

Media Release

17 May 2010

Viento announces \$7.0 million capital raising for its flagship Fund

The directors of Viento Group today announced a capital raising for the Viento Diversified Property Fund (the Fund).

Viento Property Limited, the manager and responsible entity of the Fund, is seeking to raise \$7.0 million through the issue of Convertible Preference Units (CPUs) at an offer price of \$1.00 per unit.

The offer is rated A- by Property Investment Research (a member of the Aegis Group) and comprises a non-renounceable 1 for 11 pro-rata entitlement for eligible unit holders. A concurrent external offer to new investors will open on 1 June 2010.

Key features of the offer are 9.0% annualised distributions (paid quarterly) that are 100% tax advantaged and the option to convert the CPUs to Ordinary Units at a 40% discount at the end of three years.

Successful recapitalisation will provide significant benefits that will:

- Reduce borrowings and the Fund's loan to value ratio (LVR).
- Strengthen cash flow to complete essential capital improvements at properties owned by the Fund and pay leasing incentives.
- Improve the value and performance of properties in the Fund's portfolio.
- Establish a solid platform for future growth.

Viento Group executive chairman, Robert Nichevich said, "Lower property values and income led to pressure on the Fund's gearing covenants. This capital raising will address these issues directly and allow the Fund to restore the value of its properties."

For full details of the offer, refer to the PDS available at www.vientogroup.com.

Enquiries

Investors who have any questions regarding the offer should contact the Viento Client Services team by email at info@vientogroup.com or call 1300 555 505 (within Australia) or +61 3 9865-7015 between 8.30am and 5.30pm (AEST), Monday to Friday during the offer period 10 May – 30 June 2010.

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