

15 July 2010

«Legal_Owner»
«Beneficial_Owner»
«PostalAddress1»
«PostalAddress2»
«PostalSuburb» «PostalState» «PostalPostCode»

Rural Funds Management Ltd
ABN 65 077 492 838
AFSL 226701
Level 2, 2 King Street Deakin ACT 2600
Locked Bag 150 Kingston ACT 2604
P 02 6203 9700
F 02 6281 5077
W www.ruralfunds.com.au
Adviser Services 1300 880 295
Investor Services 1800 026 665

Dear «Salutation»

Re: RFM RiverBank ARSN 112 951 578 (RiverBank) Management Fee changes

RFM wishes to advise investors in RiverBank, that from 1 September 2010 the management fees paid by RiverBank to Rural Funds Management Ltd (RFM) for its managerial services will change.

The Management Fee stated in the current PDS is 1.00% p.a. of the value of RiverBank's Net Assets. plus an Asset Management Fee of 1.00% p.a of the value of RiverBank's Gross Assets. From 1 September 2010 the Management Fee will be 1.00% p.a of the value of RiverBank's Gross Assets, whilst the Asset Management Fee will be charged at 5.00% p.a of RiverBank's *operating expenses* for the proportion of RiverBank assets that are operated and 5.00% for rental income for the proportion of RiverBank assets which RFM has arranged to be leased. This new fee structure is within the limits prescribed by the RiverBank Constitution and more accurately reflects the apportionment of work undertaken between fund management and asset management..

The fees under the new structure will, as is the case currently, be paid out of the assets of the funds. **Financial modelling of the new fee structure indicates that there will be a modest decrease in the total fees paid by RiverBank when compared to the fees described in the current PDS. As such, RFM anticipates no material difference to the net returns and yields of RiverBank as a result of this change in fee structure.**

The purpose of this change to the fee structure of RiverBank is to better reflect the distinction between the different managerial roles that RFM undertakes in the management of RiverBank. RFM is responsible for attracting lease counterparts and negotiating lease agreements on behalf of RiverBank as well as actively managing the assets and operational aspect of RiverBank where a lease agreement cannot be negotiated. RFM believes that the new fee structure better reflects the costs that RFM incurs for both the fund and asset management of RiverBank.

Further information is available on the RFM website at www.ruralfunds.com.au or by contacting Investor Services on 1800 026 665.

Yours sincerely



Jane Barter
Manager – New Product Development & Investment Services