



Discovery Investment Services Core Income Fund

Continuous Disclosure Notice

31 December 2009

Understanding the Fund

The Australian Securities and Investments Commission (ASIC) has issued a set of benchmarks to help you understand and assess unlisted mortgage schemes, such as the Discovery Investment Services Core Income Fund ('Fund') ARSN 122 452 457. The benchmarks, including how the Fund measures against them, are set out below. This information is current as at 31 December 2009 and has been provided to keep you informed and to assist you in better understanding the nature of this investment.

The Fund gains its mortgages exposure by investing in the Australian Unity Mortgage Income Trust (Mortgage Income Trust) ARSN 090 082 803 and the Australian Unity High Yield Mortgage Trust (High Yield Mortgage Trust) ARSN 113 151 705.

Benchmark 1: Liquidity

This benchmark requires responsible entities to 'have cash flow estimates for the next three months', 'ensure that at all times they have cash or cash equivalents sufficient to meet projected cash needs over the next three months' and to 'disclose our policy on balancing the maturity of assets and maturity of liabilities'

We meet the benchmark as we prepare estimates of cash flows three months ahead and ensure that at all times we hold cash or cash equivalents sufficient to meet projected cash needs over the next three months. The return objective and mortgage maturity dates are balanced against the requirement to provide cash to meet the planned withdrawals.

Benchmark 2: Scheme borrowing

This benchmark requires responsible entities who have borrowed funds to disclose the current nature of their mortgage scheme's borrowed funds.

We meet this benchmark. The Responsible Entity is permitted to borrow for the purposes of the Fund and to grant security over the Fund's assets. Presently, we have no borrowings and have no intention to borrow.

Benchmark 3: Portfolio diversification

This benchmark requires responsible entities to disclose the current nature of their mortgage scheme's loan portfolio.

We meet this benchmark and understand the importance of a transparent loan portfolio. To ensure consistent performance across a range of market conditions, the Fund is diversified at a number of perspectives.

Please note that the Fund allows for the issue of different units including Retail Units and Wholesale Units and therefore has the same portfolio diversification across both unit classes.

The underlying funds are registered managed investment schemes operated by Australian Unity Funds Management Limited (AUFM) ABN 60 071 497 115. These underlying funds primarily invest in a portfolio of loans secured by first registered mortgages over quality retail, commercial, investment residential and industrial property. The High Yield Mortgage Trust also invests in specialised loans, construction and development loans, vacant land and other income producing assets. They aim to provide investors with regular income together with capital stability. The benchmarks, including how these underlying funds measure against them, are available to view and download at: australianunityinvestments.com.au.

How are the loans classified by activity?

The loans in the portfolio are classified as follows:

High Yield Mortgage Trust		
Asset class	No. of accounts	Value (\$m)
Non-Specialised / Non-Construction		
Retail	30	60.17
Industrial	44	54.63
Residential Investment	23	49.32
Office	23	45.50
Vacant land	8	29.78
Specialised		
Clubs	13	34.79
Service Stations	3	10.00
Car Parks	3	6.87
Schools	1	1.18
Storage Units	1	0.82
Child Minding Centres	1	0.91
Hotels	1	0.80
Construction and Development		
Residential Investment	0	0.00
Clubs	0	0.00
Service Stations	0	0.00
Total	151	294.77



Discovery Investment Services Core Income Fund

Continuous Disclosure Notice
31 December 2009

Mortgage Income Trust		
Asset class	No. of accounts	Value (\$m)
Retail	108	228.68
Industrial	75	185.47
Office	54	170.74
Residential investment	28	62.92
Other (specialised property)	6	8.01
Total	271	655.82

What are the loans by geographic region?

The loans in the underlying funds' portfolio by geographic region are as follows:

High Yield Mortgage Trust		
State	No. of accounts	Value (\$m)
NSW / ACT	89	174.43
VIC / TAS	35	58.92
QLD / NT	23	50.21
WA	4	11.21
SA / NT	0	0.00
Total	151	294.77

Mortgage Income Trust		
State	No. of accounts	Value (\$m)
NSW / ACT	132	251.90
VIC / TAS	57	210.34
QLD / NT	76	163.92
WA	1	17.64
SA	5	12.02
Total	271	655.82

How many of the loans are in default or arrears?

What is their value?

High Yield Mortgage Trust		
Days in arrears	No. of accounts	Value (\$m)*
31 - 60	3	7.60
61 - 90	0	0.00
> 90 days	16	45.37

* Includes principle and interest.

Mortgage Income Trust		
Days in arrears	No. of accounts	Value (\$m)*
31-60	2	6.78
61 days plus	0	0.00
> 90 days	4	5.05

* Includes principle and interest.

In the event that a borrower goes into default there is a process to remedy the default as quickly as possible. In cases where the borrower is unable to remedy the default the Trusts generally take action to take possession of the security in order to recover the loan amount outstanding. Third party service providers may also assist in the recovery process.

What is the nature of the security for the loan portfolio?

All loans in the underlying Trusts' portfolios have been secured by a registered first mortgage.

What proportion of the total loan monies have been lent to the largest borrower in the Funds?

And 10 largest borrowers?

High Yield Mortgage Trust		
	Proportion (%) of Fund size	Value (\$m)
Largest borrower	5.38	15.86
10 largest borrowers*	25.53	75.25

* Includes the largest borrower.

Mortgage Income Trust		
	Proportion (%) of Fund size	Value (\$m)
Largest borrowers	7.69	50.41
10 largest borrowers*	41.17	269.97

* Includes the largest borrower

How many loans have been approved but have funds yet to be advanced? What are the funding arrangements in place for any of these undrawn loan commitments?

	No. of Undrawn Loans	Value (\$m)
High Yield Mortgage Trust	2	0.60
Mortgage Income Trust	0	0.00

Cash holdings in the trusts will fund any undrawn loan commitments.

What is the maturity profile of all loans?

The loan terms can range between 6 months and 5 years. Loans for 5 years are reviewed at the 3-year mark. The following provides an overview of the current maturity profile of all loans.



Discovery Investment Services Core Income Fund

Continuous Disclosure Notice
31 December 2009

High Yield Mortgage Trust		
Maturity	Actual No. of Loans	Value (\$m)
< 6 months	25	80.63
6 months - 0.99 yrs	11	23.48
1 - 1.99 yrs	24	50.17
2 - 2.99 yrs	68	106.10
3 - 3.99 yrs	23	34.39
4 - 4.99 yrs	0	0.00
5 years +	0	0.00
Total	151	294.77

Mortgage Income Trust		
Loan-to-value ratios (%)	Actual No. of Loans	Value (\$m)
0 - 50	39	59.98
50.01 - 55	13	38.43
55.01 - 60	27	49.58
60.01 - 65	37	82.75
65.01 - 70	154	417.98
70+	1	7.10
Total	271	655.82

What are the interest rates on loans?

Mortgage Income Trust		
Maturity	Actual No. of Loans	Value (\$m)
< 6 months	54	107.23
6 months - 0.99 yrs	39	71.70
1 - 1.99 yrs	84	190.41
2 - 2.99 yrs	63	246.02
3 - 3.99 yrs	31	40.46
4 - 4.99 yrs	0	0.00
5 years +	0	0.00
Total	271	655.82

High Yield Mortgage Trust		
Interest rates (%)	Actual No. of Loans	Value (\$m)
< 6.50	74	131.18
6.50 - 6.99	30	59.07
7.00 - 7.49	16	44.02
7.50 - 7.99	9	16.76
8.00 - 8.49	3	15.93
8.50 - 8.99	3	2.34
9.00 - 9.49	16	25.47
9.50 - 9.99	0	0.00
10.00 +	0	0.00
Total	151	294.78

What are the loan-to-value ratios for loans?

High Yield Mortgage Trust		
Loan-to-value ratios (%)	Actual No. of Loans	Value (\$m)
0 - 50	9	13.62
50.01 - 60	6	20.33
60.01 - 65	9	27.43
65.01 - 70	16	44.43
70.01 - 75	17	57.48
75.01 - 80	31	41.10
80.01 - 85	62	87.50
85.01+	1	1.88
Total	151	294.77

Mortgage Income Trust		
Interest rates (%)	Actual No. of Loans	Value (\$m)
< 6.50	148	317.38
6.50 - 6.99	18	108.96
7.00 - 7.49	35	102.72
7.50 - 7.99	27	51.69
8.00 - 8.49	18	41.18
8.50 - 8.99	7	8.33
9.00 - 9.49	18	25.56
9.50 - 9.99	0	0.00
10.00 +	0	0.00
Total	271	655.82

How many loans are in the portfolio where interest has been capitalised? What is their value?

There are currently seven loans in the High Yield Mortgage Trust portfolio, representing \$21.26m, where interest has been capitalised. No loans in the Mortgage Income Trust portfolio have been capitalised.



Discovery Investment Services Core Income Fund

Continuous Disclosure Notice
31 December 2009

Are derivatives used?

It is not our current policy to use derivatives for gearing purposes or for speculative activities for this Fund. However, we may use derivatives for implementation of interest rate risk strategies and management of the Fund's interest rate exposures.

Describe any non-loan assets of the scheme and their value.

The Fund does not directly hold any loan assets as it gains its mortgages exposure by investing in the Mortgage Income Trust and the High Yield Mortgage Trust.

Apart from holding units in the Mortgage Income Trust and the High Yield Mortgage Trust the Fund holds cash and similar liquid investments to the value of \$610,280.

What is the maximum loan amount for any one borrower?

The maximum loan amount for any one borrower at the time the loan is taken out is:

- the greater of 7.5% of funds under management or \$15m for High Yield Mortgage Trust; and
- 5% of funds under management for Mortgage Income Trust.

What is the method of assessing borrowers capacity to service loans?

The capacity to service the debt is assessed on financial information provided by the borrower and/or guarantor for at least two financial periods. Borrowers are generally required to meet a minimum interest coverage ratio of 1.25 times.

What is the policy on revaluing security properties when a loan is rolled over?

A formal rollover of an existing loan facility requires full financial analysis and revaluation of the security property.

What is the approach to taking security on lending by the scheme?

All loans in the underlying Trusts' portfolios have been secured by a registered first mortgage.

Benchmark 4: Related party transactions

This benchmark requires responsible entities to disclose their approach to related party transactions, and any policy regarding related party lending including any details of such transactions.

We meet this benchmark. All related party transactions entered into in relation to the Fund are conducted on commercial terms (i.e. on an arm's length basis). The following table details how the Fund's total funds under management are invested in any related parties.

Related Party	Proportion of FUM invested in Related Party (%)
Australian Unity Wholesale Cash Fund	3.06
Australian Unity Mortgage Income Trust	23.97
Australian Unity High Yield Mortgage Trust	72.97

The Australian Unity Wholesale Cash Fund (Wholesale Cash Fund) ARSN 111 933 361 is a registered managed investment scheme operated by Australian Unity Funds Management Limited. This fund acts as a centralised cash management vehicle for a number of Australian Unity's investment products. The Wholesale Cash Fund invests in cash and cash equivalents primarily and may also invest in fixed interest securities. It aims to provide regular income with capital security over the short term.

The Fund does not make and has no intention to make, guarantee or secure, directly or indirectly, any loans to related parties.

Benchmark 5: Valuation policy

The ASIC benchmark for property valuations requires responsible entities to establish a panel of valuers, and to ensure that no one valuer conducts more than a third of the valuation work.

We do not meet this benchmark for the Mortgage Income Trust or High Yield Mortgage Trust. Our Credit Lending Guidelines stipulate that no valuer can undertake two consecutive valuations. This requirement ensures that valuation work is rotated within the portfolio over a period of time, however presently we do not ensure that no one valuer conducts more than a third of the valuation work.

We are able to confirm that all valuations are conducted by qualified independent valuers in accordance with industry standards. Valuations have a three month currency from the date of the report and settlement must occur within this time frame. Furthermore, all security properties are revalued at least each three years. These requirements are no different for a loan, where the security property exceeds 5% of funds under management for the Mortgage Income Trust and 7.5% of funds under management for the High Yield Mortgage Trust.

Security properties are valued on the following basis:

- 'as is' basis and 'as if complete' basis for property development loans, such as those in High Yield Mortgage Trust; and
- 'as is' basis for all other property loans (e.g. established buildings), such as those in Mortgage Income Trust.



Discovery Investment Services Core Income Fund

Continuous Disclosure Notice
31 December 2009

Benchmark 6: Lending principles - loan-to-value ratios

The ASIC benchmark for loan-to-valuation ratios requires, where loans relate to property development, that responsible entities maintain a 70% ratio on the basis of the latest 'as if complete' valuation. In all other cases, 80% should be maintained on the basis of the latest market valuation.

We do not meet this benchmark in respect of the High Yield Mortgage Trust. Consistent with the underlying Trusts' strategy, and previous disclosure to investors, our Credit Lending Guidelines permit us to advance loans up to a maximum of:

- 85% of loan-to-value ratio on the basis of 'as if complete' valuations for property development loans, such as those in High Yield Mortgage Trust; and
- 70% of loan-to-value ratio on the basis of 'as is' valuations for all other property loans (e.g. established buildings), such as those in Mortgage Income Trust.

The loan-to-value ratio is based on the valuation amount as advised by an independent registered valuer.

Benchmark 7: Distribution practices

This benchmark requires responsible entities that make or forecast to make distributions to disclose the source of the distribution or any forecast distributions.

We meet this benchmark as all distributions, including forecast distributions, are sourced from income.

Benchmark 8: Withdrawal arrangements

This benchmark requires responsible entities to disclose the maximum withdrawal period, any significant limitations, approach and funding arrangements allowed under the Fund's constitution for investor withdrawals.

We meet this benchmark as on a periodic basis, at least quarterly, we will assess the liquid assets of the Fund and we may make a withdrawal offer if there are sufficient liquid assets available to support a withdrawal offer. We may make additional withdrawal offers at any time during the year.

On an ongoing basis we assess the liquid assets of the underlying Trusts and make withdrawals available where there are sufficient liquid assets available to support a withdrawal. We may make additional amounts available for withdrawal at any time during the year.

The withdrawal offer will be made in writing to all investors. The withdrawal offer will specify the period during which the offer will remain open (at least 21 days after the offer is made); the amount of money available to meet withdrawal requests or the amount available for withdrawal; and the process for completing a withdrawal request.

If an investor wishes to take up the withdrawal offer, they must notify us in writing by making a withdrawal request by the closing date of the offer. We will not make any payments to investors until after the closing date of the offer. The unit price investors will receive will be the effective unit price on the closing date of the offer.

Subject to the terms of the withdrawal offer, any withdrawal requests (up to the amount of acceptance) are required to be paid within 21 days of the closing date of the offer. However, we will endeavour to make payments as soon as possible after the withdrawal offer closes. Under a withdrawal offer, investors may request to withdraw part or all of their investment in the Fund.

Contact us

Discovery Investment Services
Corporation Limited
Level 14, Corporate Centre
Cnr Bundall Rd & Slatyer Ave
Bundall QLD 4217
Phone 1800 747 747
www.discoveryinvestments.com.au
CIF@discoveryinvestments.com.au

For more information or full product details, please refer to the
Product Disclosure Statement.

Important information

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