

# Landen Funds AFSL Ltd

## Financial Services Guide

ACN 662 073 967 AFSL 548392

Address:

Suite 303 Level 3

7-9 Irvine Place

Bella Vista NSW 2153

Phone: [1300 526 336](tel:1300526336)

Email: [funds@landen.com.au](mailto:funds@landen.com.au)

**What is the purpose and content of this Financial Services Guide?**

This Financial Services Guide (FSG) is an important document provided to you to give you information about the financial services that Landen Funds AFSL Ltd ACN 662 073 967 AFSL 548392 (“Landen Funds” or “We”) offer.

This FSG contains important information about:

- the services we offer you;
- the name and contact details of Landen Funds;
- how we and our associates are paid;
- any potential conflict of interest we may have;
- our internal and external dispute resolution procedures and how you can access them; and
- how we will deal with your personal information.

### **What financial services are Landen Funds and its representatives authorised to provide?**

Landen Funds and its representatives are authorised to provide the following financial services:

- Provide general financial product advice to retail and wholesale clients in relation to interests in managed investment schemes (excluding investor directed portfolio services) and securities;
- Deal in interests in a financial product in respect of retail and wholesale clients by:
  - Issuing, applying for, acquiring, varying or disposing of an interest in managed investment schemes limited to own managed investment scheme only;
  - Applying for, acquiring, varying or disposing of interests in managed investment schemes (excluding investor directed portfolio services); and
- Operate the registered Landen Mortgage Fund ARSN 678 194 146 (“**Scheme**”) which holds financial assets and mortgages.

### **Who is responsible for the financial services provided?**

Landen Funds is responsible for the financial services provided, including the preparation and distribution of this FSG. Landen Fund’s contact details are

Suite 303 Level 3

7-9 Irvine Place

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### **Landen Mortgage Fund ARSN 678 194 146 (the Scheme)**

Landen Funds is the Responsible Entity of the Scheme and will provide you with a Product Disclosure Statement (PDS) in relation to the Scheme. The PDS, and if applicable, any Supplementary PDS (SPDS), will set out the terms and conditions of investing in the Scheme.

The purpose of the PDS and any SPDS is to give you sufficient information to help you make a decision about whether or not to invest in the Scheme. The PDS and any SPDS contains information about the Scheme including the features, benefits, fees and risks associated with the Scheme to assist you in making an informed decision.

If you want to invest in the Scheme, you will need to complete the Application Form attached to the PDS. You will be supplied with an SPDS if you want to invest in any sub-trust of the Scheme.

The SPDS will provide you with details about the specific mortgage investment opportunity being made available. You should consider both the PDS and the SPDS in deciding whether to invest in the Scheme

We also encourage you to read the Target Market Determination (“TMD”) for the Scheme. This TMD assists Landen Fund’s staff, our distributors and potential and current investors of the Scheme in understanding the target market for the Scheme. A copy can be obtained free of charge by following the following link:

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

Or you can contact the Landen Fund Team during office hours on 1300 526 336 or by email [funds@landen.com.au](mailto:funds@landen.com.au) and request a copy of the TMD to be sent to you, free of charge.

### **How will I pay for the financial services?**

We do not directly charge you for providing you with general financial product advice or other information in relation to the Scheme. Landen Funds does not provide personal financial advice.

There are no entry fees to invest in the Scheme. However, there are certain fees and other costs that are payable once you have become an investor in the Scheme, and these are outlined in the PDS and any applicable SPDS.

### **How much do we and our Authorised Representatives receive for providing the financial services?**

Landen Funds charges the Scheme an investment management and performance fee, which is basically the difference between the interest amounts and establishment fees paid by the borrowers to the Scheme plus any accrual interest to the scheme, and the amounts paid to investors as distributions from the Scheme. Further details of the fee and other costs that are charged to the Scheme are outlined in the PDS and any applicable SPDS. Landen Funds Management Pty Ltd ACN 651 892 152 is the investment manager of the Scheme

Landen Fund's Authorised Representatives and staff may be entitled to a salary or share bonus, subject to their performance,

### **Commissions, Benefits & Referral Fees**

Landen Funds and the Investment Manager do not pay any referral fees, or upfront or ongoing commissions to any adviser or authorized intermediary as a result of their direction to Investors to invest in the Scheme.

### **Complaints**

Landen Funds has established complaints resolution procedures that aim to deal with and resolve your complaint within 30 calendar days. Our Complaints Handling Procedure is available on our website: <https://landen.com.au/funds/>

If you have a complaint about our products or services, you should raise this with our Complaints Manager.

Mail: Complaints Manager, Landen Funds AFSL Ltd

Suite 303 Level 3

7-9 Irvine Place

Bella Vista NSW 2153

Phone: 1300 526 336

Email: [funds@landen.com.au](mailto:funds@landen.com.au)

We will acknowledge your complaint within one business day from when we receive it.

### **What if the complaint is not resolved?**

If your complaint has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority, or AFCA. Landen Funds is a member of AFCA. AFCA provides fair and independent financial services complaint resolution that is free to consumers.

In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001  
Telephone: 1800 931 678 (free call)

Email: [info@afca.org.au](mailto:info@afca.org.au)

Website: [www.afca.org.au](http://www.afca.org.au)

### **Privacy**

Personal information that you provide to Landen Funds is subject to applicable Privacy laws including the Privacy Act (1998) and the Australian Privacy Principles. This information is handled in accordance with the Landen Funds Privacy Policy and to meet our obligations under the Anti-Money Laundering and Counter Terrorist Financing Act (2006). If you have any questions on how Landen Funds handles your personal information or your rights to access your personal information, please contact us directly by calling 1300 526 336, or email: [funds@landen.com.au](mailto:funds@landen.com.au) or write to the Privacy Officer. The Privacy Officer's details are:

Mail: Privacy Officer, Landen Funds AFSL Ltd

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Bella Vista NSW 2153

Phone: 1300 526 336

Email: [funds@landen.com.au](mailto:funds@landen.com.au)

### **Conflicts of interest**

Landen Funds in its capacity as a Responsible Entity of the Scheme and in accordance with the Corporations Act has a duty to act in the best interests of the members of the Scheme and, if there is a conflict between the members' interests and the Responsible Entity's own interests, give priority to the members' interests.

### **Compensation arrangements**

Landen Funds, as the holder of an AFSL, maintains the required Professional Indemnity Insurance for compensating you for loss or damage suffered because of breaches of the relevant obligations under the Corporations Act by officers of Landen Funds. This cover includes claims in relation to the conduct of Authorised Representatives of Landen Funds. The insurance cover maintained satisfies the requirements for compensation arrangements under section 912B the Corporations Act and Landen Fund's's AFSL.

### **General advice warning**

To the extent that any statement constitutes financial product advice, that advice is general advice only and has been prepared without taking into account your objectives, financial situation or needs. You should, before deciding to acquire or to continue to hold an interest in the Scheme, consider the appropriateness of the advice having regard to your objectives, financial situation or needs and obtain and consider the PDS and any SPDS for the Scheme.

This FSG is dated 26 August 2024