

# LIBERTY TERM INVESTMENT FUND PERFORMANCE



As at 31 December 2012

| PORTFOLIO COMPOSITION | BALANCE           | OUTSTANDING   |
|-----------------------|-------------------|---------------|
| Residential           | 6,102,177         | 46.2%         |
| Commercial            | 3,507,541         | 26.5%         |
| Motor Vehicle         | 2,277,875         | 17.2%         |
| Equipment             | 0                 | 0.0%          |
| Trade Receivables     | 0                 | 0.0%          |
| Cash & Liquid Assets  | 1,331,566         | 10.1%         |
| <b>Total</b>          | <b>13,219,158</b> | <b>100.0%</b> |

|                               | RESIDENTIAL   | COMMERCIAL    |
|-------------------------------|---------------|---------------|
| No of Loans                   | 19            | 9             |
| Maximum Loan Size             | \$689,577     | \$827,685     |
| Maximum LVR                   | 94.5%         | 70.2%         |
| Maximum Loan term (Years)     | 30            | 3             |
| Construction Loans            | No            | No            |
| Loans greater than \$1million | 0.0%          | 0.0%          |
| Delinquency                   | 0.0%          | 0.0%          |
| Mortgage Rank                 | First Ranking | First Ranking |

## Concentration

|                  | RESIDENTIAL | COMMERCIAL |
|------------------|-------------|------------|
| ACT              | 0.0%        | 0.0%       |
| NSW              | 6.4%        | 18.2%      |
| NT               | 0.0%        | 0.0%       |
| QLD              | 22.3%       | 1.0%       |
| SA               | 4.9%        | 2.1%       |
| TAS              | 0.0%        | 0.0%       |
| VIC              | 18.0%       | 10.0%      |
| WA               | 11.8%       | 5.2%       |
| Inner City       | 0.0%        | 0.0%       |
| Metropolitan     | 47.8%       | 26.8%      |
| Non-metropolitan | 15.7%       | 9.7%       |

## Income Verification

|          | RESIDENTIAL | COMMERCIAL |
|----------|-------------|------------|
| Full Doc | 61.2%       | 22.0%      |
| Low Doc  | 2.3%        | 14.5%      |

## Property Use

|                | RESIDENTIAL | COMMERCIAL |
|----------------|-------------|------------|
| Owner Occupied | 58.6%       | 21.9%      |
| Investment     | 4.9%        | 14.6%      |

|                           | MOTOR VEHICLES | EQUIPMENT | TRADE RECEIVABLES |
|---------------------------|----------------|-----------|-------------------|
| No of Loans               | 74             | 0         | 0                 |
| Maximum Loan Size         | \$63,117       | \$-       | -                 |
| Maximum Loan term (Years) | 7              | 0         | 0                 |
| Delinquency               | 0.0%           | 0.0%      | 0.0%              |
| Mortgage Rank             | First Ranking  | n/a       | n/a               |

| DELINQUENT LOANS    | NO. OF LOANS | BALANCE    | NUMBER      | OUTSTANDING |
|---------------------|--------------|------------|-------------|-------------|
| Residential Loans   | 0            | \$-        | 0.0%        | 0.0%        |
| 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%        |
| <b>Total</b>        | <b>0</b>     | <b>\$-</b> | <b>0.0%</b> | <b>0.0%</b> |

## PORTFOLIO COMPOSITION

- Residential
- Commercial
- Motor Vehicle
- Equipment
- Trade Receivables
- Cash & Liquid Assets



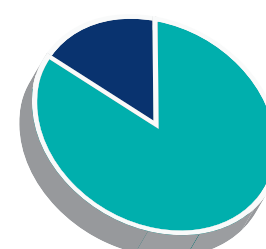
## CONCENTRATION BY STATE\*

- ACT (0%)
- NSW (25%)
- NT (0%)
- QLD (23%)
- SA (7%)
- TAS (0%)
- VIC (28%)
- WA (17%)



## INCOME VERIFICATION\*

- Full Doc (83%)
- Low Doc (17%)



\*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.