

Fund Report for Investors – 31 January 2017

Fund Return

After All Fees before Tax

Period	1 mth	3 mth	6 mth	1 yr	Since inception ² (pa)
Fund Return¹	0.60%	1.74%	3.54%	7.47%	7.53%

Key Fund Data

NAV per unit³ (i.e. unit price) (\$)	1.0000
FUM (\$)	1,206,445.48

Distribution by month (cents per unit)

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FYTD
2014-2015											0.3563	0.6144	0.9707
2015-2016	0.6312	0.5985	0.6173	0.6277	0.5853	0.6294	0.6633	0.6455	0.6902	0.5963	0.5490	0.6225	7.4563
2016-2017	0.6290	0.6136	0.5618	0.5880	0.5516	0.5713	0.6045						4.1198

1. Unaudited performance – net returns are calculated using the current NAV (see Note 3) plus the monthly provision for distribution as a percentage of the prior month ex-NAV and assumes reinvestment of income. Past performance is not a reliable indicator of future performance. Prospective investors should obtain and read a copy of the product disclosure statement (PDS) for the Fund before deciding whether to invest in the Fund. The total net fund returns shown are prepared on the net asset value unit price (i.e. after taking account of ongoing fees and expenses). They do not take your personal taxation into account.
2. Fund inception date was 13 May 2015.
3. The Fund's unit price is the net asset value (NAV) per unit. The NAV is calculated using the gross assets less liabilities (including fees, costs and the provision of distributions payable), Fund asset values have been calculated using unaudited data for the month being reported.

Loan Investment Summary

	Number / Percentage	Value	Consideration received by the Fund
Loan Investments currently held by the Fund.	88	1,151,353.98	N/A
Loan Investments purchased by the Fund over the past 12 months.	56	\$964,089.40	N/A
Current aggregate Retained Interest Portion⁴.	26%	N/A	N/A
Current balance in the Loan Investment Reserve Account.⁵	N/A	\$83,023.68	N/A
Delinquent Loan Investments currently held by the Fund (being elected by the RE or under review by the Manager).	0	\$0	N/A
Delinquent Loan Investments sold by the Fund over the past 12 months.	0	\$0	\$0
Loan Investments and Delinquent Loan Investments bought back by the Seller as a result of a Material Breach⁶ over the past 12 months.	5	\$47,376.98	\$47,376.98
Delinquent Loan Investments found to have been obtained fraudulently by borrowers over the past 12 months, which did not contain a Material Breach.	0	\$0	\$0
Loan Investments bought back by the Seller as a result of a complaint⁷ or a hardship variation application⁸ over the past 12 months.	7	\$93,950.25	\$93,950.25

4. The portion (as a percentage) of the monthly interest payments that the Fund is not entitled to receive as part of the purchase of Loan Investments, and which is held in the Loan Investment Reserve Account as provision for possible future Loan Investment losses.
5. Includes \$50,000 that the Credit Manager has drawn down from the available \$200,000 Seller Loan.
6. A Material Breach is by virtue of a breach of law or DirectMoney Finance Pty Ltd 's credit assessment procedures or fraud prevention procedures which results in a loan being wholly or partly unenforceable or gives rise to the possibility of a claim by a borrower for compensation.
7. A 'complaint' includes a complaint from a borrower of a breach of the National Consumer Credit Protection Act 2009 (Cth).
8. Under the National Consumer Credit Protection Act 2009 (Cth).

Fund activity during the month

- The Fund has purchased a total of 7 new Loan Investments during the month, for a total purchase price of \$111,519.15.
- The Fund's Loan Investments currently comprise 97.15% of the Fund's assets, with 2.85% of the Fund's assets currently being held in cash deposits and other receivables.
- The Loan Investment Loss Rate (**LILR**)⁹ will lower by 50 basis points to 3.00% from 1 February 2017.
- The Fund's return for the month was 0.60%.¹⁰
- The distribution to investors for the month was 0.6045 cents per unit.
- For Delinquent Loan Investment sold by the Fund – full principal amount was recovered through provision of funds in the Loan Investment Reserve Account. The loss incurred relates to the interest component of the loan.

9. This is the expected rate of loan losses on all Loan Investments held by the Fund.

10. Net of fees and expenses but before tax.

DISCLAIMER

Information in this document is current as at 31 January 2017.

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Investors must consider the PDS dated 28 April 2016 issued by OMIFL for the Fund before making a decision to invest in the Fund.

The PDS contains important information about investing in the Fund, and it is important investors obtain and read a copy of the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. Investors should also consult a licensed financial adviser before making an investment decision in relation to the Fund. Defined terms in this document have the same meaning as in the PDS. A copy of the PDS and continuous disclosures may be obtained from www.oneinvestment.com.au/dm or www.directmoney.com.au.

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