each request on a pro-rata basis so that only Units equal to 10% of the net asset value of the Fund are redeemed on the relevant withdrawal date. If this occurs, then any part of your withdrawal request that is not satisfied will be automatically held over to the next week's withdrawal date until all Units subject to your withdrawal request are redeemed.

You should read the important information about adding to your investment and withdrawing from your investment in the Additional Information Booklet before making a decision. Go to the 'Additional Information Booklet' available from the Website. The material relating to investing and withdrawing may change between the time when you read this PDS and the day when you acquire the product.

2.3 Income distributions

A Unit entitles you to participate in any income generated from the assets of the Fund. All income distributions will be automatically reinvested in additional Units unless Investors opt to have distributions paid to their nominated account in Section 5 of the Application Form. No buy spread is applied to reinvested distributions. Please note there may be tax implications for you on distributions reinvested on your behalf.

Frequency of distributions

The Fund expects to make distributions on an annual basis. Subject to the Constitution, distributions (if any) will be paid within three months of 30 June.

Distributions are expected but not guaranteed.

How distributions are calculated

Distributions are generally calculated based on the Fund's net income at the end of the distribution period divided by the number of Units on issue.

We generally distribute all taxable income to Investors each year, including the net capital gains of the Fund. Net realised capital gains are typically distributed in the final distribution of the financial year.

Investors should be aware that an investment in the Fund carries the risk that you may lose some or all of your investment (see Section 4).

3. Benefits of investing in the Fund

Significant features

The Fund's investment objective is to provide long-term capital growth and to outperform the MSCI All Country World Index net total returns (AUD) (**Benchmark**) over rolling five year periods (after fees and expenses but before taxes) by focusing on listed shares of mid- and large-capitalisation companies across global equity markets.

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

Significant benefits

Investing in the Fund offers a number of benefits, including:

- (a) Access to global investment opportunities and diversification that individual investors may not achieve on their own.

- (b) A disciplined risk management process that manages different levels of investment risk relative to anticipated investment returns.
- (c) An experienced, competent investment management team, with a broad and multi-faceted base of knowledge and experience.

4. Risks of managed investment schemes

You should read the important information about the risk of managed investment schemes before making a decision. Go to the 'Additional Information Booklet' available on the Website; in particular, Section 2 titled 'Risks of managed investment schemes'.

The material relating to risks of investing may change between the time when you read this PDS and the day when you sign and submit the Application Form.

All investments carry risk. The likely investment return and the level of risk of losing money differs among managed investment schemes depending on the underlying mix of assets. Generally, the higher the level of risk you are prepared to accept, the higher potential returns or losses. Assets with the highest long-term returns may also carry the highest level of short-term risk. Growth assets, such as shares and property, are generally considered the most volatile assets, as they are likely to experience greater fluctuations in value than defensive assets, such as fixed income and cash.

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

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

The significant risks for the Fund are as follows:

Market risk

Investment returns are influenced by the performance of the market as a whole. Economic, technological, political and legal factors and market sentiment can change. These changes may affect the value of investment markets, the Fund's investments and the value of the Units.

Country risk

Investments in foreign companies may decline in value because of sovereign, political, economic or market instability; the absence of accurate information about the companies; and risks of unfavourable government actions such as expropriation and nationalisation. Such securities may be less liquid, more volatile, and harder to value. In times of market disruptions (including but not limited to market closures), security prices may be delayed or unavailable. Some countries may have different legal systems, taxation regimes, auditing and accounting standards with less governmental regulation and transparency. These risks may be higher when investing in emerging markets.

Regulatory and legal risk

Governments or regulators may pass laws, create policy, or implement regulation that affects the fund and/or the execution of investment strategies. Such initiatives impact either a specific transaction type or market, and may be either country-specific or global. Such changes may result in the Fund failing to achieve its investment objectives. Similarly, laws affecting registered managed investment schemes (including taxation, corporate and regulatory laws) may change in the future, affecting investors' rights and investment returns.

Investment specific risk

The price of a specific investment of the Fund may be affected by market risk (above) but also factors which are specific to that investment. For example, if key individuals responsible for the operation of the companies the Fund invests in are no longer able to fulfil their roles and suitable replacements cannot be found, then this may impact the performance of those companies, and indirectly, the Fund's returns.

Portfolio concentration risk

The Fund typically invests in 20 to 40 high conviction investments. This means the Fund may invest a relatively high percentage of its assets in a limited number of stocks, or in stocks in a limited number of sectors or industries, which may cause the value of the Fund's investments to be more affected by any single adverse economic, technological, political or regulatory event than its benchmark.

Emerging market risk

The Fund may also be exposed to emerging market securities, which may be subject to higher levels of market volatility leading to higher investment risk. Currency risks may also be higher due to higher levels of volatility in the economies of emerging markets.

Fund risk

Risks specific to the Fund include the risk that the Fund could terminate 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 individually because of income or capital gains accrued in the Fund and the consequences of investments and withdrawals by other investors.

Liquidity risk

Under abnormal or difficult market conditions some normally liquid assets may become illiquid, restricting our ability to sell them and to make withdrawal payments for investors without a potentially significant delay.

Currency risk

The functional currency of the Fund is Australian dollars. The Fund invests in companies which are listed across global equity markets. If the values of the relevant currency in which the investment is made changes relative to the Australian dollar, the value of the investments of the Fund may change. The Fund is managed on an unhedged basis so it is fully exposed to currency movements. A significant majority of investments will be held in a currency other than Australian dollars.

Tax risk

This is the risk that a government or regulator may introduce regulatory and/or tax changes, or a court makes a decision regarding the interpretation of the law, which affects the value of the Fund's assets or the tax treatment of the Fund and its investors. These changes are monitored by the Investment Manager and action is taken, where appropriate,

to facilitate the achievement of the investment objectives of the Fund. However, the Investment Manager may not always be in a position to take such action.

Investment manager risk

Like other investment managers, the Investment Manager's approach directly impacts the value of the Fund's performance. There is no guarantee the Fund will achieve its performance objective or produce results that are positive. Changes in key personnel within the Investment Manager may also impact on the Fund's future return.

5. How we invest your money

5.1 Investment strategy and asset allocation

The Investment Manager's strategy for the Fund is to invest the majority of assets in a high conviction portfolio of 20 to 40 companies with expected long-term growth with a focus on mid- and large-capitalisation companies listed in developed markets. The Fund will typically hold 5% to 15% of assets in cash but may hold up to 25% based on the prevailing opportunity set. The Investment Manager intends to be invested within 6 months of the date the first Units in the Fund are issued under this PDS.

There may be periods when the number of investee companies or the percentage of the Fund's assets comprising cash may be different from those disclosed above but it is the intention to return to these ranges within as short a time as is reasonable.

Investee companies typically hold the following attributes:

- (a) Strong positions in growing markets.
- (b) Pricing power with customers and suppliers.
- (c) Durable competitive advantages grounded in: scale, strong brands, network effects, or high customer switching costs.
- (d) Aligned and experienced management teams with strong track records of capital allocation.
- (e) Conservative balance sheets.
- (f) Attractive valuations.

The Investment Manager filters potential investments through a checklist of qualitative and quantitative factors before proceeding with a deeper exploration of the company's history, business model, leadership, supply chain, competition, financials, risks, and valuation.

While the Fund will focus on mid- and large-capitalisation companies listed in developed markets, it will, where the investee company meets the attributes above, invest in companies that are listed in emerging markets or that are smaller in capitalisation.

5.2 Other key features

Investor profile

The Lakehouse Global Growth Fund may suit investors who have a tolerance for a high amount of risk and are looking for an investment in mid- and large-capitalisation companies, with expected long-term growth, and that are listed on global stock exchanges.

Suggested minimum investment timeframe

Five years.

Investment return objective

The Fund aims to provide long-term capital growth and outperform the MSCI All Country World Index net total returns (AUD) over rolling five year periods (after fees and expenses but before taxes).

Please note this objective is not a forecast. There is a risk that the Fund will not meet this objective. Distributions are not guaranteed.

Risk level

High, based on its exposure to a diversified global portfolio of mid- and large-cap stocks, meaning there is a risk of between 4 and 6 periods (on average) of negative annual returns over any 20 year period (See FSC's Standard Risk Measure Guidance Paper for Trustees).

You should consider the likely investment return, the risk and your investment timeframe when choosing an investment.

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 account 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 contribution fees and management costs where applicable. 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)** website (www.moneysmart.gov.au) has a managed funds fee calculator to help you check out different fee options.

This PDS 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. Taxes are set out in another part of this document. You should read all the information about fees and costs because it is important to understand their impact on your investment and may be used to compare costs between different simple managed investment schemes.

We may change the amount of fees and costs at any time without your consent. Some fees increase in line with indices and this is described below. In all other cases, if we decide to increase fees and costs, you will be given 30 days' prior written notice.

The fees set out in the table below are inclusive of GST and less any input tax credits or reduced input tax credits expected to be available.

Table 1

Unless otherwise specified, all dollar amounts are Australian dollars.

Type of fee or cost	Amount
Fees when your money moves in or out of the Fund	
Establishment fee	Nil
Contribution fee	Nil
Withdrawal fee	Nil
Exit fee	Nil
Management costs*	
The fees and costs for managing your investment	
Management fee	1.3% per annum of the gross value of the Fund's assets. This fee is payable to the Investment Manager who will use it to cover all expenses of the Fund including the RE Fee and the Custody Fee described in the Additional Information Booklet.
Performance fee	15% of the amount by which the Fund's returns (after fees and expenses but before taxes) exceed the Benchmark and high watermark. This fee is payable to the Investment Manager.
Ordinary expenses	Expected to be covered by the management fee payable to the Investment Manager.

*See Table 2 for an example of the calculation, and component of the management costs.

6.1 Example of annual fees and costs

Table 2 gives an example of how the fees and costs for this Fund can affect your investment over a one-year period. You should use this table to compare this product with other managed investment products.

Table 2

Example - Lakehouse Global Growth Fund	Balance of \$100,000 with a contribution of \$5,000 during the year	
Contribution fee	Nil	
Plus Management costs¹	1.45% per annum of the gross value of the Fund's assets.	For every \$100,000 you have invested in the Fund, you will be charged \$1,450 per year.
Equals cost of the Fund	If you had an investment of \$100,000 at the beginning of the year and you put in an additional \$5,000 during that year, you will be charged fees from \$1,450 to \$1,523 (depending on the time during the year when you make the additional contribution). Additional charges will depend on the performance of the Fund, the transaction costs of the year (the buy/sell spread) and any adviser service fee you negotiate with your financial adviser.	

1. Management costs are based on the net assets of the Fund and comprise the following: management fee (which for the Fund includes expenses) of 1.3% pa, estimated performance fee of 0.15% pa (calculated on the basis of the Fund achieving a 1% net outperformance of the Benchmark over a Performance Period) and indirect costs of 0.0% pa.

The Fund is newly formed with no operating history therefore these amounts are based on reasonable estimates at the date of this PDS and, in respect of the estimated performance fee, taking into account the inherent difficulty in predicting the future performance of the Fund, particularly as it does not have a performance track record as at the date of this PDS. Despite this estimate, the actual performance of the Fund may result in a different performance fee being incurred. Please refer to the Website for any updates which are not materially adverse from time to time.

ASIC provides a fee calculator at www.moneysmart.gov.au, which you may use to calculate the effects of fees and costs on your investment in the Fund.

6.2 mFund costs

Warning: Fees may be payable to your ASX Broker for accessing the Fund through mFund. These fees may be charged when you apply for Units in the Fund or withdraw Units from the Fund through mFund. Please refer to the financial services guide or statement of advice (as relevant) provided by your ASX Broker.

6.3 Changes to fees

The fees and costs may change subject to the maximum limits specified in the Fund's Constitution. Reasons might include changing economic conditions and changes in regulation. Fees and costs may only change after prior notice is given. Investors will be advised of changes to fees and costs at least 30 days prior to the changes taking effect, allowing time for a withdrawal option to be executed if desired.

You should read the important information about fees and costs before making a decision. Go to the 'Additional Information Booklet' available from the Website in particular, Section 3 titled 'Fees and costs'. The material relating to the fees and costs may change between the time when you read this PDS and the day when you acquire the product.

7. How managed investment schemes are taxed

Investing in a managed investment scheme is likely to have tax consequences for investors. Specifically, managed investment schemes do not pay tax on behalf of investors in the scheme, and investors are assessed for tax on any income and capital gains generated by the scheme.

We will send you the information you need each year to help you to complete your tax return.

We will distribute income and capital gains, if any, within 3 months of 30 June each year. Distributions could comprise –

- income (e.g. dividends and interest)
- net taxable capital gains (from the sale of the Fund's investments), and
- tax credits (e.g. franking credits attached to dividend income and credits for tax paid on foreign income).

You should read the important information about the taxation treatment of your investment before making a decision. Go to the 'Additional Information Booklet' available from the Website in particular, Section 4 titled 'Tax'. The material relating to the taxation treatment of your investment may change between the time when you read this PDS and the day when you acquire the product.

Investing in a registered managed investment scheme is likely to have tax consequences for investors and persons are strongly advised to seek professional tax advice as the taxation treatment of your investment will be specific to your circumstances and to the nature of your investment.

8. How to apply

- (a) Read this PDS and the 'Additional Information Booklet' in their entirety. The 'Additional Information Booklet' is available on the [Website](#) or by calling (02) 8277 0000.
- (b) Seek independent financial advice tailored to your own needs before making a decision about whether this investment is suitable to your financial situation and needs, and consider all the risk factors set out in Section 4.
- (c) If you would like to make a direct application, complete the Application Form available from the [Website](#) or by calling (02) 8277 0000. The minimum investment is \$100,000 or such other amount agreed with us. You can pay your application amount by using the BPAY details included in the Application Form or, if you prefer to pay by cheques, please contact One Registry Services on (02) 8188 1510 for details.
- (d) Mail your completed Application Form and cheque to: Lakehouse Global Growth Fund Unit Registry, PO Box R1479, Royal Exchange NSW 1225.
- (e) If you are investing through the mFund Settlement Service, when and while Units are admitted as an mFund product, you will need to apply via your ASX Broker (broker-sponsored Units) and all application money should be paid directly to your ASX Broker. Your holding of the broker-sponsored Units is linked to your individual HIN, which is used to hold your other investments transacted through the ASX.

8.1 Cooling-off

A 14-day cooling-off period applies to Retail Clients who invest in the Fund. Your cooling-off period commences on the earlier of –

- (a) the date you receive confirmation of your transaction, and
- (b) the end of the fifth day after we issue your Units to you.

If you tell us in writing you want to withdraw your investment 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 at which they were issued. Tax consequences may also arise during the holding period (however brief).

8.2 Complaints

We take complaints seriously and aim to resolve them as quickly as possible. In the first instance, if you have a complaint, then you should notify us immediately using the following contact details:

Address	Level 11, 20, Hunter Street Sydney NSW 2000
Post	Complaints Officer PO Box 1471 Royal Exchange NSW 1225
Phone	02 8277 0000
Email	complaints@oneasset.com.au

Once we receive a complaint, we will acknowledge it as soon as practicable and investigate the complaint with a view to resolving it and responding as soon as possible.

If you are not satisfied with our response, then you can refer your complaint to the Financial Ombudsman Service, an external complaints handling body of which we are a member. The role of this body is to provide an independent assessment of your complaint. The Financial Ombudsman Service can be contacted on 1800 367 287 or by writing to GPO Box 3, Melbourne Victoria 3001 or by fax on 03 9613 6399.

9. Additional information

9.1 Related party transactions and conflicts of interest

In our position as responsible entity of the Fund we may from time to time face conflicts between our duties to the Fund, our duties to other funds we manage and our own interests. We will manage any conflicts in accordance with our conflicts of interest policy, the Constitution, ASIC policy and the law.

We may from time-to-time enter into other transactions with related entities. All transactions will be effected at market rates or at no charge, and in accordance with the Corporations Act.

Entities related to the Responsible Entity will be providing custody administration, registry, fund accounting and taxation services and other services relevant to the operation of the Fund.

9.2 Continuous disclosure

If the Fund has 100 or more Investors, it becomes a disclosing entity for the purposes of the Corporations Act and will be subject to regular reporting and disclosure obligations. As at the date of this PDS, the Fund is not a disclosing entity. We will follow ASIC's good practice guidance in satisfying our continuous disclosure obligations via website notices. The annual financial report, half-yearly financial report, continuous disclosure notices and other information for the Fund will be available by going to the [Website](#) or by calling (02) 8277 0000 during business hours.

9.3 New Zealand Investors

General

- (a) This offer to New Zealand Investors is a regulated offer made under Australian and New Zealand law. In Australia, this is Chapter 8 of the Corporations Act 2001 and Regulations. In New Zealand, this is subpart 6 of Part 9 of the Financial Markets Conducts Act 2013 and Part 9 of the Financial Markets Conduct Regulations 2014.

- (b) This offer and the content of this PDS are principally governed by Australian rather than New Zealand law. In the main, the Corporations Act 2001 and Regulations (Australia) sets out how the offer must be made.
- (c) There are differences in how financial products are regulated under Australian law. For example, the disclosure of fees for collective investment schemes is different under the Australian regime to the New Zealand regime.
- (d) The rights, remedies, and compensation arrangements available to New Zealand Investors in Australian financial products may differ from the rights, remedies, and compensation arrangements for New Zealand financial products.
- (e) Both the Australian and New Zealand financial markets regulators have enforcement responsibilities in relation to this offer. If you need to make a complaint about this offer, please contact the Financial Markets Authority, New Zealand (www.fma.govt.nz). The Australian and New Zealand regulators will work together to settle your complaint.
- (f) The taxation treatment of Australian financial products is not the same as for New Zealand financial products.
- (g) If you are uncertain about whether this investment is appropriate for you, you should seek the advice of an appropriately qualified financial adviser.
- (h) The offer may involve a currency exchange risk.

Currency exchange

The currency for the financial products is not New Zealand dollars. The value of the financial products will go up or down according to changes in the exchange rate between that currency and New Zealand dollars. These changes may be significant.

If you expect the financial products to pay any amounts in a currency that is in New Zealand dollars, you may incur significant fees in having the funds credited to a bank account in New Zealand in New Zealand dollars.

Dispute resolution

The dispute resolution process described in this offer document is only available in Australia and is not available in New Zealand.

9.4 Glossary

AFS licence	Australian financial services licence.
Application Form	The application form for the Fund which is available on the Website.
ASIC	The Australian Securities and Investments Commission.
ASX	Australian Securities Exchange.
ASX Broker	An mFund participating ASX broker or financial adviser who uses a stockbroking service on your behalf.
ASX Operating Rules	The operating rules issued by the ASX, as amended from time to time.
Benchmark	MSCI All Country World Index net total returns (AUD).
Business Day	A day on which banks are open for business in Sydney, excluding Saturday, Sunday or public holidays.

CHES	(Clearing House Electronic Sub-register System) is the computer system that is used by the ASX to record holdings and manage the settlement of transactions.
Constitution	The constitution of the Fund dated 25 September 2017, as amended from time to time.
Corporations Act	Corporations Act 2001 (Cth).
Fund	Lakehouse Global Growth Fund ARSN 621 899 367.
GST	Goods and services tax as defined in A New Tax System (Goods and Services Tax) Act 1999 as amended.
HIN	Holder Identification Number.
Investor	A holder of Units in the Fund.
mFund	A settlement service that enables the automation of settlement of purchases (applications) and sales (withdrawals) for unlisted managed funds on the ASX, using CHES.
Investment Manager or Lakehouse Capital	Lakehouse Capital Pty Ltd ACN 614 957 603.
PDS	Product disclosure statement.
Retail Client	An investor who is a retail client for the purposes of section 761G and 761GA of the Corporations Act.
Registry, Registrar	One Registry Services Pty Limited ACN 141 757 360, for registry services in respect of the Fund.
Unit	A unit of the unit trust comprising the Fund.
We, us and our or Responsible Entity	One Managed Investment Funds Limited ACN 117 400 987, AFS licence 297042.
Website	Either or both of the following sites: www.oneinvestment.com.au/lakehouse www.lakehousecapital.com.au/PDS