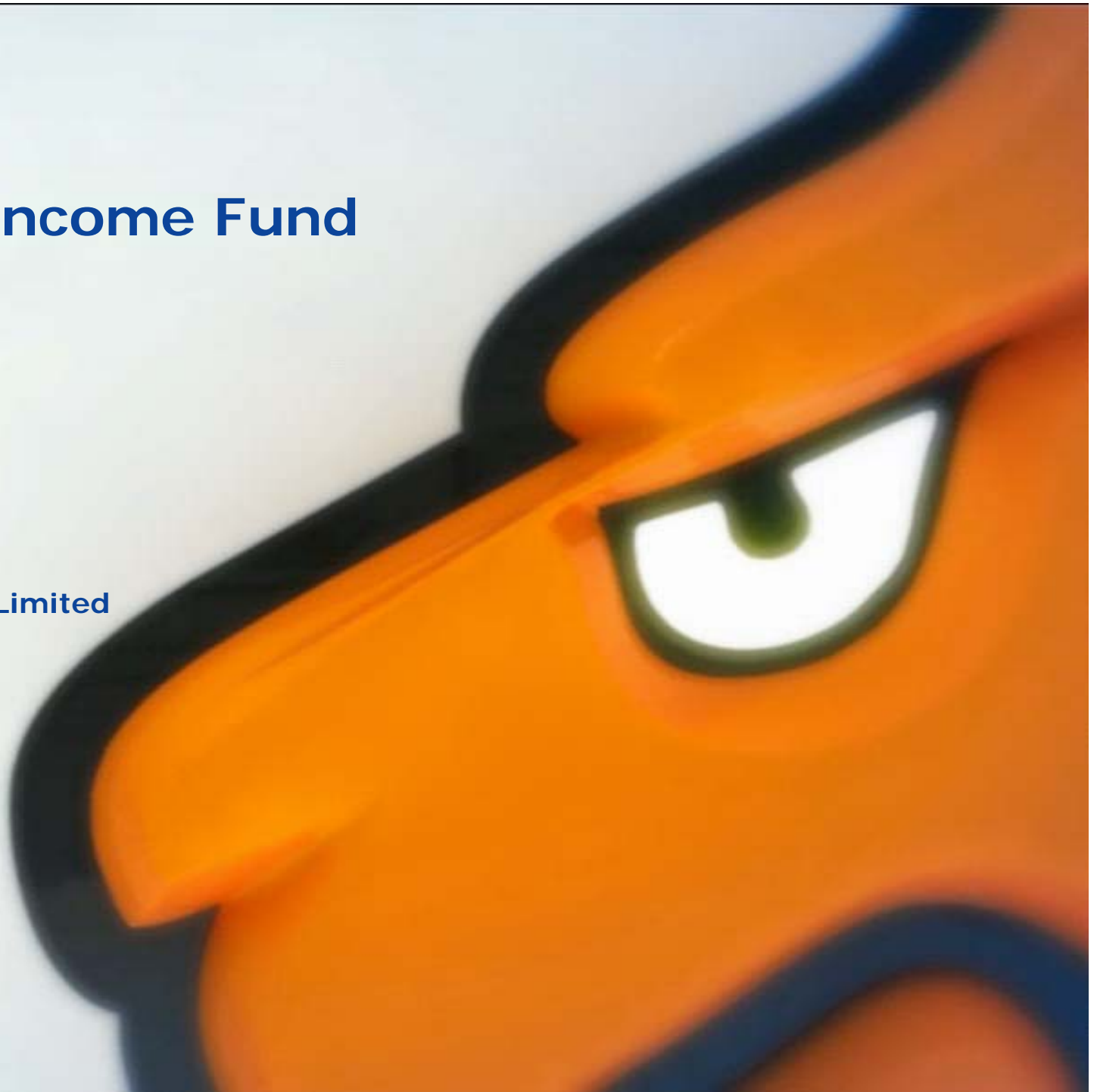


Premium Income Fund

Presentation
1 April 2009

Jenny Hutson
Managing Director
Wellington Capital Limited





The PIF journey

Fund composition



- 🦁 Managed investment scheme formerly managed by MFS Limited
- 🦁 10,387 investors
- 🦁 \$755 million in investor contributed funds invested in
 - 🦁 Commercial loans
 - 🦁 Asset backed securities
 - 🦁 Managed investment schemes
 - 🦁 Fixed interest investments

- ✿ Shares in former responsible entity purchased by Wellington Capital on 9 June 2008
- ✿ Wellington Capital Limited appointed responsible entity in general meeting of unitholders on 16 October 2008
- ✿ Fund listed on National Stock Exchange on 16 October 2008

Challenges



- 🦁 Market conditions
- 🦁 Default on \$200 million finance facility
- 🦁 Supreme Court claim for damages - \$147.5 million
- 🦁 MFS connection - media

Fund update



Debt



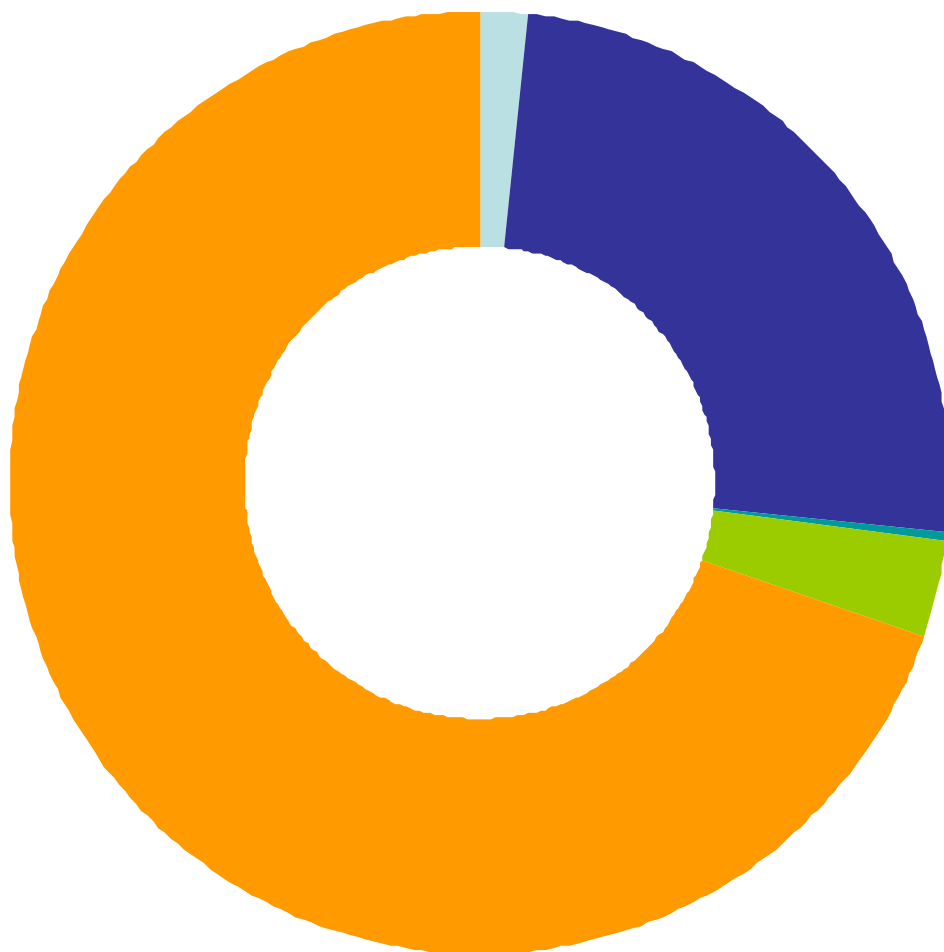
- Debt repayment complete.
 - \$100 million outstanding when Wellington took control
 - \$55 million outstanding as at 30 June 2008
 - \$5 million outstanding as at 24 December 2008
 - Full repayment on 19 March 2009
- Net asset backing of unit as at 31 December 2008 is 44 cents

Value recovery strategy



- 🦁 Restructure arrangements in relation to current mortgage portfolio
- 🦁 Patience and a restructure of the existing portfolio
- 🦁 Market recovery

Fund asset allocation as at 31 December 2008



Mortgage Loans	69.7%
Managed Investment Schemes	1.6%
Alternative Investments	25.0%
Cash Investments	0.4%
Fixed Interest Investments	3.3%

The way forward



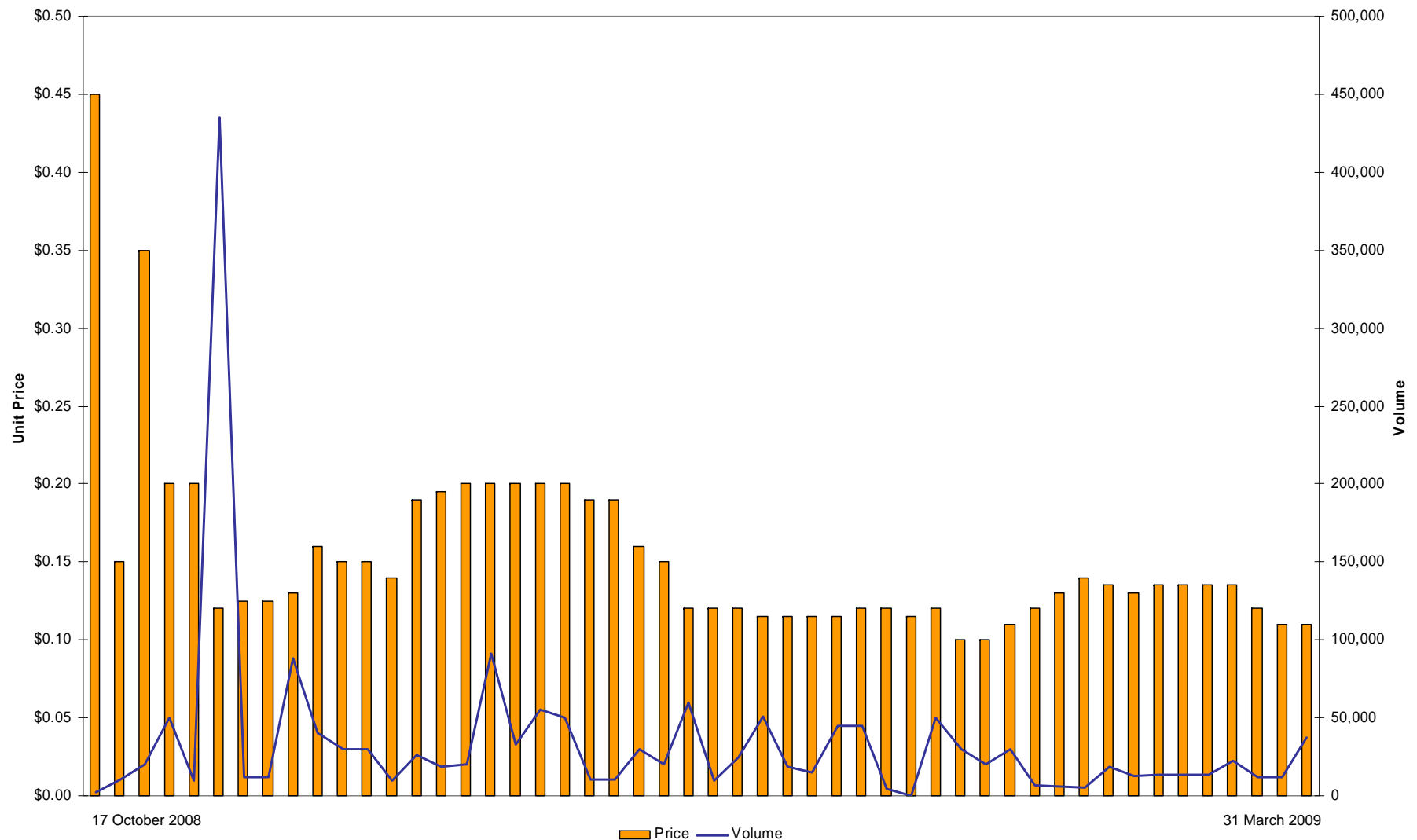
- Wellington Capital Limited is mortgagee in possession in relation to many of the assets provided as security for the funds loan portfolio
- A sales program with Jones Lang LaSalle, Ray White and Colliers will see 11 of the underlying properties, provided as securities supporting the loans made by the fund, taken to market
- Marketing campaign commences Saturday 4 April 2009
- The aim of this campaign is to realise assets at market value to enable loan repayments to the Premium Income Fund

Cash payments to investors



- Wellington committed to cash payment to unitholders as soon as the Fund is in a position to do so
- Timing remains uncertain and dependent on outcome of marketing campaign

NSX trading



This graph represents the total NSX trades of units in the Premium Income Fund (NSX:PIN) from 16 October 2008 to 31 March 2009.



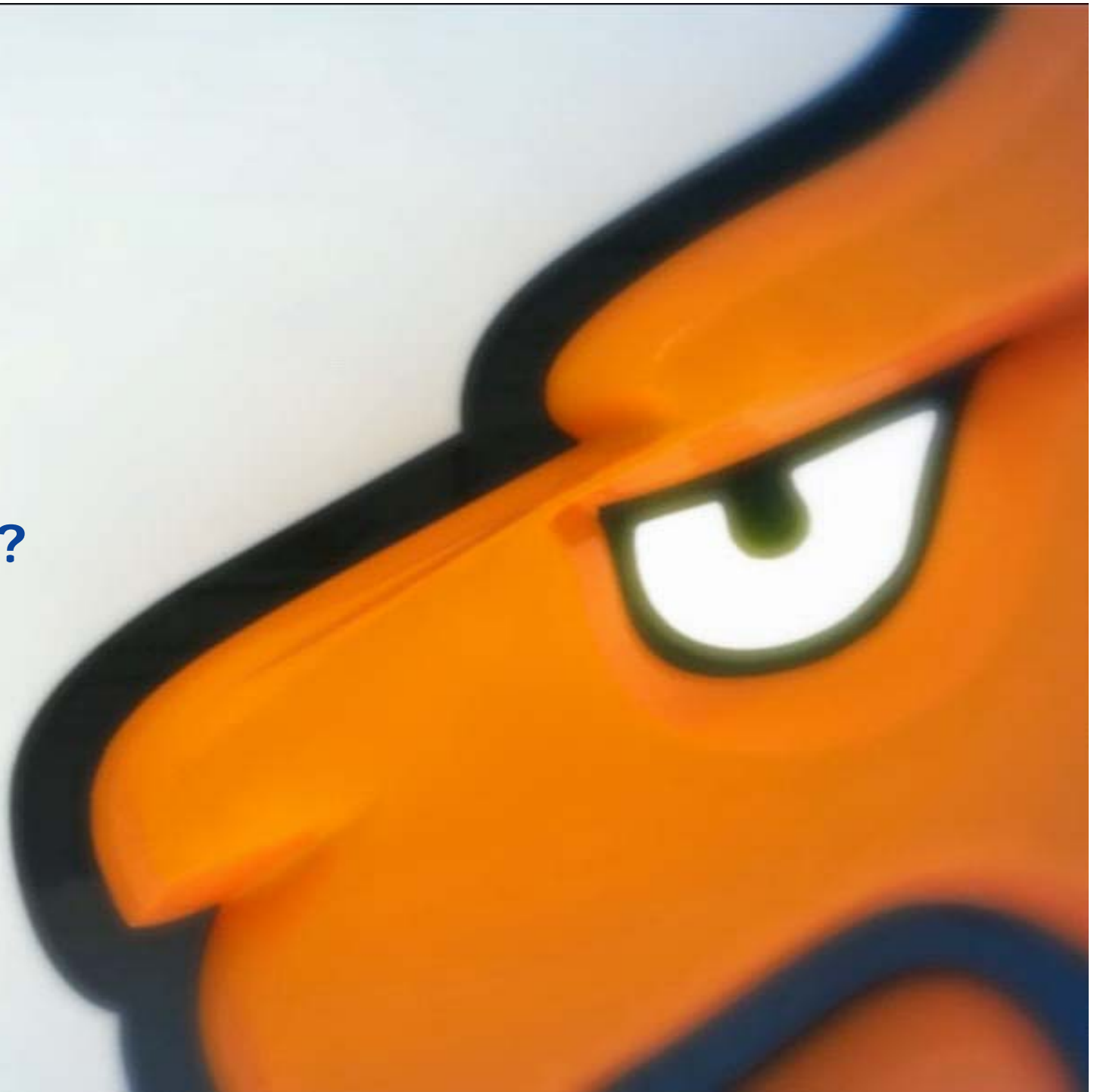
Communication

How do we communicate?



- 🦁 Advisers and investors assisted with by the Wellington Hotline:
1300 854 885
- 🦁 Adviser email: adviserservices@newpif.com.au
- 🦁 Regular NSX releases
- 🦁 Quarterly investor update mail out directly to investors

Questions?





Wellington

PREMIUM INCOME FUND