

LIBERTY TERM INVESTMENT FUND PERFORMANCE



As at 30 September 2021 - Fund Performance Data

Units in Fund	19,028,427	
PORTFOLIO COMPOSITION	\$	%
Residential	5,990,235	31.5%
Commercial	4,544,607	23.9%
Motor Vehicle	5,887,197	30.9%
Equipment	0	0.0%
Trade Receivables	0	0.0%
Cash & Liquid Assets	2,606,387	13.7%
Total	19,028,427	100.0%

PORTFOLIO COMPOSITION

- 31% Residential
- 24% Commercial
- 31% Motor Vehicle
- 0% Equipment
- 0% Trade Receivables
- 14% Cash & Liquid Assets



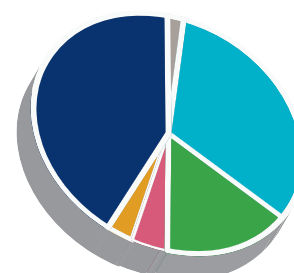
	RESIDENTIAL	COMMERCIAL
No of Loans	17	11
Maximum Loan Size	\$549,319	\$924,952
Maximum LVR	92.1%	72.8%
Maximum Loan term (Years)	30	30
Construction Loans	No	No
Loans greater than \$1million	0.0%	0.0%
Delinquency	1.9%	0.0%
Mortgage Rank	First Ranking	First Ranking

Concentration

ACT	0.0%	2.0%
NSW	10.2%	22.2%
NT	0.0%	0.0%
QLD	12.0%	4.0%
SA	0.0%	4.5%
TAS	2.8%	0.0%
VIC	31.8%	10.5%
WA	0.0%	0.0%
Inner City	0.0%	2.0%
Metropolitan	37.8%	33.0%
Non-metropolitan	19.1%	8.1%

CONCENTRATION BY STATE

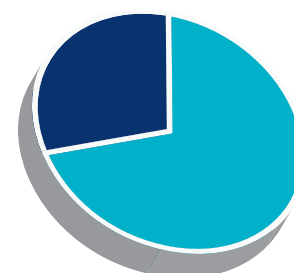
- 2% ACT
- 32% NSW
- 0% NT
- 16% QLD
- 4% SA
- 3% TAS
- 42% VIC
- 0% WA



	RESIDENTIAL	COMMERCIAL
Income Verification		
Full Doc	40.6%	28.8%
Low Doc	16.2%	14.4%

INCOME VERIFICATION

- 69% Full Doc
- 31% Low Doc



	RESIDENTIAL	COMMERCIAL
Property Use		
Owner-occupied	56.9%	2.8%
Investment	0.0%	40.3%

	MOTOR VEHICLES	EQUIPMENT	TRADE RECEIVABLES
No of Loans	229	0	0
Maximum Loan Size	\$89,452	\$-	-
Maximum Loan term (Years)	7	0	0
Delinquency	0.0%	0.0%	0.0%
Mortgage Rank	First Ranking	n/a	n/a

DELINQUENCY	# OF LOANS	OUTSTANDING BALANCE	% BY NUMBER	% BY OUTSTANDING
Residential Loans	1	\$316,734	0.4%	1.9%
Commercial Loans	0	\$-	0.0%	0.0%
Motor Vehicle Loans	0	\$-	0.0%	0.0%
Equipment Loans	0	\$-	0.0%	0.0%
Trade Receivable	0	\$-	0.0%	0.0%
Total	1	\$316,734	0.4%	1.9%

*Percentage of total number of Residential and Commercial loans only.

This information is general information only and does not take your personal needs, objectives and circumstances into account. Please read the Liberty Term Investment Fund ARSN 141 340 454 Product Disclosure Statement which is available from the website, before making a decision to invest or continue to hold an investment, in the Liberty Term Investment Fund. An investment in the Liberty Term Investment Fund is not a bank deposit. The Responsible Entity is Liberty Fiduciary Limited ABN 80 119 884 623 AFSL No 303137. The Investment Manager is Liberty Financial Pty Ltd ABN 55 077 248 983 AFSL 286596 Australian Credit Licence 286596. Neither the Responsible Entity, Investment Manager nor their related entities, directors or officers guarantees the performance of, or the repayment of capital invested in the Liberty Term Investment Fund. Past performance is not indicative of future performance. This information is provided for persons in Australia only and is not provided for the use of any person who is in any other country.