



Significant Event Notice

Landen Funds – Specific Investment Fund - Box Hill

24 October 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 – Box Hill have given consent to an extension in the loan Repayment Date to 31 July 2024.

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 occurred on 24 October 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 – Box Hill* – The Borrower for the Fund has requested a 9 month extension of the loan Repayment Date until 31 July 2024. The Trustee has granted this extension;
2. Of the interest accrued, \$500,000 will be capitalized with a portion to be repaid;
3. The LVR remains the same as disclosed in the SPDS;
4. A new interest rate of 12% p.a will apply to the loan.

When will this significant event take effect?

Approval for the extension was granted in September 2023 and the Deed of Amendment was signed on 24th October 2023.

How do I obtain further information about the extension?

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).