

FIRST NATIONAL

FINANCIAL INCOME FUND



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FIRST NATIONAL FINANCIAL INCOME FUND ANNOUNCES FINAL YEAR-END SPECIAL DISTRIBUTION AND JANUARY MONTHLY DISTRIBUTION

Toronto, Ontario, January 18, 2010 – First National Financial Income Fund (TSX: FN.UN) (the “Fund”) today confirmed that the one-time special year-end distribution for the year ended December 31, 2009 will be \$0.05 per unit. On December 14, 2009, the Fund announced that its Board of Trustees had approved an estimated one-time special distribution of \$0.05 per unit. The final amount of the special distribution has since been determined to be \$0.05 per unit and will be payable on February 16, 2010 to unitholders of record at the close of business on December 31, 2009.

In addition, the Fund announced that its regular monthly cash distribution for the period January 1 to January 31, 2010 will be \$0.125 per unit. This distribution will be payable on February 16, 2010 to unitholders of record at the close of business on January 29, 2010.

About First National Financial Income Fund

First National Financial Income Fund (TSX: FN.UN) owns a 21% interest in First National Financial LP, a Canadian-based originator, underwriter and servicer of predominantly prime residential (single family and multi-unit) and commercial mortgages. With more than \$45 billion in mortgages under administration, First National is Canada’s largest non-bank originator and underwriter of mortgages and is among the top three in market share in the growing mortgage broker distribution channel. For more information, please visit www.firstnational.ca.

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