

# Premium Income Fund

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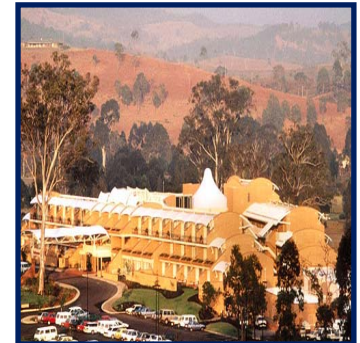
## Mortgagee in Possession Sale: Kooralbyn Resort

Wellington Capital Limited as responsible entity of the Premium Income Fund is delighted to announce that a contract for the sale of the property known as the Kooralbyn Resort has been signed.

The property is subject to a conditional contract for sale. Wellington Capital Limited is selling the property as Responsible Entity of the Premium Income Fund and mortgagee in possession. The purchaser is a consortium advised by DLA Piper. Spokesman for the consortium Murray Bailey said

*“Kooralbyn has extraordinary potential to become the premier address in the SE Queensland growth corridor.”*

It is the incoming purchaser’s intention to undertake a full refurbishment of the property and re-open it as a premier, 5 star tourist destination and seek to optimise the residential opportunity within the resort area over time.



The property known as Kooralbyn is situated on more than 350 hectares of land within the beautiful Kooralbyn hinterland valley. The property is 64 kilometres south-west of Brisbane and includes the Kooralbyn Resort and Golf Course, and Kooralbyn International School.

The Kooralbyn Resort operated until 2008 as a 100 room hotel. The Kooralbyn Resort Golf Course was the first resort golf course built in Australia. From 1986 to 2008 it was featured in every national rating list.

Kooralbyn International School continues to operate today providing private education to students from prep through to year 12. The school offers a well-renowned sports excellence program and is considered the pre-eminent golfing academy in Australia. The school’s list of past students is impressive, including Cathy Freeman and four current US PGA Tour winners, Adam Scott, Jason Day, Steven Bowditch and Adam Crawford.

Managing Director, Jenny Hutson said

*“To have a contract for sale of the Kooralbyn Resort is excellent for Unitholders. It is also an exciting step forward for the residents of, and visitors to, the Scenic Rim and broader South East Queensland. It is particularly pleasing that the contract for sale has been negotiated with a party whose intentions are to return the once outstanding resort to its former glory.”*

Wellington Capital, as mortgagee in possession, has previously taken the property to market through Jones Lang LaSalle. This transaction is anticipated to return net proceeds of approximately \$22 million to the Fund.



At the request of the purchaser the contract contains a change in control clause, meaning that the purchaser can choose whether to proceed with the contract if Wellington Capital Limited is not the responsible entity of the Fund.

The contract is subject to an 18 month deferred settlement and is conditional upon finance and finalisation of town planning considerations by the Conditions Date which is eight months from the contract date namely 16 January 2012. The purchaser plans to undertake capital works following the conditions date.

### For further information please contact:

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