



22 November 2012

Investor Services 13 51 53  
Adviser Services 1800 195 853  
Facsimile 02 9994 6666

GPO Box 3642 Sydney NSW 2001

<Dealer Name>  
<Adviser Name>  
<Adviser Address1>  
<Adviser Address2>  
<Adviser Address3>  
<Adviser Address4>  
<Adviser Suburb> <Adviser State> <Adviser Postcode>  
<Adviser Country Code> - Pls suppress this field if = <AUS>

Dear Adviser

### **Important update regarding the Howard Mortgage Plus Trust**

We are writing to inform you of important changes to the operation of the Howard Mortgage Plus Trust (ARSN 091 029 248) (**Trust**) which affects your clients' investments in the Trust.

Fidante Partners Limited (ABN 94 002 835 592, AFSL 234668) (**Fidante Partners**), as responsible entity of the Howard Mortgage Plus Trust (APIR code: NFS0051AU) and Howard Professional Mortgage Plus Trust (APIR code: NFS0186AU) (both unit classes of the Trust), has conducted a detailed review of all aspects of the Trust and its operation. Following this review, and after careful consideration, we have determined that it is currently in the best interests of unitholders as a whole to now commence a process of returning capital to all unitholders on a monthly basis.

### **Capital to be returned to all unitholders each month**

On or around 7 January 2013, we will make an initial repayment of capital to unitholders of \$0.10 per unit - which equates to a 50% return of capital - based on the value of their investments as at 31 December 2012. For example, if your client holds 100 units on 31 December 2012, they will receive a capital payment of \$50.00.

Then, from February 2013 we will start repaying capital to unitholders initially at the rate of \$0.005 per unit per month, based on the value of their investments as at 31 December 2012. Payments will be made within the first 10 business days of each month.

These capital repayments will result in a fall in the unit price of the Trust in proportion to the level of capital distributed at that time. There will be no change to the number of units that your clients currently hold in the Trust. The repayments will be made through an automatic redemption, so there will be no need for your clients to lodge a withdrawal request.

The capital repayment rate will be monitored on an ongoing basis and may change in the future depending upon the realisation of the assets in the Howard Mortgage Fund (the fund in which the Trust invests).

A monthly income distribution is expected to continue to be paid at a reduced rate.

**Your clients' payment details**

All capital payments and future monthly income distributions will be paid to the bank account details we have on file for your clients. If we do not have a bank account on file for one of your clients, we will mail them a cheque. If they wish to have their payments made to their financial institution account, they may complete the "Change of Details Form" available on our website [www.fidante.com.au](http://www.fidante.com.au) and return the form to us, or call our Investor Services team on 13 51 53 during Sydney business hours, for a copy of the form.

**Ongoing review**

We will continue to monitor all aspects of the Trust's operation on an ongoing basis and we will consider whether any changes need to be made to reflect the circumstances of the Trust. This ongoing monitoring will include the appropriateness of the monthly capital repayments and income distributions. We will notify you and your clients of any such changes, should they occur.

**Obtaining independent advice**

To understand how the changes to the operation and strategy of the Trust affect your clients' personal situations, particularly in relation to any tax implications, we strongly recommend they consult with you or seek independent taxation advice.

We understand the difficulties your clients may have experienced with their investments in the Trust and we continue to manage the Trust in the best interests of all unitholders.

We have notified your clients in writing of these changes.

**Further information**

If you require any further information about these changes, please speak to your Business Development Manager or call our Adviser Services team on 1800 195 853, during Sydney business hours.

Yours sincerely



Vito D'Introno  
General Manager – Retail Distribution  
Fidante Partners

