

Aura Core Income Fund



ARSN: 658 462 652
APIR: OMF9469AU
ISIN: AU60OMF94690

Fact Sheet

Stable Monthly Income

Fund's target return: RBA
Cash Rate plus 3.5% - 5.5%
p.a. net of all fees and
expenses

Aims to Preserve Capital

Low Volatility

The Aura Core Income Fund Objective

The Aura Core Income Fund (the Fund) aims to offer attractive and stable monthly income. The Fund will invest in a diversified pool of Australian private debt investments that will be made via warehouse securitisation deals, notes or other instruments for business and consumer loans and direct lending to businesses. The Fund will provide loan finance to platforms that lend small amounts, typically over the short term, to thousands of SMEs across Australia.

The Fund aims to achieve a Target Return of the Reserve Bank of Australia ('RBA') Cash Rate plus 3.5%-5.5% per annum net of fees and costs, through the economic cycle. The Fund's total return may rise or fall based on, amongst other things, performance in the underlying loan assets and on movements in the RBA Cash Rate. The Fund's Target Return is only a target, and the actual return of the Fund may be lower than the stated Target Return.

Investor Benefits

The Fund aims to provide the following investor benefits:

- Stable and consistent monthly income.
- Preservation of investor capital.
- Exposure to the private debt asset class, that individual investors cannot easily access on their own.
- Returns are earned from interest generally charged at a floating rate above the RBA cash rate.
- Low volatility and little correlation to public markets.
- Diversification of credit exposures across industries and geographies.
- Access to the investment expertise behind the highly successful wholesale only Aura Private Credit Income Fund (an unregistered managed investment scheme currently available to wholesale clients only).

Investors should obtain independent financial advice before investing in the Fund.

Investment Terms

Fund Type : Open-ended.

Eligible Investors : The Fund is aimed at retail and wholesale investors. Participation is available to individuals, companies and trusts including superannuation trusts so long as applicants are ordinarily residents in Australia and are aged 18 years or over.

Minimum Investment : A\$25,000.

Distribution Frequency : Monthly.

Redemption Period : We aim to make redemptions available on a monthly basis, subject to available liquid assets that will be notified to investors in a Limited Withdrawal Offer issued by the Responsible Entity. Redemption requests cannot be guaranteed and may not be available every month. Please refer to Section 7 of the PDS.

Total Fees : 0.69% p.a. (incl. GST and net of RITC).

About the Aura Core Income Fund

The Fund aims to invest in a diversified pool of Australian private debt investments. Investments will be made via warehouse securitisation deals, notes or other instruments for business and consumer loans, and direct lending to businesses. The Fund will target private debt investments sourced from multiple channels, including:

- Investing in the funding vehicles of loan originators targeting well-secured loans with a low probability of default, aiming to achieve higher returns on a risk-adjusted basis than publicly traded notes of similar portfolio default and loss given default levels.
- Direct business lending opportunities.
- Consumer lending via warehouse securitisation vehicles.
- The Fund provides an opportunity for investors to benefit from the Investment Manager's experience and extensive research and proprietary due diligence processes to target high quality Australian non-bank lenders.

Our competitive advantage is that Aura Group had the first movers' advantage in the private debt SME lending market via our initial wholesale investor Aura Private Credit Income Fund. Through establishing the Aura Private Credit Income Fund, the portfolio manager has developed an extensive research and proprietary due diligence process to target high-quality Australian non-bank lenders. The Aura Private Credit Income Fund has a track record of successful investment within Australian SMEs, as well as the provision of funding to lending businesses. The Aura Core Income Fund provides an opportunity for investors to benefit from that experience via an established retail fund.

The Fund's investment strategy is to provide stable monthly cash income and portfolio diversification by gaining exposure to the private debt asset class.

The following portfolio parameters have been set for the Fund:

- 0 – 90% invested into private debt assets.
- 5% maximum loan concentration to a single underlying loan, once the funds under management within the Fund reaches \$100m.
- 10 – 100% cash holdings.

The Fund is able to use derivatives to hedge interest rate risk.

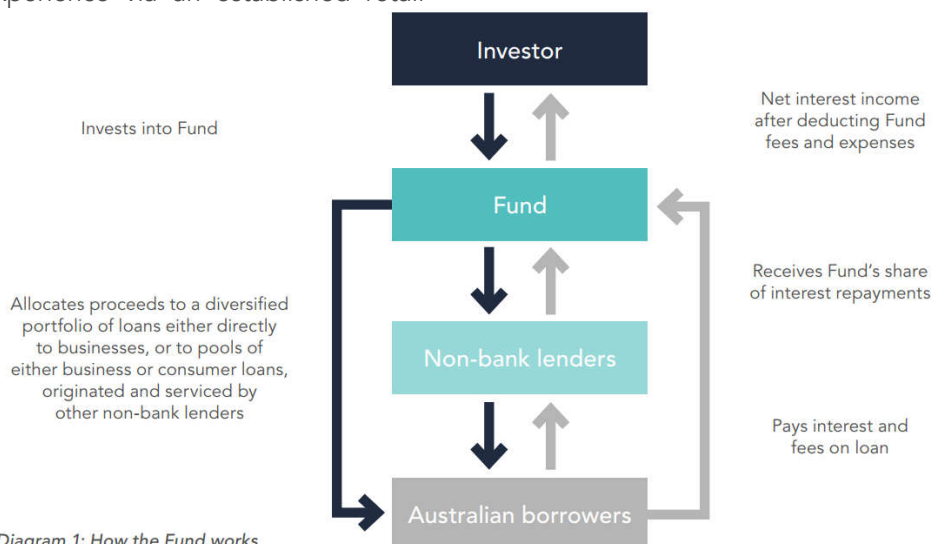
Investment Team Members

Aura Group's private credit team is led by Brett Craig as Portfolio Manager and Director of Aura Credit Holdings Pty Ltd (ACH). ACH is the Investment Manager of the Fund. Before joining Aura Group in 2016, Brett spent 11 years in Macquarie Bank's debt markets business, where he originated, structured and distributed debt products. Brett was one of the first to originate, structure, negotiate and subsequently execute a bank debt facility for an Australian alternative finance lender. Brett is supported by two investment analysts, James Chapman and Natalie Kolenda.

How the Fund Works

The Fund is offered under a Product Disclosure Statement (PDS) and is an open-ended unit trust that is an Australian registered managed investment scheme.

Applications are processed monthly, provided your complete application monies are received and accepted before 12 noon Sydney time on the second last Business Day of the month.



Frequently Asked Questions

How can I invest in the Fund?

To invest in the Fund, please read and consider the Product Disclosure Statement (PDS) and Target Market Determination (TMD) and consider seeking advice from a licensed financial adviser. When you are ready to invest, fill in the Application Form accompanying the PDS.

Is there a distribution reinvestment plan?

You can select the Distribution Reinvestment Plan 'DRP' on your application form at the time you make your first investment. If no election is made, then distributions will be automatically reinvested in the DRP.

How often is income paid?

It is intended that the Fund will make monthly income distributions to investors. The distribution payments are generally made to investors in around 10 business days from the start of each month.

How often do you report on the Fund?

A monthly report with key Fund performance information will be provided to investors. Audited annual accounts and annual tax reporting will also be provided by One Registry Services.

Where can I view the Fund's unit price?

Historic monthly unit prices are available to view [here](#).

What is the frequency of pricing?

The Fund's unit price will be calculated on a monthly basis as at the last calendar day of each month.

How do I make a redemption?

If requests are received in excess of the amount of a Limited Withdrawal Offer, the requests are to be satisfied proportionately having regard to the amount of each withdrawal request when compared against the total withdrawal requests received for that Limited Withdrawal Offer.

Please refer to Section 7 of the PDS.

What is the minimum balance I need to have?

The minimum balance you need to retain is \$5,000. If you withdraw your investment so that your balance is below \$5,000, then the Responsible Entity can treat your withdrawal as relating to the whole of your investment in the Fund.

What reports can I expect to receive?

Transaction confirmations, holding statements, distribution and annual tax statements which will be sent by One Registry Services Pty Ltd.

The Fund is issued by One Managed Investment Funds Limited (ACN 117 400 987 | AFSL 297042) (OMIFL) as responsible entity for the Fund. Aura Credit Holdings Pty Ltd (ACN 656 261 200) (ACH) is the investment manager of the Fund and operates as a Corporate Authorised Representative (CAR 1297296) of Aura Capital Pty Ltd (ACN 143 700 887 | AFSL 366230). Montgomery Investment Management Pty Ltd (ACN 139 161 701 | AFSL 354564) (Montgomery) is the authorised distributor of the Fund. As authorised distributor, Montgomery is entitled to earn distribution fees paid by the investment manager and, subject to certain conditions being met, may be issued equity in the investment manager or entities associated with the investment manager.

You should obtain and carefully consider the Product Disclosure Statement (PDS) and Target Market Determination (TMD) for the Fund before making any decision about whether to acquire, or continue to hold, an interest in the Fund.

Applications for units in the Fund can only be made through a valid paper or online application form accompanying the PDS. The PDS, TMD, continuous disclosure notices and relevant application form may be obtained at www.oneinvestment.com.au/auracoreincomefund.

Any financial product advice given is of a general nature only. The information has been provided without taking into account the investment objectives, financial situation or needs of any particular investor. Therefore, before acting on the information contained in this report you should seek professional advice and consider whether the information is appropriate in light of your objectives, financial situation and needs.

ACH and OMIFL do not guarantee the performance of the Fund, the repayment of any capital or any rate of return.

Investing in any financial product is subject to investment risk including possible loss. Past performance is not a reliable indicator of future performance. Information in this report may be based on information provided by third parties that may not have been verified.

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