

## MSQUARED MORTGAGE INCOME FUND

ARSN 682 099 350

### WITHDRAWAL OFFER—ORDINARY AND PREMIUM UNITS

<b>Offer Date:</b>	7 December 2024
<b>Offer Close Date:</b>	28 December 2024
<b>Withdrawal Amount:</b>	\$1,115,000.00
<b>Expected Payment Date:</b>	15 January 2025

#### The Withdrawal Offer

As responsible entity of the Msquared Mortgage Income Fund (ARSN 682 099 350) (**Fund**), One Managed Investment Funds Limited ABN 47 117 400 987 (**Responsible Entity**) makes this Withdrawal Offer to holders of ordinary units of the Fund (**Members**) to redeem ordinary units, or the premium units into which they are reclassified (**Units**) of up to the total value of the Withdrawal Amount at the Withdrawal Price calculated on the Offer Close Date.

This Withdrawal Offer is open until 5.00pm (Sydney time) on the Offer Close Date.

#### How to apply

Members can apply to withdraw their investment from the Fund by completing a withdrawal request available at <https://www.oneregistryservices.com.au/investor-centre-2/> (**Withdrawal Request**) and returning it to [info@oneregistryservices.com.au](mailto:info@oneregistryservices.com.au) and [info@msqcapital.com.au](mailto:info@msqcapital.com.au), unless otherwise determined by the Responsible Entity. A Member must lodge its Withdrawal Request in response to this Withdrawal Offer on or before 5.00 pm (Sydney time) on the Offer Close Date. If we receive a completed Withdrawal Request after 5.00 pm on the Offer Close Date, we will not process the request.

Once submitted requests are irrevocable unless a revocation has been approved by the Responsible Entity. Do not submit a Redemption Request unless you are absolutely certain you wish to withdraw your investment, as the request cannot be withdrawn once accepted.

#### Assets available to meet Withdrawal Requests

The Fund assets which will be used to meet Withdrawal Requests received in response to this Withdrawal Offer are Fund cash at bank and proceeds from Loan repayments (including Direct Loans and Loan Products).

When these Fund assets are converted to money, the Responsible Entity expects to have the Withdrawal Amount available to satisfy Withdrawal Requests.

#### How much can be withdrawn

A Member may request to withdraw some or all of the Member's Units. If you only want to withdraw some of your Units, please insert the number of units or amount that you would like to withdraw with the Withdrawal Request.

The withdrawal price will be the net asset value of the Fund as at the Offer Close Date. This will be the ex-distribution price.

Where you have specified a redemption amount in dollars instead of in number of Units, we will determine the value of the Units you have requested to withdraw by dividing the amount in dollars by the withdrawal price and rounding down to four decimal places.

We may not be able to redeem the full amount of units you request. If Withdrawal Requests are received in excess of the Withdrawal Amount specified in this Withdrawal Offer, the requests are to be satisfied proportionately in accordance with the following formula:

$$\begin{array}{ccc} \text{Amount of money available (i.e.,} & & \text{Amount Member requested to withdraw} \\ \text{Withdrawal Amount)} & \times & \text{Total of all amounts Members request to} \\ & & \text{withdraw} \end{array}$$

Any Withdrawal Requests that are not wholly satisfied due to a scale back will have the unmet proportion cancelled. Any Member that wishes to withdraw the unmet proportion of their Withdrawal Request will need to submit a new request in response to a future offer.

### **Payment of the withdrawal proceeds**

Withdrawal amounts are intended to be paid on the Expected Payment Date but no later than 21 days after the Offer Close Date. The withdrawal proceeds will only be paid via direct credit to your nominated Australian financial institution account. Cheque payments and third-party deposits are not available.

### **Do I have to do anything?**

Nothing needs to be done if a Member wishes to remain in the Fund.

### **Taxation**

There may be tax consequences from redeeming all or a part of your investment and we recommend that you obtain professional advice before deciding to submit a Withdrawal Request.

### **One Managed Investment Funds Limited**



Director

Date: 6 December 2024

### **Registry**

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