

DirectMoney Personal Loan Fund

ARSN 602 325 628 (Fund)

Monthly Report – 31 January 2018



Key Fund Details		Annualised Return and Investment Return Objective (Since Inception)
Unit Price ¹	\$1.0000	
FUM	\$2,631,568.95	
Inception Date	13-May-15	
Minimum Investment	\$10,000	
Distribution	Monthly	
Investment Manager	DirectMoney Investment Management Pty Ltd	
Responsible Entity	One Managed Investment Funds Limited	

Fund Performance to 31 January 2018

	Net Fund Return ²	Monthly Distribution and NAV Per Unit
1 month	0.63%	
3 month	1.86%	
6 month	3.60%	
1 year	7.25%	
2 year (p.a.)	7.36%	
Since inception (p.a) ³	7.43%	

Fund Performance Summary

- The Fund has purchased a total of 9 new Loan Investments during the month, for a total purchase price of \$119,446.99.
- The Fund's Loan Investments currently comprise 99.25% of the Fund's assets, with 0.75% of the Fund's assets currently being held in cash deposits and other receivables.
- The current Loan Investment Loss Rate (LILR)⁴ is 3.00%, which was unchanged from the previous Fund Report.
- The Fund's return for the month was 0.63%.⁵
- The distribution to investors for the month was 0.6278 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.

¹ 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.

² Unaudited performance – net returns are calculated using the current NAV 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.

³ Fund inception date was 13 May 2015.

⁴ This is the expected rate of loan losses on all Loan Investments held by the Fund.

⁵ Net of fees and expenses but before tax.

Loan Investment Summary

	Number / Percentage	Value	Consideration received by the Fund
Loan Investments currently held by the Fund.	166	\$2,639,426.85	N/A
Loan Investments purchased by the Fund over the past 12 months.	124	\$2,260,511.75	N/A
Current aggregate Retained Interest Portion.⁶	22%	N/A	N/A
Current balance in the Loan Investment Reserve Account.⁷	N/A	\$99,501.30	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.	1	\$30,902.73	\$30,902.73
Loan Investments and Delinquent Loan Investments bought back by the Seller as a result of a Material Breach⁸ over the past 12 months.	1	\$5,787.52	\$5,787.52
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 complaint⁹ or a hardship variation application¹⁰ over the past 12 months.	3	\$22,825.48	\$22,825.48

Distribution by month (cents per unit)

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FYTD
FY2015											0.3563	0.6144	0.9707
FY2016	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
FY2017	0.6290	0.6136	0.5618	0.5880	0.5516	0.5713	0.6045	0.5630	0.6129	0.5824	0.5586	0.5962	7.0329
FY2018	0.5542	0.5447	0.5723	0.5908	0.5908	0.6254	0.6278						4.1060

⁶The 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.

⁷Includes \$50,000 that the Credit Manager has drawn down from the available \$200,000 Seller Loan.

⁸A 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.

⁹A 'complaint' includes a complaint from a borrower of a breach of the National Consumer Credit Protection Act 2009 (Cth).

¹⁰Under the National Consumer Credit Protection Act 2009 (Cth).

Disclaimer

Information in this document is current as at 31 January 2018.

This document has been prepared by DirectMoney Investment Management Pty Ltd ACN 604 346 189 (DMIM), a corporate authorised representative (authorised representative number 473725) of DirectMoney Finance Pty Ltd ACN 119 503 221 (Australian financial services licence (AFSL) number 458572 Australian credit licence number 458572). DMIM is the investment manager of the DirectMoney Personal Loan Fund (ARSN 602 325 628) (Fund).

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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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