

Australian Unity Select Mortgage Income Fund

ARSN 091 886 789

Announcement – 16 December 2014

Australian Unity acquires mortgage funds

On 15 December 2014, Australian Unity Real Estate Investments acquired Owenlaw Trust Limited (OTL). OTL is the responsible entity and manager of the Owenlaw First Mortgage Income Fund and the Owenlaw Mortgage Trust. On the same day of the acquisition Australian Unity Investments changed the OTL name to Australian Unity Mortgage Investments Limited.

The Australian Unity Select Mortgage Income Fund (formerly known as the Owenlaw First Mortgage Income Fund), is a 'contributory mortgage fund' where investors can invest in individual mortgages with different terms and different interest rates payable.

The Australian Unity Pooled Mortgage Fund (formerly known as the Owenlaw Mortgage Trust), is an investment scheme that invests in a portfolio of registered first mortgages and is currently closed to new investors.

In addition to the newly acquired funds, Australian Unity Real Estate Investments manages a mortgage portfolio valued at more than \$228 million, and has demonstrated expertise and commitment to investors in its mortgage funds.

For more information

We regularly provide up to date information about the Fund, including Continuous Disclosure Notices. The Continuous Disclosure Notices contain information about the Fund's liquidity, borrowings, diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

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

Notice issued by:

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Notice applicable to:

Australian Unity Select Mortgage Income Fund