

## Outlook Winter 2009

### Material Information Guide

Orchard's Outlook Winter 2009 report includes information that may have a material effect on the price or value of investments in Orchard funds. This Material Information Guide provides references to where you can find particular information within the report.

You should read the report in full. If you have any questions please contact Orchard Investor Services on 1800 008 494 or at [info@orchardfunds.com](mailto:info@orchardfunds.com).

Fund	Key considerations <sup>1</sup> Page ref.	Distribution outlook <sup>2</sup> Page ref.	Debt position <sup>3</sup> Page ref.	Asset sales and valuations <sup>4</sup> Page ref.	Fund summary <sup>5</sup> Page ref.
Childcare Property Fund	5	5, 11	5, 12	-	11-13
Commercial Office Fund	5	5, 14	5, 15	14, 20	14-16
Diversified Property Fund	6	6, 17	6, 19	17	17-19
Essential Healthcare Trust	6	6, 20	6, 21	6, 20	20-21
Hybrid Property Fund	6	6, 22	6, 25	24	22-23
Primary Infrastructure Fund	7	7, 24	7, 25	7	25-26
Social Infrastructure Trust	7-8	7-8, 27	7	8, 27	27-28
Sydney Healthcare Trust	8	8, 29	8,	8, 29	29-30
Industrial Property Fund	8	8	8, 33	-	31-33
BSH Heidelberg Joint Venture	8-9	8, 34	8-9	8	34-35
Barossa Valley Resort	9	9, 36	-	-	36-37
Chevron Renaissance Property Trust	9	9, 38	9, 39	9, 38	38-39
PHC Darlinghurst Syndicate	10	10, 40	10, 41	10, 40	40-41
Sydney Land Syndicate	10	10, 42	10, 42	42, 43	42-43

<sup>1</sup> This includes the key considerations currently applicable to the product. You should also refer to the Fund Summary.

<sup>2</sup> This includes information about FY2009 distributions and expected FY2010 distributions. You should also refer to the Fund Summary.

<sup>3</sup> This includes information about the current debt position. You should also refer to the Fund Summary.

<sup>4</sup> This includes information about recent or proposed asset sales and valuations. You should also refer to the Fund Summary.

<sup>5</sup> This includes general a general updated about the product, including additional information about distributions, debt overview (including key metrics), asset sales and distributions and historical performance.