

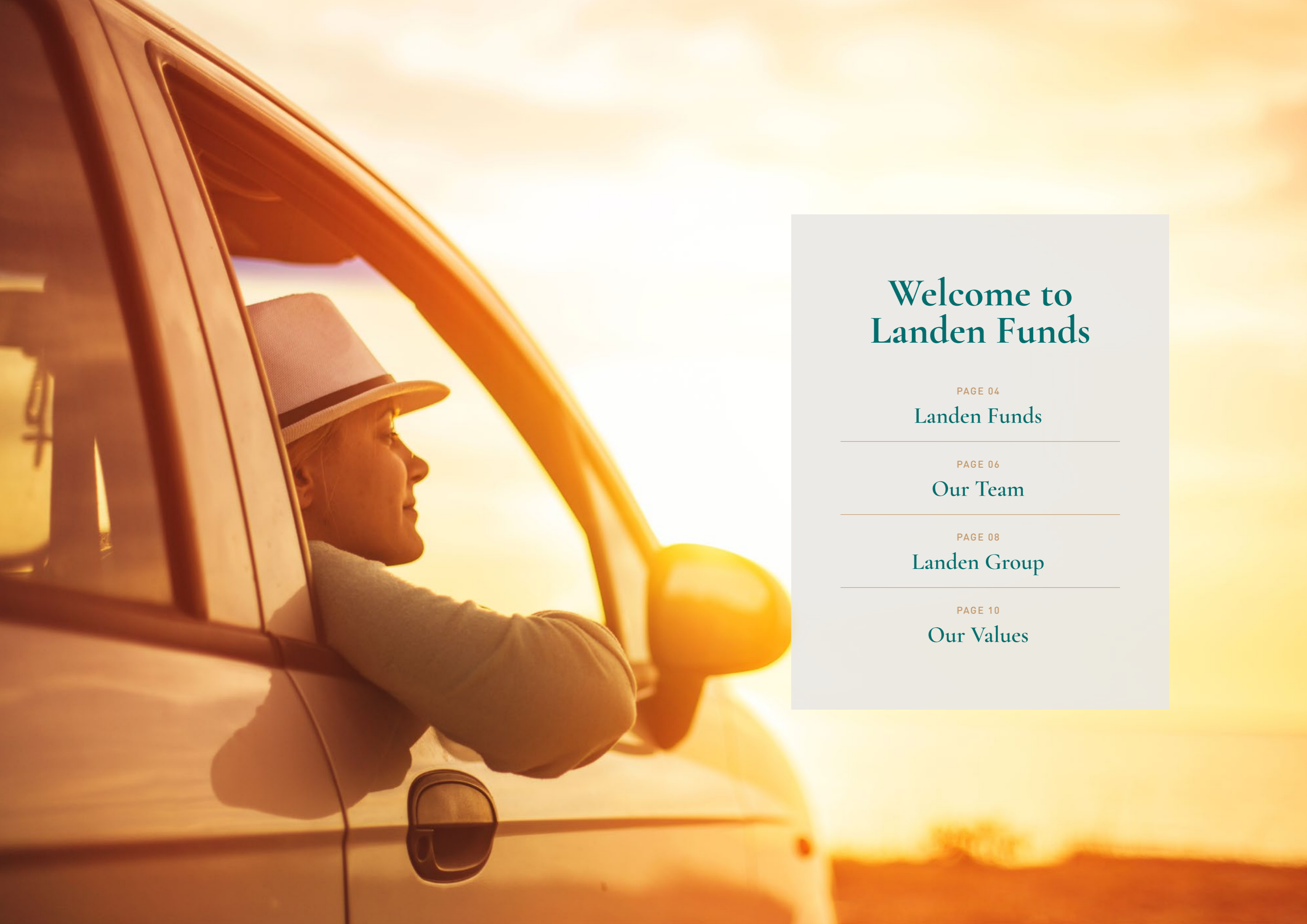


landen

FUNDS



Partnerships that Prosper



# Welcome to Landen Funds

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Our Values

# Landen Funds

Landen Funds is founded on the belief that partnership is the pathway to prosperity.

Being part of Landen Group has given us access to loan agreements with Landen Property, which access selected lending to their in-demand property projects.

Landen Funds offers our investors:

- Competitive returns
- Fixed-term periods
- Asset-backed security
- Low investment management fees

We also have an independent trustee to provide supervision and an established compliance framework for the management and administration of Landen Funds.

For more information, see the Product Disclosure Statement (PDS) and Supplementary Product Disclosure Statement (SPDS), each dated 5 November 2021, and the Target Market Determination (TMD) dated 8 November 2021.

**Landen Funds. Partnerships that Prosper.**



## Part of Landen Group

As part of Landen Group, Landen Funds has access to Specific Investment Funds created for Landen Property projects, which we believe offer our investors competitive conditions and returns. You can also access the Landen Wealth team to help you consolidate, diversify and maximise your investment portfolio.



## Exclusive & Competitive Opportunities

Landen Funds give our carefully-selected collective of investors access to:

- Lower cost of entry
- Shorter terms
- Fewer charges
- Lower volatility



## Low Investment Management Fees

We are structured in a way that any fees and expenses associated with the management and administration of Landen Funds should not affect the targeted rate of return.



## Outstanding Governance

Landen Funds have an independent trustee to provide supervision and an established compliance framework for the management and administration of the Fund. Plus, the property projects the Specific Investment Funds lend against are delivered by Landen Property, who have a track-record of acquiring and delivering high-performing residential estates.

# Our Team

## Landen Group Directors



**Jim Dionysatos**  
DIRECTOR

Jim has worked in property development and financial services for over 20 years and has held advisory roles with some of Australia’s largest property development companies. Passionate about creating wealth for Landen’s customers and stakeholders, Jim is responsible for driving the company’s mandate of being the best, most respected, trusted and recognised Australian property business.



**Rashed Panabig**  
DIRECTOR

With over 15 years of experience in the property industry, Rashed is responsible for the strategic direction and growth of the business. He is committed to leading a purpose-driven organisation that is motivated to create value for its customers and stakeholders, while remaining outcome focused.



**Crystal Feng**  
FINANCIAL CONTROLLER

Crystal is responsible for the overall financial management and operations of the company including risk management and opportunity forecasting to achieve Landen’s vision and strategic objectives. With over 15 years of experience in the finance and property industry, she is committed to delivering on our values and promises to our customers and stakeholders.

## One Investment Group

Established in 2009, One Investment Group is a leading independent Australian funds management business specialising in responsible entity, trustee, corporate trust and custody services, as well as fund administration, registry and corporate secretarial services.

One Investment Group is currently responsible for over \$35b across a range of asset classes including real estate, credit, private equity, infrastructure, equities, mortgage and hedge funds.

They work with global and Australian listed companies, sovereign wealth funds, banks, insurance companies, pension funds, private equity firms and boutique managers to provide them with a competitive advantage.

Together, the founders have in excess of 40 years experience in mergers and acquisitions, capital markets, funds management and corporate governance, and are supported by an executive team and independent directors who each have more than 20 years relevant experience.



# Landen Group

## Landen Group is purpose-led in everything we do.

The businesses we invest into are broad – spanning Property and Finance to E-Commerce and Health. However, each and every one of our businesses asks, ‘why do we exist?’ And each and every one answers, ‘to make a positive change in the world we operate in’.

From visions and values to supply chains and distribution channels; our businesses question how they can add value to the end user of our products and services – and how we can affect each other in a way that enriches our society.

This ties us together... The will and the way to make positive change.

**Landen Group. Positive Change.**



At Landen Property, we believe property is at the heart of growth. The growing sense of achievement a homeowner feels when they build their dream home. The growing sense of security an investor feels when they venture into bricks and mortar. The growing sense of belonging a community feels when new estates bring new neighbours into their lives.

By collaborating with our builder North Homes, to build the best homes in the most sought-after locations, we build places for our customers to grow within themselves, with their loved ones and with their communities.

**Landen Property. Spaces to Grow.**



Landen Wealth support you at every step of your journey to financial freedom. With investment opportunities, self-managed super, financial planning, lending and accounting all under one roof; we aim to setup, invest, grow, protect and transition your wealth.

As part of Landen Group, we also give you access to Landen Property and North Homes in-demand home & land packages, as well as provide advice for our Landen Funds' investment opportunities.

Whether you're a first-time or seasoned investor; buying your first home or your third; setting up a small business or expanding a larger one – you know where you want to go and Landen Wealth knows a how to get you there... and beyond.

**Landen Wealth. Go Further.**



At North Homes, we look at new home design and the home building experience with a fresh lens.

We see that new homes are all starting to look and feel the same. We see that customers deserve the best possible experience when making one of the biggest investments of their lives. That's why we're always exploring - fresh design ideas, a fresh approach to building and a fresh experience for our customers.

Our fresh thinking is navigated by our highly experienced team.

We aren't new to the industry - we've worked with big builders and developers for a long time. However, we want North Homes to remain new and boutique. This way, we can ensure that each of our homes are best in class. And, that every one of our customers has a best in class building journey.

**North Homes. Move Forward.**

# Our Values

## It's about partnerships

**"We are in this together"**

Our team members buy land in the projects we deliver. Our loved ones build homes with our builder. Our business provides funds we also invest into. These are just a couple examples of how at Landen Group, we are personally invested in the products and services we offer to our customers and stakeholders.

## Delight in the detail

**"We are across everything"**

Our customers, stakeholders, their loved ones and communities will prosper from our work for years to come. No detail is overlooked by our team - this is our greatest legacy, as a business and as individuals within the business.

## Nothing to hide

**"We are clear and accountable"**

We make it easy and engaging for our customers and stakeholders to work with us. We do not hide behind jargon or loopholes - we treat everyone who works with us, with the respect and the transparency they deserve.

## Experience matters

**"We are driven by expertise"**

We have decades of experience in creating and managing meaningful and successful businesses. We partner with and employ leaders in their fields to ensure the best outcomes for everyone. Experience and expertise are qualities we never compromise on.



Partnerships  
that Prosper.

This document is issued by Landen Funds Management Pty Ltd (ACN651 892 152) [CAR 001292417], the investment manager (**Investment Manager**) of Landen Funds ARSN [653 001 015] (Fund). One Managed Investment Funds Limited (ACN117 400 987) (AFSL 287042) (**OMIF**) is the responsible entity of the Fund and did not prepare, and is not responsible for, the contents of this document.

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You should obtain and carefully consider the Product Disclosure Statement (PDS), Supplementary Product Disclosure Statement (SPDS) 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 pursuant to the application form relevant to the Fund. A copy of the PDS dated 5 November 2021, SPDS dated 5 November 2021, TMD dated 8 November 2021, and relevant application form may be obtained from [www.funds.landen.com.au/fairway](http://www.funds.landen.com.au/fairway) or by contacting us on 1300 526 336.



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