
DFM

FINANCIAL SERVICES GUIDE

UDIOGENES FUNDS MANAGEMENT LTD
AFS LICENCE NO. 557218

FINANCIAL SERVICES GUIDE

DIOGENES FUNDS MANAGEMENT LIMITED

ABN 73 674 121 352

Australian Financial Services Licence No. 557218

Date: 14 May 2026

1. About This Financial Services Guide

This Financial Services Guide (FSG) is an important document that tells you about Diogenes Funds Management Limited (we, us, our, DFM or the Responsible Entity). It is designed to help you decide whether to use the financial services we offer.

This FSG sets out:

- who we are and how to contact us;
- the financial services and products we are authorised to provide;
- how we and our representatives are remunerated;
- any associations or relationships that may influence the services we provide; and
- how complaints are handled.

You should read this FSG carefully and retain it for future reference.

2. Who We Are

Diogenes Funds Management Limited (DFM) is a company incorporated in Australia and is the holder of Australian Financial Services Licence No. 557218, granted by the Australian Securities and Investments Commission (ASIC) effective 9 December 2024.

DFM acts as the Responsible Entity for the Diogenes Disability Housing Fund No.1 (ARSN 682 601 798) (the Fund), a registered managed investment scheme that invests in Specialist Disability Accommodation (SDA) properties across Australia.

Contact Details:

Diogenes Funds Management Limited

Phone: 07 3473 0176

Email: info@diogenesfm.com.au

Website: www.diogenesfm.com.au

Level 19, 10 Eagle Street, Brisbane QLD 4000

3. Financial Services We Are Authorised to Provide

Under AFSL No. 557218, DFM is authorised to provide the following financial services to retail and wholesale clients:

- General financial product advice in relation to interests in managed investment schemes (excluding investor directed portfolio services (IDPS));
- Dealing in financial products by issuing, applying for, acquiring, varying or disposing of interests in managed investment schemes (excluding IDPS) to retail and wholesale clients;
- Operating registered managed investment schemes, specifically the Diogenes Disability Housing Fund No. 1 (ARSN 682 601 798); and
- Custodial or depository services (other than IDPS).

DFM is also authorised to provide certain financial services to wholesale clients only in relation to deposit and payment products and derivatives utilised for the management of financial risk (hedging). These wholesale-only services are not described further in this FSG.

General Advice Warning

Any financial product advice we provide is general advice only. It does not take into account your personal objectives, financial situation or needs. Before acting on any general advice, you should consider whether it is appropriate having regard to your own circumstances. You should read the relevant Product Disclosure Statement (PDS) before making any investment decision.

4. Our Authorised Representatives

DFM has appointed the following authorised representatives who may provide general financial product advice and deal in financial products on DFM's behalf:

Authorised Representative	AR Number
Diogenes Investing Pty Ltd	001313994
Gray Holdings Trust	001313993

When you receive financial services from an authorised representative, this FSG covers those services. DFM takes responsibility for the conduct of its authorised representatives when they act within the scope of their authorisation.

5. The Financial Product

DFM offers interests (units) in the Diogenes Disability Housing Fund No. 1, a registered managed investment scheme that invests in residential real property configured and enrolled for use as Specialist Disability Accommodation under the National Disability Insurance Scheme (NDIS).

Before investing in the Fund, you will be provided with a Product Disclosure Statement (PDS) that contains detailed information about the Fund, including its investment strategy, fees and costs, risks and other relevant information. You should read the PDS carefully before making any decision to invest.

The PDS is available at www.diogenesfm.com.au or by contacting us using the details in Section 2.

6. How We Are Remunerated

Management Fee

DFM is entitled to receive an annual management fee of 1.3325% per annum of the Fund's gross asset value. This fee accrues daily and is payable monthly in arrears from the assets of the Fund. DFM has agreed to waive this fee to the extent that the Fund's assets are held in cash.

Expense Recovery

DFM and its related party investment manager, Diogenes Investing Pty Ltd (Diogenes Inv), are entitled to be reimbursed for expenses properly incurred in the operation of the Fund, including legal fees, valuation fees, audit fees and unit registry fees. An expense recovery of up to 0.10% per annum of the Fund's gross asset value is anticipated.

Performance Fees

DFM may be entitled to a performance fee equal to 20.5% of the Fund's outperformance above a 12% per annum internal rate of return (IRR) benchmark, calculated on a per unit basis and payable at the end of each five-year term (initially ending 30 June 2030).

A Revenue and Vacancy Management fee of 20.5% of distributions in excess of an 8% per annum yield on the initial unit price may also be payable annually.

Disposal Fee

A disposal fee of 1.025% of the gross sale price of each property disposed of by the Fund is payable to DFM upon completion of each sale.

Custodian Fee

Equity Trustees Limited acts as custodian for the Fund and is entitled to a fee of 0.015375% per annum of gross assets, with an establishment fee of \$2,050 and a minimum annual fee of \$15,375 per annum. This fee is paid from the assets of the Fund.

Property Management Fee

A property management fee of up to 15.0% of gross rents per annum is payable to the SDA provider acting as property manager for each asset.

Authorised Representatives

Our authorised representatives are not paid commissions or other benefits by DFM for referring investors to the Fund.

No Adviser Commissions

DFM does not pay commissions to external financial advisers. If you have engaged a financial adviser, any fee payable to your adviser is a matter between you and your adviser.

7. Associations and Relationships That May Influence Our Services

Relationship with Diogenes Investing Pty Ltd

DFM has engaged Diogenes Investing Pty Ltd (Diogenes Inv), a related party, as the investment manager for the Fund under an Investment Management Agreement approved by the Board on 27 March 2025. Diogenes Inv is responsible for sourcing property investment opportunities, overseeing day-to-day property management, development management and leasing activities.

Diogenes Inv is also an authorised representative of DFM (AR No. 001313994).

Director Andrew Gray has interests in both DFM and Diogenes Inv. This conflict of interest is noted and managed in accordance with DFM's Conflicts of Interest Policy. The Board has determined that the terms of the arrangement with Diogenes Inv are on normal commercial (arm's length) terms.

Custodian

Equity Trustees Limited acts as custodian of the Fund's assets. Equity Trustees is an independent third party and holds legal title to the Fund's assets on behalf of unitholders.

Gray Holdings Trust

Gray Holdings Trust is an authorised representative of DFM (AR No. 001313993).

8. Privacy

DFM is committed to protecting your personal information and complies with the Privacy Act 1988 (Cth) and the Australian Privacy Principles. Personal information collected from you will be used for the purposes for which it was provided and as otherwise permitted by law.

A copy of DFM's Privacy Policy is available on our website at www.diogenesfm.com.au or by contacting us using the details in Section 2.

9. Complaints

If you have a complaint about the financial services provided by DFM or its authorised representatives, please contact us:

Compliance Officer

Diogenes Funds Management Limited

Phone: 07 3473 0176

Email: info@diogenesfm.com.au

DFM will acknowledge your complaint by the close of the next business day and aims to resolve complaints as quickly as possible. Unless resolved within five business days, DFM will provide you with a written Internal Dispute Resolution (IDR) response within 30 calendar days of receipt of the complaint.

If you are not satisfied with DFM's response, you may escalate your complaint to the Australian Financial Complaints Authority (AFCA), an independent external dispute resolution scheme of which DFM is a member:

Australian Financial Complaints Authority

GPO Box 3, Melbourne VIC 3000

Phone: 1800 931 678 (free call)

Email: info@afca.org.au

Website: www.afca.org.au

AFCA provides fair and independent financial services complaint resolution that is free to consumers. Time limits may apply to lodge a complaint with AFCA, so you should act promptly.

You may also contact ASIC's information line on 1300 300 630 for information about your rights as a financial services consumer.

10. Professional Indemnity Insurance

DFM maintains professional indemnity insurance that satisfies the requirements of section 912B of the Corporations Act 2001 (Cth). This insurance covers claims arising from the conduct of DFM and its current and former representatives in providing financial services.

11. Compensation Arrangements

DFM has compensation arrangements in place as required by section 912B of the Corporations Act 2001 (Cth) and ASIC's requirements.

This FSG is issued by Diogenes Funds Management Limited (ABN 73 674 121 352, AFSL No. 557218).

Date of this FSG: 14 May 2026

DFM will provide you with a supplementary FSG if any information in this FSG changes in a material way.

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