

## Australian Unity Investments Managed Funds Performance Summary - 30 November 2008

Fund	Fund performance (after fees and expenses)						Benchmark performance <sup>(1)</sup>					
	3 mths %	6 mths %	1 year %	2 years %pa	3 years %pa	5 years %pa	3 mths %	6 mths %	1 year %	2 years %pa	3 years %pa	5 years %pa
Mortgage Income Trust	1.62	3.37	6.79	6.48	6.22	5.97	1.86	3.87	7.79	7.22	6.80	6.34
High Yield Mortgage Trust	1.67	3.57	7.38	7.30	7.49	-	1.86	3.87	7.79	7.22	6.80	-
Defined Income Trust <sup>(3)</sup>	3.91	7.51	10.31	7.17	6.05	5.67	5.12	9.01	11.69	7.51	6.56	6.63
Strategic Fixed Interest Trust - Retail Units	4.30	8.19	11.17	7.86	6.65	-	6.38	10.94	13.35	8.22	6.93	-
Property Securities Fund - Growth Units <sup>(4)</sup>	-59.94	-74.37	-88.16	-65.43	-42.82	-19.63	-29.33	-34.00	-52.05	-28.93	-12.74	-0.66
Property Securities Fund - Income Units <sup>(4)</sup>	-7.91	-9.23	-14.05	-4.06	1.57	5.21	-29.33	-34.00	-52.05	-28.93	-12.74	-0.66
Property Securities Fund - Ordinary Units <sup>(4)</sup>	-29.43	-37.60	-54.91	-31.45	-15.27	-3.26	-29.33	-34.00	-52.05	-28.93	-12.74	-0.66
Healthcare Property Trust - Retail Units <sup>(2)</sup>	1.70	3.13	10.56	15.75	15.89	16.64	-0.28	1.14	8.41	14.23	15.47	14.30
Property Income Fund - Retail Units <sup>(2)</sup>	-6.96	-8.22	-11.34	0.29	4.13	-	-10.65	-11.65	-17.02	-2.48	5.09	-
Geared Property Income Fund - Retail Units <sup>(2)</sup>	-15.34	-19.50	-27.04	-7.31	-0.57	-	-10.65	-11.65	-17.02	-2.48	5.09	-
Retail Property Trust <sup>(2)</sup>	0.40	1.94	44.95	31.26	32.15	-	-0.28	1.14	8.41	14.23	15.47	-
Industrial Property Trust	1.78	1.98	3.43	9.98	13.57	17.44	-0.28	1.14	8.41	14.23	15.47	14.30
Platypus Australian Equities Trust - Retail Units	-33.41	-35.78	-45.78	-13.73	-	-	-26.48	-32.62	-40.45	-14.16	-	-
Acorn Microcap Trust <sup>(2)</sup>	-45.19	-54.63	-60.62	-28.80	-12.08	-0.92	-42.70	-53.66	-62.41	-32.00	-14.65	-4.04
International Sharemarket Trust <sup>(3)</sup>	-18.87	-22.67	-33.07	-19.48	-10.42	-2.57	-12.99	-15.61	-24.66	-12.18	-4.46	2.26
Intech High Opportunities Trust- Retail Units	-19.28	-23.16	-33.75	-19.76	-10.78	-	-12.99	-15.61	-24.66	-12.18	-4.46	-

Fund performance is calculated after fees and expenses and assumes the reinvestment of distributions. Past performance is not a reliable indicator of future performance.

<sup>(1)</sup> Please contact Australian Unity for information on the relevant benchmark.

<sup>(2)</sup> Benchmark performance is an estimate only and is subject to amendment.

<sup>(3)</sup> This Fund is closed to new investments.

<sup>(4)</sup> Performance does not include an estimate for any current quarter distributions. The previous quarter's income has been allocated evenly throughout the relevant quarter.

# Australian Unity Investments Managed Funds

## Asset Allocation - 30 November 2008

Fund	Asset Allocation %								
	Cash and short term deposits	Mortgages	Australian fixed interest	International fixed interest	Direct property	Listed property	Australian shares	International shares	Total
Mortgage Income Trust	15.73%	84.27%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
High Yield Mortgage Trust	13.56%	86.44%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Defined Income Trust	67.85%	0.00%	32.15%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Strategic Fixed Interest Trust - Retail Units	48.70%	0.00%	51.30%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Property Securities Fund - Growth Units	4.12%	0.00%	0.00%	0.00%	17.46%	78.42%	0.00%	0.00%	100.00%
Property Securities Fund - Income Units	4.12%	0.00%	0.00%	0.00%	17.46%	78.42%	0.00%	0.00%	100.00%
Property Securities Fund - Ordinary Units	4.12%	0.00%	0.00%	0.00%	17.46%	78.42%	0.00%	0.00%	100.00%
Healthcare Property Trust - Retail Units	1.99%	0.00%	0.00%	0.00%	97.49%	0.52%	0.00%	0.00%	100.00%
Property Income Fund - Retail Units	2.55%	0.00%	0.00%	0.00%	72.63%	24.82%	0.00%	0.00%	100.00%
Geared Property Income Fund - Retail Units	3.16%	0.00%	0.00%	0.00%	72.17%	24.66%	0.00%	0.00%	100.00%
Retail Property Trust	1.57%	0.00%	0.00%	0.00%	98.43%	0.00%	0.00%	0.00%	100.00%
Industrial Property Trust	0.73%	0.00%	0.00%	0.00%	99.27%	0.00%	0.00%	0.00%	100.00%
AUI-Platypus Australian Equities Trust - Retail Units	3.71%	0.00%	0.00%	0.00%	0.00%	0.00%	96.29%	0.00%	100.00%
Acorn Microcap Trust	12.31%	0.00%	0.00%	0.00%	0.00%	0.00%	87.69%	0.00%	100.00%
International Sharemarket Trust	3.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	96.58%	100.00%
AU Intech High Opportunities Trust- Retail Units	2.09%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	97.91%	100.00%

### Important Information

The information provided in this document is general securities advice only. The information does not take into account your particular investment objectives, financial situation or needs. Before making an investment decision we recommend that you assess your objectives and consult a licensed financial adviser. Past performance is not a reliable indicator of future performance. No entity in the Australian Unity group guarantees the repayment of capital nor the performance of any of the above funds. Applications for investments may only be made on an application form attached to the relevant Product Disclosure Statement (PDS). Copies of the PDS for each of the above funds can be obtained from your licensed financial adviser, or by calling 13 29 39 Australia-wide or visiting [www.australianunityinvestments.com.au](http://www.australianunityinvestments.com.au)

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