



**OREANA REAL INCOME FUND**

**ARSN 646 952 267**

**WITHDRAWAL OFFER—Oreana Real Income Fund**

Offer Date: 4 May 2026  
Offer Close Date: 1 June 2026  
Withdrawal Amount: \$770,000.00  
Expected Payment Date: By 22 June 2026

As responsible entity of the Oreana Real Income Fund (ARSN 646 952 267) (**Fund**), One Managed Investment Funds Limited ABN 47 117 400 987 (**Responsible Entity**) makes this Withdrawal Offer to unitholders of the Fund (**Members**) to redeem Units of up to the total value of the Withdrawal Amount at the Withdrawal Price calculated on the Offer Close Date.

This Withdrawal Offer is open until 12.00pm (Sydney time) on the Offer Close Date.

Members can apply to withdraw their investment from the Fund by completing a withdrawal request available at this [www.oneinvestment.com.au/oreana](http://www.oneinvestment.com.au/oreana) (**Withdrawal Request**) and returning it to

Mail: One Registry Services Pty Ltd  
PO Box R1479  
Royal Exchange NSW 1225  
Email: [info@oneregistryservices.com.au](mailto:info@oneregistryservices.com.au)

The Fund assets which will be used to meet Withdrawal Requests received in response to this Withdrawal Offer are:

- Fund cash at bank

When these Fund assets are converted to money, the Responsible Entity expects to have the Withdrawal Amount available to satisfy Withdrawal Requests.

If Withdrawal Requests are received in excess of the Withdrawal Amount specified in this Withdrawal Offer, the requests are to be satisfied proportionately in accordance with the following formula:

$$\text{Amount of money available (i.e., Withdrawal Amount)} \times \frac{\text{Amount Member requested to withdraw}}{\text{Total of all amounts Members request to withdraw}}$$

Any Withdrawal Requests that are not wholly satisfied due to a scale back will be treated as requests for withdrawal in the next limited withdrawal offer and processed under the terms of that offer unless the Member cancels the request prior to the close date of that offer.

Members can cancel the carry over amount of unsatisfied Withdrawal Requests by notifying the Responsible Entity or the Registrar on 02 8188 1510 of the cancellation at any time prior to the closing date of the next limited withdrawal offer.

Withdrawal amounts are intended to be paid by the Expected Payment Date but no later than 21 days after the Offer Close Date.

A Member must lodge a Withdrawal Request in response to this Withdrawal Offer at least 60 days before the Offer Date. Once submitted requests are irrevocable.

Nothing needs to be done if a Member wishes to remain in the Fund.

### **Important information**

Members wishing to withdraw some, or all, of their investment please note the following points:

- You can only participate in the Monthly Withdrawal Offer that occurs after the expiry of 60 days from the date the Responsible Entity receives the Withdrawal Request.
- Your request will only be processed if we receive a completed Withdrawal Request, which is available on the Fund website.
- If we receive a completed Withdrawal Request after the Offer Close Date, we will not process the request.
- Do not submit a Withdrawal Request unless you are absolutely certain you wish to withdraw your investment, as the request cannot be withdrawn once accepted.
- We may not be able to redeem the full amount of units you request (refer to scale back process above).
- The withdrawal proceeds will only be paid via direct credit to your nominated Australian financial institution account generally by the Expected Payment Date but in any event within 21 days of the Offer Close Date. Cheque payments and third-party deposits are not available.
- Where you have specified a withdrawal amount in dollars instead of in number of units, we will determine the value of the units you have requested to withdraw by dividing the amount in dollars by the withdrawal price and rounding down to four decimal places.
- Requests will be processed using the unit price calculated at the Offer Close Date.

### **Taxation**

There may be tax consequences from redeeming all or a part of your investment and we recommend that you obtain professional advice before deciding to submit a Withdrawal Request.