

Ausbil Long Short Focus Fund

Important Notice to Unitholders

1 September 2026

Ausbil Long Short Focus Fund (ARSN 642 635 498, APIR AAP8211AU) (Fund)

This Notice to Unitholders updates the Product Disclosure Statement (**PDS**) issued by Ausbil Investment Management Limited (ABN 26 076 316 473 AFSL 229722) (**Responsible Entity, Ausbil, Ausbil Investment Management, we**), as responsible entity of the Fund, and dated 27 November 2023.

In particular, this notice updates the Fund's fees and costs disclosure in the PDS.

Please review this notice alongside the PDS and the Target Market Determination (**TMD**), as well as any updates to these documents and information incorporated by reference. You can access this notice, the PDS, the TMD and other related information online at www.ausbil.com.au.

It is crucial that you read and understand the details provided in this notice.

The information in this document is provided by Ausbil Investment Management Limited (ABN 26 076 316 473, AFSL 229722) (Ausbil) the responsible entity and issuer of interests in the Fund. The information contained in this document has been prepared without taking account of any person's objectives, financial situation or needs. Because of that, each person should, before acting on any such information, consider the appropriateness of the information, having regard to their objectives, financial situation and needs. Each person should obtain a current PDS and target market determination (if applicable) relating to the product and consider the documents before making any decision about the product.

Section 8. Fees and other costs, on pages 26 and 27 of the PDS

From 1 September 2026, replace the 'Fees and costs summary' with the following:

Fees and costs summary

Ausbil Long Short Focus Fund		
Type of fee or cost ¹	Amount	How and when paid
Ongoing annual fees and costs		
Management fees and costs The fees and costs for managing your investment	1.25% pa of the NAV of the Fund ^{2,3}	Calculated and accrued daily and paid monthly in arrears out of the assets of the Fund, generally around 15 business days after the end of the month.
Performance fees Amounts deducted from your investment in relation to the performance of the product	0.53% pa of the NAV of the Fund ^{2,4}	20.5% of the difference between the Fund's daily gross return and the daily effective rate of the Reserve Bank of Australia Cash Rate, plus a hurdle of 1.25% pa. Calculated and accrued daily and paid out of the assets of the Fund, generally around 15 business days after the end of the month.
Transaction costs The costs incurred by the scheme when buying or selling assets	0.61% pa of the NAV of the Fund ⁵	Transaction costs generally arise as a result of applications & redemptions and when the value of the assets of the Fund are affected by the day-to-day trading of the Fund and deducted from the assets of the Fund as and when incurred.
Member activity related fees and costs (fees for services or when your money moved in or out of the scheme)		
Establishment fee The fee to open your investment	Nil	Not applicable
Contribution fee The fee on each amount contributed to your investment	Nil	Not applicable
Buy-sell spread An amount deducted from your investment representing costs incurred in transactions by the scheme	0.30% of the application amount 0.30% of the withdrawal amount	The buy-sell spread represents estimated transaction costs and is deducted from the application amount received from, or the withdrawal amount to be paid to, applicants and withdrawing unitholders respectively to the time of the relevant application or withdrawal.
Withdrawal fee The fee on each amount you take out of your investment	Nil	Not applicable
Exit fee The fee to close your investment	Nil	Not applicable
Switching fee The fee for changing investment options	Nil	Not applicable

1. Unless otherwise stated, all fees and costs are quoted inclusive of any GST and net of ITCs or RITCs that are expected to be available to the Fund. Where RITCs are available, the prescribed rate is currently 55% or 75%, depending on the nature of the fee or cost incurred.

2. For certain wholesale clients (as defined in the Corporations Act), Ausbil may, at its discretion and in accordance with ASIC policy and the Corporations Act, negotiate, rebate or waive all or part of Ausbil's fees. Please refer to the 'Additional explanation of fees and costs' in the PDS for further details.

3. The management fees and costs shown are based on the fees which currently apply and on the costs for the financial year ending 30 June 2026. Please refer to the 'Additional explanation of fees and costs' in the PDS for detailed information on the components and amounts of the management fees and costs.

4. The performance fee shown is based on an average of the Fund's performance fee for the 5 years to 30 June 2026. Please note that this is just an example, it is not a forecast and the actual investment balance of your holding and the value of the Fund will vary on a daily basis. The performance fee may be higher. The Fund's performance fee for the 5 years to 30 June 2026 ranged from 0.00% to 2.65% pa.

5. The transaction costs disclosed in this 'Fees and costs summary' are estimated amounts and are shown net of any recovery received by the Fund from the buy-sell spread charged to transacting unitholders. Please refer to the 'Additional explanation of fees and costs' in the PDS for further details.

Section 8. Fees and other costs, on page 27 of the PDS

From 1 September 2026, replace the 'Example of annual fees and costs for the Fund' with the following:

Example of annual fees and costs for the Fund

This table gives an example of how the ongoing annual fees and costs for the Fund can affect your investment over a 1-year period. You should use this table to compare this product with other products offered by managed investment schemes.

EXAMPLE - AUSBIL LONG SHORT FOCUS FUND		BALANCE OF \$50,000 WITH A CONTRIBUTION OF \$5,000 DURING THE YEAR¹
Contribution Fees	Nil	For every additional \$5,000 you put in you will be charged \$0 .
PLUS		
Management fees and costs	1.25% pa	And , for every \$50,000 you have in the Fund, you will be charged or have deducted from your investment \$625 each year.
PLUS		
Performance fees ²	0.53% pa	And , you will be charged or have deducted from your investment \$265 in performance fees each year.
PLUS		
Transaction costs ³	0.61% pa	And , you will be charged or have deducted from your investment \$305 in transaction costs.
EQUALS		
Cost of the Fund		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees and costs of \$1,195^{1,4} . What it costs you will depend on the investment option you choose and the fees you negotiate.

1. Assumes that the \$5,000 contribution is made at the end of the year and that the value of the investment is constant. This example is therefore calculated using the \$50,000 balance only. Please note that this is just an example. In practice, actual investment balances will vary daily and the actual fees and costs charged are based on the value of the Fund, which also fluctuates daily.

2. The performance fee shown is based on an average of the Fund's performance fee for the 5 years to 30 June 2026. Please note that this is just an example, it is not a forecast and the actual investment balance of your holding and the value of the Fund will vary on a daily basis. The performance fee may be higher. The Fund's performance fee for the 5 years to 30 June 2026 ranged from 0.00% to 2.65% pa.

3. The transaction costs shown are an estimate of the typical transaction costs, are based on the transaction costs for the financial year ending 30 June 2026 and are net of any recovery received by the Fund from the buy-sell spread charged to transacting unitholders.

4. Additional fees may apply. A buy-sell spread may apply to investments into and withdrawals from the Fund, which is not taken into account in this example. Please refer to the 'Additional explanation of fees and costs' in the PDS for further details.

Section 8. Fees and other costs, on page 30 of the PDS

From 1 September 2026, replace the text under the 'Worked dollar example' table in the 'Performance fees' section with the following:

It is not possible to disclose the actual performance fee payable in any given period, as we cannot forecast what the performance of the Fund will be.

The performance fee figure disclosed as a separate line item in the 'Fees and costs summary' in this PDS includes the estimated performance fees 0.53% pa of the NAV of the Fund, which is based on an average of the Fund's performance fee for the 5 years to 30 June 2026.

Section 8. Fees and other costs, on page 30 of the PDS

From 1 September 2026, replace the wording and table directly below the 'Transactions costs' heading with the following:

Transaction costs are the costs incurred when assets are bought or sold by the Fund, such as brokerage, settlement costs and clearing costs. Transaction costs are reflected in the Fund's unit price. As these costs are factored into the value of the Fund's assets and reflected in the unit price, they are an additional cost to you (where they are not recovered by the buy-sell spread). Please note that the transaction costs shown in the 'Fees and costs summary' are shown net of any amount recovered by the buy-sell spread charged by the Responsible Entity. The Fund's estimated transaction costs are set out in the table below.

The figures are calculated as a percentage of the Fund NAV estimated based on the financial year ending 30 June 2026.

Fund	Total transaction costs	Minus: buy-sell spread recovery	Equals: net transaction costs	Value of net transaction costs on an average account balanced of \$50,000 invested in the Fund
Ausbil Long Short Focus Fund	0.75%	0.14%	0.61%	\$305

The Fund's historical transaction costs may not be an accurate indicator of the actual transaction costs you may incur in the future.

Where can I find out more information?

For updated information about the Fund, please contact your financial adviser, visit our website www.ausbil.com.au or call our Client Services team on 1800 287 245 (toll free) or +61 2 9259 0200, during Sydney business hours. We will also send you a copy of the updated information free of charge upon request. If a change is considered materially adverse we will issue a supplementary PDS or a replacement PDS and AIG (if applicable).

Ausbil Investment Management Limited
Level 27
225 George Street
Sydney NSW 2000 Australia