

Premium Income Fund

NSX Release: 2 February 2010



Raptis Group Loan

The Premium Income Fund holds a second ranking mortgage over the assets known as the Sheraton Mirage located on the Gold Coast, Queensland.

In addition, the Premium Income Fund holds a second ranking fixed and floating charge over the assets of the owner of the Sheraton Mirage, SP Hotels Pty Ltd. SP Hotels Pty Ltd is a member of the Raptis group of companies.

St George Bank Limited holds a first ranking mortgage over the Sheraton Mirage and a first ranking fixed and floating charge over the assets of SP Hotels Pty Ltd.

St George Bank Limited in its capacity as mortgagee in possession over the Sheraton Mirage has commenced legal proceedings seeking orders which would enable St George Bank Limited to sell the Sheraton Mirage on an unencumbered basis. The Premium Income Fund is defending these proceedings as is the third mortgagee LJK Nominees Pty Ltd.

The matter is set down for hearing in the Supreme Court of Queensland on 12 February 2010.

Further updates will be provided as the matter progresses.

For further information please contact:

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