

## Australian Unity Wholesale High Yield Mortgage Trust

ARSN: 113 151 947

APIR: AUS0005AU

## Australian Unity High Yield Mortgage Trust

ARSN: 113 151 705

APIR: AUS0003AU

Announcement – 9 December 2011

### Termination of the Australian Unity Wholesale High Yield Mortgage Trust and Australian Unity High Yield Mortgage Trust

After careful consideration, Australian Unity Funds Management Limited, as responsible entity for the Australian Unity High Yield Mortgage Trust and the Australian Unity Wholesale High Yield Mortgage Trust (together the "Trusts"), has decided to wind up the Trusts; commencing **9 December 2011**.

Under the powers permitted in the Trusts' Constitutions, we will commence an orderly liquidation of the Trusts' assets and progressively return capital to all investors in an equitable manner. The table below outlines the effect of this decision for you and your investment.

Your <b>PREVIOUS</b> investment position	Your <b>NEW</b> investment position as a result of the decision to wind up the Trust
<ul style="list-style-type: none"> <li>You were able to apply for units in the Trusts.</li> <li>You were able to apply to withdraw a portion of your investment capital via two withdrawal options.</li> <li>A maximum monthly withdrawal of 3% of Net Asset Value of the Trust was available.</li> <li>Income distributions were paid monthly.</li> </ul>	<ul style="list-style-type: none"> <li>The Trusts will no longer accept applications, regular savings plans or the reinvestment of distributions.</li> <li>An initial payment equivalent to <b>10% of your current investment</b> in the Trust will be paid <b>before Christmas this year</b>.</li> <li>A second payment is expected to be paid in <b>March 2012</b>. This payment will equate to <b>5% of your investment</b> in the Trust at the time the payment is made.</li> <li>Future payments are anticipated to be made on a <b>six-monthly basis</b>, commencing in September 2012.</li> <li>Monthly income distributions will cease from the date of this letter. Income may be distributed with future repayments of capital, as part of the distribution of the Trusts' assets.</li> </ul>

We anticipate that the wind up process will be completed by June 2014. However, due to market conditions and other factors outside our control, this date may change. We will continue to regularly communicate with investors on the progress of the wind up.

Our continued aim during the Trusts' wind up process will be to return the full amount of your invested capital.

#### For more information

A Q&A document is available containing more information about the wind up and termination. We will continue to provide regularly updated information on the Trusts in the Continuous Disclosure Notice.

Please refer to the 'Quick Links' sections of this website or contact Investor Services on **13 29 39** for copies of these documents.

Notice issued by:

Australian Unity Funds Management Limited  
 ABN 60 071 497 115, AFS Licence No 234454  
 114 Albert Road, South Melbourne VIC 3205  
 Investor Services 13 29 39  
[australianunityinvestments.com.au](http://australianunityinvestments.com.au)