

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).

30 September 2018

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 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 here [Sandhurst Trustees Product Disclosure Statements](#).

16 May 2018

Fees and costs update

Sandhurst has undertaken an annual review of the fees and cost 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 2017 (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 2017 respectively and any information we have received since 30 September 2017 to the date of this PDS update. Changes in the Management costs were identified.

The change in Management costs were attributed to lower expense recoveries incurred during the year.

As a result, the PDS is updated as follows:

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

<i>The fees and costs for managing your investment²</i>	1.268% 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 1.015% p.a.³ of the net asset value of the Fund); Plus <ul style="list-style-type: none">• expense recoveries of 0.253% 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:

³ Management 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.

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- 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 is based on actual expense recoveries for the financial year ending 30 September 2017.
- 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, accrued daily, and paid monthly in arrears from the Fund's income prior to making a distribution.
- 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 1.268%, calculated based on the average net asset value of the year ended 30 September 2017.
- Under the 'Maximum fees and waiver' section, the second paragraph, first sentence is deleted and replaced with the following:
As at 30 September 2017, this represents 1.015% p.a. of the average net asset value of the Fund.

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

PLUS Management Costs	1.268% x \$50,000 = \$634	And , for every \$50,000 you have in the Fund, you will be charged \$634 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: \$634 * What it costs you will depend on the fees you negotiate.

1 January 2018

Access to the dispute resolution mechanism for platform investors

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

As a result of this improvement, the Product Disclosure Statement (PDS) dated 30 January 2017 (as amended by Supplementary PDS dated 1 July 2017), is amended effective from 1 January 2018 as follows:

- Page 27 of the PDS, 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."

This update should be read in conjunction with the current PDS including the Supplementary PDS which can be found [here](#).

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](#).