

Product Disclosure Statement updates

This document contains updates to information in the Sandhurst Select Mortgage Fund Product Disclosure Statement (PDS) dated 30 January 2017 (as amended by Supplementary PDS dated 1 July 2017), where the updated information is not materially adverse.

The updates below should be read in conjunction with the current PDS which can be found [here](#).

Sandhurst Trustees Limited (Sandhurst) is the responsible entity of the Sandhurst Select Mortgage Fund (Fund).

1 September 2020 - Report on performance against ASIC Benchmarks and Disclosure Principles

A Benchmarks and Disclosure Principles Report ('Report') has been produced for the Sandhurst Select Mortgage Fund (referred to as the 'Fund').

- [Sandhurst Select Mortgage Fund Benchmarks and Disclosure Principles Report](#)

The Report, as at 31 March 2020, updates the ASIC Benchmarks and Disclosure Principles section of the respective Fund's Product Disclosure Statement dated 30 January 2017 as amended by its Supplementary Product Disclosure Statement dated 1 July 2017. The updated information relates to the Fund's performance against the ASIC Benchmarks and Disclosure Principles. The Report should be read together with the applicable product disclosure statement which can be found at bendigobank.com.au/managedfundsforms.

1 January 2020 - Fees and costs update

Sandhurst has undertaken an annual review of the fees and costs information disclosed in the PDS in accordance with regulatory guidance.

The purpose of the review is to update fees and costs contained in the PDS to reflect costs in relation to the financial year ended 30 September 2019 (instead of the financial year ended 30 September 2016). The review considered any difference in fees and costs between the financial years ending 30 September 2016 and 30 September 2019 respectively and any information we have received since 30 September 2019 to the date of this PDS update. Changes in the management costs, transactional and operational costs and the Indirect Cost Ratio (ICR) were identified.

PDS Page 20:

- The Fees and costs table is updated by deleting and replacing the row immediately below the 'Management costs' heading with:

<i>The fees and costs for managing your investment²</i>	1.156% p.a. of the net asset value of the Fund consisting of: <ul style="list-style-type: none">• a management fee of 1.025% of capital sums invested in the Fund (estimated to be 1.019% p.a.³ of the net asset value of the Fund); Plus <ul style="list-style-type: none">• expense recoveries of 0.137% p.a. of the net asset value of the Fund.	The management fee is payable out of the income of the Fund, calculated daily and paid monthly in arrears. The expense recoveries are paid from the income or assets of the Fund as they are incurred.
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- Footnote 3 immediately below the Fees and costs table is deleted and replaced with:

³Management fees are calculated daily at 1.025%p.a. of the capital sums invested. An estimate of this fee as a percentage of the Fund's net asset value for the current financial year has been provided to assist in fund comparisons."

PDS Page 21:

- Under the 'Management costs' section, the second paragraph, last sentence is deleted and replaced with the following:

"The expense recoveries disclosed in the fee table are based on actual expense recoveries for the financial year ending 30 September 2019."

- Under the 'Management costs' section, the third paragraph, first and second sentences are deleted and replaced with the following:

"Management costs may increase or decrease from one financial year to the next. The management fee is calculated daily at 1.025% p.a. of the Fund's capital sums invested, calculated daily, and paid monthly in arrears from the Fund's income prior to making a distribution."

Product Disclosure Statement updates

- Under the 'Transactional and Operational Costs' section, the fifth sentence is deleted and replaced with the following:
"The costs represented 0.002% of the Fund's average net asset value for the past financial year ending 30 September 2019."
- Under the 'Indirect Cost Ratio (ICR)' section, the third paragraph is deleted and replaced with the following:
"The ICR (inclusive of GST and net of any reduced input tax credits) for the Fund is 1.156%, calculated based on the average net asset value of the year ended 30 September 2019."
- Under the 'Maximum fees and waiver' section, the second paragraph, first sentence is deleted and replaced with the following:
"As at 30 September 2019, this represents 1.019% p.a. of the average net asset value of the Fund."

PDS Page 22:

- The 'Example of annual fees and costs' table is updated by deleting and replacing the last two rows with:

PLUS Management Costs	1.156% p.a. x \$50,000 = \$578.00	And , for every \$50,000 you have in the Fund, you will be charged \$578.00 each year.
EQUALS Cost of Fund		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees of: \$578.00 * What it costs you will depend on the fees you negotiate.

22 August 2019 – Passbook facility

Sandhurst will no longer offer a passbook facility to new investors in the Sandhurst Select Mortgage Fund.

PDS Page 26:

- Under the 'Keeping you informed' heading, the first bullet point and two sub bullet points are deleted and replaced with the following:
 - "a quarterly transaction statement;"

31 May 2019 – Complaints update

The Financial Ombudsman Service Australia has been replaced by the Australian Financial Complaints Authority.

PDS Page 26:

- Under the 'Complaints' heading, the fourth paragraph is deleted and replaced with the following:
"If you are not satisfied with the handling of your complaint, or the complaint is not dealt with within 45 days, you may contact the Australian Financial Complaints Authority on 1800 931 678, info@afca.org.au or www.afca.org.au for further information."

1 January 2018 – Access to the dispute resolution mechanism for platform investors

Sandhurst will provide platform investors access to its dispute resolution mechanism in the same way as it covers complaints from direct investors.

PDS Page 27:

- Under the heading 'Platform investors', the third paragraph is deleted and replaced with:
"As at the date of this PDS, Sandhurst is not responsible for the operation of any Platform through which you invest. In addition to reading this PDS, you should read the document that explains the Platform, as issued by your Platform operator."

1 July 2017 – Supplementary Product Disclosure Statement

A Supplementary Product Disclosure Statement was issued 1 July 2017, this document amends content of the Product Disclosure Statement dated 30 January 2017.

The current PDS including the Supplementary Product Disclosure Statement can be located [here](#).