

5 February 2013

MLC Navigator
Navigator Australia Limited
509 St Kilda Road
MELBOURNE VIC 3004

Dear Unit holder,

Mosaic Property Fund

We have recently completed a periodic review of the transaction costs paid by the Fund when it buys and sells investments. Transaction costs are an additional cost passed on to the investor by adding or subtracting the estimate of these costs (the Transaction Costs Allowance) to applications or withdrawals, so that exiting unit holders do not bear the transaction costs of persons entering and exiting the Fund. The Transaction Costs Allowance is paid to the Fund, and is not a fee paid to us.

The Transaction Costs Allowance may be amended without notice, from time-to-time.

We wish to advise that from 11 March 2013, the Fund's Transaction Costs Allowance will be increased from 0.16% & 0.17% to 0.22%.

Please refer to the Mosaic Portfolio Advisers website at www.mosaicpa.com.au for further information relating to this Fund.

You may contact us on (07) 3031 1660 if you have any queries.

Kind regards,



John Nunan
Director