

Project Junior Pte Ltd (**PJPL**) Offer
to acquire units in the Pacific First Mortgage Fund (ARSN: 088 139 477)

October 18, 2010

Dear Unitholder,

We are pleased to update you on the status of the PJPL Offer for up to 49% of the units in Pacific First Mortgage Fund (**PFMF**).


PJPL will waive all conditions relating to its Offer with effect from October 20th 2010 and will begin processing acceptances for payment within 10 business days from October 20th 2010 or whenever your valid acceptance form is received by Computershare.

PJPL is still targeting a significant holding in PFMF up to the maximum cap of 49%, and so has **extended the offer period until 5.00 pm on December 10th 2010 unless PJPL decides to close the Offer earlier.** Any further updates to the offer period, including PJPL closing the offer earlier than December 10th 2010, will be communicated to Balmain Trilogy, and requested to be posted on its website.

You should have received your 4 cent per unit return of capital from PFMF. Therefore, if you accept the PJPL offer, you will receive the adjusted offer price of 22 cents per unit, being the initial offer price of 26 cents per unit, reduced by the 4 cent per unit capital return. If you have not received any return of capital, you should contact Balmain Trilogy's investor relations line on 1800 194 500.

If you wish to accept the PJPL offer, and need to request another Offer Booklet or acceptance form, or you need assistance in filling in your acceptance form, please contact the PJPL Offer Line on 1800 707 861 (toll free for callers within Australia) or on +61 2 8256 3387 (for callers outside Australia). If you do not wish to accept the PJPL offer, or have accepted already, you do not need to do anything.

Kind Regards,



Robert Naso, Director
Project Junior Pte Limited