

Wholesale Mortgage Income Trust Mortgage Income Trust

Announcement – 1 September 2009

Regular Monthly Withdrawal Facility update

From 1 June 2009, a Regular Monthly Withdrawal Facility was introduced providing investors with the opportunity to request to set up regular monthly withdrawals for up to 1.0% of their unitholdings in the Trusts, in any given month for a period of 12 months, without the need to complete further withdrawal requests.

As part of our continual undertaking to enhance the withdrawal process for investors, we have determined that from 1 September 2009, the Regular Monthly Withdrawal Facility will also provide investors with the option to set up regular withdrawals of \$1,000 (or full balance if less than \$1,000) from their unitholding in the Trusts, in any given month for a period of 12 months, without the need to complete further withdrawal requests.

Therefore, investors who wish to set up regular monthly withdrawals may now request:

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

If you previously requested to set up regular withdrawals for up to 1.0% of the units you hold and subsequently wish to now change that standing order to regular monthly withdrawals of \$1,000, please complete a new withdrawal form (available from australianunityinvestments.com.au). This instruction will supersede the previous withdrawal instruction.

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

You should refer to our website at australianunityinvestments.com.au or contact Investor Services on 13 29 39 for up to date information about the Trusts and for the full terms and conditions of the Monthly Withdrawal Facility.

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

Adviser Services 1800 649 033

australianunityinvestments.com.au