



Discovery Investment Services Core Income Fund

Withdrawal Offer - 23 April 2011

We strongly recommend that before making a decision to withdraw, you consider the information provided, taking into account your investment objectives, financial situation and needs. We also suggest discussing your options with a licensed financial adviser.

Withdrawing from the Fund

Australian Unity Funds Management Limited (AUFM, 'we', 'our' or 'us') ABN 60 071 497 115, AFS Licence No. 234454 is the Responsible Entity of the Discovery Investment Services Core Income Fund (Fund).

We are offering investors in the Fund the opportunity to make withdrawal requests from their investment within the terms of the offer set out in this document.

Your Options

1. **Retain your investment** and benefit from the expected continued solid performance of the Fund. For the latest Fund information, please visit www.discoveryinvestments.com.au

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

or

2. **Request to set up regular monthly withdrawals** through the Regular Monthly Withdrawal Facility which offers up to 3.0% of your unit balance or \$2,000, per month until April 2012 (see Regular Monthly Withdrawal Facility);

or

3. **Request a one-off withdrawal** up to your full account balance (see One-off Withdrawal Offer) where you receive a minimum of \$2,000;

If you wish to either make a one-off withdrawal request or request to set up a regular monthly withdrawal, please read the following information carefully.

Withdrawal Details

Under the withdrawal offer investors have the opportunity to either set up regular monthly withdrawals or make a single withdrawal request.

The Fund will make available 3.0% of Net Asset Value for withdrawal by investors each month. This is equivalent to \$298,507 as at 18 April 2011.

■ Regular Monthly Withdrawal Facility for the period 23 April 2011 to 22 April 2012

Investors can request to set up regular monthly withdrawals for the 12 month period beginning 23 April 2011 for the Fund as long as we receive that request by 3.00pm (Melbourne time) on the Closing Date* for the Fund. Withdrawals will be automatically processed on a monthly basis without the need for further withdrawal requests. This offer expires 22 April 2012. Withdrawal requests received for this offer will expire at the end of the offer period.

Investors may request:

- Up to 3.0% of the units they hold at the Fund's Closing Date* each month; or
- \$2,000 each month (or full balance if it falls below \$2,000).

Should you wish to cancel your Regular Monthly Withdrawal Facility you may do so at any time. Cancellations received prior to the Closing Date will apply to the offer period in which they are received



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■ One-off Withdrawal Offer

Investors can request a one-off withdrawal in any given month as long as we receive that request by 3.00pm (Melbourne time) on the Closing Date* for the Fund.

Investors may request:

- an amount up to their full balance; or
- \$2,000 (or full balance if it is less than \$2,000).

Should the amounts requested exceed the total amount available for withdrawals, requests will be met using the formula below that is fair and equitable to all investors and is a pro-rata allocation.

$$\text{Amount of money available} \times \frac{\text{Amount member requested to withdraw}}{\text{Total of all amounts members request to withdraw}}$$

Should you wish to maximise your withdrawal in any given month, you should select the One-off Withdrawal Offer.

Investors should note that on any given month only one option may be chosen, that is either the One-Off withdrawal or the Regular withdrawal.

The Closing Date for withdrawal requests each month is:

Fund	Closing Date*
Discovery Investment Services Core Income Fund	22 nd of each month

*The next Melbourne business day will be considered the Closing Date for the Fund if the actual Closing Date falls on a non-business day.

Important Information

The amounts made available to meet all withdrawal requests will be funded through cash and other liquid investments which the Fund holds.

If you wish to make a withdrawal request then:

- Your request will only be processed if we receive a completed withdrawal request form, or a written request containing the necessary information as per the form attached;
- If we receive a completed withdrawal request form after the applicable Closing Date for the Fund, it will be included in the following month's requests and payments;
- You should note that the expiry date of the Regular Monthly Withdrawal Facility is 22 April 2012 for the Fund. Withdrawal requests for this offer will expire on this date. We are not bound to accept requests for the Regular Monthly Withdrawal Facility received after this date.
- Only submit a request for either the Regular Monthly Withdrawal Facility or for the One-off Withdrawal Offer, not for both;

- Only your most recent withdrawal request will be used and any previous requests will be invalidated;
- If, subject to all other conditions being met, processing your request results in a holding less than the minimum balance of \$2,000, we may treat the request as a full withdrawal;
- The amounts will only be paid via direct credit to your nominated bank 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 unit price and rounding down to four decimal places
- Given the changed withdrawal procedures which currently apply to the Fund, we do not intend to apply the withdrawal fee to withdrawals made in response to this Withdrawal Offer;
- Where one Fund invests into another fund managed by us, we intend to request a withdrawal amount from that other fund sufficient to satisfy withdrawal requests received by the first Fund;
- You should obtain professional advice concerning the taxation consequences of withdrawing your investment before you make a decision. As an example of the tax consequences, a disposal, for tax purposes, will arise when you withdraw any part of your investment in the Fund. If the value of your investment has increased, a withdrawal from the Fund may give rise to a tax liability.

How to take up the Withdrawal Offer

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

Withdrawal Offer
Australian Unity Investments
Reply Paid 64466
South Melbourne VIC 3205

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

A faxed Withdrawal Request Form will also be accepted, but the form must be complete and signed. A form sent by facsimile should be marked to the attention of "Withdrawal Offer, Australian Unity Investments" and faxed to (03) 8682 5057.

We do 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.

Disclaimer

The information in this document is current as at 23 April 2011 unless otherwise specified. The issuer of this product in Australia is Australian Unity Funds Management Ltd, ABN 60 071 497 115 AFSL 234454. The information in this document does not take into account the investment objectives, financial situation and particular needs of an investor. Before making a decision whether to hold or dispose of the product an investor should consider the Product Disclosure Statement which is available on our website at [australianunity.com.au] [discoveryinvestments.com.au].



Discovery Investment Services Core Income Fund

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Please use **BLOCK** letters and a black or blue pen to complete this Form.

Reference Number

Office use only

1. Investor details

Account name

Account number

Daytime
telephone number

2. One off withdrawal offer request

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

	Amount in Dollars	OR	Amount in Units (number)	OR	Amount in percentage terms
Discovery Investment Services Core Income Fund	\$ <input type="text"/> , <input type="text"/> , <input type="text"/>		<input type="text"/> , <input type="text"/> , <input type="text"/>		<input type="text"/> <input type="text"/> <input type="text"/> %

Please note you will receive a minimum payment of \$2,000 or the balance of your investment which ever is smaller. Amounts requested over 3.0% of the investor's unit balance will be dependent on the total amount requested for withdrawal in each month. Should you wish to maximise your withdrawal in any given month, you should select the One-off withdrawal offer.

OR

3. Regular monthly withdrawal facility request

Yes, I/We would like to set up Regular monthly withdrawals in accordance with the terms and conditions as indicated below. I/We understand that this standing order expires 22 April 2012 for the Discovery Investment Services Core Income Fund, unless cancelled sooner or written notice from us.

Discovery Investment Services Core Income Fund	Up to 3.0% of unit holdings per month	OR	\$2,000 per month
	<input type="text"/> <input type="text"/> %		<input type="checkbox"/> (Please indicate using an "X")

4. Details of your Bank, Building Society, Credit Union or CMT account

All proceeds will be paid to the account of a financial institution (Bank, Building Society, Credit Union or CMT account) you nominate below.

Please note that cheque payments and third party payments will not be made.

Name of
financial institution

Account name

Branch name

Branch number (BSB)

Account number

5. Declarations

I/We

- have read and understood the terms of the Withdrawal Offer dated 23 April 2011 and confirm acceptance of those terms;
- have read and understood the Mortgage Funds Supplementary Product Disclosure Statement dated 23 April 2011 and associated Discovery Investment Services Core Income Fund Product Disclosure Statement dated 30 April 2008;
- also understand that AUFM may cancel this Withdrawal Offer before the Closing Dates, or extend the Closing Dates; and
- acknowledge and agree that neither AUFM 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 AUFM nor any other person by reason of, or in connection with, this Withdrawal Offer.

All account signatories must sign below

Signature of Investor 1 / Director

Signature	<input type="text" value="X"/>
Print Name	<input type="text"/>
Date	<input type="text"/>

Signature of Investor 2 / Director / Company Secretary

Signature	<input type="text" value="X"/>
Print Name	<input type="text"/>
Date	<input type="text"/>

Common Seal (if applicable)

Please note: All account holders must sign for a joint account. If signed under a Power of Attorney, the Attorney verifies that no notice of revocation of that power has been received. An original or certified copy of the power of attorney must be provided if not provided previously. Company applications must be signed in accordance with their Constitution. Sole signatories signing on behalf of a company must confirm that they are signing as sole director and as sole secretary of the company.

Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No. 234454

Please send this Form to:

Withdrawal Offer
Australian Unity Investments
Reply Paid 64466
South Melbourne VIC 3205

(no stamp required if mailed in Australia)

Or Fax your Withdrawal Request Form to:

(03) 8682 5057

Contact us

Investor Services

T 13 29 39
F 03 8682 5057

Address

Client Services
Australian Unity Investments
114 Albert Road
South Melbourne Vic 3205

Adviser Services

T 1800 649 033
F 03 8682 5057

Website:

australianunityinvestments.com.au
discoveryinvestments.com.au

Email:

investments@australianunity.com.au