

Wholesale Mortgage Income Trust Mortgage Income Trust

Monthly Withdrawal Facility



We strongly recommend that before making a decision to withdraw, please consider the information provided, taking into account your investment objectives, financial situation and needs. We also suggest discussing your options with a licensed financial adviser.

Withdrawing from the Wholesale Mortgage Income Trust and the Mortgage Income Trust

Australian Unity Funds Management Limited (AUFM, 'we', 'our' or 'us') ABN 60 071 497 115, AFS Licence No. 234454 is the Responsible Entity of the:

- Australian Unity Wholesale Mortgage Income Trust ('AUI Wholesale Mortgage Income Trust').
- Australian Unity Mortgage Income Trust ('AUI Mortgage Income Trust').

Collectively referred to as the 'Trusts'.

As part of a regular program, we are offering investors in the Trusts the opportunity to make withdrawal requests from their investment within the terms of the offer set out in this document.

Your Options:

- **Retain your investment** and benefit from the expected continued solid performance of the Trusts. For the latest Fund information, please visit australianunityinvestments.com.au

If you choose to retain your investment, you do not need to do anything at all.

or

- **Request a one-off withdrawal of part of your investment.**

or

- **Request to set up regular monthly withdrawals.**

If you wish to either make a one-off withdrawal request each month or request to set up regular monthly withdrawals, please read the following information carefully.

About the Monthly Withdrawal Facility

From 1 June 2009, investors will have the opportunity to either make a one-off withdrawal request each month or set up regular monthly withdrawals as follows:

■ One-off withdrawal

Investors can request a withdrawal in any given month as long as we receive that request by 3.00pm (Melbourne time) on the Closing Date for each trust.

Investor's may request:

- up to 1.0% of the units they hold as at each Trusts' Closing Date; or
- a minimum of \$1,000 (or full balance if it is less than \$1,000).

■ Regular monthly withdrawal

Investor's can request to set up regular monthly withdrawals in any given month as long as we receive that request by 3.00pm (Melbourne time) on the Closing Date for each trust. Withdrawal requests will be automatically processed on a monthly basis without the need for further withdrawal requests.

Investor's may request:

- up to 1.0% of the units held as at each Trusts' Closing Date each month.

The proceeds of withdrawal requests will be paid into your nominated bank account within 21 days of the monthly Closing Date for each trust.

The Closing Date for each trust is:

Trust	Closing date*
Mortgage Income Trust	24th of each month
Wholesale Mortgage Income Trust	22nd of each month

* The next Melbourne business day will be considered the Closing Date for a trust if the actual Closing Date falls on a non business day.

The amounts made available to meet all monthly withdrawal requests will be funded through cash and other liquid investments which the Trusts hold.

The liquidity level of each trust will be regularly reviewed. If the limit changes we will write to you informing you of the change and any standing regular monthly withdrawal orders will be cancelled and investors will be invited to reapply for the new limit under the withdrawal facility.

The unit price that will be applied for each month's withdrawal requests will be the effective unit price on the monthly Closing Date for each trust. To check the current Unit Price (which is calculated daily), please contact Client Services on 13 29 39 or visit australianunityinvestments.com.au.

To check your current investment balance, please contact Client Services on 13 29 39.

Important Information

If you wish to request a withdrawal then:

- you can lodge the request at any time up to 3.00pm on the monthly Closing Date for each Trust. We must apply this deadline strictly to ensure we can make payments as promptly as possible.
- your request will be processed if we receive the withdrawal request form attached or a written request containing all the necessary information as per the attached withdrawal form.
- withdrawal requests received after the monthly Closing Date for each trust will be included as part of the following month's requests and payments.
- do not submit a withdrawal request unless you are absolutely certain that you do wish to withdrawal from your investment, as the withdrawal request won't be able to be withdrawn once lodged.
- the Monthly Withdrawal facility is limited. You may only request up to 1.0 per cent of the units you hold in the Trust as at the monthly Closing Date for each trust.
- for one-off withdrawal requests, you will receive a minimum of \$1,000 (or your full balance if it is less than \$1,000).
- the amount will only be paid via direct credit to your nominated bank account within 21 days of the monthly Closing Date for each trust. **Cheque payments and third party payments will not be made.**
- for one-off withdrawal requests, where you have specified a withdrawal amount in dollars instead of in number of units, we will determine the value of the units you have requested to withdraw by dividing the amount in dollars by the applicable unit price and rounding down to four decimal places.
- a withdrawal fee may apply as outlined in the Product Disclosure Statement for each trust.
- where one trust invests into another trust managed by us, we intend to request a withdrawal amount from that other trust sufficiently to satisfy withdrawal requests received by the first trust.

- you should obtain professional advice concerning the taxation consequences of withdrawing your investment before you make a decision. As an example of the tax consequences, a disposal, for tax purposes, will arise when you withdraw any part of your investment in the Trusts. If the value of your investment has increased, a withdrawal from the Trusts may give rise to a tax liability. If you have previously received "tax-deferred" distributions from the Trusts, these amounts reduce the "cost base" of your Units for CGT purposes and may give rise to an additional capital gain (or a reduced capital loss), when the Units are withdrawn.

How to take up the Withdrawal Offer

Please complete and sign the attached Withdrawal Request Form and mail it to:

Withdrawal Offer
Australian Unity Investments
Reply Paid 64466
114 Albert Road
South Melbourne VIC 3205

You should allow sufficient time to ensure your Withdrawal Request is received at the above address before the applicable Closing Date.

A faxed Withdrawal Request will also be accepted, but the request must be complete and signed. A request sent by facsimile should be marked to the attention of "Withdrawal Offer, Australian Unity Investments" and faxed to (03) 8682 5057. The original request must also be sent to the address above. No other fax number should be used.

We do reserve the right to treat a Withdrawal Request as valid despite containing errors, or omissions. At our discretion, we may also insert any missing information or correct any information.

Wholesale Mortgage Income Trust Mortgage Income Trust

Monthly Withdrawal Facility
Withdrawal Request Form



Please use **BLOCK** letters and a black or blue pen to complete this Form.

Reference Number **7 1 9**

Office use only

1. Investor details

Account name

Account number

Daytime
telephone number

2. One-off withdrawal

I/We request a withdrawal in accordance with the One-off Withdrawal terms and conditions as indicated below.

	Amount in Dollars		Amount in Units (number)		Up to 1.0% of unitholdings*
AUI Wholesale Mortgage Income Trust	\$	OR	\$	OR	%
AUI Mortgage Income Trust	\$	OR	\$	OR	%

* Please note that if 1.0% of unitholdings is less than \$1,000, you will receive a minimum payment of \$1,000.

3. Regular monthly withdrawal

Yes, I/we would like to set up a Regular monthly withdrawal for up to 1.0% of unitholdings for the following trust until further written notice.

AUI Wholesale Mortgage Income Trust %

AUI Mortgage Income Trust %

4. Details of your Bank, Building Society, Credit Union or CMT account

All proceeds will be paid to the account you nominate below. Please note that cheque payments and third party payments will not be made.

Name and address of your Bank, Building Society, Credit Union or CMT account where account is held

Name of
financial institution

Branch name

Branch number (BSB)

Account number

5. Declarations and signatures

I/We

- have read and understood the terms of the Monthly Withdrawal Facility and confirm acceptance of those terms;
- also understand that AUFM may cancel this Withdrawal Offer before the Closing Date, or extend the Closing Date; and
- acknowledge and agree that neither AUFM nor any other person will (to the extent the law allows) be liable to me/us and I/we will not bring any claim or action against AUFM nor any other person, by reason of, or in connection with this Withdrawal Offer.

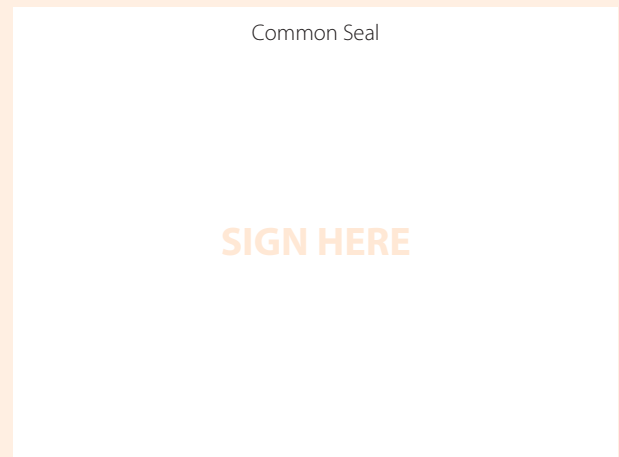
All account signatories must sign below

Signature of Investor 1 / Director

Signature	<input type="text" value="X"/>																																									
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Signature of Investor 2 / Director / Company Secretary

Signature	<input type="text" value="X"/>																																									
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Please note: All accountholders must sign for a joint account. If signed under a Power of Attorney, the Attorney verifies that no notice of revocation of that power has been received. An original or certified copy of the power of attorney must be provided if not provided previously. Company applications must be signed in accordance with their Constitution. Sole signatories signing on behalf of a company must confirm that they are signing as sole director and as sole secretary of the company.

To help expedite the payment process, please provide photo identification (e.g. photocopy of your driver's licence) with your withdrawal request.

Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No. 234454

Please send this form to:

Withdrawal Offer
Australian Unity Investments
Reply Paid 64466
South Melbourne VIC 3205

(no stamp required if mailed in Australia)

Or Fax your Withdrawal Request Form to:

(03) 8682 5057

and send the original form to the address indicated at left.

Contact us

Investor Services

T 13 29 39
F 03 8682 5057

Address

Client Services
Australian Unity Investments
114 Albert Road
South Melbourne Vic 3205

Adviser Services

T 1800 649 033
F 03 8682 5057

Website:

australianunityinvestments.com.au

Email:

investments@australianunity.com.au