

Australian Unity Mortgage Income Trust

Your withdrawal options explained

Under the current withdrawal facility, the Australian Unity Mortgage Income Trust will make available 3% of the Trust's net asset value for withdrawal each month until August 2011.

Investors have two options for making withdrawals, which opens and expires on the following dates.

| Trust | Withdrawal facility opens | Withdrawal facility expires |
|--------------------------------------------------|---------------------------|-----------------------------|
| Australian Unity Wholesale Mortgage Income Trust | 23 August 2010 | 22 August 2011 |
| Australian Unity Mortgage Income Trust | 25 August 2010 | 24 August 2011 |

Please note, the first payment to investors will be made in late September 2010.

Withdrawal options

Investors can select from two withdrawal options.

Option 1: Establish a regular monthly withdrawal

If you would like to receive regular, monthly withdrawal payments, you can establish a regular withdrawal facility of **up to 3%** of your account balance (or a minimum of \$2,000 per month) payable until August 2011.

Please note, a withdrawal request for an account balance less than \$2,000 will be treated as a full withdrawal. Once paid, the account will be closed.

Option 2: Make an ad-hoc withdrawal

If you would prefer to receive a one-off payment (**potentially greater than 3%** of your account balance), you can apply for an amount up to your total account balance. You may apply as frequently as every month.

Please note, if the total amount requested by investors exceeds the amount available for withdrawals that month (3% of the Trust's net assets less the amount requested as regular monthly withdrawals under Option 1), requests will be met on a pro-rata basis.

$$\text{Amount of money available} \times \frac{\text{Amount you requested for ad-hoc withdrawal}}{\text{Total requests for ad-hoc withdrawals}}$$

Closing dates for withdrawal requests

We require completed *Withdrawal Request Forms* to be received by 3.00pm (Melbourne time) on the closing dates below (or the next business day if the closing date falls on a weekend or public holiday).

| | |
|--------------------------------------------------|--------------------------------|
| Australian Unity Wholesale Mortgage Income Trust | 22 nd of each month |
| Australian Unity Mortgage Income Trust | 24 th of each month |

How to request a withdrawal?

Please complete the *Withdrawal Request Form* in the *Withdrawal Booklet*, which is available on our website (australianunityinvestments.com.au).

We recommend you speak to your financial adviser before making any decision to withdraw. Further, if you have questions about the withdrawal facility, please contact Investor Services on **13 29 39**.

How the withdrawal facility works

Case study 1

Michael chooses Option 1 to supplement regular income payments

Michael has \$100,000 invested in the Australian Unity Mortgage Income Trust. He receives regular monthly income payments but is about to begin payments on a newly leased car and will require additional income. Using Option 1, he can supplement his income payments with monthly withdrawal payments of up to 3% of his account balance.

A regular withdrawal facility can provide Michael up to 3% of his account balance each month until 24 August 2011.

How much money Michael receives will depend on when he completes and returns the *Withdrawal Request Form*.

1. Michael completes a *Withdrawal Request Form* and returns it to Australian Unity by 24 September 2010. This establishes a full 12-month standing order for regular withdrawal payments of 3% of his account balance, expiring on 24 August 2011.

Under this scenario, Michael would receive approximately \$31,000 by the offer expiry date.

2. Michael takes some time to find the perfect car and negotiate its lease. He also makes an appointment to discuss his options with his financial adviser. He completes his *Withdrawal Request Form* after 22 October and returns it to Investor Services before 24 November 2010. As a result, he creates a standing order for regular withdrawal payments of 3% of his account balance that will continue for 10 months, expiring on 24 August 2011.

Under this scenario, Michael would receive approximately \$26,000 by the offer expiry date.

Case study 2

Lucy chooses Option 2 as she wants to withdraw as quickly as possible

Lucy has invested \$20,000 in the Mortgage Income Trust. Recently, she and her partner have become engaged and they are considering purchasing an apartment.

In order to reduce the amount of money she would have to borrow, Lucy would like to withdraw her total investment as quickly as possible. In order to maximise the chances of her achieving this result, Lucy completes a *Withdrawal Request Form* each month prior to the monthly closing date and requests to withdraw her total account balance.

The withdrawal amount that Lucy receives following her request each month will depend on how much other investors have requested to withdraw. This is because, if the total amount requested by all investors exceeds the amount available for withdrawals that month (3% of the Trust's net assets less the amount requested as regular monthly withdrawals under Option 1), Lucy's request will be met on a pro-rata basis.

Each month, the Trust will make available 3% of its net assets for withdrawals.

While Lucy is not certain when she will receive all of her investment, this option means she will do so as soon as possible.

Important information

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