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Leveraged

Direct Investment Loan

Product Disclosure Statement Dated 4 December 2018

Important Information

The Leveraged Direct Investment Loan is issued by Leveraged Equities Limited (ABN 26 051 629 282, AFSL 360118) referred to as Leveraged Equities or the Lender. Leveraged Equities is a subsidiary of Bendigo and Adelaide Bank Limited (ABN 11 068 049 178, AFSL 237879). This PDS has been prepared by Leveraged Equities and is dated 4 December 2018. Capitalised terms in this PDS have the meaning given in Part 1 of the Agreement. References in this PDS to the Leveraged Direct Investment Loan Incorporated Statements means the brochure that can be obtained at www.leveraged.com.au/investmentloan/incorporatedstatements.

This PDS, including the additional important information and other information referred to in this PDS contains general information only and does not take into account your personal financial situation or needs. It is recommended that you seek financial advice that is tailored to your personal circumstances before deciding to use a Leveraged Direct Investment Loan. Investors should read the entire PDS and Product Guide including the terms and conditions and Application Form, before making an investment decision.

Introduction

This Product Disclosure Statement (PDS) is a summary of significant information and contains a number of references to important information (each of which forms part of the PDS). Use references that appear near an **i** and that look **like this** to see the additional important information. It is recommended that you read and consider this PDS, including the additional important information, before making a decision to use a Leveraged Direct Investment Loan or any of the additional features.

Contact Leveraged

For more information or to obtain a copy of the PDS or the Incorporated Statements, contact the Client Service Team.

- Call** 1300 783 709 (8:30am - 5:30pm Sydney time, Monday to Friday)
Email direct@leveraged.com.au
Visit leveraged.com.au/investmentloan
Post GPO Box 5388, Sydney NSW 2001

1. About Leveraged Equities Limited and the Direct Investment Loan

The Leveraged Direct Investment Loan (the Direct Investment Loan Facility) is issued and provided by Leveraged Equities as the Lender. Leveraged Equities, established in 1991, provides a range of gearing solutions for investors to build and manage wealth. We are one of the first and longest continually operating margin lending specialists in Australia.

A margin loan is a facility that allows you to borrow money which you use, in addition to your own money, to invest in financial Products such as shares, exchange traded funds and listed investment companies. This allows you to increase the size and diversify of your portfolio.

Borrowing increases the amount you have to invest or makes funds available if you already own a portfolio. This increases the returns you can potentially earn. However, it also increases the potential for greater losses. This will happen if the return on your investment is less than your borrowing costs for example.

You must regularly monitor your investment portfolio securing the borrowings you have made to enable you to take timely steps to avoid or reduce any potential losses, and to be aware of changes (if any) to the terms of your Direct Investment Loan Facility.

Circumstances, often triggered by market events, can arise which may result in you being required to repay some, or all, of your loan at short notice. You can repay your loan in a number of ways including transferring money into your Loan Account or by selling some, or all, of the investments mortgaged under your Direct Investment Loan Facility.

You may be required to pay an additional amount into your Loan Account or to sell some or all of the mortgaged investment portfolio at short notice. In some instances the Lender may sell all, or part of the investment portfolio and may not be required under the terms of the Direct Investment Loan Facility to provide notice to you of its intention to sell.

If the proceeds from selling the mortgaged investment portfolio do not fully repay your loan, then you will need to pay any shortfall by accessing other funds.

- Before opening a Direct Investment Loan Facility, the Lender is required by law to assess whether this type of facility (a standard margin loan facility as defined under the Corporations Act) is unsuitable for you. This assessment will be based on information you provide and on other information that the Lender obtains or calculates.
- If your Direct Investment Loan Facility is issued, you can ask for a copy of the assessment.

2. Benefits of a Leveraged Direct Investment Loan

Increase the amount you have available to invest

If your investments earn a net return that is higher than your borrowing costs then, by investing a larger amount, you will earn a higher net after-tax return than if you had not borrowed.

Diversify an existing portfolio without selling

If you already own an investment portfolio, you may be able to borrow funds to invest in other financial Products. This may reduce some of the financial risks associated with investing.

Manage your investment activities with the help of a flexible facility

A Leveraged Direct Investment Loan has a number of flexible features including a number of ways to pay interest, operate your Direct Investment Loan Facility with your other investment accounts and services and a variety of investments that may be used to secure your obligations.

Potential income tax deductibility

You may be entitled to claim an income tax deduction for some or all of your borrowing costs depending on your individual circumstances.

You should seek advice from a tax adviser.

! You should read the important information about the potential benefits of a Direct Investment Loan Facility before making a decision. Go to **Leveraged Direct Investment Loan Incorporated Statements section 1**. The material relating to potential benefits may change between the time when you read this statement and the day when you sign the Application Form.

- The Leveraged Direct Investment Loan is a standard margin lending facility (as defined by the Corporations Act).
- A secure web-based service (the Online Service) is available for you to regularly monitor your Direct Investment Loan Facility.

3. How a Leveraged Direct Investment Loan works

You acquire a portfolio of Acceptable Investments that comprise of financial Products such as shares, exchange traded funds and listed investment companies by borrowing through your Direct Investment Loan Facility in addition to your own money. You may also use an existing portfolio of Acceptable Investments to borrow money for other investments.

To secure your obligations, a portfolio of Acceptable Investments (called the Secured Portfolio) is mortgaged by you to the Lender. If you don't meet your obligations or if certain events, usually market related, occur e.g. a Margin Call, the Lender can sell some or all of the Secured Portfolio.

The amount you may be able to borrow (your borrowing capacity), depends on your Credit Limit, the Lending Ratio and the Market Value of each investment that is part of the Secured Portfolio. You may be able to borrow up to the lesser of your Credit Limit or Lending Value. How to calculate your Lending Value is briefly explained below.

Credit Limit

The minimum Credit Limit you can apply for is \$20,000, and the maximum Credit Limit you may be able to apply for is \$500,000.

Lending Ratio

Also called the loan-to-value ratio or LVR. It is a percentage assigned by the Lender to each investment that is part of the Secured Portfolio. For example, 75 per cent for Share A.

Market Value

Is the current dollar value of an investment that is part of the Secured Portfolio. For example, if Share A currently has a price of \$2. A portfolio of 50,000 units of Share A has a Market Value of \$100,000 (50,000 multiplied by \$2).

Lending Value

Is calculated as the Lending Ratio multiplied by the Market Value. For example, the Lending Value for the Share A portfolio will be \$75,000 (\$100,000 multiplied by 75 per cent).

(continued).

Gearing Ratio

Is calculated as the total amount you owe divided by the Market Value.

Assume you have been approved for a Credit Limit of \$200,000, you may be able to borrow up to \$75,000 with a Secured Portfolio comprising 50,000 units of Share A. In this example, you decide to borrow only \$60,000 and contribute \$40,000 of your own money to acquire a portfolio of 50,000 units of Share A at \$2 each. This means your Gearing Ratio is currently 60 per cent (\$60,000 loan divided by \$100,000 Market Value) and your portfolio of Share A is part of the Secured Portfolio and mortgaged to the Lender.

The Margin Call process is outlined in section 4 below. There are other limited events, potentially outside your control, that may result in you being required to repay the loan at very short notice.

! You should read the important information about Gearing Adjustment before making a decision. Go to **Leveraged Direct Investment Loan Incorporated Statements section 2**. The material relating to Gearing Adjustment may change between the time when you read this statement and the day when you sign the Application Form.

Your rights and obligations as a Borrower are set out in the Agreement which is contained in the Product Guide. You can obtain a copy of the Product Guide from www.leveraged.com.au/investmentloan or by contacting Leveraged. It is recommended that you read the Product Guide including the Agreement.

A margin loan calculator operated by the Australian Securities and Investment Commission can be accessed at <https://www.moneysmart.gov.au/tools-and-resources/calculators-and-apps/margin-loan-calculator>

This calculator helps you work out how various changes in your investment strategy and market movements can impact you.

! You should read the important information about the role of the Sponsor and the Nominee before making a decision. Go to **Leveraged Direct Investment Loan Incorporated Statements section 3**. The material relating to the role of these entities may change between the time when you read this statement and the day when you sign the Application Form.

It may suit your circumstances to select additional features such as Rewards Plus and Instalment Plus that may be available with your Direct Investment Loan Facility.

! You should read the important information about Instalment Plus and Rewards Plus before making a decision. Go to **Leveraged Equities Margin Loan Incorporated Statements sections 6 and 7** for information about Instalment Plus and Rewards Plus respectively.

! You should read the important information about the list of Acceptable Investments before making a decision. Go to **www.leveraged.com.au/investmentloan/all**. The list of Acceptable Investments may change between the time when you read this statement and the day when you sign the Application Form.

- Your Direct Investment Loan Facility is made up of a portfolio of investments (the Secured Portfolio) which are mortgaged to the Lender as security for your loan and the amount you have borrowed (your Facility Balance).
- Acceptable Investments are investments the Lender may accept as security for a Direct Investment Loan Facility and include shares, exchange traded Products and listed investment companies.
- The investments you acquire through your Direct Investment Loan Facility are typically owned by you as the Borrower. There are circumstances where the Nominee may hold the investments on your behalf.
- At no time are the investments lent out to any other person.
- The Lender can change Lending Ratios (including to zero) at any time.
- Market Values change as the price of the investments change.

4. What is a Margin Call?

A Margining Event, and hence a Margin Call occurs or subsists at any time that the total amount you owe exceeds the Lending Value by the Buffer or more than the Buffer.

The Buffer is calculated as the Market Value multiplied by a percentage (usually 10% but may be zero) assigned by the Lender to each investment that is part of the Secured Portfolio. For example, if the buffer percentage for the Share A portfolio is 10 per cent, the Buffer will be \$10,000 (\$100,000 Market Value multiplied by 10 per cent). The purpose of the Buffer is to allow for small intraday fluctuations in Lending Value without triggering a Margining Event.

In this example, the Lending Ratio for Share A is 75 per cent. Assuming you have borrowed \$60,000, a Margining Event will occur if the Market Value becomes less than approximately \$70,500 which would happen if the price of Share A falls from \$2 to \$1.41.

If a Margining Event occurs the Lender may record a Margin Call. A Margining Event, and hence a Margin Call can occur at any time if any one or any combination of the following occurs:

- The Market Value falls.
- The amount you borrow increases. This could occur if you capitalise interest to your Loan Account for example.
- The Lender, at its discretion reduces a Lending Ratio or buffer percentage or removes an investment from its list of Acceptable Investments.

To resolve a Margin Call you must pay the short fall amount required by the Lender in cleared funds into your Loan Account. In this example, the short fall amount will be \$7,125 in cash (calculated as the difference between the loan amount (\$60,000) and the Lending Value of Share A (\$52,875).

Typically, you will need to pay the short fall amount within 24 hours of a Margin Call. The short fall amount will usually be an amount that will result in your Gearing Ratio being equal to or less than the Lending Ratio but may be more. The Lender may accept other ways to resolve a Margin Call. It is possible for there to be more than one Margin Call outstanding at any time.

- If a Margin Call occurs, you will need to respond within a very short time.
- To resolve a Margin Call you must pay the short fall amount required by the Lender. You may be able to reduce your Gearing Ratio by adding Acceptable Investments to the Secured Portfolio or selling part of the Secured Portfolio and repaying the Loan. The Lender may accept these actions as a resolution of a Margin Call.
- If a Margin Call occurs, the Lender may take reasonable steps to notify you as the Borrower.
- You, as a Borrower, must be contactable at all times in case a Margin Call occurs.
- Keep your contact details up-to-date with the Lender.
- If you don't resolve a Margin Call when and as required, the Lender may sell some or all of the Secured Portfolio without notifying you or any other owner of the investments.

5. The risk of losing money

Changes in the value of your investments and interest rates

An increase in interest rates may increase your borrowing costs. A fall in the value of your investments may trigger a Margin Call. If the net return on your investments is less than your borrowing costs then you may earn a lower return or incur a larger loss than if you had not borrowed to invest or not invested at all.

Events that result in your loan becoming due for payment in a short period

These events include Margin Calls which can be triggered by market events such as a fall in the Market Value as well as the Lender reducing a Lending Ratio or removing an investment from the list of Acceptable Investments. Events of Default, exceeding your Credit Limit, Market Disruptions and Material Adverse Events can also occur resulting in your loan becoming due for repayment in a short period of time – sometimes less than 24 hours. These events may be outside of your control, can occur at any time and may occur unexpectedly.

Net sale proceeds may not cover the loan

To repay the loan you may have to sell or redeem some, or all, of the investments offered by you as security for your Direct Investment Loan Facility (the Secured Portfolio). You are required to repay the loan in full when declared due and your liability is not limited by any net sale proceeds from the Secured Portfolio.

Cash flow mismatch

It is possible for interest and other charges to become due for payment before or to be larger than any distribution that may be paid on your investments.

Tax laws may change

A change in the income tax treatment of borrowing cost may mean you earn a lower return or incur a larger loss than if you had not borrowed to invest.

Reliance on the Lender, Nominee, Sponsor and any Authorised Person or agent

You are reliant on the operations, policies and procedures of the entities that operate your Direct Investment Loan Facility and that you appoint as your agent. You will also grant the Lender a power of attorney to do certain acts in relation to your Direct Investment Loan Facility.

! You should read the important information about risks of a Direct Investment Loan Facility before making a decision. Go to **Leveraged Direct Investment Loan Incorporated Statements section 4**. The material relating to the risks may change between the time when you read this statement and the day when you sign the Application Form.

- This section is a summary of the significant risks which cover events or circumstances that are unpredictable.
- Information about margin loans published by ASIC can be accessed at www.moneysmart.gov.au/investing/borrowing-to-invest/margin-loans.

6. The costs

Interest on money borrowed under your Direct Investment Loan Facility is calculated at a Variable Rate unless you arrange for a Fixed Rate Loan. Interest on overdue amounts is charged at the Overdue Money Rate which may be higher than the Variable Rate.

Interest accrues daily and must be paid on the last calendar day of each month. You may be able to capitalise interest to your Loan Account. You cannot elect to capitalise interest where to do so may cause the Credit Limit to be exceeded.

There are no application fees. There is no ongoing account keeping fee although fees may be charged for any additional account services requested. Fees may be charged for various fund transfers, security transactions, breaking a Fixed Rate Loan, taxes and government charges and if you close your account. Your broker and bank may also charge fees for advice and transactions related to your Direct Investment Loan Facility.

The Lender will not pay commission or fees to any broker, financial adviser or third party for the Direct Investment Loan.

The Lender can change the Variable Rate at any time with at least 2 business days notice and the Fee Schedule at any time with at least 5 business days notice. Changes will usually be published via the Online Service.

! You should read the important information about interest rates and costs of a Direct Investment Loan Facility before making a decision. Go to www.leveraged.com.au/rates for current interest rates or www.leveraged.com.au/fees for the current Fee Schedule. The material relating to the interest rates and fees may change between the time when you read this statement and the day when you sign the Application Form.

- Variable interest rates can change on a daily basis and fees depend on the service you use.
- This section doesn't show any dollar amounts or percentages for interest or fees.

7. How to apply

1. The Leveraged Direct Investment Loan is only available to individual or joint applicants over the age of 18. Superannuation funds are not eligible to apply.
2. It is recommended that you seek financial advice that is tailored to your personal circumstances before deciding to use a Leveraged Direct Investment Loan.
3. Read the PDS including the additional important disclosures, the Leveraged Direct Investment Loan Product Guide including the Agreement.
4. Visit www.leveraged.com.au and select Apply Online. There is no paper based application form for the Leveraged Direct Investment Loan. If you are dissatisfied with any aspect of your Direct Investment Loan facility, you can contact us at info@leveraged.com.au or 1300 783 709. If you are dissatisfied with the Lender's final response to your complaint or how it was managed you can raise the matter directly with the Australian Financial Complaints Authority (AFCA).

! You should read the important information about the Lender and dispute resolution before making a decision. Go to **Leveraged Direct Investment Loan Incorporated Statements section 6**. The material relating to the Lender and dispute resolution may change between the time when you read this statement and the day when you sign the Application Form.

Contact Us

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