Fund at a Glance

Investment Options:	1. Income Units - 9.25% pa* 2. First Mortgage Units - 7.9% pa* 3. Development Units - 20% pa* 4. Management Company Units - N/A
Unit Price	November 2016
Income Units	$1.00
First Mortgage Units	$1.00
Development Units	$1.00
Management Company Units	$0.64
Minimum Investment	$2,000
Additional Investments	$500
Distributions	Monthly (Management Company Units - Quarterly.)
Redemption	After first 12 months, quarterly**

Introduction

The Sterling Income Trust ("SIT" or "Trust") is a registered managed investment scheme offering four investment alternatives.

Income Units:

- Historically pays distributions of 9.25% pa*
- Distributions paid monthly
- 100% Tax deferred
- 4 years track record
- Exposure to Rental Management Income Rights

First Mortgage Units:

- Target distributions of 7.9% pa*
- Distributions paid monthly
- Secured by first mortgage and general security agreement
- Provides property acquisition and construction funding to build residential homes for Sterling New Life

Development Units:

- Target distributions of 20% pa*
- Distributions paid monthly
- Secured by first or subordinated mortgage and general security agreement
- Provides property acquisition and construction funding to build residential homes for Sterling New Life
- Unprecedented demand has facilitated the need for this funding

Management Company Units:

- Provides investors with an interest in the management company sitting behind the Sterling New Life Lease concept.

* Investors should note that any reference to past performance is not a reliable guide to future performance. Any reference to target distribution rates are based on the interest rates payable under loan agreements for loans to be advanced by the Sterling Income Trust ("SIT"), the estimated operating costs of the SIT and its investments and the historical performance of the underlying investments.

Please refer to the PDS for each Unit class for details and please read the Key Risks section of the PDS.

** Redemption facility is subject to terms and conditions. Details are included in the PDS.

- Investment funds are used to acquire ordinary shares and preference shares in Sterling First (Aust) on a 1 for 3 basis ("Shares")
- Any distribution paid quarterly
- Redemption for cash or shares

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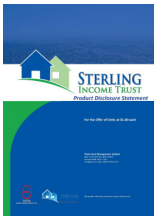

Product Disclosure Statement - Issued 20 May 2016

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Sterling Income Trust - Information summary

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Sterling Income Trust - Independant research summary

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Disclaimer

This material has been prepared by Sterling Corporate Services Pty Ltd (ACN 158 361 507) ("SCS"). SCS is appointed as Investment Manager of the Sterling Income Trust (ARSN 158 828 105) *[read more (/disclaimer)]*

Contact Details

Sterling Corporate Services Pty Ltd
1300 665 890
offer@sitfund.com.au (mailto:offer@sitfund.com.au)

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