

A mortgage fund that offers investors the potential for regular income and capital stability with a proven track record since 1966

Run by a highly experienced team, the Perpetual Monthly Income Fund can provide investors with regular income and capital stability by investing in quality first-registered mortgages.

About the Fund

The Perpetual Monthly Income Fund aims to provide investors with a secure investment and monthly income. It does this by investing in quality first-registered mortgages, land and buildings held in Australian capital cities and major regional centres.

To provide liquidity, the Fund also invests in high quality cash and fixed income securities.

Derivatives may be used to manage actual and anticipated interest rate risk.

Withdrawal requests are processed quarterly based on the Fund's available cash.

Benefits of the Fund

- **Regular income.** Perpetual's Monthly Income Fund offers investors the potential for monthly income through investment in first-registered mortgages, deposits, money market and fixed income securities.
- **Experienced team.** The Fund is managed by our skilled and experienced investment team in a disciplined and conservative manner.
- **Conservative approach.** Through our disciplined and prudent investment process, the Fund identifies high quality mortgages with attractive loan-to value ratios that are predominantly secured by income-producing properties.
- **Stability.** The Fund can act as a diversification tool for investors' portfolios, and has provided capital stability over a long period of time.

When to use the Fund

Perpetual's Monthly Income Fund may suit investors looking for:

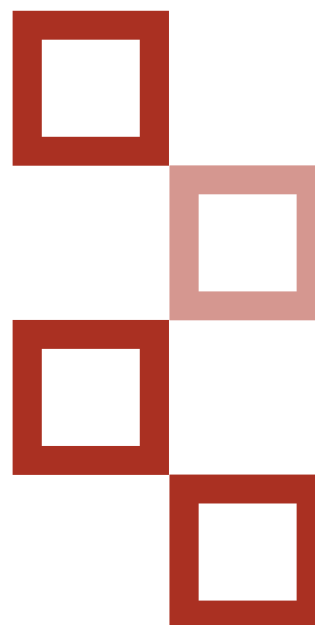
- access to a secure investment in mortgages and cash
- the potential for monthly income
- resilience through varying market cycles
- access to our disciplined and proven investment approach
- access to a skilled investment team with a strong track record.

How the Fund works

Our experienced mortgage team aims to construct a well diversified portfolio of mortgages with a focus on both the credit quality of the borrower and the quality of the property asset which provides the mortgage security. We take a conservative approach to lending ensuring the portfolio of mortgages maintains the highest credit quality.

Loans are made only to financially sound borrowers who must satisfy our rigorous credit checks. A procedure for checking and confirming the credit worthiness of borrowers (both individuals and companies, including guarantors) is performed by our mortgage managers for each loan application and forms part of the loan recommendation.

Throughout the process we use a panel of independent property valuers that must be fully qualified and have a minimum of five years' experience. All properties are revalued each time a mortgage is renewed. We have strict mortgage lending criteria which allows a maximum loan to valuation ratio for each loan of a maximum of 66.67% with other limits in place such as maximum loan amounts, location and types of property we will take as security.



Investment team

Our mortgages team is one of the most experienced in the industry, with an average of 22 years experience. The team believes that value-added returns are achieved through the disciplined application of conservative lending guidelines.

The Fund at a glance

Perpetual Monthly Income Fund	
Dealer group approved	Yes <input type="checkbox"/>
Benchmark	UBS Bank Bill Index
Investment aim	To provide a secure rate of return through exposure to quality first-registered mortgages and investment in deposits, money market and fixed income securities
Commencement date	July 2000 ¹ Original fund commenced in 1966
Distribution frequency	Monthly End of each calendar month
Management costs	0.785% pa ¹ 1.30% pa ²
Buy/sell spreads as at June 2009	Nil ^{1,2}
Access via	Perpetual Wholesale Funds Perpetual's Monthly Income Fund

1 Perpetual Wholesale Funds

2 Perpetual's Monthly Income Fund

Risks of investing

While it is not possible to identify every risk, some of the potential risks to consider before making an investment in the funds include:

- loss of capital or not receiving income (investment risk)
- an event that has a negative effect on the price of all investments in the market (market risk)
- securities falling in value or not paying income (asset risk)
- a loss occurring if the other party to a contract defaults on their obligations under the contract (counterparty risk).

For more on the risks of investing, refer to the relevant product disclosure statement.

About Perpetual

Perpetual is one of Australia's most experienced investment services groups, with an enduring passion for protecting and growing our clients' wealth.

We offer a broad range of investment, superannuation and retirement income products. Our choice of investment funds includes all major asset classes, managed by Perpetual or other leading fund managers, as well as multi-manager funds.

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Further information

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