

Macquarie Flexi 100 Trust



NOVEMBER 2010 OFFER

Product Disclosure Statement dated 13 September 2010

Current Offer

The Unit Classes available under the current invitation (**Offer**) to apply for Units in the Macquarie Flexi 100 Trust ARSN 129 962 189, and information about their Reference Asset, performance caps, Hurdles and Distribution Rates, are listed below. This Offer should be read in conjunction with the Product Disclosure Statement dated 13 September 2010 (**PDS**) issued by Macquarie Financial Products Management Limited ABN 38 095 135 694, AFSL 237847 (**MFPML**), which is available [here](#)¹.

5.5 Year Fixed Distribution Classes

Unit Class	Investment Opportunity	Reference Asset	Term / Share Performance Cap*		Hurdle	Distribution Rate
			Indicative**	Minimum		
Class U	Australian Equity	S&P/ASX 200 Index	100%	85%	122%	For all four Unit Classes: Years 1-5: 4.0% Year 5.5: 2.0%
Class V	Australian Equity Focus	Australian Equity Focus Basket	100%***	85%	122%	
Class W	Asia Long Short	MQ Asia Long Short Fund	Uncapped	85%	122%	
Class X	Asian Equity	20% Hang Seng H-Share Index ETF 20% Tracker Fund of Hong Kong 20% MSCI Taiwan Index 20% Kospi 200 Index 20% MSCI Singapore Index	Uncapped	85%	122%	

* The Share Performance Cap applies to each Australian Equity Focus Class; the Term Performance Cap applies to all other Fixed Distribution Classes. See Sections 2.2.2 and 2.3.2 of Part I of the PDS for more information.

** Actual Share Performance Caps and Term Performance Caps will be determined on or before the Swap Start Date, which will be on or about the Unit Issue Date.

*** The Share Performance Cap applies to the individual performance of each constituent share of the Reference Asset, and not the performance of the Reference Asset itself. See Section 2.2.2 of Part I of the PDS for more information.

¹ Available on the Flexi Website at macquarie.com.au/flexi. Terms used in this Offer have the same meaning as in the PDS.

3.5 Year Fixed Distribution Classes

Unit Class	Investment Opportunity	Reference Asset	Term / Share Performance Cap*		Hurdle	Distribution Rate
			Indicative**	Minimum		
Class Y	Australian Equity Focus	Australian Equity Focus Basket	65%***	55%	116.25%	For both Unit Classes: Years 1-2: 6.5% Year 3: 3.25% Year 3.5: 0.0%
Class Z	Asian Equity	20% Hang Seng H-Share Index ETF 20% Tracker Fund of Hong Kong 20% MSCI Taiwan Index 20% Kospi 200 Index 20% MSCI Singapore Index	Uncapped	55%	116.25%	

* The Share Performance Cap applies to each Australian Equity Focus Class; the Term Performance Cap applies to all other Fixed Distribution Classes. See Sections 2.2.2 and 2.3.2 of Part I of the PDS for more information.

** Actual Share Performance Caps and Term Performance Caps will be determined on or before the Swap Start Date, which will be on or about the Unit Issue Date.

*** The Share Performance Cap applies to the individual performance of each constituent share of the Reference Asset, and not the performance of the Reference Asset itself. See Section 2.2.2 of Part I of the PDS for more information.

Variable Distribution Classes

Unit Class	Investment Opportunity	Reference Asset	Annual Performance Cap*		Distribution Rate
			Indicative**	Minimum	
Class AA	Australian Equity	S&P/ASX 200 Index	17%pa***	15%pa	For both Unit Classes: Potential variable Distributions between 0.0% and the relevant Annual Performance Cap (if applicable).
Class AB	Asia Long Short	MQ Asia Long Short Fund	Uncapped***	15%pa	

* For information about the Annual Performance Cap, see Section 2.4.1 of Part I of the PDS.

** Actual Annual Performance Cap will be determined on or before the Swap Start Date, which will be on or around the Unit Issue Date.

*** The indicative Annual Performance Caps for the Variable Distribution Classes are only in relation to Distribution Period 1; for Distribution Periods 2 and 3 this may vary, subject to the Minimum Performance Cap. See Section 3.3.1 of Part I of the PDS for more information.

Key dates

Offer Opens	15 September 2010
Offer Close	3.00 pm (Sydney time) 17 November 2010
Unit Issue Date	30 November 2010

Dates and times are indicative only. MFPML reserves the right to vary the dates and times related to the Offer without prior notice, and to accept late applications, reject applications and/or close the Offer early. Any changes will be made available on the Flexi Website at macquarie.com.au/flexi.

Key Dates – 5.5 Year Fixed Distribution Classes*

Unit Class	Investment Opportunity	Maturity Dates	Swap Valuation Dates	Distribution Dates
Class U	Australian Equity	31 May 2016	16 May 2016	For all four Units Classes: 30 November 2011, 2012, 2013, 2014, 2015 and 31 May 2016
Class V	Australian Equity Focus	31 May 2016	16 May 2016	
Class W	Asia Long Short	31 May 2016	29 April 2016	
Class X	Asian Equity	31 May 2016	16 May 2016	

* For each Unit Class, the Swap Start Date will be on or about the Unit Issue Date.

Key Dates – 3.5 Year Fixed Distribution Classes*

Unit Class	Investment Opportunity	Maturity Dates	Swap Valuation Dates	Distribution Dates
Class Y	Australian Equity Focus	30 May 2014	16 May 2014	For both Units Classes: 30 November 2011, 2012 and 2013
Class Z	Asian Equity	30 May 2014	16 May 2014	

* For each Unit Class, the Swap Start Date will be on or about the Unit Issue Date.

Key Dates – Variable Distribution Classes*

Unit Class	Investment Opportunity	Maturity Dates	Reference Asset Valuation Dates	Distribution Dates	Distribution Period		
					1	2	3
Class AA	Australian Equity	29 November 2013	15 November 2011, 2012 and 2013	30 November 2011, 2012 and 29 November 2013	Swap Start Date to 15 November 2011	16 November 2011 to 15 November 2012	16 November 2012 to 15 November 2013
Class AB	Asia Long Short	29 November 2013	31 October 2011, 2012 and 2013	30 November 2011, 2012 and 29 November 2013	Swap Start Date to 31 October 2011	1 November 2011 to 31 October 2012	1 November 2011 to 31 October 2013

* For each Unit Class, the Swap Start Date will be on or around the Unit Issue Date.

Walk-Away Dates - all Unit Classes

During the Term:

Walk-Away Date	Relevant Notification Date*	Unit Valuation Date
Last business day in March	15 February	Early March
Last business day in June	15 May	Early June
Last business day in September	15 August	Early September
Second last business day in November	15 October	Early November

* If the Notification Date falls on a day which is not a business day in Sydney, then the preceding business day will apply.

Investment Loan and Interest Loan – indicative interest rates

The indicative initial interest rates for the Investment Loan and optional Interest Loan are:

Loan	Indicative Interest Rate*
Limited Recourse Investment Loan	9.10%pa
Full Recourse Investment Loan	8.85%pa
Interest Loan	10.95%pa

* These interest rates are indicative only. The actual interest rates will be determined by the Loan Provider on or around 15 November 2010 and published on the Flexi website.

How to apply

Step 1	Download and read the Macquarie Flexi 100 Trust PDS and read the Offer on this website
Step 2	Complete your Application Form (included at the back of the downloaded PDS) and any required accompanying documents (referred to in the Application Form and in Section 7 of Part II of the Macquarie Flexi 100 PDS)
Step 3	Send your completed Application Form and the additional required documents, so that it is received by 3.00pm (Sydney time) on Wednesday 17 November 2010

Lodge your application by the Offer Close date

While the Offer is scheduled to close at 3.00pm (Sydney time) on Wednesday 17 November 2010, you are encouraged to submit your Application Form so that it is received by the Responsible Entity on or before Tuesday 16 November 2010.

Important information

This information is current as at 13 September 2010 and was prepared by Macquarie Financial Products Management Limited ABN 38 095 135 694, AFSL 237847 (MFPML), the issuer of units in and the responsible entity of the Macquarie Flexi 100 Trust. An invitation by MFPML dated 13 September 2010 for Investors to apply for Units in the Macquarie Flexi 100 Trust to which the Product Disclosure Statement dated 13 September 2010 (PDS) relates is available at macquarie.com.au/flexi or by phoning 1800 080 033.

In deciding whether to acquire or continue to hold an investment in the Macquarie Flexi 100 Trust, investors should obtain a copy of the PDS and fully consider its contents.

This information is general advice and does not take account of investors' objectives, financial situation or needs. Before acting on this general advice, investors should therefore consider the appropriateness of the advice having regard to their objectives, financial situation or needs. We recommend investors obtain financial, legal and taxation advice before making any financial investment decision.

MFPML or its associates, officers or employees may have interests in the financial products referred to in this information by acting in various roles including as investment adviser, broker or lender. MFPML or its associates may receive fees, brokerage or commissions for acting in these capacities. In addition, MFPML or its associates, officers or employees may buy or sell the financial products as principal or agent. Investors may contact MFPML on 1800 080 033.

The loans are offered by Macquarie Specialist Investments Lending Limited ABN 59 125 574 389 and are subject to approval.

Investments in the Macquarie Flexi 100 Trust are not deposits with, or other liabilities of Macquarie Bank Limited ABN 46 008 583 542 (MBL), MFPML or of any Macquarie Group company, and are subject to investment risk, including possible delays in repayment and loss of income or capital invested. None of MBL, MFPML or other member companies of the Macquarie Group of companies guarantees any particular rate of return, the performance of, or the repayment of capital from the Macquarie Flexi 100 Trust.

For more information speak to your financial adviser or contact Macquarie Specialist Investments.



1800 080 033



macquarie.com.au/flexi