

Australian Unity Investments Summary of returns - as at 31 January 2010

Fund	Performance (After Fees and Expenses)								
	Inception date	1 Mth %	3 Mths %	6 Mths %	1 Year %	2 Years % p.a.	3 Years % p.a.	5 Years % p.a.	Since Incep. ¥
Retail Funds									
Mortgage Income Trust	31 Mar 1998	0.37	1.10	2.14	4.28	5.47	5.72	5.70	5.60
High Yield Mortgage Trust	31 Mar 2005	0.21	0.64	1.29	2.70	4.84	5.63	-	6.44
AUI Platypus Australian Equities Trust	30 Apr 2006	(7.15)	(1.55)	10.10	45.86	(6.82)	(1.81)	-	2.97
AUI Acorn Microcap Trust	31 Dec 2002	(4.29)	0.94	22.83	90.24	(6.27)	(3.23)	7.04	14.64
AUI Vianova Strategic Fixed Interest Trust	31 Oct 2005	0.81	1.91	2.97	3.37	7.51	6.61	-	6.00
Healthcare Property Trust	30 Jun 1999	0.23	(3.80)	(3.06)	(0.88)	4.62	7.37	13.38	11.82
Property Income Fund	31 Mar 2005	0.06	0.51	3.75	1.81	(5.65)	(2.16)	-	3.81
Geared Property Income Fund	30 Apr 2005	(0.24)	(0.25)	5.16	(0.79)	(16.11)	(10.30)	-	(0.27)
Retail Property Fund	28 Feb 2009	2.14	3.07	4.95	-	-	-	-	(7.20)
Property Securities Fund - Growth Units *#	30 Jun 1991	(4.70)	(0.71)	27.47	(22.41)	(71.94)	(64.76)	(39.41)	(3.32)
Property Securities Fund - Income Units *#	30 Jun 1991	(0.56)	0.54	4.88	5.43	(2.88)	(2.46)	3.10	7.56
Property Securities Fund - Ordinary Units *	30 Jun 1991	(2.13)	0.12	12.84	14.23	(26.14)	(24.89)	(8.92)	5.33
Wholesale Funds									
Wholesale Mortgage Income Trust	31 Dec 2002	0.41	1.22	2.39	4.81	5.99	6.26	6.23	6.16
Wholesale High Yield Mortgage Trust	31 Mar 2005	0.26	0.78	1.56	3.24	5.36	6.15	-	6.94
AUI Platypus Australian Equities Trust	30 Apr 2006	(7.11)	(1.41)	10.47	46.78	(6.35)	(1.42)	-	3.38
AUI Acorn Capital Wholesale Microcap Trust	28 Feb 2001	(4.34)	1.05	23.48	92.83	(6.14)	(2.82)	7.81	15.76
AUI Vianova Strategic Fixed Interest Trust	31 Oct 2005	0.87	2.06	3.28	3.93	8.06	7.15	-	6.54
AUI Vianova Core Plus Trust	28 Feb 2007	0.91	1.81	3.61	4.53	7.69	-	-	7.92
Healthcare Property Trust - Wholesale units	28 Feb 2002	0.31	(3.60)	(2.67)	(0.09)	5.36	8.13	14.27	13.52
Healthcare Property Trust - Class A units	28 Feb 2009	0.30	(2.72)	(1.74)	-	-	-	-	0.46
Property Income Fund	31 May 1999	0.13	0.72	4.21	2.75	(4.80)	(1.31)	4.53	7.29
Geared Property Income Fund	30 Apr 2005	(0.10)	0.10	5.90	0.73	(14.74)	(8.86)	-	1.26
Wingate Global Equity Income Fund	31 Aug 2008	(0.73)	3.20	2.76	6.07	-	-	-	(10.48)
Other									
Conservative Growth Bond †	31 Oct 1992	(0.74)	0.91	3.57	8.86	1.18	1.28	3.44	4.13
Balanced Growth Bond †	31 Oct 1992	(2.19)	0.50	4.63	13.55	(3.12)	(2.40)	3.01	4.39
High Growth Bond †	30 Apr 2000	(2.52)	0.82	4.03	12.82	(5.60)	(5.03)	1.80	0.45
Education Savings Plan - Short-term †	31 May 2001	(0.96)	0.61	3.37	8.09	0.72	0.98	3.39	3.58
Education Savings Plan - Medium-term †	28 Feb 2001	(2.14)	0.45	4.67	13.64	(3.09)	(2.47)	2.88	3.46
Education Savings Plan - Long-term †	31 Jan 2001	(2.50)	0.70	4.20	13.59	(4.30)	(4.26)	2.26	1.61

* Performance does not include an estimate for any current quarter distributions. The previous quarter's income has been allocated evenly throughout the relevant quarter.

This fund is closed to new investments.

† The fund returns are on an after tax basis.

¥ Performance since inception is p.a. for products which are more 1 year old.

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

Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No. 234454, 114 Albert Road, South Melbourne VIC 3205.

Australian Unity Property Limited ABN 58 079 538 499, AFS Licence No. 234455, 114 Albert Road, South Melbourne VIC 3205.

Australian Unity Investment Bonds Limited ABN 83 087 649 072, AFS Licence No. 234456, 114 Albert Road, South Melbourne VIC 3205.

