



601 Coronation Drive Fund

ASIC RG46 Disclosure

Updated September 2018

Fund Manager

Capital Property Funds Pty Limited
ACN 162 323 506

Responsible Entity

One Managed Investment Funds Limited
ACN 117 400 987 | AFS licence no. 297042

601 Coronation Drive Fund (ARSN 610 941 654 APIR Code OMF0020AU)



ASIC Regulatory Guide 46 Disclosure

Introduction

The Australian Securities & Investments Commission (ASIC) requires responsible entities of unlisted property schemes in which retail investors invest to provide a disclosure addressing ASIC's six benchmarks and eight disclosure principles as set out in Regulatory Guide 46: Unlisted Property Schemes - Improving disclosure for retail investors (RG46).

The disclosure aims to help retail investors understand the risks, assess the returns and the effect of changing economic conditions on their investment in the unlisted property scheme.

One Managed Investment Funds Limited ACN 117 400 987 is the responsible entity (Responsible Entity) of the 601 Coronation Drive Fund (the Fund).

The Responsible Entity has appointed Capital Property Funds Pty Limited ACN 162 323 506 (the Fund Manager or CPF) as the Fund Manager under an investment management agreement delegating the day-to-day investment management of the Fund to the Fund Manager.

The benchmarks and disclosure principals in relation to the Fund are listed in this document, which should be read in conjunction with the Fund's Product Disclosure Statement (PDS) dated 14 June 2017, RG97 Website Notice dated 26 September 2017 and the Fund's quarterly updates found in the 601 Coronation Drive section of CPF's website, which are available at www.capitalpropertyfunds.com.au and the Responsible Entity's website www.oneinvestment.com.au.

In accordance with the requirements of RG46, the disclosures contained in this document will be updated for any material changes that the Responsible Entity becomes aware of, and in any event, at least every six months. The Continuous Disclosure Notices will be made available on:
http://www.capitalpropertyfunds.com.au/601_coronation_drive_fund.html and
<https://oneinvestment.com.au/601-coronation-drive-fund/>

Fund Objective and Strategy

601 Coronation Drive Fund is an unlisted property fund that acquired an office property at 601 Coronation Drive, Toowong, Brisbane (the Property) on 12 August 2016.

The Fund's objective is to do the following:

- Provide investors with a regular and stable income return underpinned by rental income from a mix of tenants.
- Provide investors with the potential for capital growth upon disposal of the Property.
- Provide a fixed term investment with a clearly defined exit strategy.

The Fund's investment strategy is to do the following:

- Maintain the Property's rental income.
- Maximise returns for the Fund during its term and upon the disposal of the Property.
- Maintain and enhance the leasing profile of the Property through the implementation of a proactive leasing strategy.
- Implement a capital works program to improve the NABERS rating (now 4.5 stars) and the general efficiency of the Property.
- Ensure the Property remains a high quality office building capable of attracting and retaining high quality tenants.

Information on the Fund's property and performance can be found on the Fund Manager's website at:

http://www.capitalpropertyfunds.com.au/601_coronation_drive_fund.html

Disclosure Benchmarks and Principles

Pursuant to RG46, responsible entities of unlisted property schemes are required to apply these disclosure benchmarks and principles in their product disclosure statements and in other disclosures they provide to their investors on an ongoing basis (through websites and other forms of communication with investors).

The following contains an explanation of each ASIC disclosure benchmark and principle and the Fund's disclosure.

The RG46 gearing ratio, interest cover ratio and NTA calculations are based on the Fund's annual accounts as at 30 June 2018, which were prepared by Unity Fund Services Pty Limited and audited by ESV Accounting and Business Advisors.

Disclosure Principle 1: Gearing Ratio

Gearing Ratio: 52.7%

The gearing ratio indicates the extent to which the Fund's assets are funded by interest bearing liabilities. It gives an indication of the degree of potential risks the Fund faces that are associated with its borrowings. For example:

- an increase in interest rates could lead to an increase in interest payments for the Fund and a reduction in cash flow available for distribution; or
- a reduction in property values could lead to an increase in the Fund's gearing ratio.

Both examples may potentially breach loan covenants of the Fund's debt facility with the lender and potentially reduce the availability of refinancing (if required).

The gearing ratio is calculated as follows:

$$\text{Gearing ratio} = \frac{\text{Total interest – bearing liabilities}}{\text{Total assets}}$$

The above calculation is different from the loan-to-value ratio calculation prescribed by the Fund's debt facility for the purposes of debt facility covenant calculations.

The Fund does not have any off-balance sheet financing.

Benchmark 1: Gearing Policy

The Fund maintains and complies with a written policy that governs the level of gearing.

The Fund Manager considers a long-term gearing ratio of between 50% and 55% to be an optimal level of debt. A higher gearing ratio for a property fund means a higher reliance on external liabilities (primarily borrowings) to finance the Fund's assets and the impact of any upward or downward movements in the value of the Fund is magnified.

The following table provides a summary of the Fund's drawn debt facilities as at 30 June 2018:

Facility Limit	Drawn Amount	Undrawn Amount
\$m	\$m	\$m
Tranche A - \$22.60m	\$22.60m	\$0.0m
Tranche B - \$4.52m	\$2.26m ¹	\$0.0m
Total	\$24.86m¹	\$0.0m

¹\$2,260,000 of Tranche B debt has been repaid reducing Tranche B debt to \$2,260,000 and total debt to \$24,860,000

The Fund's gearing level is 52.7% as at 30 June 2018 which is in the middle of the Fund's long-term target of 50-55%.

The Fund meets this benchmark because the gearing is less than the Fund's maximum gearing limit of 60%.

Disclosure Principle 2: Interest Cover Ratio

Interest Cover Ratio: 2.93 times

An interest cover ratio gives an indication of the Fund's ability to meet interest payments on debt from earnings and assists with analysing the sustainability and risks associated with the Fund's level of borrowing. If the Fund has a low interest cover ratio, a small reduction in earnings or small increase in interest rates will increase the risk that the Fund will not be able to meet its interest payments.

The interest cover ratio is calculated as follows:

$$\text{Interest cover ratio} = \frac{\text{EBITDA} - \text{unrealised gains} + \text{unrealised losses}}{\text{Interest expense}}$$

Where EBITDA is earnings before interest, tax, depreciation and amortisation.

The above calculation is different from the interest cover ratio calculation prescribed by the Fund's debt facility for the purposes of debt facility covenant calculations.

Benchmark 2: Interest Cover Policy

The Responsible Entity maintains and complies with a written policy that governs the level of interest cover at an individual credit facility level.

The interest cover ratio for the Fund for the period from 1 July 2017 to 30 June 2018 was 2.93 times.

The interest coverage ratio of 2.93 times indicates that there is \$2.93 of earnings to pay every \$1.00 of interest payment on debt.

The Fund meets this benchmark because it can meet its interest payments at a rate higher than the minimum interest cover ratio of 2.0 times as prescribed by the Fund's interest cover policy and debt facility.

Benchmark 3: Interest Capitalisation

Interest capitalisation is when the investment scheme is not required to make interest payments until an agreed point in time. This generally applies to developments, where an asset may not generate income during the development period to meet the interest obligations of the debt facility.

Benchmark 3 is satisfied, as the interest expense of the Fund is not capitalised.

Disclosure Principle 3: Scheme Borrowing

This principle requires disclosure of information on the Fund's borrowing (on or off-balance sheet) and any associated risks.

The Fund Manager finalised a debt facility that was drawn on 12 August 2016 to partially fund the acquisition of the Property.

The secured debt facility was drawn down in two tranches:

- Tranche A – with a facility limit of \$22,600,000 has a term of 3 years drawn to \$22,600,000 as at 30 June 2018. The interest rate is a fixed rate of 4.365% per annum.
- Tranche B – with a facility limit of \$4,520,000 has a 3 year term drawn to \$2,260,000 as at 30 June 2018. The interest rate is a variable rate and was 5.01% per annum as at 30 June 2018.

All borrowings will be non-recourse to investors, however investors will rank behind the lender in the event the Fund was to default on its loans.

The following table provides a summary of the Fund's borrowings as at 30 June 2018.

Facility Limit \$m	Drawn Amount \$m	Undrawn Amount \$m	Expiry Date	Interest Rate p.a.
Tranche A - \$22.60m	\$22.60m	\$0.0m	12 August 2019	4.365% (Fixed)
Tranche B - \$4.52m	\$2.26m ¹	\$0.0m	12 August 2019	5.01% (Floating)
Total	\$24.86m¹	\$0.0m		

¹\$2,260,000 of Tranche B debt has been repaid reducing Tranche B debt to \$2,260,000 and total debt to \$24,860,000

The following table provides a summary of the loan covenants as at 30 June 2018 in relation to the Fund and its secured property at 601 Coronation Drive, Toowong, QLD.

Financial Undertaking	Period	Loan Covenant	Actual
Loan to Value Ratio (LVR)	As at 30 June 2018	55% ¹	55.0% ²
Interest Cover Ratio (ICR)	1 July 2017 to 30 June 2018	Not less than 2.0 times	2.93 times

¹The LVR in accordance with the loan covenant was 60% up to 12 August 2017 decreasing to 55% thereafter

²\$2,260,000 of Tranche B debt has been repaid reducing Tranche B debt to \$2,260,000 and total debt to \$24,860,000

Disclosure Principle 4: Portfolio Diversification

This principle requires disclosure of information on the composition of the Fund's property investment portfolio.

Funds raised under the offer were used to acquire an office building at 601 Coronation Drive, Toowong, QLD. The Fund will only own a single asset. However, the Fund Manager's approach to achieving or sustaining the Fund's strategy is to maintain and enhance the leasing profile of the Property through the implementation of a proactive leasing strategy, implement a capital works program to improve the NABERS rating and the general efficiency of the Property and ensure the Property remains a high quality office building capable of attracting and retaining high quality tenants.

The Fund aims to provide for regular distributions and the opportunity for capital growth.

The following provides a summary of the independent valuation obtained by the Fund's senior lender at the time the Property was purchased:

Valuation	\$45.2m
Valuation Date	6 July 2016
Valuer	CBRE
Capitalisation Rate	7.75%

Tenant diversity in the building as at 30 June 2018 is as follows:

The 4 Tenants by Income¹ and Lease Expiry

	% of Rental Income from the Property	Lease Expiry
Indue	31.5%	30 November 2023
Jumbo Interactive	23.1%	7 June 2020
Arthur J. Gallagher	22.3%	31 May 2019
Queensland College of Teachers	18.4%	31 October 2023

¹ Including the vendor rental guarantees

The 4 Tenants by Gross Lettable Area and Lease Expiry

	% by Lettable Area	Lease Expiry
Indue	25.9%	30 November 2023
Jumbo Interactive	19.2%	7 June 2020
Arthur J. Gallagher	17.6%	31 May 2019
Queensland College of Teachers	16.6%	31 October 2023

Occupancy and Weighted Average Lease Expiry

As at 30 June 2018, 601 Coronation Drive's occupancy is 83% (by area).

The weighted average lease expiry (WALE) by income, including the vendor rental guarantee, is approximately 4.7 years as at 30 June 2018.

Benchmark 4: Valuation Policy

The Responsible Entity maintains and complies with a written valuation policy.

A valuation policy helps investors understand how assets will be valued and can help them assess the reliability of valuations.

The Property will be independently valued at least once every three years, and valued by the Fund Manager annually in the intervening years and prior to any Liquidity Event. If the Responsible Entity forms a view that there is a likelihood that there has been a material change in the value of the Property, the Responsible Entity will obtain an independent valuation.

Benchmark 4 is satisfied as the most recent valuation obtained by the Fund's senior lender was completed as at 6 July 2016 by CBRE, an independent valuer.

Disclosure Principle 5: Related Party Transactions

This principle requires the provision of information on the Responsible Entity's approach to related party transactions. The Responsible Entity's policy ensures that any actual or potential conflicts of interest are identified and appropriately dealt with.

The PDS allows the Responsible Entity to enter into transactions with related entities. The Responsible Entity does not need member approval in respect of the related party transactions because they are entered into on arm's length terms. The risks associated with related party transactions may include the possibility of higher risks of conflicts of interest and less rigorous levels of monitoring.

The Responsible Entity has appointed the following related parties:

- pursuant to a Registry Services Agreement, One Registry Services Pty Limited ACN 141 757 360, a related body corporate was appointed to perform registry services for the Fund; and
- Unity Fund Services Pty Limited ACN 146 747 122 (Administrator), an associate of One Investment Group, was appointed as the administrator of the Fund pursuant to an administration agreement under which the Administrator provides administration services for the day-to-day operation of the Fund. These services include fund accounting, unit pricing, unit holding and reporting and preparation of statutory accounts.

Related Party Fees

Registry Fees

- Registry fees of \$19,672 plus GST were incurred for the year ended 30 June 2018 of which \$1,825 plus GST was payable to One Registry Services Pty Limited at the end of the period.
- Registry services were provided to the Fund by One Registry Services Pty Limited, which is a related body corporate of the Responsible Entity, for the year ended 30 June 2018.

Custody Fees

- Custody fees of \$15,373 plus GST were incurred for the year ended 30 June 2018 of which \$1,278 plus GST was payable to One Managed Investment Funds Limited at the end of the period.
- Custody services were provided to the Fund by One Managed Investment Funds Limited, for the year ended 30 June 2018.

Accounting and Administration Fees

- Accounting and administration fees of \$22,000 plus GST were incurred for the year ended 30 June 2018 of which \$3,167 plus GST was payable to Unity Fund Services Pty Limited at the end of the period.
- Accounting and administration services were provided to the Fund by Unity Fund Services Pty Limited, which is an associate of One Investment Group, for the year ended 30 June 2018.

Related Party Holdings

Holding of units in the Fund by key management personnel of the Responsible Entity and their associated entities as at 30 June 2018 is as follows:

30 June 2018			
	Unit Class	Units Held	% of the Class
Frank Tearle	Ordinary	150,000	0.60%

Holding of units in the Fund by key management personnel of the Fund Manager and their associated entities as at 30 June 2018 is as follows:

30 June 2018			
	Unit Class	Units Held	% of the Class
Andrew Kerr	Ordinary	20,000	0.08%
Joe Christie	Ordinary	20,000	0.08%

The Responsible Entity maintains and complies with a written policy on related party transactions, including the assessment and approval processes for such transactions, and arrangements to manage conflicts of interest.

Benchmark 5: Related Party Transactions

The Fund complies with its policies and procedures with respect to related party transactions and this benchmark is satisfied.

Disclosure Principle 6: Distribution Practices

This principle requires disclosure of information on the Fund's intended distribution practices. This helps investors assess matters such as the sources of distributions and if the sources of distribution are not from cash from operations (excluding borrowings), the potential sustainability of paying distributions from such sources.

Distributions will be paid from property rental income. It is intended the Fund will pay distributions quarterly to investors, within four weeks of the end of each calendar quarter. The distribution payment for the quarter ending 30 June 2018 was paid on 31 July 2018.

Benchmark 6: Distribution Practices

The Fund will only pay distributions from cash from operations and reserves (excluding borrowings) and this benchmark is satisfied.

Disclosure Principle 7: Withdrawal Arrangements

This principle requires disclosure of withdrawal rights available to investors.

Investment in the Fund is illiquid and the Responsible Entity does not expect to make any withdrawal offers.

Investors will not generally have any right to withdraw their investment from the Fund, however they have an opportunity to submit a withdrawal request under the Liquidity Events detailed below and in Appendix 1.

An initial liquidity event applies at the end of 5 years when investors will be provided an opportunity to realise their investment through completion of a withdrawal request form. If more than 50% of the units on issue are to be redeemed, the

Responsible Entity will determine to wind up the Fund and the Property will be sold. If less than 50% of the units on issue are to be redeemed, the term of the Fund will be extended for 2 years.

At the end of 7 years, there will be a further liquidity event where investors will be able to complete a withdrawal form and will be able to withdraw from the Fund. Please refer to Appendix 1 for further detail.

There will not be any established secondary market for the sale of units. If an investor wishes to sell their units, then under the law there are certain restrictions placed on the Responsible Entity in relation to the level of assistance the Responsible Entity can provide. Subject to those restrictions, the Responsible Entity will use best endeavours to assist investors if they should wish to sell.

Disclosure Principle 8: Net Tangible Assets

Net Tangible Assets: \$0.86 per unit

The Fund's net tangible assets (NTA) show the value of the Fund on a per unit basis. This amount can be used as an approximate measure of what an investor could expect to receive per unit held (before selling costs) and the value of tangible or physical assets of the Fund.

The NTA is calculated as follows:

$$\text{NTA} = \frac{\text{Net assets} - \text{intangible assets} + / - \text{other adjustments}}{\text{Number of units on issue}}$$

The NTA per unit as at 30 June 2018 is calculated as follows:

$$\begin{aligned}\text{NTA per unit} &= \frac{\$21,593,775}{\$25,063,915} \\ &= \$0.86 \text{ per unit}\end{aligned}$$

Updates to the information required under the ASIC disclosure principles will be placed on the following websites:

www.capitalpropertyfunds.com.au and

www.oneinvestment.com.au, from time to time.

Appendix 1 – Liquidity Event

First Liquidity Event

Prior to the end of the initial 5 year term of the Fund, there will be an initial Liquidity Event, where the Responsible Entity will provide investors with the opportunity to realise their investment through the completion of a withdrawal request form. This form will allow each investor to nominate the number of units (if any) they wish to redeem at the conclusion of the initial 5 year term.

If the Responsible Entity receives withdrawal requests from investors in respect of more than 50% of the units on issue, then the Fund will be wound up with the Responsible Entity completing an orderly sale of the Property or procuring the sale of all units.

Alternatively, if the Responsible Entity does not receive withdrawal requests from investors in respect of more than 50% of the units on issue, then the investment term will be extended for a further period of 2 years.

If the investment term is extended, then the Responsible Entity in consultation with the Fund Manager will implement a liquidity strategy and use its best endeavours to satisfy the withdrawal requests received from those investors who wish to exit.

However there is no guarantee that any withdrawal request will be able to be satisfied and the strategy will have regard to what is in the best interests of all investors at the time. The strategy for satisfying withdrawal requests may include raising equity, arranging debt finance, matching existing investors who may wish to acquire further units in the Fund with those investors who wish to exit the Fund or using a combination of these options.

Further Liquidity Events

The Responsible Entity will provide investors with the opportunity to realise their investment through the completion of a withdrawal request form. This form will allow

each investor to nominate the number of units (if any) they wish to redeem at the conclusion of the extended 7 year term.

The investment term cannot be extended beyond 7 years from 4 August 2016, unless the Responsible Entity:

- receives no withdrawal requests under the Liquidity Event, or
- is able to provide liquidity for those investors who want to exit the Fund through the Liquidity Event.

If the Responsible Entity is able to satisfy the conditions set out above, then the investment term may be extended for a further 2 years (i.e. 9 years from 4 August 2016).

Following the end of that investment term, the Fund will be wound up and the Responsible Entity will complete an orderly sale of the Property.

Independent valuation

The Responsible Entity will have the Property valued by an independent valuer prior to the Liquidity Event(s). These valuations will not be more than three months old at the date of the relevant Liquidity Event.

Contacts

Contact the Fund Manager for:

- Management of 601 Coronation Drive Fund

Capital Property Funds Pty Limited

Suite 2, Mezzanine Level, 50 Margaret Street, Sydney NSW 2000

Telephone: (02) 8004 6218

Email: info@capitalpropertyfunds.com.au

Contact the Registry for:

- Enquiries regarding your Unitholding
- Distributions
- Changing contact details

One Registry Services Pty Limited

PO Box R1479, Royal Exchange NSW 1225

Telephone: (02) 8188 1510

Email: info@oneregistryservices.com.au

Contact the Responsible Entity for all other enquiries.

One Managed Investment Funds Limited

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Important Information

This report has been prepared by Capital Property Funds ACN 162 323 506 for general information purposes only, without taking into account any potential investors' personal objectives, financial situation or needs. This information consists of forward looking statements which are subject to known and unknown risks, uncertainties and other important factors that could cause the actual results, performance or achievements of the Fund to be materially different from those expressed or implied. Past performance is not a reliable indicator of future performance. Neither this document nor any of its contents may be used for any purpose without the prior consent of Capital Property Funds. All figures stated herein are as at 30 June 2018 and in Australian dollars unless otherwise stated.

One Managed Investment Funds Limited (ACN 117 400 987) (AFSL 297042) (OMIFL) is the responsibility entity of the 601 Coronation Drive Fund ARSN 610 941 654 (Fund). The information contained in this document was not prepared by OMIFL but was prepared by other parties. While OMIFL has no reason to believe that the information is inaccurate, the truth or accuracy of the information contained therein cannot be warranted or guaranteed. Anyone reading this report must obtain and rely upon their own independent advice and inquiries. Investors should consider the product disclosure statement dated 14 June 2017 and RG97 Website Notice dated 26 September 2017 (together the PDS) issued by OMIFL before making any decisions regarding the Fund. The PDS contains important information about investing in the Fund and it is important investors obtain and read a copy of the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. You should also consult a licensed financial adviser before making an investment decision in relation to the Fund. A copy of the PDS and continuous disclosures may be obtained from:

http://www.capitalpropertyfunds.com.au/601_coronation_drive_fund.html or
<https://oneinvestment.com.au/601-coronation-drive-fund/>