

## YHS Investment Fund

# Second Supplementary Information Memorandum

19 September 2024

### IMPORTANT INFORMATION

This Second Supplementary Information Memorandum dated 19 September 2024 (**Second SIM**) supplements the Supplementary Information Memorandum dated 4 June 2021 (**SIM**) and the Information Memorandum dated 1 October 2018 (**IM**) for the YHS Investment Fund (**Fund**) issued by Vasco Custodians Pty Ltd ACN 644 232 539 AFSL 530 682 in its capacity as trustee of the Fund (**Trustee**).

This Second SIM should be read and construed together with the SIM, IM and any Term Sheet (as applicable).

Capitalised terms not otherwise defined in this Second SIM have the meaning given to them in section 10 (Glossary) of the IM.

To the extent that there is any inconsistency between any statement contained in this Second SIM and any other statement contained in the SIM, IM or any Term Sheet or in any information or in any document incorporated by reference into, and forming part of, the SIM, IM and any Term Sheet, the statements contained in this Second SIM will prevail.

This document is not a prospectus or a product disclosure statement. The information contained in this Second SIM is general only and does not take into account your financial situation, objectives or needs. Investors are encouraged to seek their own independent financial advice. None of the Trustee, the Investment Manager or the Administration Manager, their related parties, officers, employees, consultants, advisers or agents, guarantee the payment of income, the repayment of capital invested in the Fund or any other aspect of the financial performance of the Fund.

As with any investment there are inherent risks with investing in the Fund, including the risk that an investment in the Fund is speculative, that the investment may result in a reduction in, or total loss of, the capital value of the investment, loss of income and returns that are less than expected or delays in repayment of capital.

This Second SIM sets out the following important changes to the SIM and IM:

In accordance with a request from the Borrower and as instructed by the Investment Manager, the terms of the loan between the Trustee and YHS Projects Pty Ltd have been amended.

Consequently, the following amendments are made to the Fund:

#### 1. Changes to Term Sheets of all Investment Options, SIM and IM

##### Target Income Return

- Target income return has been changed. The updated Target Income Return is available in the relevant Supplementary Term Sheet.<sup>1</sup>

##### Frequency of interest payments under the Loan Agreement

- Provided the Borrower is not in default, interest payable under the Loan Agreement will be capitalised and added to the balance of the Loan. Capitalised interest amounts will be payable at the end of the Loan.

<sup>1</sup> The Target Income Return is not a forecast. None of the Trustee, the Investment Manager or the Administration Manager guarantees the performance of the Fund.

### **Loan Repayment Date**

- The Loan Repayment Date has been extended and is now expected to be on or around July 2027. The Borrower may request a further 2 extensions of 12 months each (i.e. up to a total 24 months) of the Loan Repayment Date.

### **Frequency of distribution**

- Distributions are only expected to be paid following repayment of the Loan by the Borrower.<sup>2</sup>

### **Withdrawals**

- Investors will be unable to withdraw their investment in the Fund until the Loan is repaid. Subject to available liquidity, the Trustee may permit an early withdrawal from the Fund on terms and conditions at its discretion.

For more information, please contact the Investment Manager at [info@yhs.com.au](mailto:info@yhs.com.au) or alternatively, by phoning 03 9020 5998.

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<sup>2</sup> Payment of income is not guaranteed.