

[USE BLOCK LETTERS]

Surname: \_\_\_\_\_

Given Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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Email and telephone enquiries welcome.

## Contact

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**5.45\***% p.a.  
Cash and Mortgages Option

**7.15\***% p.a.  
Pooled Mortgages Option

**from 7.15\***% p.a.  
Select Mortgages Option

(as at 01/04/09)  
La Trobe Australian Mortgage Fund  
ARSN 088 178 321

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**Investing in “Select Mortgages Option”:**

- Private lending to Borrowers
- Investment is secured by 1st registered mortgage over the Borrower's property
- Borrowers can borrow up to 66% of the valuation
- Earn from 7.15\*% p.a. interest (as at 1/11/09)
- Normal Investment term of 12 months or longer. Shorter term available at times
- No entry or exit fees (fees apply if you withdraw your investment before maturity)
- Borrower pays an extra 1% p.a. to cover management fees to the Fund Manager, of which our firm receives 0.50% p.a.

**Investing in “Cash and Mortgages Option”:**

- Earn 5.45\*% p.a. variable (as at 1/11/2009)
  - Access to funds on 24 hours call
- Withdrawal rights are subject to liquidity and may be delayed or suspended.

**Investing in "Pooled Mortgages Option":**

- Earn 7.15\*% p.a. (as at 1/11/2009)
- Minimum investment term of 12 months

Our firm managed our Solicitors Mortgage Practice for 15 years until 1998 when Government legislation was passed to impose very onerous regulations on the industry. This required substantial expense on our part if we continued to manage our Mortgage Practice. Accordingly, our Mortgage Practice is now managed by La Trobe Capital & Mortgage Corporation Limited (ABN 27 007 332 363) as

Responsible Entity and the holder of an Australian Financial Services Licence No. 222213. Tony Oakley is an Authorised Representative of La Trobe. La Trobe is the issuer and manager of the La Trobe Australian Mortgage Fund ARSN 088 178 321 ("the Fund"). The Product Disclosure Statement for the Fund is available now. Please complete the registration section on the back of this brochure to obtain your copy. You should consider the Product Disclosure Statement in deciding whether to acquire, or continue to hold, the product.

\* The rates of return from the Fund are not guaranteed and are determined by future revenue of the Fund and may achieve lower than expected returns. Investors risk losing some or all of their principal investment.

You may also make inquiries if you wish to borrow funds to be used wholly or predominantly for business purposes.