

Target Market Determination – Funds Management

Legal disclaimer

This Target Market Determination (TMD) is required under section 994B of the *Corporations Act 2001* (Cth) (**the Act**). It sets out the class of consumers for whom the product, including its key attributes, would likely be consistent with their likely objectives, financial situation and needs. In addition, the TMD outlines the triggers to review the target market and certain other information. It forms part of the Issuer's design and distribution arrangements for the product.

This document is **not** a product disclosure statement and is **not** a summary of the product features or terms of the product. This document does not take into account any person's individual objectives, financial situation or needs. Persons interested in acquiring this product should carefully read the Product Disclosure Statement (**PDS**) for the Fund before making a decision whether to buy this product.

Important terms used in this TMD are defined in the TMD Definitions which supplement this document. Capitalised terms have the meaning given to them in the product's PDS, unless otherwise defined. The PDS can be obtained at <https://www.oneinvestment.com.au/charterhallmaxim/>.

Target Market Summary

This product is likely to be appropriate for a consumer seeking Capital Growth and Income Distributions to be used as a Satellite/small allocation or a Core Component not exceeding 50% allocation within a portfolio where the consumer has a Medium investment timeframe, High risk/return profile and needs Daily access to capital.

Fund and Issuer identifiers

| | | | |
|--------------------|--|--------------------------|---|
| Issuer | One Managed Investment Funds Limited | APIR Code | COL0001AU |
| Issuer ABN | 47 117 400 987 | Date TMD approved | 3 May 2023 SUPERSEDED 25/09/2023 |
| Issuer AFSL | 297042 | TMD Version | 3.0 |
| Fund | Charter Hall Maxim Property Securities Fund— Ordinary Units | TMD Status | Current |
| ARSN | 116 193 563 | | |

Description of Target Market

TMD indicator key

The Consumer Attributes for which the product is likely to be appropriate have been assessed using a red/amber/green rating methodology with appropriate colour coding:

| | | |
|------------------|------------------------------|---------------------------------|
| In target market | Potentially in target market | Not considered in target market |
|------------------|------------------------------|---------------------------------|

Instructions

In the tables below, Column 1, Consumer Attributes, indicates a description of the likely objectives, financial situation and needs of the class of consumers that are considering this product. Column 2, TMD indicator, indicates whether a consumer meeting the attribute in column 1 is likely to be in the target market for this product.

Generally, a consumer is unlikely to be in the target market for the product if:

- **one or more** of their Consumer Attributes correspond to a **red** rating, or
- **three or more** of their Consumer Attributes correspond to an **amber** rating.

Investment products and diversification

A consumer (or class of consumer) may intend to hold a product as part of a diversified portfolio (typically with an intended product use of *satellite/small allocation* or *core component*). In such circumstances, the product should be assessed against the consumer's attributes for the relevant portion of the portfolio, rather than the consumer's portfolio as a whole. For example, a consumer may seek to construct a conservative portfolio with a satellite/small allocation to growth assets. In this case, it may be likely that a product with a *High* or *Very High* risk/return profile is consistent with the consumer's objectives for that allocation notwithstanding that the risk/return profile of the consumer as a whole is *Low* or *Medium*. In making this assessment, distributors should consider all features of a product (including its key attributes).

| Consumer Attributes | TMD Indicator | Product description including key attributes |
|--|---------------|---|
| Consumer's investment objective | | |
| Capital Growth | Green | Investors seeking access to a high conviction active investment strategy with exposure to property and quarterly distributions. The Fund aims to provide investors with quarterly income distributions by investing in a diversified portfolio of quality ASX listed property securities which own office, retail, industrial, residential and property related social infrastructure assets. The Fund also aims to achieve growth in the value of investors' units. Distributions can be reinvested in the Fund or paid to an investor's nominated bank account. |
| Capital Preservation | Red | |
| Capital Guaranteed | Red | |
| Income Distribution | Green | |
| Consumer's intended product use (% of Investable Assets) | | |
| Solution/Standalone (75-100%) | Red | Investors looking to invest in a diversified portfolio of quality ASX listed property securities which own office, retail, industrial, residential and property related social infrastructure assets. The Fund offers exposure to an actively managed and diversified portfolio of predominantly Australian listed real estate investment trusts (A-REITs) and property related securities. The Fund also has the ability to invest up to 10% of the Fund's assets in international listed property securities as well as up to 10% in cash. Therefore, the Fund's portfolio diversification is Low to Medium (see diversification definitions on page 8 below). Investors should use the Fund as a Satellite / small allocation to spread this risk across a broad portfolio of investments. *Investors may also use the Fund as a Core Component where the investment generally does not exceed 50% of the investor's Investable Assets. |
| Core Component (25-75%)* | Amber | |
| Satellite/small allocation (<25%) | Green | |
| Consumer's investment timeframe | | |
| Short (\leq 2 years) | Red | Investors seeking to invest in the Fund for the Medium term. |
| Medium (2 -5 years) | Green | The Fund is managed with the intention of generating returns over the medium to long-term. It is recommended that investors keep their investment in the Fund for a minimum period of 3 years. |
| Long ($>$ 5 years) | Green | |
| Consumer's Risk (ability to bear loss) and Return profile | | |
| Low | Red | Investors who are comfortable tolerating High risk (see risk definitions on page 9 below) and who typically prefer predominantly growth assets such as AREITs and |
| Medium | Red | |

| Consumer Attributes | TMD Indicator | Product description including key attributes |
|-----------------------------------|---------------|---|
| High | Green | property related securities with only a smaller or moderate holding in defensive assets such as cash and fixed income. |
| Very High | Green | <p>The aim of the Fund is to outperform the S&P/ASX 300 A-REIT Accumulation Index by 1.5% p.a. (after Fees) over rolling 3 year periods whilst also aiming to achieve a balance between growth in the value of investors' units as well as income from their investment. However, the returns from the Fund are not guaranteed and there are risks involved in the Fund, which may include the following:</p> <ul style="list-style-type: none"> • Unexpected negative fluctuations in the value of the Fund's assets due to general market factors or security specific risks; • The Fund's investments may not be easily converted into cash and this may cause a delay or freeze in the payment of distributions or the processing of investor withdrawal requests; • The Fund may make poor investment decisions or inappropriate or incorrect investment methods resulting in poor or nil returns. <p>It is expected the Fund may experience an estimated 3 to less than 6 negative returns over a 20 year period (SRM 3 to 6).</p> |
| Consumer's need to withdraw money | | |
| Daily | Green | Investors seeking an investment with Daily liquidity under ordinary circumstances. |
| Weekly | Green | Under ordinary circumstances it is expected the Fund will be 'liquid' and investors can request to withdrawal all or part of their investment by submitting a withdrawal request. |
| Monthly | Green | Withdrawal proceeds are usually paid within 7 days after the withdrawal request is received. |
| Quarterly | Green | |
| Annually or longer | Green | However, in certain circumstances, such as a suspension on withdrawals or where the Fund is 'non-liquid', investors may have to wait a longer period of time before they can redeem their investment and the Issuer may suspend withdrawals (for up to 120 days). |

Appropriateness

The Issuer has assessed the product and formed the view that the product, including its key attributes, is likely to be consistent with the likely objectives, financial situation and needs of consumers in the target market as described above, as the features of this product in Column 3 of the table above are likely to be suitable for consumers with the attributes identified with a green TMD Indicator in Column 2.

The Issuer considers that the distribution conditions below will make it likely that the investors who acquire units in the Fund are in the target market because of the following:

- The Fund's advertisements and website content is directed towards consumers in the Fund's target market.
- The online application forms for the Fund include filtering questions and alerts.
- The distributors' past performance in relation to the distribution of financial products, about which the Issuer is aware.
- Any other relevant information about a distributor, about which the Issuer is aware.

Distribution conditions/restrictions

| Distribution Channel | Distribution Condition |
|----------------------------|---|
| Direct — Ordinary Units | <ul style="list-style-type: none">• Investors who are Retail Clients will only be admitted to the Fund on completion of an online application form which includes filtering questions and alerts including, in certain circumstances, prompting investors to seek further advice before progressing with the application and preventing applicants from progressing with their application. The Issuer will monitor this. |
| Wholesale — Ordinary Units | <ul style="list-style-type: none">• If the Investor is a Wholesale Investor the TMD does not apply. |
| Platform / Wrap | <ul style="list-style-type: none">• Additional steps are not required for advised clients beyond consideration of the issuer's TMD by the adviser.• Unadvised clients may not be able to access the Fund unless the platform provider has a process where clients are asked basic filtering questions relating to the TMD. |
| Adviser — Ordinary Units | <ul style="list-style-type: none">• Investor to confirm through an online or paper application, they are financially advised.• Financial advisers to provide details of their AFS licence, including their adviser number from the Moneysmart website, and confirm they have reviewed and considered the TMD in providing personal advice to the investor. |

Review triggers

This part is required under section 994B(5)(d) of the Act.

Material change to key attributes, fund investment objective and/or fees.

Material deviation from benchmark / objective over sustained period.

Key attributes have not performed as disclosed by a material degree and for a material period.

Determination by the issuer of an ASIC reportable Significant Dealing.

Material or unexpectedly high number of complaints (as defined in section 994A(1) of the Act) about the product or distribution of the product.

The use of Product Intervention Powers, regulator orders or directions that affects the product.

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| Mandatory review periods | |
|--|--|
| This part is required under section 994B(5)(e) and (f) of the Act. | |
| Review period | Maximum period for review |
| Initial review | One year from the date of this TMD |
| Subsequent review | At least once every year since the date of the last review of the TMD (for whatever reason). |

| Distributor reporting requirements | | |
|---|---|---|
| This part is required under section 994B(5)(g) and (h) of the Act. | | |
| Reporting requirement | Reporting period | Which distributors this requirement applies to |
| Complaints (as defined in section 994A(1) of the Act) relating to the product design, product availability and distribution. The distributor should provide all the content of the complaint, having regard to privacy. | Within 10 business days following end of calendar quarter. | All distributors |
| Significant dealing outside of target market, under s994F(6) of the Act. See Definitions for further detail. | As soon as practicable but no later than 10 business days after distributor becomes aware of the significant dealing. | All distributors |
| To the extent a distributor is aware, dealings outside the target market, including reason why acquisition is outside of target market, and whether acquisition occurred under personal advice. | Within 10 business days following end of calendar quarter. | All distributors |

If practicable, distributors should adopt the FSC data standards for reports to the Issuer. Distributors must report to the Issuer using the method specified at <https://www.oneinvestment.com.au/charterhallmaxim/>. This link also provides contact details relating to this TMD for the Issuer.

Definitions

| Term | Definition |
|--|--|
| Consumer's investment objective | |
| Capital Growth | The consumer seeks to invest in a product designed to generate a capital gain. The consumer prefers exposure to growth assets (such as shares or property) or otherwise seeks an investment return above the current inflation rate. |
| Capital Preservation | The consumer seeks to invest in a product to reduce volatility and minimise loss in a market down-turn. The consumer prefers exposure to defensive assets that are generally lower in risk and less volatile than growth investments. |
| Capital Guaranteed | The consumer seeks a guarantee or protection against capital loss whilst still seeking the potential for capital growth (typically gained through a derivative arrangement). The consumer would likely understand the complexities, conditions and risks that are associated with such products. |
| Income Distribution | The consumer seeks to invest in a product designed to distribute regular and/or tax-effective income. The consumer prefers exposure to income-generating assets (typically, high dividend-yielding equities, REITs, fixed income securities and money market instruments). |
| Consumer's intended product use (% of Investable Assets) | |
| Solution/Standalone (75-100%) | The consumer intends to hold the investment as either a part or the majority (up to 100%) of their total <i>investable assets</i> (see definition below). The consumer typically prefers exposure to a product with at least High <i>portfolio diversification</i> (see definitions below). |
| Core Component (25-75%) | The consumer intends to hold the investment as a major component, up to 75%, of their total <i>investable assets</i> (see definition below). The consumer typically prefers exposure to a product with at least Medium <i>portfolio diversification</i> (see definitions below). |
| Satellite (<25%) | The consumer intends to hold the investment as a smaller part of their total portfolio, as an indication it would be suitable for up to 25% of the total <i>investable assets</i> (see definition below). The consumer is likely to be comfortable with exposure to a product with Low <i>portfolio diversification</i> (see definitions below). |
| Investable Assets | Those assets that the investor has available for investment, excluding the residential home. |
| Portfolio diversification (for completing the key product attribute section of consumer's intended product use) | |
| Low | Single asset class, single country, low or moderate holdings of securities - e.g. high conviction Aussie equities. |
| Medium | 1-2 asset classes, single country, broad exposure within asset class, e.g. Aussie equities "All Ords". |

| Term | Definition |
|---|--|
| High | Highly diversified across either asset classes, countries or investment managers, e.g. Australian multi-manager balanced fund or global multi-asset product (or global equities). |
| Consumer's intended investment timeframe | |
| Short (≤ 2 years) | The consumer has a short investment timeframe and may wish to redeem within two years. |
| Medium (2 -5 years) | The consumer has a medium investment timeframe and is unlikely to redeem within two to five years. |
| Long (> 5 years) | The consumer has a long investment timeframe and is unlikely to redeem within five years. |
| Consumer's Risk (ability to bear loss) and Return profile | |
| <p>The Issuer has adopted the Standard Risk Measure (SRM) to calculate the likely number of negative annual returns over a 20 year period, using the guidance and methodology outlined in the <i>Standard Risk Measure Guidance Paper For Trustees</i>. The assessment has been undertaken assuming likely returns after fees and costs but before taxes. SRM is not a complete assessment of risk and potential loss. For example, it does not detail important issues such as the potential size of a negative return or that a positive return could still be less than a consumer requires to meet their investment objectives/needs.</p> | |
| Low | <p>The consumer is conservative or low risk in nature, seeks to minimise potential losses (e.g. has the ability to bear up to 1 negative return over a 20 year period (SRM 1 to 2)) and is comfortable with a low target return profile. Consumer typically prefers defensive assets such as cash and fixed income.</p> |
| Medium | <p>The consumer is moderate or medium risk in nature, seeking to minimise potential losses (e.g. has the ability to bear up to 4 negative returns over a 20 year period (SRM 3 to 5)) and comfortable with a moderate target return profile. Consumer typically prefers a balance of growth assets such as shares, property and alternative assets and defensive assets such as cash and fixed income.</p> |
| High | <p>The consumer is higher risk in nature and can accept higher potential losses (e.g. has the ability to bear up to 6 negative returns over a 20 year period (SRM 6)) in order to target a higher target return profile. Consumer typically prefers predominantly growth assets such as shares, property and alternative assets with only a smaller or moderate holding in defensive assets such as cash and fixed income.</p> |
| Very high | <p>The consumer has a more aggressive or very high risk appetite, seeks to maximise returns and can accept higher potential losses (e.g. has the ability to bear 6 or more negative returns over a 20 year period (SRM 7)). Consumer typically prefers growth assets such as shares, property and alternative assets.</p> |

| Term | Definition |
|--|---|
| Review Triggers and Distributor Reporting | |
| Significant Dealings | <p>Section 994F(6) of the Act requires distributors to notify the issuer if they become aware of a significant dealing in the Fund that is not consistent with the TMD. Section 994G of the Act requires the Issuer to notify ASIC if it becomes aware of a significant dealing in the Fund that is not consistent with the TMD. Neither the Act nor ASIC defines when a dealing is ‘significant’ and distributors and the Issuer have discretion to apply its ordinary meaning. Whether or not a dealing is significant is a matter to be determined in the circumstances of each case and must be determined having regard to ASIC’s policy in RG 274.</p> <p>The issuer will rely on notifications of significant dealings to monitor and review the product, this TMD, and its distribution strategy, and to meet its own obligation to report significant dealings to ASIC.</p> <p>Dealings outside this TMD may be significant because:</p> <ul style="list-style-type: none"> • they represent a material proportion of the overall distribution conduct carried out by the distributor in relation to the product, or • they constitute an individual transaction which has resulted in, or will or is likely to result in, significant detriment to the consumer (or class of consumer). <p>In each case, the distributor should have regard to:</p> <ul style="list-style-type: none"> • the nature and risk profile of the product (which may be indicated by the product’s risk rating or withdrawal timeframes), • the actual or potential harm to a consumer (which may be indicated by the value of the consumer’s investment, their intended product use or their ability to bear loss), and • the nature and extent of the inconsistency of distribution with the TMD (which may be indicated by the number of red or amber ratings attributed to the consumer). <p>Objectively, a distributor may consider a dealing (or group of dealings) outside the TMD to be significant if:</p> <ul style="list-style-type: none"> • the consumer’s intended product use is <i>Solution / Standalone</i>, or • the consumer’s intended product use is <i>Core component</i> and the consumer’s risk (ability to bear loss) and return profile is <i>Low</i>. |

Disclaimer

This document is issued by One Managed Investment Funds Limited (ABN 47 117 400 987) (AFSL 297042) (**OIG**) as responsible entity of the Charter Hall Maxim Property Securities Fund ARSN 116 193 563 (**Fund**). Charter Hall Property Securities Management Limited (ACN 104 512 978) (AFSL 238349) is the investment manager of the Fund (**Investment Manager**).

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You should obtain and carefully consider the Product Disclosure Statement (**PDS**) for the Fund before making any decision about whether to acquire, or continue to hold, an interest in the Fund. Applications for units in the Fund can only be made pursuant to the application form relevant to the Fund. A copy of the PDS and Additional Information Booklet, continuous disclosure notices and relevant application form may be obtained from <https://www.oneinvestment.com.au/charterhallmaxim>.

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