

# EAIT Direct Investments Fund

## Quarterly Report – December 2012



### EAIT Direct Investments Fund (EDIF or the Fund)

As investors are aware, the Fund is being managed to preserve value, realise assets where appropriate and return capital to unitholders. Based on information received from management on the remaining assets of the Fund, the aggregate value of EDIF's assets is estimated to be approximately \$0.03 per unit as at 31 December 2012. We propose to make a capital return in February 2013 of 1.8 cents per units.

### Valuations

The assets of the fund are held in cash and a sub trust which holds units that are backed by cash. Further information on the CDO investment is provided below.

A summary of the status of the underlying investments on a look-through basis is provided below.

Investment	Description	Status
<b>Babcock &amp; Brown CDO Investments Pty Ltd</b>	Investment in the Babcock & Brown CDO Investment Fund.	The key drivers of recovery values in the portfolio are home prices in the USA and loan level delinquency. Management do not expect home prices to improve significantly this year. Given further write downs and losses on underlying assets of the fund and limited prospects for improvement, this asset has been written down to zero.

### Contact us

For further information please  
email: [info@oneinvestment.com.au](mailto:info@oneinvestment.com.au)

One Managed Investment Funds Ltd  
Level 13  
20 Hunter Street  
Sydney NSW 2000  
T +61 2 8277 0000

This report is provided to you for information purposes only by One Managed Investment Funds Limited ("OMIFL") (ABN 47 117 400 987, AFSL 297 042) as responsible entity of the Everest Direct Investments Fund ("EDIF"). It does not constitute an offer or invitation to purchase or subscribe for EDIF or any other securities. One Managed Investment Funds Ltd is a subsidiary of the One Investment Group. Any financial product advice given in this presentation is of a general nature only. The information has been provided without taking into account the investment objective, financial situation or needs of any particular investor. Therefore, before acting on the information contained in this report you should seek professional advice and consider whether the information is appropriate in light of your objectives, financial situation and needs. OMIFL does not guarantee the performance of EDIF, the repayment of any capital or any rate of return. Investing in any financial product is subject to investment risk including possible loss. Past performance is not a reliable indicator of future performance. Information in this report is based on information provided to OMIFL by third parties that may not have been verified. OMIFL believes that the information is reliable but does not guarantee its accuracy or completeness. OMIFL is not able to give tax advice and accordingly, investors should obtain independent advice from an accountant and/or lawyer before making any decision based on the tax treatment of investments in EDIF.