



**One Investment Group
PFA Advisor Directory Event**

Sydney 28 July 2016



One Investment Group's services



1. **Background**
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3. **Responsible Entity / Trustee Services**
4. **Fund Administration**
5. **Registry Services**



1. One Investment Group – Background

One Investment Group's services



One Investment Group (“OIG”) was founded in 2009 as a new entrant in the funds management industry providing responsible entity and trustee for hire services. OIG’s first roles were as a responsible entity and a trustee for two distressed funds being wound down over several years.

OIG’s objective was to become the responsible entity/trustee of choice in Australia. Our plan was to achieve this by focusing on distressed fund managers, with the aim of building our infrastructure and a reputation that would subsequently bring larger fund managers with whom we could grow our business together.

In February 2010, One Registry Services was established, initially focusing on maintaining the registers of OIG’s first two funds.

In October 2010, Unity Fund Services was established to provide fund accounting services to OIG’s and third party funds. In November 2010, Unity Tax Services, a subsidiary of Unity Fund Services, was established to provide complementary taxation services to these funds.

In April 2013, One Corporate Trust Services was established to provide custody, security trustee, escrow and employee share scheme trustee services.

2. One Investment Group – Overview

- OIG is Australia's largest independent funds management business, providing responsible entity/trustee, custody, fund administration and registry services to fund managers
- OIG is the only corporate trustee with the ability to provide a complete outsourcing solution for fund managers wishing to set up either retail or wholesale managed investment schemes
- As a specialist service provider, OIG does not compete with clients by offering proprietary products, we are a truly independent service provider
- OIG's founders and senior management have an average of over 20 years' experience in mergers and acquisitions, capital markets, funds administration and management and corporate governance
- OIG acts as responsible entity/trustee for schemes invested in a variety of asset classes including financial assets, private equity, hedge funds, real estate and infrastructure
- Entities within OIG currently operate as responsible entity/trustee of in excess of 200 registered and unregistered funds
- OIG has in excess of \$10 billion of assets under administration

One Investment Group's industry experience

Accounting

Investor Relations

Foreign Exchange and Derivatives

Funds Management

Investment Management

Legal

Custody

Regulatory and Compliance

Risk Management

Taxation

3. Responsible Entity & Trustee Services

- AFSL
- Capital raising ability
- Registered versus Unregistered
- Performance fees
- Offer documents
- Jurisdictions
- Timeliness

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Investment Group



4. Administration/Accounting Services

Administration

- Registration for GST prior to signing contract
- Understanding stamp duty thresholds in each state
- Settlement adjustments – including rent invoiced by vendor and treatment of GST
- Design and structure issues with opening the fund up to new investors for additional property acquisitions
- Valuation issues – not understanding all the elements that make up an NTA including impact of:
 - Stamp duty and other acquisition costs; and
 - Treatment of swaps and other financial instruments
- Not understanding how performance fees work – yield based versus realisation
- Increased compliance of operating retail funds

Tax

- Understanding who is on your register:
 - consider issuing debt interests to non residents as withholding tax rate is 10% on interest payments versus 15% for MIT or 30% on net rental income; and
 - Passing widely held tests to qualify for MIT and AMIT
- For developers purchase in eligible way to ensure qualify for GST margin scheme
- Revenue/Capital distinction – can access 50% CGT discount on certain circumstances



Steve Beland

Managing Director, Property

5. Registry Services

- Processing Application Forms – capturing data and reconciling application monies
- Complying with AML/CTF Act – verifying the identities of all investors including beneficial owners
- Distributions:
 - Calculating;
 - Paying;
 - Withholding tax;
 - Recording bounced payments and stale cheques for unclaimed monies and repaying where necessary
- Investor reporting – Application Confirmations, Market Value Statements, Distribution Statements, Annual Tax Statements
- Compliance reporting – Quarterly TFN Report, Annual Investment Income Report (AIIR), FATCA Report – all lodged electronically with the ATO
- Processing changes to investors registered details or elections
- Facilitating off market transfers
- Responding to investor and advisor enquiries



Andrew Dyster

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