EQUITITRUST CAPITAL™

6 May 2011

Investor Briefing Session Summary

Thank you to all investors who attended our Investor Briefing held at the RACV Royal Pines Resort on 20 April 2011.

The purpose of the briefing was to:

1. Sincerely apologise for the abruptness of the distribution policy review.
2. Explain why this occurred and the importance of:
   a) Introducing an amended distribution policy.
   b) Concurrently agreeing a new fund and corporate structure to better secure your investment.

I was pleased to have over 400 of our investors in attendance. I sincerely hope the presentation allayed concerns and provided clarity regarding the next steps. Importantly, it provided a platform to:

1. Explain the shortcomings of the current structure.
2. Share our vision for future growth and the securing of your investment.
3. Provide a broad outline of our proposed restructure.

I remain totally committed to the security of your investment and the urgent reinstatement of an amended distribution policy. After three years of concerted effort adapting to the impact of the GFC, we are a changed organisation.

We have established a strong foundation for growth as a diversified fund manager. We have demonstrated our commitment to investor protection and stand poised to benefit from a fertile market for growth.

Equititrust Limited and my private family company are collectively the largest investor by a substantial margin. Having volunteered subordination of substantial monies to protect our investors, I remain committed in business. Despite the challenges we have endured, I have never observed a market as opportune as the next several years. The hard work has been done and we're excited to "get on with the job".

We sincerely regret inconvenience caused to our investors. In the context of the appalling performance of our mortgage fund industry peers, we view this as a temporary setback. We will always jealously guard both your investment and our reputation for performance.

Equititrust Limited ABN 74 061 383 944
67 Thomas Drive Chevron Island Queensland 4217
Box 8111 GCMC Queensland 9726 Australia
Telephone 07 5527 5527 Facsimile 07 5527 5900
info@equititrust.com.au www.equititrust.com.au

We will contact you again by 31 May 2011, with details of the restructure.

If you require any additional information, please do not hesitate to contact our Investment Team on 1800 635 527.

Yours faithfully

Mark McIvor
MANAGING DIRECTOR
EQUITITRUST LTD

EQUITITRUST INVESTOR BRIEFING SUMMARY

Representing Equititrust Limited

John Goddard – Non Executive Chairman

Mark McIvor – Managing Director

David Kennedy – Executive Director / Chief Executive Officer

Matt Corkin – Director Financial Solutions

Opening Address – Mark McIvor

On behalf of Equititrust, Mark welcomed investors and explained the agenda. Mark offered a sincere apology for the abruptness of the postponement of distributions and, as the single largest investor, reiterated his personal commitment to all Equititrust investors.

Whilst we would have preferred to provide sufficient notice to all investors, the focus is now on providing a solution to the current model and that requires a restructure of the Funds and the corporate group.

Current Position of EIF – David Kennedy

WHAT HIT US?

- The GFC saw an unprecedented tightening of credit.
- Banks demanded long established credit lines be repaid.
- The Government guarantee for bank deposits saw a radical increase in redemption requests.
- There have been substantial reductions in the property market.
- Banks are not providing reasonable funding for property development.

DIFFERENT APPROACHES

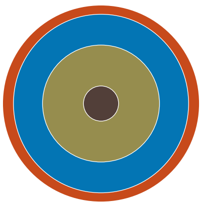
The mortgage fund industry has seen a number of alternative approaches taken by fund managers over the past three years.

Colonial First State Mortgage Fund (owned by Commonwealth Bank of Australia) has opted to freeze their fund, not pay distributions, and investors may receive a capital loss in their unit value. For a bank that has made substantial profits since the GFC through guaranteed deposits and a captive market, winding up the Colonial First State Mortgage Fund without options is a disappointing outcome for current investors.

As an alternative, Challenger Howard Mortgage Fund has restructured their mortgage fund to support their investors and commence part distributions in the interim.

It is the intent of Equititrust Ltd to provide a restructure option that will enable the opportunity to develop out the value in the existing loan book.

CURRENT POSITION OF EIF



- The Equititrust Income Fund has approximately 1,600 investors.
- Investment amounts range from $5,000 to $8.5 million.
- As a regulated fund we need to treat all investors fairly and equitably.
- The Capital Warranty Investment of $40 million has been written down by $13 million, with $27 million remaining to protect investors.

CAPITAL PROTECTION

Equititrust Ltd has opted to support both the EIF and EPF (Equititrust Premium Fund) with:

- $40 million invested as a Capital Warranty Investment in the EIF.
- $10 million invested as a Capital Warranty Investment in the EPF.
- An additional $3 million was used to absorb loan impairments in EIF, over and above the $40 million.
- An additional $13 million was absorbed by Equititrust Ltd in write downs for the EPF.

RETAINED EARNINGS AND RELATED PARTY INVESTMENT

Over the past 10 years, Equititrust Ltd has supported investors through a Capital Warranty Investment that was provided primarily through retained earnings and Mark McIvor's private investment in the group.

With over $60 million reinvested in Equititrust Ltd, the group and MM Holdings Ltd (Mark McIvor's personal company) has shielded the investors' unit price from fluctuating variations due to market conditions.

COMMITMENT TO INVESTORS

- Due to a large number of inaccurate press reports, we felt the need to set the record straight on a number of key points.
- Equititrust Ltd and Mark McIvor have invested and voluntarily sub-ordinated $40 million in the EIF (to a lower ranked position) to protect investors' capital.
- Direct investments and loans to both Funds total $16 million.
- Equititrust Ltd has voluntarily absorbed $16 million in write downs (impairments) rather than pass onto investors.
- Mark McIvor has not drawn a dividend ever.
- Equititrust Ltd has not been reimbursed for all of the expenses incurred, even though entitled to do so.
- Equititrust management fee entitlement has not been drawn in full.
- Mark and his family continue to be the largest individual investors in the Funds.

UNIT PRICE AND VALUATIONS

The Board of Equititrust Ltd has concerns over a number of valuations with two major assets listed as an example for the group. New valuations for these assets are currently underway. The $27 million Capital Warranty Investment may not fully cover the difference.

Valuations on all assets are currently being completed. If the balance of the $27 million Capital Warranty Investment is insufficient, then unit prices may be valued between $0.80 to $0.90 from the current $1.00 value.

TWO ASSETS OF CONCERN

1. **Wirrina Cove, South Australia**

   Wirrina Cove is a resort located 1 ½ hours from Adelaide CBD that includes an operational resort with restaurants, conference facilities, marina, 18 hole golf course and residential land development.

   The current loan amount on Wirrina Cove is $41 million against our latest valuation of $75 million.

   A marketing campaign on the 45 residential blocks was undertaken from December 2010 to March 2011, with three blocks sold. One of the barriers to a more successful marketing campaign has been the inability of buyers to obtain finance. At a cost of $500,000, we felt it necessary to withdraw the marketing campaign due to the lack of interest and land sale.

   An offer of $34 million has been received on Wirrina Cove, with due diligence underway.

2. **Collingwood Park, Ipswich QLD**

   Collingwood Park currently is a land development at Ipswich with an opportunity for a 1,000 lot subdivision. The loan balance is $49 million against the latest valuation of $82 million, with a current valuation being performed.

   Based on research by Equititrust Ltd, the market value for this property is potentially between $25 to $35 million, which would result in an impairment of up to $24 million plus interest, effectively wiping out the Capital Warranty Investment of $27 million.

   Action has been instigated against the original valuing firm as the variance does not reflect market forces alone. This may deliver an amount up to $5 million based on the valuer's capped professional indemnity insurance, however, it will not cover the full shortfall.

   All valuations are underway and are expected by the end of May. The Board will then be in a position to assess the current unit price in consultation with the group's auditors and others, assessing the value of additional security through personal guarantees that may be available.

LIQUIDITY

A number of investors have raised concerns over the solvency of the Fund, therefore, the following statement was issued:

Notwithstanding that we cannot raise new funds into a Fund in deferment, the Fund has the ability to meet all obligations as and when they fall due, as at 20 April 2011 and in the foreseeable future.

CLOSING COMMENTS

David Kennedy closed his session by covering a quote from August 2010 from an international accounting firm's independent review of EIF, commissioned by the National Australia Bank:

"If the security is realised in accordance with the realisation estimates set out in each of Landsolve's exit strategies, there would not be any losses to ordinary or subordinated investors."

The point of this statement was to share with investors that as at August 2010 there was no indication that impairments would affect the current unit price of ordinary investors or subordinated investors, and that the market since that date had deteriorated in this segment of the market.

Chairman's Address: The Transition – John Goddard

On behalf of the Equititrust Board, I would like to take this opportunity to confirm the following points:

- The Board is focused on delivering a distribution option whilst protecting unit prices.
- The Board supports a flexible structure that allows the development of longer term assets with key partners.
- We ask for time to deliver the detail for you, as unit holders, so that you can make an informed decision.
- We understand the need for investor comfort, whilst the Funds transition to a new structure and the implementation of the detailed plan.

Restructure and Timings – Matt Corkin

THE PLAN FOR INVESTORS

In August 2010, we outlined the need for a review and restructuring of both EIF and EPF. The extension of loan terms for borrowers (up to three years) vs. investor terms (12 month terms) has placed challenges on liquidity.

Changed market conditions have resulted in a high level of defaults with the Fund now evolving into property owners rather than property lenders. Liquidity for both Funds is reliant on the sale of property assets as flexible cost effective bank credit is now a thing of the past.

As property owners, the Funds need flexibility in order to develop out the value that has been created within the Funds' existing book of assets. Current valuations do not take into consideration the potential value that each asset is worth.

For example: an existing asset valued at $5 million does not take into account a development approval (DA) that has taken 10 months on a 450 lot sub-division. With an estimated 2 to 6 months to achieve the full DA, the potential additional value on completion could be as high as $12 to $14 million.

Developing out the value held in the property assets requires a new structure that will allow the flexibility required to achieve maximum return and support the unit price of each Fund.

AMENDED DISTRIBUTION POLICY

Many investors require their monthly distributions to meet day to day living expenses. As part of the restructure it will be priority to provide an amended distribution policy that will take into account the needs of all investors.

The EIF has a mix of retail and wholesale investors with investment amounts ranging from $5,000 to just under $8.5 million. No matter what the amount invested, every investor is important and has their own needs. As a regulated Fund we are required to ensure that all investors are treated equally.

An amended distribution policy will be issued shortly.

NEW STRUCTURE & PLAN

To facilitate a flexible structure that allows the development of assets to underpin the unit price, an offer will be made to all unit holders in both the EIF and EPF. The offer will consist of transitioning those investors that seek to accept the offer from a unit holder in a mortgage fund to a shareholder in Trust Capital Group.

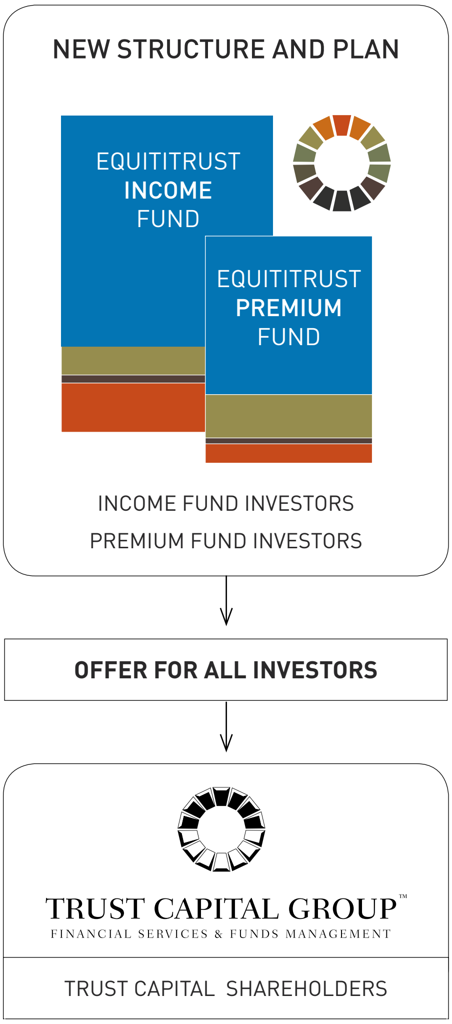
In 17 years Mark McIvor has never sought equity partners, and now seeks to offer unit holders in both Funds equity participation to support the unit price and future capital growth of the business.

To provide consistency between the current structure of EIF and EPF, the first two Board members of Trust Capital Group will consist of Mark McIvor and John Goddard. Additional Board members will be appointed over the next 30 days upon meeting agreed criteria.

Shareholders will participate in future growth equating to both yield and capital growth. Unit holders will be made an offer to convert their Fund units into shares in Trust Capital Group. The conversion price will be determined by the value of the unit prices in the existing Funds that are calculated in accordance with the Constitution.

An offer document with an expression of interest form will be issued at the end of May 2011.

Where investors opt to stay in the current Fund structure, once the National Australia Bank is paid out and as properties settle, pro rata distributions will be made as the Funds wind down at the relevant unit price.



TIME FRAMES & COMMUNICATION

New Distribution Policy
by 31st May 2011

Information Memorandum –Expression of Interest
by 31st May 2011

Fresh Valuations for all Fund Assets
by 31st May 2011

The Vision – Mark McIvor

BUSINESS IS A LEARNING CURVE

Over the past 28 years of Mark McIvor's career, the phrase "Business is a Learning Curve" has been prominent in his thoughts. The past three years have been very difficult with the last twelve months culminating in the need to restructure the two Funds in order to continue to protect the interests of investors.

Change is imperative and we need to adapt to a changing market place. Charles Darwin's quote is a mantra that Mark lives by:

> "It is not the strongest that survives, nor the most intelligent; it is the one most capable of change."

We have seen Equititrust evolve over 28 years from a law firm in Palm Beach as McIvor Coghlan, to Equitiloan, Equititrust - Merchant Bank, Equititrust - Capital Management to today as Equititrust Capital.

As we progress with the new structure we have dropped "Equiti" from the brand and will move forward with Trust Capital Group as the new entity.

A key to delivering on the plan for the group is to have partners that we trust that can provide value added services and share a mutual philosophy to drive the group forward. Over the past six months we have developed core relationships that include:

1. Landsolve Partners – development skills to maximize the existing loan books.
2. Titanium Partners – financial planning, wealth management, superannuation and funds management with over 60 financial planners operating nationally.
3. Guardian Partners – The legal resource that will provide the sharp blade to protect the interest of the group including investors and partners.

Whilst the last four weeks have been a very difficult culmination of the last 12 months, we have confidence in the plan we have for the group and look forward to sharing that with you over the next 30 days.

Mark will leave you with a quote from Apple founder, Steve Jobs:

> "Innovation is the ability to see change as an opportunity, not a threat."

Questions and Answers

Q. When will distributions recommence?

It is likely that distributions will not recommence before August 2011, once the National Australia Bank facility of $25 million is cleared in full. We remain conscious of the need for a large percentage of investors to receive a distribution in order to cover their day to day living expenses.

Q. What about the value of my investment?

If the valuations for all assets confirm the Board's concerns on the current market position, the $27 million Capital Warranty Investment will not be sufficient to cover the loan impairments with the unit price likely to be between $0.80 to $0.90 per unit.

For example, $100,000 invested in the EIF at a reduced unit price of $0.80 could be worth $80,000.

Q. Are you intending to list the new structure on the Australian Stock Exchange?

Whilst a listing on the Australian Stock Exchange may be a future option as part of an exit strategy for investors, it is too early to table this as a definitive strategy even though it is one that we have considered. As an interim measure, a secondary market facilitated by the group to allow shareholders to trade shares may be available for consideration.

Q. What if I do not want to take up the new offer?

All investors will be given two options. If they do not wish to take up the share offer they can remain in the current Funds and as the National Australia Bank is repaid and property assets sold, pro rata redemptions will be made. This will be subject to the timing of settled properties and the unit price at that point in time.

Q. Can I have some of my investment in the new structure and leave some in the current fund?

Yes, this is an option that will be available as part of the offer.