

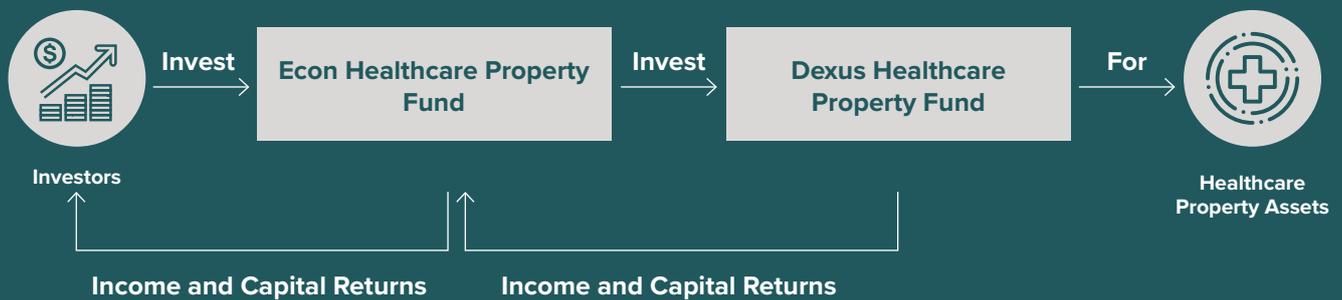
Econ Healthcare Property Fund

FACT SHEET

ABN 42 649 792 733



INVESTMENT STRATEGY



Features	Funds Details
Fund Objective	To provide investors with a balanced return of income and capital growth
Fund Strategy	Invest in a portfolio of Australian healthcare property assets via the Dexus Fund
Fund name	Econ Healthcare Property Fund (ABN 42 649 792 733)
Type of Fund	Unregistered wholesale unit trust
Trustee & Manager	Econ Funds Management Pty Ltd (AFSL 517694)
Target Return	8% over a 10 year rolling period
Distribution frequency	Quarterly
Application Fee	\$500+gst
Performance fee	NIL
Entry & Exit fee	NIL
Term	Open ended
Minimum Investment	\$50,000
Investor Type	Strictly limited to wholesale investors

DISCLAIMER

This fact sheet is intended only for the person to whom it has been delivered. This fact sheet should not be used as the primary source of readers' information but rather in conjunction with the Information Memorandum, which should be read in its entirety before making a decision to invest. Econ Healthcare Property Fund will be exposed to the financial risks typically associated with mortgage-style investments. Such risks may result in capital losses. Econ Healthcare Property Fund will not be liable for losses of any kind. A complete list of the major risks associated with an investment made in Econ Healthcare Property Fund is also provided in the Information Memorandum. The contents of this fact sheet should not be interpreted as legal, tax investment or other advice and this Fact Sheet may not be replicated or used for any other purpose.