

Investments

Australian Unity
Mortgage Investments Limited
ABN 96 004 414 653
AFS Licence No. 300670

114 Albert Road
South Melbourne Vic 3205
T 13 29 39
F 03 8682 5057
E investments@australianunity.com.au
W australianunity.com.au

20 March 2015

Australian Unity Pooled Mortgage Fund ARSN 121 895 690 (the Fund)

'Withdrawal Offer' to all investors to withdraw, wholly or partly, from the Australian Unity Pooled Mortgage Fund

Australian Unity Mortgage Investments Limited (AUMIL), as the Responsible Entity of the Fund is making an offer to investors to withdraw up to the whole of their investment, at the current unit price of \$0.97.

The offer is made on the terms set out in this Withdrawal Offer and will:

- be open from 25 March 2015 (Opening Date); and
- close at 3:00pm (Australian Eastern Standard Time) on 15 April 2015 (Closing Date) or at a later date if the Withdrawal Offer is extended.

We have the right, however, to cancel the Withdrawal Offer at any time before the Closing Date. Withdrawal requests received after the Closing Date will not be accepted unless the date is extended.

If you choose to retain your investment, you do not need to do anything at all.

TO ACCEPT THIS WITHDRAWAL OFFER

To accept this Withdrawal Offer please complete the attached Withdrawal Request Form and mail it to our office address details on the following page.

The amount made available to meet all withdrawal requests will be funded through cash resources available to the Fund, and is approximately \$11 million. However, we may change the amount of the Withdrawal Offer should we consider it to be appropriate.

If the total amount of withdrawal requests received exceeds the amount available, requests will be met on a pro rata basis. Effectively this means that we calculate the percentage of the amount available to the total withdrawal requests received, and then apply this to each individual investor request.

For further information about your investment or if you have any questions, please call a member of our Investor Services team on 13 29 39. Alternatively, you can email us at investments@australianunity.com.au.

Yours sincerely,



Fiona Dunn
General Manager
Australian Unity Investments

INSTRUCTIONS TO ACCEPT THIS WITHDRAWAL OFFER

Please complete the attached Withdrawal Request Form and mail it to:

Australian Unity Investments

Reply Paid 64466
South Melbourne VIC 3205

(No stamp required if mailed in Australia)

You should allow sufficient time to ensure your Withdrawal Request Form is received at the above address before the Closing Date.

A faxed or emailed Withdrawal Request Form will also be accepted, however the Withdrawal Request Form must be completed and signed. A Withdrawal Request Form sent by facsimile or email should be marked to the attention of 'Withdrawal Offer, Australian Unity Investments' and sent to:

Fax: 03 8682 5057; or
Email: investments@australianunity.com.au

If you fax or email your request, the original Withdrawal Request Form must also be sent to the address above. If we do not receive the original Withdrawal Request Form, the withdrawal request will not be processed. Any instructions which are submitted to us by email or fax must have your signature or that of an authorised signatory on your account.

By using our email or fax service, you are taken to have agreed and understood that neither we nor any part of the Australian Unity Group accept any responsibility or liability for any payment or action we make based on any instruction (even if not genuine) that we receive by email or fax bearing your account number, a signature which is apparently yours, or that of an authorised signatory on your account.

This means that you cannot make a claim for such a thing as a fraudulent email or fax redemption request made by someone who has access to your investor code and a copy of your signature. You use the service entirely at your own risk.

We reserve the right to treat a Withdrawal Request Form as valid despite containing errors, or omissions. At our discretion, we may also appoint any other person to insert any missing information or to correct any information.

Important information

If you wish to withdraw some, or all, of your investment please note the following points.

- You can only lodge a withdrawal request after the Opening Date and it must be received no later than 3.00pm (Australian Eastern Standard Time) on the Closing Date.
- Your request will only be processed if we receive a completed Withdrawal Request Form, which is following this letter.
- If we receive a completed Withdrawal Request Form after the Closing Date, we are not bound to process the request.
- Do not submit a Withdrawal Request Form unless you are absolutely certain you wish to withdraw your investment, as the request will not be able to be withdrawn from the Withdrawal Offer once accepted.
- Note that we may not be able to redeem the full amount of units you request. The Withdrawal Offer made to investors is capped in the amount allocated to meet all withdrawal requests.
- The amount will only be paid via direct credit to previously provided Australian financial institution account within 21 days of the Closing Date. Cheque payments and third party deposits are not available.
- Where you have specified a withdrawal amount in dollars instead of in number of units, we will determine the value of the units you have requested to withdraw by dividing the amount in dollars by the withdrawal price and rounding down to four decimal places.
- We recommend that you obtain professional tax advice before making a decision to withdraw. When you fully or partially withdraw your investment in the Fund, you are treated as having disposed of your investment. As a result, any net gain derived on disposal may be included in your assessable income. An investor holding their investment on capital account will make a capital gain (or capital loss) to the extent that the capital proceeds attributable to the disposal exceed (or are less than) the investor's cost base (or reduced cost base).

Australian Unity Pooled Mortgage Fund

ARSN 121 895 690

Withdrawal Request Form

Withdrawal Offer – 25 March 2015

Australian Unity Mortgage Investment Limited (AUMIL)

ABN 96 004 414 653 AFS Licence No. 300670

Investor details

Account name:

My/Our account number is:

The number of Fund units I have is:

The amount I/we have available is: \$

Withdrawal request

I/We request a withdrawal in accordance with the Withdrawal Offer terms and conditions as indicated below.

The number of Fund units I/we wish to redeem at \$0.97 is:

OR

The amount in dollars I/we wish to redeem is: \$

Details of your nominated Australian financial institution

All proceeds will be paid to the Australian financial institution account I/we have previously provided for distribution payments. Please note that cheque payments and third party deposits will not be made.

Declarations

I/We:

- have read and understood the terms of the Withdrawal Offer dated 25 March 2015 and confirm acceptance of those terms;
- understand that AUMIL may cancel this Withdrawal Offer before the Closing Date, or extend the Closing Date; and
- acknowledge and agree that neither AUMIL nor any other person will, to the extent the law allows, be liable to me/us and I/we will not bring any claim or action against AUMIL nor any other person, by reason of, or in connection with this Withdrawal Offer.

All account signatories must sign below.

Registered owner (Investor 1)

Registered owner (Investor 2)

Dated :

Dated :