

Significant Event Notice

Landen Funds – Specific Investment Fund - Fairway

18 September 2023

Background – disclosure of a significant event

One Managed Investment Funds Limited (ACN117 400 987, AFSL number 297042), as the responsible entity of Landen Funds and Acme Co Pty Ltd as the Trustee of Specific Investment Fund – Fairway have given consent to the release of the title for Lot 3 in Deposited Plan 1285723.

This is a significant event notice (**the Notice**) for the purposes of section 1017B of the *Corporations Act 2001* (Cth), as the responsible entity is required to give unit holders in the Fund notice of “material changes” or “significant events”.

This Notice provides you with notice of the change or event that occurs on 18 September 2023 as more fully described below. It sets out the key changes that may impact on you as a unit holder of the Fund.

What is the significant event?

The following is a high-level description of the significant event.

1. *Specific Investment Fund – Fairway* – Upon completion of Stage 1 of the project, the Borrower granted a mortgage of the Balance Lot and any other lots created from the subdivision of the Property that the Borrower owned at completion date. These were Lot 3 and Lot 11.
2. *Lot 3 and Lot 11* – The Fairway project held registered mortgages over Lot 3 and Lot 11 in Deposited Plan 1285723. The strategy for Lot 3 was that it would be sold and settled when Stage 1 lots were settled. Sale and settlement of Lot 3 has now occurred. The value of Lot 3 was not included in the figures upon which the Loan to Value Ratio (LVR) was calculated. Repayment of the loan from Specific Investment Fund – Fairway was not intended to be funded from the sale of Lot 3.

3. *Lot 11 security* – the mortgage over Lot 11 provides Specific Investment Fund – Fairway with the intended and expected security for the loan facility. The Manager, Landen Funds Management Pty Ltd, has confirmed that the Loan to Value Ratio (LVR) remains within the guidelines as disclosed in the Supplementary Product Disclosure Statement (SPDS).

When will this significant event take effect?

Approval for the release of title will take effect on and from 18 September 2023.

How do I obtain further information about the release of title for Lot 3?

With more information here:

<https://landen.com.au/funds>

<https://www.oneinvestment.com.au/landen/>.

If I have a query, who can I contact?

If you have any questions on the above matters, or about your investment, then please contact Landen Funds on email: funds@landen.com.au or phone number 1300 526 336.

If you are uncertain whether or not you should take any action in respect of your investment, then please speak with your adviser (financial, legal or tax).