stonehouse

Stonehouse Core Value Portfolio

ARSN 162 396 885. APIR SLT0037AU

Product Disclosure Statement

Investment Manager

Stonehouse Financial Services Pty Ltd

ABN 81 112 548 419

AFS licence no. 292469

Responsible Entity

OneVue RE Services Limited ABN 94 101 103 011

AFS licence no. 223271

Dated 27 September 2017

Advice | Asset Management | Superannuation | Insurance

Before you start

This Product Disclosure Statement (PDS) is an important document and you should read it carefully. This PDS is for general information only. It does not take into account the particular objectives, situation or needs of any person, and is not a recommendation to any person to invest. You are encouraged to seek professional advice before investing.

Stonehouse Financial Services Pty Ltd (Stonehouse), part of the Stonehouse group of companies, is the investment manager of the Stonehouse Core Value Portfolio (the Portfolio) and is responsible for the day to day management of the Portfolio's investment through the Stonehouse Investment Committee. Select Investment Partners Limited (Select IP) provides expert investment and asset consulting support to Stonehouse.

OneVue RE Services Limited (formerly Select Asset Management Limited) (OneVue, we, us, Responsible Entity), is the issuer of this PDS and the "responsible entity" (or trustee) of the Portfolio. OneVue is responsible overall for the operation of the Portfolio.

Investing involves risk. This is a medium risk investment which should be considered as long term. Neither returns nor the money you invest is guaranteed. You may experience negative as well as positive returns.

The information in this PDS is subject to change from time to time. If a change is not of such a nature that you would be materially adversely affected by not receiving notice of it, the PDS may be updated by notice at www.stonehousegroup.com.au and you can request a paper copy free of charge from us or your adviser. Otherwise, this PDS will be replaced or a supplementary PDS issued.

What happened in the past is not a reliable indicator of what may happen in the future. Statements in this PDS about the future, although made on a basis considered reasonable, may prove to be inaccurate. Keep this in mind when considering statements about future expectations.

You may gain investment exposure to the Portfolio by investing 'indirectly' through an administration platform (known commonly as an IDPS, IDPS-like scheme, master trust, wrap account or managed discretionary account). In this PDS, we call them administration platforms and persons who invest like this we call indirect investors.

OneVue's contact details are on the back cover but because the Portfolio is available to Stonehouse clients, we suggest that you first direct enquiries to your adviser or to Stonehouse at inhouse@stonehousegroup.com.au or on 1300 778 663.

Contents

The Application booklet is included at the end of this Product Disclosure Statement.

The Portfolio at a glance

Stonehouse Core Value Portfolio ARSN 162 396 885 APIR SLT0037AU	
Snapshot	A diversified investment portfolio with the flexibility to be managed more conservatively or aggressively, able to be used as the 'core' of a client's portfolio when appropriate.
What the Portfolio invests in See page 10	• Cash and fixed interest: 15 to 60% • Property: 0 to 25% • Equities: 25 to 65% • Alternatives: 5 to 35%
Performance objectives	Over rolling 5 year periods, • Returns of 3.5% p.a. above the Cash Rate[1] , and • 6% p.a. target volatility as measured by standard deviation of returns[2].
Level of risk over suggested investment timeframe	Medium.
Suggested investment timeframe	Minimum 5 years.
Portfolio inception	April 2013.
Investment Management Fee	0.730% p.a. (including net GST) of the net asset value of the Portfolio.
Expense Recovery Fee	A maximum of 0.256% p.a. (including net GST) of the net asset value of the Portfolio capped at $75,000 per annum, adjusted annually in line with inflation.
Performance Related Fee	This is a fee only payable when both the High Water Mark and the Cash Hurdle for the Portfolio are exceeded. A Performance Related Fee is calculated as 10.25% (including net GST) on any Portfolio performance above the higher of the High Water Mark and the Cash Hurdle. See pages 16 & 17 for details.
Minimum initial investment and account balance	$25,000 for direct investors. If you are investing through an administration platform, check the minimums with the operator of that service.
Minimum withdrawal and additional investment	$1,000 for direct investors. If you are investing through an administration platform, check the minimums with the operator of that service.
Applications	Weekly and monthly.
Withdrawals	Weekly and monthly.
Distributions	30 June and 31 December. Speak to your adviser or administration platform about whether distributions are automatically reinvested. Distribution amounts will vary and there may be occasions when there is no distribution paid.
Entry/exit fee	None.
Buy and Sell Spreads	Both 0.25% but zero for reinvested distributions.
nit prices	Weekly and monthly.

[1] The Cash Rate is the 30 day Australian Bank Bill return. The performance objective is expressed after the deduction of Management Costs. See pages 14-20 for details on fees and costs and page 33 for details on taxation. Performance (or investment) objectives are not intended to be a forecast. The Portfolio may not achieve its objectives. Returns are not guaranteed.

[2] Volatility is a measure of how quickly investment returns go up and down - the higher the percentage, the faster it moves up and down. For the more scientifically minded it is measured by standard deviation, a measure of the degree of variation of returns around the mean (average) return, where increasing levels of dispersion around the mean leads to a higher standard deviation, indicating a higher degree of volatility and risk.

About Stonehouse

Stonehouse is a privately-owned financial planning and investment management firm that can be traced back to 1974.

Stonehouse in its current form was forged through the consolidation of two successful financial planning firms, and obtained its own Australian Financial Services Licence in 2006.

Since then, Stonehouse has flourished through its core values of independence of ownership and the tailoring of individual wealth management strategies incorporating the very highest quality financial assets available throughout the Australian and international investment markets. The consistent and prudent approach to the management of client assets has seen Stonehouse grow from its headquarters in Brisbane, to various locations throughout Queensland and New South Wales.

The investment management philosophy of Stonehouse is founded on the following principles:

- Diversification - Holding an astute mix of assets and strategies that have attractive risk and return characteristics and are sufficiently robust to withstand a range of different economic and market conditions.
- Preservation of capital - Aiming to limit losses during difficult market conditions via methods such as dynamic asset allocation and the use of alternative investments which are often designed to take advantage of volatile or downward trends in markets. This is crucial to the method of generating and sustaining long term wealth.
- Value based investing - Constantly analyse asset class valuations to establish those that are under- and over-valued relative to their ‘intrinsic’ value. Essentially we aim to invest in assets that are cheap or, under-value, and take profits or rebalance when markets become over- valued.
- Active management - Regularly monitoring investments and being more active in reallocating from both an asset allocation and individual investment standpoint to help ensure optimal results and the avoidance of numerous risks associated with a simple ‘index’ or ‘strategic’ approach.

The translation of Stonehouse principles into a dynamically managed portfolio facilitates the seamless management of client funds in a way that both modern technology and risk

management techniques provide. The creation of the Portfolio has been a natural evolutionary process made possible by the joint venture with well resourced, well regarded and well rated investment management group, OneVue.

The Stonehouse team

Stonehouse’s advisers are professionally qualified, highly experienced and properly authorised to advise on your financial and investment needs.

Ongoing education and development for all advisers is part of the Stonehouse culture. Adviser qualifications exceed ASIC requirements and each adviser keeps routinely informed on changes to economic, legislative and investment market conditions.

Stonehouse Partners Mark Stewart and Ben Hancock co-chair the Stonehouse Investment Committee which is responsible for managing the Portfolio, in turn supported:

- internally by the Stonehouse Research Committee incorporating a broad array of knowledge, skills and expertise from throughout the organisation, and
- externally by Select IP which provides expert investment and asset consulting support to Stonehouse.

Stonehouse offers tailored investment solutions for clients. By bringing innovation together with intelligent portfolio management we aim to protect and increase our client's wealth to provide assurance of a stable financial future.Stonehouse services

Stonehouse specialises in providing financial advice to individuals, small-to-medium sized business, and charitable organisations. In broad terms this advice can be segmented into the following areas:

- Wealth creation;
- Superannuation, including, Self-Managed Superannuation Funds;
- Retirement planning;
- Estate planning;
- Debt minimisation;
- Taxation minimisation;
- Wealth protection, including life, disability and critical illness insurances;
- Credit assistance;
- Succession planning; and
- Philanthropic planning.

Stonehouse is licensed to provide financial advice in relation to the following classes of financial products:

- Managed investment schemes, including Investor Directed Portfolio Services;
- Superannuation;
- Deposits;
- Government Debentures, Stocks and Bonds;
- Securities;
- Life insurance risk and investments;
- Retirement Savings Accounts;
- Margin lending facilities; and
- Credit products.

Stonehouse holds an Australian Financial Services Licence (No. 292469), granted by the Australian Securities and Investments Commission (**ASIC**).

About OneVue

Expertise matters

Stonehouse has partnered with leading investment management group, OneVue RE Services Limited (OneVue) and sister company Select Investment Partners Limited (Select IP), to assist with the management of the Portfolio.

About OneVue

Founded in December 2002, OneVue is a professional responsible entity, a wholly owned subsidiary of OneVue Holdings Limited (ASX: OVH) (OneVue Holdings), an ASX listed company which provides services to participants in the wealth management industry with a focus on the superannuation and investment management sectors.

Original thinking

Select IP is responsible for research consulting and portfolio implementation.

Select IP's investment philosophy is a multi-manager and multi-asset class approach that focuses on both wealth creation and capital preservation.

Select IP is a wholly owned subsidiary of OneVue Holdings.

Deep experience

The OneVue and Select IP teams have extensive experience in investment research, portfolio construction and fund management and administration.

Their management and investment team members have amongst them more than a century of deep investment market experience.

Managing risk

OneVue and Select IP have made a significant investment in infrastructure and in risk management because they believe they are crucial elements in any truly successful institutional asset management process.

OneVue and Select IP ensure that the Portfolio is monitored accurately and regularly and allocations are adjusted so they remain within risk and investment limits based on forward looking views.

Boutique culture

OneVue and Stonehouse's investment governance structure is designed to make and act on decisions about the Portfolio quickly – always operating within a strong risk management framework.

Strength

The strength of Select IP is founded on:

- deep investment research and fund management skills,
- extensive experience in assessing a wide variety of both mainstream and alternative investments,
- a proven track record managing diversified multi-asset portfolio solutions,
- sophisticated risk management and modelling tools, and
- a strong infrastructure, portfolio management and compliance framework designed to deliver effectively on investor requirements.

About the Portfolio

Summary

Stonehouse Core Value Portfolio	
Return objectives	The aim, over 5 year rolling periods, is returns of 3.5% p.a. above the Cash Rate1 and medium volatility[2].
Risk	The balanced nature of the Portfolio gives it a medium risk profile, and a minimum timeframe of 5 years is recommended.

Why use the Portfolio?

By investing in the Portfolio investors receive a diversified investment composition with a focus on the assets achieving positive returns through all market cycles over 5 year rolling periods, thereby likely enhancing the long-term return potential of the Portfolio.

The Portfolio has the flexibility to be managed more conservatively or aggressively, able to be used as the core of a client's own portfolio when appropriate.

Investors can complement the Portfolio via the addition of other recommended / existing mainstream investments or, where appropriate, the Portfolio can be used as a total investment solution.

Benefits

This Portfolio can help investors by:

- enabling the core of client portfolios to be continually reviewed and rebalanced as economic and market conditions change,
- utilising dedicated investment, economic and asset consulting specialists to provide insight into micro- and macro-economic conditions
- applying systematic risk management and rigorous due diligence processes to inform portfolio composition and changes as required, and
- accessing wholesale investment vehicles not ordinarily available to retail investors.

What the Portfolio invests in

The Portfolio is multi-manager and multi-asset class, employing a flexible approach to asset allocation and a broad range of potential investments.

In order to achieve its objectives, the Portfolio is able to access investment opportunities, markets and diversity which individual investors may not be able to access directly themselves, with exposure to a broad range of Australian and international investments, many of which are themselves further diversified, and seeks opportunities across various assets, sectors, styles and strategies.

Additionally, the Portfolio has the flexibility to minimise exposure to investments believed to have a high risk of delivering disappointing returns, operating within wide asset allocation ranges rather than being tied to rigid strategic asset allocation benchmarks.

The Portfolio can also often gain access to investments for less cost than individual investors could achieve, and use highly efficient portfolio construction and risk management techniques that are often not available to retail investors, such as using derivatives selectively to help reduce the impact of currency fluctuations.

The Portfolio can use "alternative" investments, which can provide useful diversification benefits in difficult market conditions. See below for a description of what "alternative" investments can include. Although some alternative investments can be less liquid than mainstream assets, overall portfolio liquidity is managed with the goal of providing acceptable withdrawal periods to investors.

Asset ranges

The Portfolio offers exposure to local and international equities, property, fixed interest and alternative investments, as well as some cash. It is generally managed within the following asset allocation ranges:

Asset class	% of net asset value
Cash and Fixed Interest	15 to 60%
Property	0 to 25%
Equities	25 to 65%
Alternatives	5 to 35%

Any private equity and long biased equity hedge funds fall within the Equities asset class. Alternative investments include lowly correlated (market neutral) hedge funds, trading funds/managed futures and commodities. Some of these alternative

investments may exhibit low risk, incremental return characteristics.

The actual investment mix can change significantly and quickly as markets move, and occasionally the Portfolio may move outside the ranges specified above by up to 10% of net asset value (and at times exposures may remain outside their range, for example where risk is being reduced or to plan for upcoming redemptions or distributions).

Performance objectives

The Portfolio aims to produce returns above the prevailing Cash Rate after fees, over the medium to long term, with medium risk.

Particularly, its objectives are to achieve, over rolling 5 year periods:

- returns of 3.5% p.a. above the Cash Rate1, and
- 6% p.a. target volatility[2]

as measured by standard deviation of returns, but remember that neither of these are guaranteed, forecast or promised.

For performance and asset exposure of the Portfolio, please speak to your adviser or visit www.stonehousegroup.com.au.

Investment operations

Stonehouse and Select IP have each appointed experienced executives to the Portfolio Investment Committee.

This committee is Stonehouse's principal investment body. It is responsible for managing and reviewing the performance of the Portfolio in line with its objectives and mandate limits, and meets formally at least monthly. Members of the committee will also regularly review market conditions, assessing any new information which has become available, and making day to day decisions on investment changes.

Investment process

The investment process is a dynamic one that aims to ensure that the investment objectives of the Portfolio are met.

In short, the aim is to help investors create wealth carefully over time through a Portfolio designed to do well in rising markets but also limit major losses to capital in difficult market conditions.

Stonehouse does this by:

- positioning the Portfolio with the appropriate asset mix to achieve the investment objectives based on forward looking scenarios, asset class valuation models, sentiment and momentum indicators,
- investing in value based opportunities across different markets, investment managers and strategies through a rigorous due diligence process,
- focusing on preserving capital by aiming to limit major capital losses during difficult market conditions, through the use of alternative investments and sophisticated portfolio protection strategies, and taking a medium to long term approach.

[1] The Cash Rate is the 30 day Australian Bank Bill return

[2] Volatility is a measure of how quickly investment returns go up and down - the higher the percentage, the faster it moves up and down. For the more scientifically minded it is measured by standard deviation, a measure of the degree of variation of returns around the mean (average) return, where increasing levels of dispersion around the mean leads to a higher standard deviation, indicating a higher degree of volatility and risk.

How the Portfolio is managed

Multi-manager, multi-asset class

The Portfolio is multi-manager and multi-asset class.

This is an investment approach that combines asset allocation advice, investment manager selection, risk management services, administration and reporting into a convenient portfolio.

Having these services combined can save investors time, money and stress, as these important tasks are undertaken by a dedicated team of experienced investment professionals.

Active management

The Portfolio reflects core views on the way markets are expected to develop over the medium term.

The investment process is dynamic, managed in real time. Only the most appropriate investments are represented in the Portfolio.

Select IP's full-time research consulting team is expert at helping the Portfolio Investment Committee to manage the overall asset allocation of the Portfolio.

Comprehensive research and portfolio construction

The underlying investments are blended to target the appropriate portfolio outcome and access some of the world's premier global mainstream and alternatives managers.

Select IP's proprietary research and investment models, together with selected research from respected providers, are employed in the management of the Portfolio.

There is a constant strive to mix the assets of the Portfolio to best reflect those asset classes or sectors that offer the best risk-reward trade-offs. Allocation is then made to carefully selected investment managers who are considered to be specialists within their asset class or sector. The Portfolio will also invest directly into asset classes when considered prudent to do so.

Why diversification is important

The aim is to ensure that the Portfolio is truly diversified.

True diversification is key to minimising the impact of unexpected risk and return outcomes.

There is flexibility to tilt the Portfolio towards those asset classes or sectors which are considered more likely to achieve the long term return objectives and avoid those with a higher risk of delivering disappointing returns. There is flexibility to invest across wide asset allocation ranges, ranges not constrained by strategic asset allocation benchmarks.

The Portfolio reflects core views on the way markets are expected to develop over the medium to long term. To ensure appropriate diversification, alternative scenarios are taken into account which, though perhaps considered less likely, could otherwise result in significantly different risk and return outcomes.

In short, this is a truly diversified portfolio — designed to generate attractive, regular compounding returns under the core scenario and be robust enough to withstand the impacts of these alternative scenarios in order to limit any major reductions of capital.

The focus is on investment outcomes. Investment decisions do not take into account labour standards or environmental, social or ethical considerations in the selection, retention or realisation of investments.

Why alternative investments are important

Alternative investments are those other than shares, property, cash and fixed interest.

These days, many consider alternative investments not so alternative. Rather, many institutional and sophisticated investors are realising that alternative investments should form an essential part of any robust portfolio.

Alternative investments are important because they provide different sources of returns, returns that can often be lowly correlated to those investments that make up mainstream markets, so that when a mainstream investment falls in value, an alternative investment that is lowly correlated with that mainstream investment may fall far less or may even increase in value.

Select IP has always incorporated appropriate alternative investments within diversified portfolios, generally far more than traditional diversified funds, as a result of Select IP's long held belief that it is just as important to minimise the downside when constructing portfolios to preserve or increase its clients' wealth.

Alternative investments can include:

- hedge funds,
- managed futures,
- private equity,
- commodities,
- infrastructure, and
- gold and other precious metals.

Investing in alternatives can also include investing in traditional markets, but in non-traditional ways. For example, an investment manager may be able to "short" equities, allowing them to profit when traditional shares fall in value.

Fees and other costs

Did you know?

Small differences in both investment performance and fees and costs can have a substantial impact on long term returns.

For example, total annual fees and costs of 2% of your Portfolio balance rather than 1% could reduce your final return by up to 20% over a 30 year period (for example, reduce it from $100,000 to $80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs. You may be able to negotiate to pay lower contribution fees and management costs where applicable. Ask the Portfolio or your financial adviser.

To find out more

If you would like to find out more, or see the impact of the fees based on your own circumstances, the Australian Securities and Investments Commission (ASIC) website (www.moneysmart.gov.au) has a managed investment fee calculator to help you check out different fee options.

This section shows fees and other costs that you may be charged. These fees and other costs may be deducted from your money, from the returns on your investment, or from the Portfolio's assets as a whole.

Taxes are discussed on page 33.

You should read all of the information about fees and costs, because it is important to understand their impact on your investment in the Portfolio.

These fees and other costs are inclusive of Goods and Services Tax (GST).

Summary

Core Value Portfolio		
Type of fee or cost	**Amount**	**How and when paid**
Fees when your money moves in or out of the Portfolio		
Establishment fee The fee to open your investment.	Nil	Not applicable
Contribution fee The fee for each amount contributed to your investment.	Nil	Not applicable
Withdrawal fee The fee for each amount you take out of your investment.	Nil	Not applicable
Termination Fee The fee to close your investment.	Nil	Not applicable
Management Costs These are the fees and costs for managing your investment		
Investment Management Fee The ongoing cost payable for managing your investment.	**0.730% p.a**. (including net GST) of the net asset value of the Portfolio calculated before the deduction of any Management Costs for the period.	This fee is deducted from the Portfolio before each unit price is determined, accrued weekly and paid monthly in arrears. This fee is not negotiable.
Expense Recovery Fee This is an ongoing fee payable to OneVue as Responsible Entity to cover the normal administration costs of the Portfolio.	A maximum of **0.256% p.a.** (including net GST) of the net asset value of the Portfolio calculated before the deduction of any Management Costs for the period, capped at $75,000 per annum, adjusted annually by inflation.	This fee is deducted from the Portfolio before each unit price is determined, accrued weekly, and paid monthly in arrears.
Performance Related Fee	**Rate:**	This fee is not always payable.

Type of fee or cost	Amount	How and when paid
This is a fee only payable when both a High Water Mark and a Cash Hurdle for the Portfolio are exceeded.	10.25% (including net GST). **High Water Mark:** The highest month end unit price previously achieved by the Portfolio, adjusted for any distributions. **Cash Hurdle:** The unit price of the Portfolio at the beginning of the month as increased by the rate of interest that could have been earned on 30 day Australian Bank Bills if invested at the beginning of that month (pro-rated weekly). **Detail:** Calculated on the performance of the Portfolio's month end unit price before Performance Related Fees above the higher of the High Water Mark and Cash Hurdle, multiplied by the average number of units on issue for the month.	When payable, it is deducted from the Portfolio before each unit price is determined accrued weekly and paid monthly in arrears. This fee is not negotiable.
Normal expenses	Nil	All normal expenses are paid from fees
Unusual expenses	Nil	Any other (if incurred) may be paid from the Portfolio
Indirect costs	0.61% pa of the net asset value of the Portfolio including net GST estimate	Investors bear the impact of 'indirect costs' – see below for details
Service Fees		
Investment switching fee The fee for changing investment options.	Nil	Not applicable
Ongoing Advice Fee	Up to **2.20% pa** ongoing	You may use the Application Form to authorise payments to your adviser. Please discuss with your adviser.

Refer to our website for any updates.

Additional explanation of fees and costs

Performance Related Fee

A Performance Related Fee may be payable for successfully managing the Portfolio. If payable, this will increase the overall Management Costs for the Portfolio.

This fee is calculated as 10.25% (including net GST) of any Portfolio performance above the Cash Hurdle.

The Cash Hurdle is the unit price of the Portfolio at the beginning of the month as increased by the rate of interest that could have been earned on 30 day Australian Bank Bills if invested at the beginning of that month (pro-rated weekly).

Investors have the protection of a 'High-Water Mark'. For a Performance Related Fee to be paid, the value of the Portfolio at the end of the month must also be higher than the highest month end unit price previously achieved by the Portfolio, adjusted for any distributions.

Quoted Performance Related Fees are estimated using historical Performance Related Fees as a base line. Remember that past performance is not an indicator of future performance and any performance related fee for a given year may not be repeated in a future year.

Note that performance may exceed the Cash Hurdle and High Water Mark (and so a Performance Related Fee is payable) even when some of the objectives for the Portfolio are not met.

Investment Management Fee

This is the fee charged primarily in relation to investment management of the Portfolio. This fee is 0.730% p.a. (including net GST) of the net asset value of the Portfolio calculated before the deduction of any investment management fees for the period. This fee is deducted from the Portfolio before each unit price is determined, accrued weekly and paid monthly in arrears. Stonehouse shares this with OneVue as payment for its services.

Expense Recovery Fee and normal expenses

An Expense Recovery Fee is paid to OneVue for operating the Portfolio. The maximum is 0.256% p.a. (including net GST) of the net asset value of the Portfolio calculated before the deduction of any Management Costs for the period, capped at $75,000 per annum, adjusted annually by inflation. This fee is deducted from the Portfolio before each unit price is determined, accrued weekly, and paid monthly in arrears.

All normal expenses of the Portfolio are paid from the Expense Recovery Fee.

Normal expenses for the Portfolio include all the usual expenses associated with operating the Portfolio (subject to the following, including Portfolio establishment, PDS and fact sheet design, promotion, distribution, licensing, custodian, registry, audit, taxation advice, accounts, stationery, postage, compliance and compliance committee costs, fund accounting and operations costs and regulatory (including ASIC) expenses, as well as any GST impact on these services).

It does not include expenses such as brokers, investor meetings, dispute management, external legal, insurance costs, due diligence costs for a particular Portfolio investment, change of responsible entity or service providers, termination of the Portfolio, seeking and dealing with investor approvals and directions, any tax liability the Portfolio may have, fees and costs associated with platforms, exchanges and ratings, which if they arise may be recovered from the Portfolio. Occasionally, costs which might otherwise be considered usual are of such a nature that we may deem them to be abnormal.

Expenses are generally paid as incurred.

We and the Investment Manager pay our respective personal costs. When expenses relate to related parties, these are always on at least arm's length terms. Many expenses have taxes and duties associated with them, such as GST and stamp duty, which are paid as part of the expense.

Indirect costs

This PDS speaks of 'indirect costs'. The indirect cost figure is intended to give you some measure of the cost of entities used or interposed to give you investment exposure through the Portfolio. It seeks to show you what additional cost you are paying for not investing directly yourself.

Examples include the fees and expenses, and transactional and operational costs, charged by underlying investments.

Indirect cost will reduce overall returns. However, these costs are deemed necessary in the opinion of the Investment Manager to implement the Portfolio's strategy.

This figure is based on figures known to us and/or as we may reasonably estimate. Not all indirect costs are known to us or the Investment Manager and if not, they cannot always be reasonably be estimated. Information may not be available, reporting may not be meaningful, significant or reliable if for example it comes from a jurisdiction where reporting standards differ from those in Australia, or there may be incomplete historical figures so that a reasonable estimate is not possible.

Transactional and operational costs

These are costs are associated with making the Portfolio's investments. They include:

- the Buy Spread and the Sell Spread, and
- other transactional and operational costs

The Buy Spread and the Sell Spread seek to ensure investors are treated fairly when others invest into and leave the Portfolio. If new monies are received to invest, investments are usually bought, and if an investor withdraws money, investments are usually sold.

It is important that all investors bear their fair share of these so, like most fund managers, the unit prices are adjusted by a small amount for an estimate of transaction costs (down for the withdrawal price, currently -0.25% of the unit price, and up for the application price, currently +0.25% of the unit price).

The application and withdrawal prices are spread out like this, this is often called the Buy or Sell Spread respectively.

For example, if you invest $50,000, in effect you pay $125 for the costs of buying investments with your money, and if you withdraw $50,000, in effect you pay $125 for the costs of selling investments so you can be paid cash.

The Buy and Sell Spreads are paid to the Portfolio and not to us. The Buy Spread and the Sell Spread compensates the Portfolio for, or offsets the impact on investors on a continuing basis for certain transactional and operational costs.

OneVue has a policy in place which sets out the guidelines and relevant factors and discretions for calculating unit prices. A copy of this policy (and records of any departures from the policy) is available from us without charge on request.

We may choose not to charge a Buy or Sell Spread from time to time, but will only do so in accordance with the unit pricing policy.

When a distribution is automatically reinvested, the Buy Spread is not applied.

Transactional and operational costs are payable from the Portfolio and vary from year to year. Transactional and operational costs include brokerage, spread charged by the Portfolio's investments and hedging costs.

Many are in effect offset by the Buy Spread and the Sell Spread.

For the last complete (or relevant part) financial year, those not offset totalled 0.44% pa of the net asset value of the Portfolio. Based on the $50,000 fees and costs example below, this would add $220 to the annual cost of your investment.

Paying your adviser

You can use the Application Booklet to pay your adviser. This is not compulsory and is negotiable. Speak to your adviser. See the Application Booklet for details.

Other payments and commissions

Neither we nor the Investment Manager make payments to any person (including your adviser) to distribute the Portfolio unless law allows. The law restricts payments by us and the Investment Manager to other AFSL holders which are 'conflicted'. Subject to law, we and the Investment Manager may make payments to others associated with the Portfolio.

Investing on the best terms

We aim to invest on the best terms possible.

If the Portfolio invests with underlying investment managers on an institutional basis, the aim is to secure arrangements which entitle the Portfolio to a reduction of fees the investment managers might otherwise charge. Often called a rebate, these amounts are paid into the Portfolio for the benefit of all investors.

OneVue does not charge you twice

The Portfolio will invest in other OneVue funds from time to time. When the Portfolio invests into another OneVue fund, OneVue and Select IP ensure that their fees are charged only once (and again, generally do this by way of a rebate). However, because all OneVue's funds have administration costs, OneVue does not rebate any expense recovery fees charged by them to those funds (these pay for the costs of running these funds).

Negotiating fees

The law regulates with whom we can negotiate fees. We are not usually allowed to negotiate fees with investors who are retail clients (as the Corporations Act defines this) but we can do so for our employees and those of a related body corporate. We may also negotiate fees on an individual basis with wholesale clients (as the Corporations Act defines this) but there is no obligation for us to do so. Enquiries can be made direct to us.

Administration platform fees

There may be additional fees payable to an administration platform operator to make the Portfolio available.

These fees are paid entirely from Stonehouse resources and are not an additional cost borne by investors.

If you are investing in the Portfolio via an administration platform there may be fees charged for this service. You should refer to the administration platform guide, or ask your adviser about the fees they might charge you or be paid.

Changes in fees and costs

Our fees are not indexed. Although we aim to keep fees and costs constant and competitive, they can change. You will be given at least 30 days prior notice of any increase. In any case, the maximum fees that may be charged are in the constitution. To change the constitution to increase maximum fees requires investor approval.

Bank and government charges

All government fees, duties and bank charges will apply to your applications and withdrawals as appropriate.

Tax

The Portfolio does not usually pay tax. You will usually pay tax in relation to your investment. For additional information regarding tax, please refer to page 33.

Example of annual fees and costs

This table gives an example of how the fees and costs for the Portfolio can affect your investment over a one year period. You should use this table to compare the Portfolio with other managed investment products. It is important to read the assumptions and notes below the table.

Core Value Portfolio		
Example		Balance of $50,000 including a contribution of $5,000
Contribution fee	Nil	For every additional $5,000 you put in, you will be charged $0.
PLUS Investment Management Fee	0.730% p.a.	**And**, for every $50,000 you have in the Portfolio you will be charged $365 each year,
PLUS Expense Recovery Fee	0.05% p.a.	**And**, for every $50,000 you have in the Portfolio you will be charged $25 each year
PLUS Performance Related Fee	Nil estimate	**And**, for every $50,000 you have in the Portfolio you will be charged nil (there is no reasonable basis to be able to estimate this going forward).
PLUS Usual expenses	Nil	**And**, for every $50,000 you have in the Portfolio you will be charged $0 each year.
PLUS Unusual expenses*	Nil estimate	**And**, for every $50,000 you have in the Portfolio you will be charged $0 each year.
PLUS Indirect costs*	0.61% pa estimate	And, for every $50,000 you have in the Portfolio you will be charged up to $305 each year.
EQUALS Cost of the Portfolio		If you invest $5,000 during a year and your average balance was $50,000 over the course of the year, then for that year you will be charged estimated Management Costs up to: **$695** **What it costs you will depend on the fees you negotiate with the Portfolio or your financial adviser.**

Remember fees and costs will vary, estimates may prove to be incorrect and non-estimated figures are based on the past. The past can be an unreliable predictor of the future. This example assumes the $5,000 contribution was made at the beginning of the year, as part of the $50,000 investment, no other investments or any withdrawals or distributions were made through the year and the investment balance remained unchanged. Transactional and operational costs are not included in this example.

About the examples

There are a few things to keep in mind when considering these examples:

- they assume that fees are applied to a balance of $50,000 over the course of the year (and the Portfolio's unit price does not change during the year),
- the underlying investment manager management costs are an estimate of the indirect management costs of unlisted funds that the Portfolio invests in, and could be higher or lower than this based upon the actual investments made during a year,
- Buy and Sell Spreads are not included (so assuming a Buy Spread of 0.25% you would incur a
- $12.50 Buy Spread for a $5,000 contribution – paid to the Portfolio),
- the figures do not reflect all indirect costs (any actual or estimated Performance Related Fees charged by underlying investment managers to investments are not actually known or reported in a meaningful way and cannot practically be estimated in a consistent manner and so are not included), and
- they assume that no unusual expenses are incurred or bank or government charges apply (these may increase costs).

In addition for example 2:

- performance is calculated over a full year (and not over monthly periods which is how the Performance Related Fee is actually calculated), and
- it assumes that the Portfolio outperforms the High Water Mark and the Cash Hurdle by 3.5% and remember that this is not a forecast of the likely returns the Portfolio might achieve – returns are not guaranteed, and
- it assumes that the Investment Management Fee and Expense Recovery Fee are deducted prior to the calculation of the Performance Related Fees.

Details of how each of these fees are calculated is set out above. Numbers may not add exactly due to rounding.

Risk and risk management

Risk is a part of investing

All investments are subject to varying risks, and the value of your investment will rise and fall over time. Changes in value can be significant and they can happen quickly - the greater and faster the changes the greater the volatility. As a general rule, the higher the potential returns, the higher the level of risk. The impact of particular risks on the Portfolio will differ in degree depending on the underlying investments and asset allocation strategy.

Different types of investments have different risk characteristics which will affect investment performance. Neither the performance of your investment, nor capital invested in the Portfolio, is guaranteed.

As risk cannot be entirely avoided when investing, the philosophy employed for the Portfolio is to identify and manage risk as far as is practicable. We cannot promise that the ways in which we aim to manage risk will always be successful and, if certain risks transpire, your distributions and the value of your investment could be adversely affected.

The risks associated with the Portfolio

Significant risks associated with investments in the Portfolio are discussed below.

Investment	**What is investment risk?** This is the risk that the value of an individual investment in a portfolio may change in value or become more volatile, potentially causing a reduction in the value of the Portfolio and increasing its volatility. Reasons can be many, and include changes in an investment's operations, management or business environment, or what people think of the investment. **How is this addressed?** The Portfolio Investment Committee chooses and monitors the chosen underlying investments and managers carefully, and changes them when it thinks it appropriate. The Portfolio is diversified, including by setting limits such as at the individual investment level.
Market	**What is market risk?** This is the risk that an entire market, country or economy changes in value or becomes more volatile, including the risk that the purchasing power of the currency changes (either through inflation or deflation), potentially causing a reduction in the value of the portfolio and increasing its volatility. Reasons can be many, and include changes in economic, financial, technological, political or legal conditions, natural and man-made disasters, conflicts and changes in market sentiment.

	How is this addressed? The Portfolio Investment Committee monitors markets globally, as it considers appropriate and practicable, undertaking its own research as well as analysing leading market research, and uses sophisticated tools to model Portfolio behaviour under various conditions. The Portfolio is diversified across markets and is repositioned strategically as considered appropriate.
Borrowing	**What is borrowing risk?** This is the risk associated with borrowing (or gearing or leverage), particularly that borrowing (both direct borrowing or indirect borrowing using derivatives) magnifies both good and bad returns. Also the inability to borrow as and when needed, and a lender who suffers financial problems, can adversely affect the Portfolio. **How is this addressed?** Any borrowing in the Portfolio is limited: from time to time relatively small amounts may be borrowed on an interim basis to take advantage of specific investment opportunities, or to meet redemptions, distributions, or short term Portfolio obligations, and then only if the borrowing is considered to be prudent and in the best interests of all investors. Such borrowing is only from leading banks. Borrowing would not result in the Portfolio being leveraged. The Portfolio Investment Committee takes into account any borrowing by underlying investments when deciding whether to include them in the Portfolio.
Financial instruments	**What is financial instruments risk?** This is the risk associated with using sophisticated financial instruments such as derivatives, including swaps and options. Risks associated with using these tools include the value of a derivative failing to move in line with the underlying asset, potential illiquidity of a derivative, the Portfolio (or the underlying investment) not being able to meet payment obligations as they arise, potential leverage (or gearing) resulting from the position and counterparty risk (counterparty risk is where the other party to the derivative cannot meet its obligations). **How is this addressed?** The Portfolio Investment Committee may use derivatives where it considers it appropriate to reduce Portfolio risk or to gain exposures to certain types of assets. Derivatives can include instruments such as futures, options, forward currency contracts and swaps, and these may be exchange-traded or over-the-counter. The Portfolio does not use derivatives to create leverage in the Portfolio. Leading professionals are employed and always have a thorough understanding of the financial instruments used. We deal with issuers and counterparties we consider to be reputable. If using a financial instrument brings with it the potential to pay more money, the Portfolio Investment Committee makes sure it has the money or assets set aside. Such exposures are monitored frequently (usually daily), and they may be adjusted to maintain appropriate exposures. To the extent considered appropriate and practicable the Portfolio Investment Committee aims to ensure that underlying investment managers have derivatives strategies which are considered acceptable.

	The Portfolio may invest in underlying funds that may use derivatives to manage risk and/or gain exposure to asset classes. Derivatives used in an underlying fund may result in leverage: that is, the effective exposure to a particular asset, asset class or combination of asset classes exceeding the value of that underlying investment portfolio. The effect of using derivatives to provide leverage may not only result in capital losses but also an increase in the volatility and magnitude of the returns (both positive and negative) for the underlying investment portfolio. Leverage magnifies returns and magnifies losses. By way of a simple example, assume the underlying investment portfolio's investments were $10m and leverage represented a further $10m. A 1% increase in the return on the assets of the underlying investment portfolio results in a 2% increase in return. But 1% decrease in the return on the assets of the underlying investment portfolio results in a 2% loss. Unfortunately using Derivatives to reduce Portfolio risk is not always successful, is not always used to offset all relevant Portfolio risk, and is sometimes not cost effective or practical to use.
Interest rates	**What is interest rate risk?** This is the risk that changes in interest rates can have a negative impact on certain investment values or returns. Reasons for interest rates changes are many and include changes in inflation, economic activity and Central Bank policies. **How is this addressed?** The Portfolio Investment Committee monitors interest rate impact on the Portfolio, and adjusts the Portfolio as it considers appropriate. It may also seek to offset (or hedge) some interest rate exposure where practicable and cost effective.
Inflation	**What is inflation risk?** This is the risk that increases in inflation will undermine the performance of the various investment markets in which the Portfolio invests. As noted above inflation can also have an effect on Central Bank policies. Reasons for inflation are varied. Some reasons can include (but are not limited to) growth of the money supply and the rising costs of raw materials, labour and/or production. **How is this addressed?** The Portfolio Investment Committee monitors inflation rates in key economies that could impact on the Portfolio. The Portfolio can invest in assets whose goal is to partly or fully reduce the risk of inflation on the Portfolio. Such investments can have anti-inflationary characteristics such as inflation linked bonds, gold and products linked to the price of gold.
Currency	**What is currency risk?** This is the risk that changes in the value of currencies can have a negative impact on returns. This risk arises because investments which are based overseas or which are exposed to other countries are often denominated in other currencies. When

	currencies change in value relative to one another, the value of investments based on those currencies can change as well. Investment managers sometimes aim to "hedge" some of this risk. This involves some financial arrangement designed to offset changes in currencies. Sometimes derivatives can be used for this purpose. Unfortunately hedging is not perfect. It is not always successful, is not always used to offset all Portfolio currency risk, and is sometimes not cost effective or practical to use. **How is this addressed?** To the extent it is considered appropriate and practicable, the Investment Manager may hedge some foreign currency risk or use investment managers which do so from time to time. In spite of some potential hedging from time to time, currency risk remains and currency movements will have both a positive and negative impact on the Portfolio.
Withdrawal	**What is withdrawal risk?** This is the risk that your withdrawal requests cannot be met when you expect. Cash is paid to your account when you withdraw, as such investments in the Portfolio may need to be sold to pay you. Depending on factors such as the state of the markets, selling investments is not always possible, practicable or consistent with the best interests of investors. This is one of the reasons why the constitution for the Portfolio specifies limited circumstances where there could be a delay in meeting your withdrawal requests. The law sometimes restricts withdrawals. The Portfolio is not listed on any stock exchange, so selling your units through a stockbroker is not possible and, although you may sell your units, you may not find a buyer or a buyer at the price you want (see page 36). **How is this addressed?** The Portfolio Investment Committee seeks to meet withdrawal requests soon after the Portfolio receives them (see page 36). The Portfolio Investment Committee does this by monitoring Portfolio liquidity levels and seeking to ensure it has, or anticipates having access to, enough liquid assets for when it is anticipated they would normally be needed.
Structure	**What is structure risk?** This is the risk associated with having someone invest for you. Risks associated with investing in the Portfolio include that it could be terminated, there can be changes in the responsible entity or our chosen investment managers (or in investment and management teams or key relationships), someone involved with your investment (even remotely) does not meet their obligations or perform as expected, assets may be lost, not recorded properly or misappropriated, laws may adversely change, insurers may not pay when expected or insurance may be inadequate.

	Investment decisions by us or chosen investment managers, although taken carefully, are not always successful. Investing through an administration platform also brings some risks that the operator of the administration platform may not perform its obligations properly. Investing in the Portfolio may give inferior results compared to investing directly (for example you avoid the impact of others coming and going and may be able to manage your tax situation better). The value of the Portfolio's underlying investments, as obtained from independent valuation sources, may not accurately reflect the realisable value of those investments. **How is this addressed?** Without your trust, we have no business - because our employees invest in the Portfolio or similar portfolios, you can be confident we have investor success at front of mind. We diligently comply with laws. Disaster recovery systems and procedures are regularly tested. Insurance is maintained as law requires. We employ a range of people we trust, who are ethical, experienced and professional.
Information risk	**What is information risk?** We use the internet in operating the Portfolio, including that records may be stored in remote server locations otherwise known as "the cloud". If stored overseas, different privacy and other standards may apply there. Our Privacy Policy is discussed below. The internet does not however always result in a secure information environment. **How is this addressed?** We are committed to ensuring that your information is kept secure and protected from misuse and loss and from unauthorized access, modification and disclosure. Although we take steps we consider reasonable to protect your information, we cannot absolutely guarantee its security.

How risks are managed

Whenever investments are made, the potential for returns in light of the likely risks involved are carefully assessed. Risk is considered at every stage and level of the investment process. As far as is practicable, risk is managed at both the individual investment and the Portfolio level, both pre-investment and post-investment, and equal emphasis is placed on the portfolio construction and the portfolio management processes.

This disciplined approach includes:

- the careful selection and monitoring of underlying investments and investment managers, including monitoring their key risks and expected behaviour to quickly identify and address any exceptions,
- applying a rigorous portfolio construction process using sophisticated proprietary risk modelling systems,
- ensuring appropriate diversification across investment managers, investment sectors and geographic locations,
- using sophisticated financial tools to offset specific risks,
- conducting comprehensive investment and compliance monitoring and reporting,
- employing straight-through-processing for many operations via central databases and automated systems, and
- maintaining a comprehensive business continuity plan including a remote site, fully tested at least annually.

However, many risks are difficult or impracticable to manage effectively and some risks are beyond our and the Investment Manager's control altogether. Remember, investing involves risk, and you can lose as well as make money. Neither returns nor the money you invest in the Portfolio is guaranteed.

If you have any concerns regarding risks you should contact your adviser.

Risk generally

The significant risks of investing in managed investment schemes generally include the risks that:

- the value of investments will vary,
- the level of returns will vary, and future returns will differ from past returns,
- returns are not guaranteed and investors may lose some or all of their money, and
- laws change.

The level of risk for you particularly will vary depending on a range of other factors, including age, investment time frame, how other parts of your wealth are invested, and your risk tolerance. If you are unsure whether this investment is suitable for you, we recommend you consult a professional financial adviser.

Further information about the risks of investing in managed investment schemes can be found on the ASIC's MoneySmart website at www.moneysmart.gov.au.

Risk measure

The Investment Manager considers that the "standard risk measure" for the Portfolio is a medium risk rating, which means that the estimated number of negative annual returns over any 20 year period is 2 to less than 3. On a scale of 1 to 7 where 7 is riskiest in this respect, the Portfolio is in category 4.

The standard risk measure is based on industry guidance to allow investors to compare investment options that are expected to deliver a similar number of negative annual returns over any 20 year period. It is not a complete assessment of all forms of investment risk. For instance, it does not detail what the size of a negative return could be or the potential for a positive return to be less than an investor may require to meet their objectives. Further, it does not take into account the impact of fees and taxes on the likelihood of a negative return.

Investors should still ensure they are comfortable with the risks and potential losses associated with the Portfolio.

Keeping you informed

Regular reporting

Reporting to you is regular, for example:

- every transaction you make is confirmed,
- reporting to you is at least monthly

(if you want an update at any time, just ask),

- you are sent a tax report as soon as possible after the end of each financial year, and
- the audited accounts of the Portfolio are available on Stonehouse's website as soon as possible after the end of each financial year.

If you have any questions, contact us or your adviser. If you provide your email address, we will use that to stay in touch with you.

Remember, however, that if you are investing through an administration platform then reports on your investment will come from the operator of that platform.

Information that we are required to disclose to satisfy any continuous disclosure obligations will be available on Stonehouse's website at www.stonehousegroup.com.au and you can request a paper copy free of charge from your adviser or by contacting us.

How to find out more

It is suggested that you first direct enquiries to your adviser or to Stonehouse at inhouse@stonehousegroup.com.au or on

+61 7 3871 4988.

Stonehouse's website has plenty of further information about the Portfolio, including the latest:

- unit prices,
- performance figures,
- investment reports, and
- press releases and media.

You can contact the ASIC or OneVue to obtain copies of any documents OneVue has lodged with the ASIC, for example, the accounts of the Portfolio. We will send you copies of any document which we lodge, free on request.

From time to time updated information such as a new PDS will be available at www.stonehousegroup.com.au

Complaints

OneVue prides itself in its service levels, but if something disappoints you, please contact OneVue direct.

OneVue will attempt to resolve your concerns within 45 days. If you remain unhappy OneVue will always tell you other steps you can take.

One of these is to take your complaint to:

The Financial Ombudsman Service GPO Box 3, Melbourne, Victoria, 3001

T: 1300 78 08 08 | E: info@fos.org.au FOS is independent of OneVue.

FOS has some rules which may change from time to time, including that the claim involved must generally be under $500,000.

Current details can be obtained from www.fos.org.au.

Privacy

OneVue respects what you tell them.

OneVue uses personal information about you to administer your investment, comply with laws and also to conduct research. OneVue also uses it to send promotional material to you - if you do not want this, contact us at any time.

OneVue will not share any information that it has about you unless:

- our policy allows,
- you otherwise agree,
- in circumstances where the Australian Privacy Principles authorise the use or disclosure (for example, the law requires, a regulator or exchange requests)
- OneVue considers that they need the information (typically to Stonehouse or because they are your adviser or to assist OneVue), or
- to administer your investment.
- If you do not provide OneVue with your contact details and other personal

information which they ask for, they may not be able to have or keep you as an investor.

You may access the personal information about you that OneVue holds.

If details OneVue holds about you are incorrect, they will corrected free of charge if you contact OneVue.

OneVue will have no information about you if you are investing through an administration platform.

A copy of OneVue's Privacy Policy is available on its website.

Keep your details up to date

It's important to keep your details with us up to date – please contact the Administrator to correct them when required.

You must in a timely way and in such way as we require give us all information that we reasonably request or which you suspect we should know to perform our functions

for example, your contact details and regarding your identity or the source or use of invested moneys.

Indirect investors do not need to update their details with us: we hold no personal information about them.

Tax

Tax implications

This information is a general guide only for Australian resident investors who hold their investment on capital account. It is not a complete statement of relevant tax laws.

You will probably need to pay tax in relation to your investment in the Portfolio, both on distributions and withdrawals. The amount and type of tax you will need to pay, and when, depends on the tax character of any amounts paid to you, their timing and on your personal financial circumstances.

Tax can be complex. We strongly encourage you to you seek timely professional advice before making investment decisions.

Distributions

This Portfolio aims to pay distributions after 30 June and 31 December each year.

Our policy is to distribute all cash income of the Portfolio unless we consider it in the best interests of investors as a whole to do otherwise. Investors will usually incur an income tax liability on their distributions.

Under certain laws if they apply to the Portfolio, we can attribute different tax results to different investors and classes, but we must make these decisions fairly, and you have rights in limited circumstances to object to any such decision. We expect that for the most part, all investors of each class will be treated the same.

Withdrawals

This Portfolio offers regular liquidity in normal circumstances. Investors will usually incur a capital gains tax liability when they make a withdrawal from the Portfolio and when ownership of their units changes. Sometimes discounts are available which reduce tax liability. Factors relevant include the kind of taxpayer you are, your tax residence and how long you have held your units.

Foreign investors

Tax outcomes can be different for investors who are not residents of Australia for tax purposes. For example, we may need to deduct withholding tax from amounts we pay.

Under Australia's offshore tax rules, the ATO expects that tax be paid by investors on some gains made offshore, even though those gains are not yet received by investors back in Australia. It is also possible that investors have a tax liability on gains realised offshore but not actually paid to them here in Australia.

Additionally, certain laws focus on investors who are not Australian residents for tax purposes. These laws include the US based 'FATCA' laws, and also the 'Common Reporting Standard' which is designed to be a global standard for collection and reporting of tax information about non-residents. You must, in a timely way, give us such information concerning these matters as we may ask. Generally, we report this to the ATO, who then shares this with relevant foreign tax authorities.

TFNs and ABNs

You do not have to disclose your tax file number (**TFN**) or any Australian Business Number (**ABN**) you may have, but most investors do. If you choose not to and you do not have an exemption, we must deduct tax at the highest personal rate, plus the Medicare levy, before paying any distribution to you.

What else should you know?

We will send you information after the end of each financial year (June) to help you complete your tax return.

Investing through a trust can also mean some things are different for you from a tax viewpoint.

Liabilities may be different and you may have less control. It is possible that a liability to pay tax arises on your investment even when we have not paid money to you, and in this case you may need to fund this liability independently of your investment.

Sometimes when we are administering the Portfolio we learn things new about past tax matters and need to make adjustments. If this happens, it is possible that we will ask you to adjust your own tax records, or the Portfolio may pay tax or receive a refund and it can be the investors at the time that are subject to this.

Indirect investors

Tax outcomes can be different for indirect investors. We strongly encourage you to you seek timely professional advice before making investment decisions.

Tax reform

Tax laws change, often substantially. You should monitor reforms to the taxation of trusts in particular and seek your own professional advice that is specific to your circumstances.

How to invest

3 easy steps

Step 1: read the PDS and speak to your adviser,

Step 2: complete the forms to open an account with your administration platform, or if you are investing directly complete the application forms attached to the PDS, and send the originals to our Unit Registry:

Stonehouse
GPO Box 804
Melbourne VIC 3001

Step 3: send your application money via cheque or electronic transfer.

Instructions for payments are included in the application form. The minimum initial investment is $25,000 (but if you are investing through an administration platform check the minimums with the operator of that service).

OneVue does not accept faxes or emails for initial applications. OneVue will confirm when they process your application usually shortly after they have both cleared funds and your completed forms.

How quickly are applications processed?

OneVue generally processes applications each week on a Monday (or next business day) and on the first business day of the month, so they usually need to have your completed application and cleared application monies need to be received by 5pm the business day before (usually this is the Friday before). Processing after the end of June can take longer – up to 6 weeks.

For applications, the unit price next calculated after 5pm Sydney time every Friday and on the last business day of the month is used.

There can be processing delays, for example because your forms are incomplete. If we refuse or are unable to process your request, we will return your money. Law also requires that we return application moneys to you if units are not issued within 30 days of us receiving them. Please note that OneVue does not pay applicants interest on monies received prior to processing days (any interest is credited to the Portfolio). Refunds are made generally less any taxes and transactions (such as bank) fees, and if we are sending money back overseas, the exchange rate applicable at the time will be used.

Stonehouse's website contains a timetable for processing days relating to the Portfolio: visit **www.stonehousegroup.com.au**.

Once lodged, applications cannot generally be withdrawn. Applications are almost always accepted, however OneVue has discretion to refuse any application and does not need to give a reason.

How to invest more

To add to an existing investment, simply complete an Additional Investment Form, available from the Unit Registry on request, and return it to the Unit Registry. We accept originals, as well as faxed and emailed copies.

Stonehouse
GPO Box 804
Melbourne VIC 3001
F: +61 3 9015 6402
E: reservices_transactions@onevue.com.au

Instructions for making payments are included in the form.

The minimum additional investment is

$1,000 but if you are investing through an administration platform, check the minimums with the operator of that service.

You will receive confirmation when your additional investment application has been processed.

What is the latest application price?

Ask your adviser or administration platform, visit Stonehouse's website at www.stonehousegroup.com.au or contact OneVue for the latest prices. Remember that quoted unit prices will be historical and are unlikely to be the price you will receive when applying or withdrawing – that price could be higher or lower.

The unit price of the Portfolio is determined at least each week based on the information most recently available.

Unit prices are calculated in three steps:

- the value of the investments of the Portfolio is calculated and from this, the value of the liabilities is taken away – this gives the "net asset value",
- this is divided by the number of units on issue, and
- an adjustment is generally made for the "Buy Spread" (see page 18).

If you change your mind

Once units are issued, you have a short time during which you can change your mind. If you do, OneVue must repay your money to you, but can and generally does make adjustments for market movements up or down, as well as any tax and reasonable transaction and administration costs (for example, if you invest $50,000 and the value of the units falls by 1% between the time you invest and the time OneVue acts on your request that you wish to withdraw your investment, OneVue may charge you $500 on account of the reduced unit value).

You have only 14 days to change your mind, starting on the earlier of when OneVue sends you confirmation that you are invested or the end of the 5th day after the day on which OneVue issues the units to you.

Those who invest through an administration platform (indirect investors) have no rights against OneVue to change their mind (or cool off).

How to withdraw

Payments from the Portfolio

Distributions are automatically reinvested, unless you specifically request otherwise.

Distributions are reinvested into the Portfolio at the price equivalent to the net asset value per unit on the processing day, following the end of June and December.

You should be aware that depending on your personal circumstances you may need to make a cash payment to the Australian Taxation Office for tax on your distribution, regardless of whether your distribution is reinvested or paid in cash. If your distribution is reinvested you will need to independently fund any such tax liability.

Any distributions payable are usually paid within 6 weeks after the end of June and December each year.

Indirect investors should read the relevant administration platform guide for details about distributions.

How to withdraw money

At any time you can request to withdraw your money from the Portfolio.

You generally have access to your investment weekly and at the end of each month, but in unusual circumstances (and even after your request is processed) there can be delays in payment – see below.

To withdraw, simply complete a Withdrawal Form, available from the Unit Registry on request, and return it to the Unit Registry. We accept originals, as well as faxed and emailed copies.

Stonehouse
GPO Box 804
Melbourne VIC 3001
F: +61 3 9015 6402
E: reservices_transactions@onevue.com.au.

The minimum withdrawal amount is $1,000, and you generally need to keep a minimum of $25,000 invested (OneVue may waive these requirements generally, or on a case-by- case basis).

Once lodged, withdrawal requests cannot generally be withdrawn.

Your withdrawal will be paid by transfer to your nominated account, normally within 10

business days of the request being processed. There can be delays in certain circumstances, as set out below.

If you have invested through an administration platform, there are likely to be additional processing times and minimum withdrawal amounts may be different. You should read the relevant administration platform guide for details.

How quickly are withdrawals processed?

OneVue generally processes withdrawals each week on a Monday (or the next business day) and on the first business day of the month, so usually needs to have your completed withdrawal request by 5pm the business day before (usually this is the Friday before).

For withdrawals, the unit price next calculated after 5pm Sydney time every Friday, and on the last business day of the month is used.

Processing after the end of June can take longer – up to 6 weeks.

If OneVue receive a withdrawal request after this, or on a non-business day for us, it will wait for the next processing day.

If you have invested through an administration platform, there are likely to be different processing times. You should read the relevant administration platform guide for details.

OneVue pays withdrawal proceeds to the relevant administration platform operator. You will not receive your withdrawal proceeds until they are paid to you by your administration platform (usually this takes around 12 days from when the administration platform receives clear funds from OneVue to pay you - speak to us or your adviser for details).

There can be delays in certain circumstances, as set out below.

What is the current value of your investment?

Ask your adviser or administration platform, visit Stonehouse's website at www.stonehousegroup.com.au or contact OneVue for the latest prices. Remember that quoted unit prices will be historical and are unlikely to be the price you will receive when applying or withdrawing – that price could be higher or lower.

The unit price of the Portfolio is determined at least each week based on the information most recently available.

Unit prices are calculated in three steps:

- the value of the investments of the Portfolio is calculated and from this, the value of the liabilities is taken away – this gives the "net asset value",
- this is divided by the number of units on issue, and
- an adjustment is generally made for the "Sell Spread" (see page 18).

Stonehouse's website contains a timetable for processing days relating to all of the Portfolios: visit www.stonehousegroup.com.au.

There can be delays in accessing your investment

An investor may ask to exit the Portfolio any time, but there is no obligation for OneVue to satisfy the request.

OneVue can delay access to money invested in the Portfolio if it considers it in the best interests of investors, including:

- if the Portfolio (or the underlying portfolios in which they invest) become illiquid

(the law and the constitution dictate this) (the Portfolio will stay liquid so long as at least 80% of the assets comprise assets which the law prescribes (such as cash, shares and interests in managed investment schemes unless it is proved that OneVue cannot reasonably expect to realise them within the period specified in the constitution for satisfying withdrawal requests while the scheme is liquid, that period being 180 business days), and if the

Portfolio becomes illiquid OneVue can, if it wishes, make some money available and the law requires OneVue to allocate this on a pro rata basis among those wanting to exit),

- if something outside OneVue's control impacts on its ability to properly, accurately or fairly calculate the unit (for example, if the investments are subject to restrictions or if there is material market uncertainty) (then OneVue can delay payment for so
- long as this goes on, and
- if the Portfolio receives requests in respect of any withdrawal processing day, which

if paid, would result in 10% or more of the net asset value of the Portfolio calculated on that day having been withdrawn over the previous 4 weeks (then OneVue can stagger those withdrawal payments over a longer period as OneVue considers in the best interests of investors and payments to investors must be in the proportion that their withdrawal monies bear to all other withdrawal monies which were payable at that processing day.

Unit prices are generally calculated at the time the delay ends.

Deductions from payments

OneVue may make a deduction from any money payable to an administration platform investor for any money due to it (as trustee or in any other capacity) by the investor, or any money OneVue (as trustee or in any other capacity) owes someone else relating to this specific investor (for example, to the tax office).

If you have invested through an administration platform, the operator of that service may make deductions from your account

with them. You should read the relevant administration platform guide for details.

Can you be forced to leave the Portfolio?

Yes, but only in very limited circumstances.

Sometimes OneVue can redeem your investment without asking you first: if you breach your legal obligations to OneVue, to satisfy money you owe OneVue or anyone else, you fail to meet any minimum holding OneVue may set from time to time (currently generally $25,000), or where law allows, or stops you from legally being an investor.

Your rights and other important issues

Investing through an administration platform

Most of the administration platforms on which the Portfolio is listed can be found on Stonehouse's website.

An investor through an administration platform is not a direct investor in the Portfolio, rather they are an "indirect investor", and some things are different for them.

Indirect investors:

- are not investors in the Stonehouse Core Value Portfolio (the administration platform operator is the investor),
- do not acquire the rights of an investor (the administration platform operator has these rights),
- do not receive distributions or reports directly from OneVue (OneVue sends these to the administration platform operator),
- do not directly participate in investor meetings or directly in any winding up of the Portfolio (the administration platform operator can participate if it chooses), and
- need not complete the application form or investor identification forms accompanying this document.

The minimum amounts to invest and withdraw depend on your administration platform, as do the overall times to invest and withdraw and the costs you pay.

Please read your administration platform guide carefully. Neither OneVue nor

Stonehouse is responsible for the operation of any administration platform, but investors who wish to access the Portfolio through an administration platform are authorised to use this PDS for that purpose.

The constitution

OneVue's legal relationship with direct investors is governed by the Portfolio's constitution together with this PDS and certain financial services laws. Some provisions are discussed elsewhere in this PDS and others include:

- the nature of units of the Portfolio (all are identical within the Portfolio),
- OneVue's powers (and how and when OneVue can exercise them),
- when the Portfolio terminates (OneVue can terminate the Portfolio at any time and the relevant investors share the net proceeds on a pro-rata basis),
- when OneVue can retire and what happens if it does (another responsible entity will usually be appointed), and
- changing the constitution (OneVue will seek investors' approval for any changes which are adverse to rights).

The investments of the Portfolio can be combined with other assets but never OneVue's own assets.

OneVue will send you a copy of the constitution free of charge if you ask.

Who holds the assets as custodian?

OneVue has appointed BNP Paribas Fund Services Australasia Pty Ltd ACN 002 655 674 trading as BNP Paribas Securities Services as custodian of and to provide

fund administration services for the Portfolio (Custodian).

The Custodian has overall responsibility for custody of the assets of the Portfolio, although it may appoint sub- custodians from time to time.

The Custodian is not responsible for the investment management of the Portfolio and has not caused the issue of this PDS.

OneVue maintains a service level agreement with the Custodian which has certain limits on its liability. OneVue periodically reviews the Custodian's compliance with the service level agreement which includes meeting at least annually with the Custodian.

Transferring your units

If you want to transfer your units, simply arrange completion of a Transfer Form, available from the Unit Registry on request, and return it to the Unit Registry. We only accept originals.

Stonehouse
GPO Box 804
Melbourne VIC 3001

You may need to pay stamp duty. Changes in ownership affecting indirect investors should be directed to the operator of your administration platform.

Meetings and changes of the responsible entity

Investor meetings are uncommon. Direct investors can generally attend and vote and they are largely regulated by the Corporations Act. The quorum is generally at least 2 direct investors present in person or by proxy together holding at least 10% of all units in the Portfolio. If a quorum is not present within 15 minutes after the scheduled time for the meeting, the meeting is adjourned to such reasonable place and time as we decide and at any adjourned meeting, those investors present constitute a quorum.

Changes of responsible entity are also uncommon. They too are largely regulated by the Corporations Act. Investors can requisition a meeting. The quorum for a meeting where there is any proposal to remove the responsible entity or seek its retirement is at least 2 direct investors present in person or by proxy together holding at least 50% of all units in the Portfolio. If a quorum is not present within 15 minutes after the scheduled time for the meeting, the meeting is dissolved.

Terminating the Portfolio

OneVue can decide to terminate the Portfolio anytime, and if it does, it will generally sell all the investments, pay all monies owing (including fees and expenses) and distribute the net proceeds to direct investors as soon as it considers practicable. It can take some time to finalise this process.

Limits on our responsibility

The constitution has some limits on when OneVue is liable to direct investors for example, it may take and may act (or not act, as relevant) on any advice, information and documents which it has no reason to doubt is authentic, accurate or genuine and subject to any liability which the Corporations Act might impose which cannot be excluded, is not liable for so acting or not acting.

Communications

Subject to relevant law, communications from us to you may be in any form we determine. We often use email. We use the last physical or electronic address we have as your contact details.

Subject to relevant law, communications from you to us must be in the form we determine. We can for example require this to be in writing, or for a document to be a certified copy.

The Portfolio's constitution sets out the details of the rules for how and when communications are given and received, for example, emails are taken to be received by you an hour after sending (or the next morning of not a Sydney business day) provided we have no reason to doubt successful sending, and communications from you to us or to someone on our behalf are taken to be received only when actually received.

You should check your mail, emails and other communications regularly. If you suspect we haven't received something you sent us (for example, an email), please check with us.

Subject always to any liability which the Corporations Act might impose on OneVue, if it acts in good faith and without gross negligence, it is not liable to direct investors for any loss suffered in any way relating to an investment in the Portfolio. The constitution also contains a provision that the relevant constitution is the source of OneVue's relationship with direct investors and not any other laws, except those laws they cannot exclude.

Limits on your responsibility

OneVue has included provisions in the constitution designed to protect direct investors. The constitution limits each investor's liability to the value of their investment in the Portfolio and provides that they will not, by reason of being an investor alone, be personally liable to indemnify the responsible entity and/ or any creditor in the event that the liabilities of the Portfolio

exceed the assets of the Portfolio. However an absolute assurance about these things cannot be given – the issue has not been finally determined by Australian courts.

Legal

The Portfolio is an Australian resident open-ended unit trust operated as a registered managed investment scheme.

Your investment in the Portfolio is governed by the terms and conditions described in the PDS as well as the Portfolio's constitution, as those documents are supplemented, replaced or re-issued from time to time. Copies of those documents are available free from us. If OneVue issues a new PDS or supplements it, OneVue will let you or your administration platform operator know and it is recommended that you read it carefully. Copies are always available free from the Stonehouse website at **www.stonehousegroup.com.au**, your adviser or by contacting OneVue.

The offer made in this PDS is available only to persons receiving this PDS in Australia (electronically or otherwise). It is not an offer to issue, or a solicitation of an offer to issue, any units in any place where it is unlawful to do so or to any person to whom it is unlawful to make such an offer or solicitation. Neither we nor the Investment Manager conducts any business other than in Australia. If you received this PDS electronically, you can request a paper copy free of charge from Stonehouse or OneVue upon request during the life of this PDS.

OneVue authorises the use of this PDS as disclosure to investors and prospective investors of administration platforms.

Stonehouse has given its written consent to the inclusion of statements in this PDS concerning it and its officers, and their roles, and indirect cost related figures, in the form and context in which they are included. Apart from this, Stonehouse makes no statements or representations in or takes any responsibility for any other parts (whether express or implied) of this PDS. Stonehouse has not authorised or caused the issue of this PDS.

EY has given and not withdrawn its consent to be named in this PDS and to any reference to audit of the Portfolio's financial statements in the form and context in which that appears. Apart from this, EY makes no statements or representations in or takes any responsibility for any other parts (whether express or implied) of this PDS. Stonehouse has not authorised or caused the issue of this PDS.

Unless otherwise stated, all figures are in Australian dollars and are inclusive of the net impact of GST.

The ASIC takes no responsibility for the contents of this PDS.

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Sydney NSW 1225 Australia

Auditor and tax adviser

Ernst & Young

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