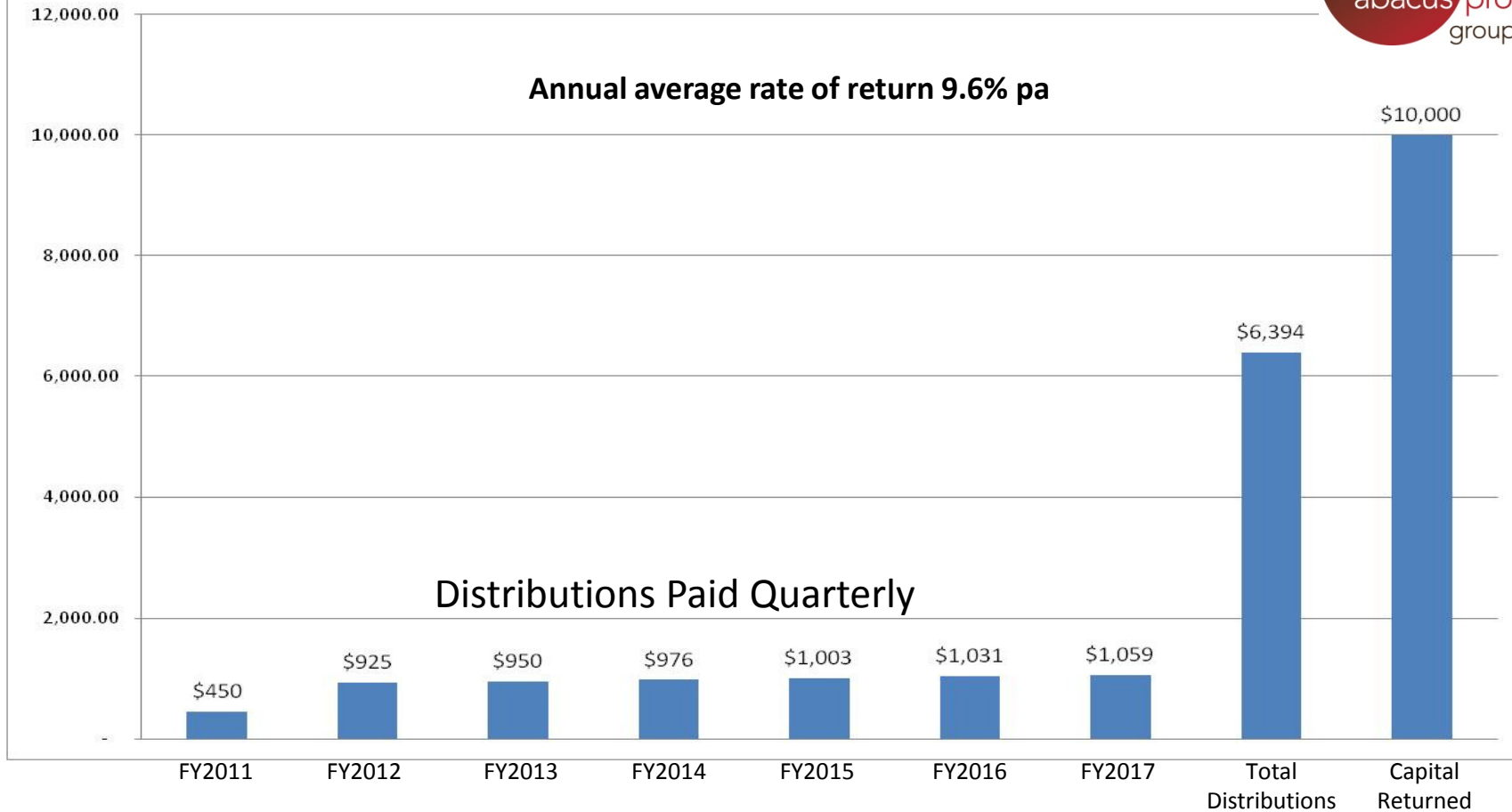


## Abacus Diversified Income Fund II Cashflow Chart



### ASSUMPTIONS

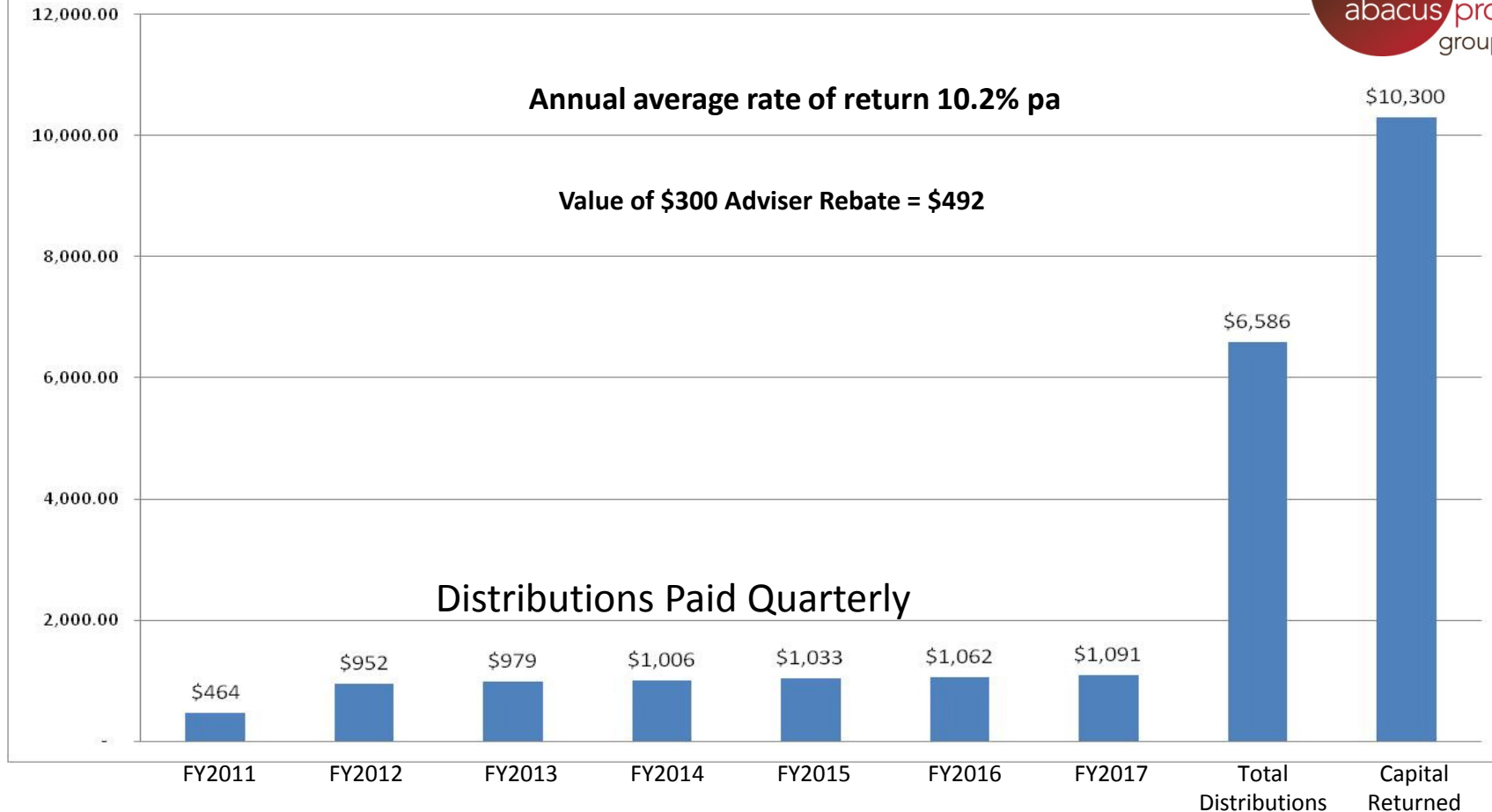
- Initial Investment of \$10,000 made on 1<sup>st</sup> January 2011
- Distributions are 9% for March 2011 and June 2011 quarters. 9% indexed to CPI from 1 July 2011 and each year thereafter.
- Automatic CPI indexation on 1<sup>st</sup> July each year, assumed 2.75% pa
- Distributions are received and not reinvested
- No capital growth
- Wind up of the Fund assumed to occur on 30<sup>th</sup> June 2017 and not earlier

### Disclaimer

The information in this document is general only. Before a person makes an investment decision on the basis of this information, they should determine for themselves or obtain professional advice as to whether this information is appropriate for their particular needs, investment objectives and financial situation.

An offer document for Abacus Diversified Income Fund II dated 24 December 2009 is available from [www.abacusproperty.com.au](http://www.abacusproperty.com.au). Anyone considering an investment in Abacus Diversified Income Fund II should consider the offer document in deciding whether to acquire Abacus Diversified Income Fund II units. Applications can only be accepted for this investment on the application form attached to the offer document. Issuers: Abacus Funds Management Limited ABN 66 007 415 590; AFSL: 227819; ARSN: 116 429 844.

## Abacus Diversified Income Fund II Cashflow Chart



### ASSUMPTIONS

- Initial Investment of \$10,000 made on 1<sup>st</sup> January 2011
- 3% Capital Raising Fee rebated to investor as additional units
- Distributions are 9% for March 2011 and June 2011 quarters. 9% indexed to CPI from 1 July 2011 and each year thereafter.
- Automatic CPI indexation on 1<sup>st</sup> July each year, assumed 2.75% pa
- Distributions are received and not reinvested
- No capital growth
- Wind up of the Fund assumed to occur on 30<sup>th</sup> June 2017 and not earlier

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