

LIBERTY TERM INVESTMENT FUND

ARSN 141 340 454

ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2015

**LIBERTY TERM INVESTMENT FUND
DIRECTORS' REPORT
FOR THE YEAR ENDED 30 JUNE 2015**

The directors of Liberty Fiduciary Limited (the Responsible Entity), of Liberty Term Investment Fund (the Fund), present their report together with the financial report of the Fund for the year ended 30 June 2015 and the auditor's report thereon.

Responsible Entity

Liberty Fiduciary Limited (ACN 119 884 623) is the Responsible Entity of the Liberty Term Investment Fund (ARSN 141 340 454). Liberty Financial Pty Ltd (ABN 55 077 248 983) (AFSL 286596) is the Investment Manager of the Fund. The directors of the Responsible Entity at any time during or since the end of the financial year were:

Richard Longes (Chairman)
Peter Hawkins
Sherman Ma
Peter Rollason (resigned 23 July 2014)

The registered office and principal place of business of the Responsible Entity and the Fund is Level 16, 535 Bourke Street, Melbourne, Victoria 3000.

Principal activities

The Fund is a registered managed investment scheme domiciled in Australia. The Fund invests in consumer and business loans secured by residential and commercial property, motor vehicles and equipment.

The Fund did not have any employees during the year.

Results

The Fund's change in net assets attributable to unitholders for the year ended 30 June 2015 after distribution expense was nil (for the year ended 30 June 2014: nil), and profit for the year ended 30 June 2015 was \$1,844,146 (30 June 2014: \$1,369,301).

Distributions paid or payable in respect of each class of unitholders during the financial year were:

	<u>Non Class B</u>		<u>Class B</u>		<u>Total</u>	
	2015	2014	2015	2014	2015	2014
Distributions paid (\$)	935,809	916,146	-	-	935,809	916,146
Final distribution payable (\$)	79,021	82,628	829,316	370,527	908,337	453,155
Dollars return per unit (\$)	0.0626	0.0652	8,293	3,705		
Average return	6.26%	6.52%	829.3%	370.5%		

The basis for the valuation of the Fund's assets is disclosed in note 3 to the financial statements.

No fees were paid to the Responsible Entity Liberty Fiduciary Limited during the financial year.

In the opinion of the directors of the Responsible Entity, there were no significant changes in the state of affairs of the Fund that occurred during the financial year under review.

**LIBERTY TERM INVESTMENT FUND
DIRECTORS' REPORT (cont.)
FOR THE YEAR ENDED 30 JUNE 2015**

Events subsequent to balance date

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the directors of the Responsible Entity, to affect significantly the operations of the Fund, the results of those operations, or the state of affairs of the Fund, in future financial years.

Likely developments

The Fund will continue to pursue its policy of increasing returns through active investment selection.

Information about likely developments in the operations of the Fund and the expected results of those operations in future financial years has not been included in this report because disclosure of such information would likely result in unreasonable prejudice to the Fund.

Environmental regulation

The Fund's operations are not subject to any significant environmental regulations under either Commonwealth or State legislation.

Indemnification and insurance of officers and auditors

Under the Fund's constitution, the Responsible Entity, including its officers and employees, is indemnified out of the Fund's assets for any loss, damage, expense or other liability incurred by it in properly performing or exercising any of its powers, duties or rights in relation to the Scheme.

The Fund has not indemnified any Auditor of the Fund.

This report is made in accordance with a resolution of the directors of Liberty Fiduciary Limited.



Sherman Ma
Director

Dated at Melbourne on 29 September 2015.



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To: the directors of Liberty Term Investment Fund

I declare that, to the best of my knowledge and belief, in relation to the audit for the financial year ended 30 June 2015 there have been:

- (i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

KPMG

KPMG

BW Szentirmay
Partner

Melbourne

29 September 2015

LIBERTY TERM INVESTMENT FUND
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2015

	Note	2015 \$	2014 \$
Income			
Interest income	5	2,097,367	1,615,838
Fee income		100,605	40,088
		<u>2,197,972</u>	<u>1,655,926</u>
Expenses			
Management fee		(212,868)	(193,141)
Custodian fee		(29,224)	(31,184)
Auditors remuneration	6	(39,800)	(39,800)
Interest expense on interest rate swaps		(71,752)	(22,327)
Other expenses		(182)	(173)
		<u>(353,826)</u>	<u>(286,625)</u>
Total operating income			
		<u>1,844,146</u>	<u>1,369,301</u>
Profit from operating activities			
Finance costs			
Distribution to unitholders - Class B	11	829,316	370,527
Distribution to unitholders - Non Class B	11	1,014,830	998,774
		<u>1,844,146</u>	<u>1,369,301</u>
Changes in net assets attributable to unitholders/total comprehensive income		<u>-</u>	<u>-</u>

The Statement of Profit or Loss and Other Comprehensive Income is to be read in conjunction with the notes to the general purpose financial statements set out on pages 8 to 23.

**LIBERTY TERM INVESTMENT FUND
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2015**

The Fund's net **assets** attributable to unitholders are classified as a liability under AASB 132 Financial Instruments: Presentation. As such the Fund has no equity, and no items of changes in equity have been presented for the current year.

The Statement of Changes in Equity is to be read in conjunction with the notes to the general purpose financial statements set out on pages 8 to 23.

**LIBERTY TERM INVESTMENT FUND
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2015**

	Note	2015 \$	2014 \$
Assets			
Cash and cash equivalents	7	4,318,563	2,931,945
Financial assets	8	15,059,070	14,186,262
Receivables	9	105,110	124,338
Total Assets		<u>19,482,743</u>	<u>17,242,545</u>
Liabilities			
Payables	10	80,088	73,472
Distribution payable	11	1,949,803	1,124,094
Derivative liabilities		163,234	99,689
Total Liabilities (excluding net assets attributable to unitholders)		<u>2,193,125</u>	<u>1,297,255</u>
Net Assets attributable to unitholders	4	<u>17,289,618</u>	<u>15,945,290</u>

The Statement of Financial Position is to be read in conjunction with the notes to the general purpose financial statements set out on pages 8 to 23.

**LIBERTY TERM INVESTMENT FUND
STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 30 JUNE 2015**

	Note	2015 \$	2014 \$
Cash flows from operating activities			
Interest income received		2,097,582	1,602,602
Fee income received		100,605	40,088
Operating expenses paid		<u>(392,653)</u>	<u>(286,053)</u>
Net cash from operating activities	7(ii)	<u>1,805,534</u>	<u>1,356,637</u>
Cash flows from investing activities			
Net increase in financial assets		<u>(872,808)</u>	<u>(2,090,208)</u>
Net cash used in investing activities		<u>(872,808)</u>	<u>(2,090,208)</u>
Cash flows from financing activities			
Applications		801,000	1,474,800
Redemptions		(351,886)	(95,228)
Distributions paid		(59,677)	(46,309)
Receipts/(repayments) from/to related parties		<u>64,455</u>	<u>(1,041)</u>
Net cash provided by financing activities		<u>453,892</u>	<u>1,332,222</u>
Net increase in cash held		1,386,618	598,651
Cash at the beginning of the year		<u>2,931,945</u>	<u>2,333,294</u>
Cash at the end of the year	7(i)	<u>4,318,563</u>	<u>2,931,945</u>

The Statement of Cash Flows is to be read in conjunction with the notes to the general purpose financial statements set out on pages 8 to 23.

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

1 REPORTING ENTITY

Liberty Term Investment Fund (the Fund) is a registered managed investment scheme under the Corporations Act 2001. The address of the Fund's registered office is Level 16, 535 Bourke Street, Melbourne, Victoria 3000. The financial report of the Fund is for the year ended 30 June 2015.

Certain comparative amounts have been re-presented to conform to the current year's presentation to enhance comparability.

2 BASIS OF PREPARATION

The Fund is a for profit entity for the purposes of preparing these financial statements.

(a) Statement of compliance

The financial report is a general purpose financial report which has been prepared in accordance with Australian Accounting Standards adopted by the Australian Accounting Standards Board ("AASB") and the Corporations Act 2001. The financial report of the Fund complies with International Financial Reporting Standards ("IFRS") and interpretations adopted by the International Accounting Standards Board.

The financial statements were approved by the Board of Directors of the Responsible Entity on 29 September 2015.

(b) Basis of measurement

The financial statements have been prepared on the basis of historical costs, except as disclosed in note 3.

(c) Functional and presentation currency

These financial statements are presented in Australian dollars, which is the Fund's functional currency.

(d) Use of estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are considered to be reasonable. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimate is revised and in any future periods affected.

(i) Measurement of fair values

The Fund's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Management assesses the evidence obtained from third parties to support fair value calculations, including the level in the fair value hierarchy in which such valuations should be classified. When measuring the fair value of an asset or liability, the Fund uses market observable data as far as possible.

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

2 BASIS OF PREPARATION (cont.)

(d) Use of estimates and judgements (cont.)

(i) Measurement of fair values (cont.)

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

3 SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied consistently by the Fund to all periods presented in these financial statements.

(a) Non-derivative financial instruments

Non-derivative financial instruments comprise cash and cash equivalents, investments in debt securities, receivables and payables.

Non-derivative financial instruments are recognised initially at fair value plus, for instruments not at fair value through statement of profit or loss and other comprehensive income, any directly attributable transaction costs. Subsequent to initial recognition, non-derivative financial instruments are measured at amortised cost using the effective interest method, less any impairment loss.

A financial instrument is recognised if the Fund becomes a party to the contractual provisions of the instrument. Financial assets are derecognised if the Fund's contractual rights to the cash flows from the financial assets expire or if the Fund transfers the financial asset to another party without retaining control or substantially all risks and rewards of the assets.

(b) Derivative financial instruments

The Fund is exposed to changes in interest rates from its activities and uses interest rate swaps to hedge interest rate risk. The Fund is required to hedge its interest rate exposures under the terms set out in the Fund's Product Disclosure Statement. Derivative financial instruments are not used for speculative purposes or to leverage the Fund.

Derivatives are recognised initially at fair value and attributable transaction costs are recognised in the statement of profit or loss and other comprehensive income when incurred. Subsequent to initial recognition, derivatives are measured at fair value.

Current derivative financial liabilities are nil (2014: nil) and non-current derivative financial liabilities are \$163,234 (2014: \$99,689).

**LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015**

3 SIGNIFICANT ACCOUNTING POLICIES (cont.)

(b) Derivative financial instruments (cont.)

Cash flow hedges

Changes in the value of the derivative hedging instruments designated as a cash flow hedge are recognised directly against the hedged item to the extent that the hedge is effective. To the extent that the hedge is ineffective, changes in fair value are recognised in the statement of profit or loss and other comprehensive income.

On entering into a hedging relationship, the Fund formally designates and documents the hedge relationship and the risk management objective for undertaking the hedge. The documentation includes identification of the hedging instrument, the hedged item or transaction, the nature of the risk being hedged and how the entity will assess the hedging instrument's effectiveness in offsetting the exposure to changes in the hedged item's cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in cash flows. The hedges are assessed on an ongoing basis to determine if they have been highly effective throughout the financial reporting periods for which they are designated.

If the hedging instrument no longer meets the criteria for hedge accounting, expires or is sold, terminated or exercised, the hedge accounting is discontinued prospectively. The cumulative gain or loss previously recognised in the statement of financial position remains there until the forecast transaction occurs. When the hedged item is a financial asset or liability the amount recognised against the hedged item is transferred to statement of profit or loss and other comprehensive income in the same period that the hedged item affects statement of profit or loss and other comprehensive income.

(c) Cash and cash equivalents

Cash comprises of current deposits at bank.

(d) Financial Assets

Financial assets, comprising residential mortgage, commercial mortgage and auto receivables in Australia, are initially recognised at fair value when the Fund becomes party to the contract. They are subsequently measured at amortised cost using the effective interest method, net of any provision.

(e) Impairment

Financial assets are assessed continually throughout the financial year to determine whether there is any objective evidence they are impaired. A financial asset is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flows of that asset.

Collective assessment

AASB 139 requires that an entity first assess whether objective evidence of impairment exists individually for financial assets and collectively for assets where management believe that losses are latent in the portfolio, but are not able to be identified on an individual basis. The portion of the portfolio where a loss event has occurred, but management are unable to specifically identify which financial assets are affected, forms the basis on which the collective provision is calculated.

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

3 SIGNIFICANT ACCOUNTING POLICIES (cont.)

(e) Impairment (cont.)

Collective assessment (cont.)

In determining the collective provision, management consider historical loss data, the current economic cycle, inflation, unemployment, interest rates and their outlook to determine possible impact on serviceability and delinquency.

Individual assessment

Specific provisions relate to loans that are currently known to be impaired, based on objective evidence as a result of one or more events that have occurred after the initial recognition of the asset, otherwise known as a loss event. For loans where a loss event has occurred, the provisioning process involves detailed review and analysis of individual financial assets. These loans are assessed for impairment based on security value, loan balances outstanding and other factors deemed relevant to collectability by management. Provisions are raised where objective evidence of impairment exists and the negative impact on estimated future cash flows of the asset can be reliably estimated.

The impairment charge in the Fund is ultimately borne by unitholders to the extent that the provisions do not exceed distributions to the Class B unitholder in any given year.

(f) Interest Income

Interest income including interest income from non-derivative financial assets, is recognised in the statement of profit or loss and other comprehensive income as it accrues, using the effective interest method of the instrument calculated at the acquisition or origination date. Interest income includes the amortisation of any discount or premium, transaction costs or other differences between the initial carrying amount of an interest-bearing instrument and its amount at maturity calculated on an effective interest rate basis.

(g) Expenses

All expenses including management fees and custodian fees are recognised in the income statement on an accruals basis.

(h) Fee Income

Fee income relating to equitably assigned financial assets is recognised as the related service is provided.

(i) Distributions and taxation

Under current legislation the Fund is not subject to income tax as its taxable income (including assessable realised capital gains) is distributed in full to the unitholders. The Fund fully distributes its taxable income, calculated in accordance with the Fund Constitution and applicable taxation legislation, to the unitholders who are presently entitled to the income under the constitution. All distributions made have been treated as an expense and are recognised when the holder of the residual income unit becomes presently entitled.

Realised capital losses are not distributed to unitholders but are retained in the Fund to be offset against any future realised capital gains. If realised capital gains exceed realised capital losses the excess is distributed to the unitholders.

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

3 SIGNIFICANT ACCOUNTING POLICIES (cont.)

(j) Unit prices

The unit price is based on the unit price accounting outlined in the Fund's constitution and product disclosure statement.

(k) Finance costs

Distributions paid and payable on units are recognised in the income statement as finance costs and as a liability where not paid. Distributions paid are included in cashflows from financing activities in the statement of cashflows unless reinvested.

(l) Change in net assets attributable to unitholders

Non-distributable income, which may comprise unrealised changes in the fair value of investments, net capital losses, tax-deferred income, accrued income not yet assessable and non-deductible expenses are reflected in the profit and loss as change in net assets attributable to unitholders.

These items are included in the determination of distributable income in the period for which they are assessable for taxation purposes.

(m) Redeemable units

All redeemable units issued by the Fund provide the investors with the rights to require redemption for cash and give rise to a financial liability. In accordance with the constitution the Fund is obliged to redeem units at the redemption price, which includes an allowance for transaction costs.

(n) New standards and interpretations not yet adopted

The following standards, amendments to standards and interpretations have been identified as those which may impact the Fund in the period of initial application. They are available for early adoption at 30 June 2015, but have not been applied in preparing this general purpose financial report:

- AASB 9, approved in December 2014, replaces the existing guidance in AASB 139 Financial Instruments: Recognition and Measurement. AASB 9 includes revised guidance on the classification and measurement of financial instruments, including a new expected credit loss model for calculating impairment on financial assets, and the new general hedge requirements. It also carries forward the guidance on recognition and derecognition of financial instruments from AASB 139.

AASB 9 is effective for annual reporting periods beginning on or after 1 January 2018, with early adoption permitted. The Fund is assessing the potential impact on its financial statements resulting from the application of AASB 9.

**LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015**

4 NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

The Fund manages its net assets attributable to unitholders as capital, notwithstanding net assets attributable to unitholders are classified as a liability.

The objective of the Fund is to provide unitholders with returns in accordance with the Product Disclosure Statement (PDS). The Fund aims to deliver this objective through investing in a highly diversified portfolio in accordance with limitations set out in the PDS.

The Fund strives to invest in products that meet the Funds investment objectives while maintaining sufficient liquidity to meet unitholders' redemptions.

The Fund's constitution prescribes the income entitlement for Non Class B unitholders as the target return (rate of return multiplied by the number of units held) multiplied by the number of days for which the Non Class B unitholder has held the unit in the distribution period. The return calculated for a Class B unitholder is equal to the excess distribution income available after all the income entitlements of Non Class B unitholders have been paid.

2015	Non Class B	Class B	Total
Number of units			
Opening balance	16,044,879	100	16,044,979
Applications	801,000	-	801,000
Units issued / distributions reinvested	958,759	-	958,759
Redemptions	(351,886)	-	(351,886)
Closing unitholders balance	17,452,752	100	17,452,852
Cash distributions (not reinvested)	59,677	-	59,677

2015	Non Class B	Class B	Total
	\$	\$	\$
Unitholders			
Opening balance	15,945,190	100	15,945,290
Applications	801,000	-	801,000
Units issued / distributions reinvested	958,759	-	958,759
Redemptions	(351,886)	-	(351,886)
Cashflow hedge reserve attributable to unitholders	(63,545)	-	(63,545)
Closing unitholders balance	17,289,518	100	17,289,618

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

4 NET ASSETS ATTRIBUTABLE TO UNITHOLDERS (cont.)

2014	Non Class B	Class B	Total
Number of units			
Opening balance	13,717,113	100	13,717,213
Applications	1,474,800	-	1,474,800
Units issued distributions reinvested	948,194	-	948,194
Redemptions	(95,228)	-	(95,228)
Closing unitholders balance	16,044,879	100	16,044,979

Cash distributions (not reinvested)	46,309	-	46,309
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2014	Non Class B	Class B	Total
	\$	\$	\$
Unitholders			
Opening balance	13,686,031	100	13,686,131
Applications	1,474,800	-	1,474,800
Units issued distributions reinvested	948,194	-	948,194
Redemptions	(95,228)	-	(95,228)
Cashflow hedge reserve attributable to unitholders	(68,607)	-	(68,607)
Closing unitholders balance	15,945,190	100	15,945,290

2015	2014
\$	\$

5 INTEREST INCOME

Interest income on financial assets measured at amortised cost	2,025,893	1,543,439
Interest on deposits	71,474	72,399
	<u>2,097,367</u>	<u>1,615,838</u>

6 AUDITOR'S REMUNERATION

Audit Services:

Auditor of the Fund - KPMG		
Audit and review of financial reports	21,600	21,600

Other Services:

Auditor of the Fund - KPMG		
Other audit related services	18,200	18,200

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

	2015	2014
	\$	\$
7 CASH AND CASH EQUIVALENTS		
Cash at bank	4,318,563	2,931,945

RECONCILIATION OF CASH FLOWS FROM OPERATING ACTIVITIES

(i) Reconciliation of cash

Bank balance	4,318,563	2,931,945
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(ii) Reconciliation of cash flows from operating activities

Cash flows from operating activities

Profit after distributions	-	-
Adjustments for:		
Total distribution paid or reinvested	1,018,437	994,504
Increase in distribution payable to unitholders	825,709	374,797
Decrease/(increase) in receivables	32	(15,319)
(Decrease)/increase in payables	(38,644)	2,655
Net cash from operating activities	1,805,534	1,356,637

8 FINANCIAL ASSETS

Equitably assigned financial assets measured at amortised cost	15,059,070	14,186,262
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Geographic concentration of financial assets

New South Wales/ACT	4,815,754	5,504,532
Victoria/Tasmania	3,881,225	3,862,428
Queensland	4,519,654	2,519,236
Western Australia	945,539	1,852,545
South Australia/Northern Territory	896,898	447,521
	15,059,070	14,186,262

As at 30 June 2015 the Fund held collateral valued at \$21,851,104 (2014: \$22,606,973). Collective provision charges for financial asset impairment for the year ended 30 June 2015 were \$184,883 (2014: \$111,778) and specific provision of nil (2014: nil), which are held by the Class B unitholder.

There are current financial assets \$3,813,449 (2014: \$3,733,258) and non-current financial assets are \$11,245,621 (2014: \$10,453,004).

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

	2015	2014
	\$	\$
9 RECEIVABLES		
Interest and other receivables	97,805	88,210
Receivable from related parties	7,305	36,128
	105,110	124,338

All receivable balances are current.

10 PAYABLES

Payable to related parties	65,026	18,150
Accrued expenses	15,062	55,322
	80,088	73,472

All payable balances are current.

11 DISTRIBUTIONS PAID AND PAYABLE

	2015			2014		
	Non Class B	Class B	Total	Non Class B	Class B	Total
Opening balance	82,628	1,041,466	1,124,094	78,358	670,939	749,297
Less amount distributed relating to prior year	(82,628)	-	(82,628)	(78,358)	-	(78,358)
Current year distributions	1,014,830	829,316	1,844,146	998,774	370,527	1,369,301
Less amount distributed relating to current year	(935,809)	-	(935,809)	(916,146)	-	(916,146)
Balance at the end of the financial year	79,021	1,870,782	1,949,803	82,628	1,041,466	1,124,094

12 DETERMINATION OF FAIR VALUES

The Fund's disclosures require determination of fair values for financial assets and liabilities. Management assesses the evidence obtained from third parties to support the conclusion that fair value valuation meet the requirements of AASB 13, including the level in the fair value hierarchy in which such valuation should be classified. When measuring the fair value of an asset or liability, the Fund uses market observable data as far as possible. See note 12 (d) for further information about fair value measurement techniques.

(a) Short term financial assets and trade receivables

Cash, cash equivalents, accrued interest and receivables are short term financial assets. Management have assessed that the carrying value of these assets approximates fair value as they are short term in nature.

(b) Financial assets

The carrying amount of financial assets includes deferred fees accounted for using the effective interest yield method and are initially recognised at fair value. They are subsequently measured at amortised cost using the effective interest method net of provisions for impairment. Fair value is calculated based on the present value of future principal and interest cash flows discounted at the credit risk-adjusted rate of interest at the reporting date.

(c) Payables

The carrying value of trade and other payables approximates fair value as they are short term in nature.

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

12 DETERMINATION OF FAIR VALUES (cont.)

(d) Fair value

The following table shows the carrying amounts and fair values of the financial assets and financial liabilities.

2015	Note	Carrying Amount			Fair Value
		Loans and Receivables	Other financial liabilities	Total	Total
		\$	\$	\$	\$
Financial assets not measured at fair value					
Cash and cash equivalents at bank	7	4,318,563	-	4,318,563	4,318,563
Financial assets	8	15,059,070	-	15,059,070	17,104,922
Trade receivables and other assets	9	105,110	-	105,110	105,110
Financial liabilities measured at fair value					
Derivative liabilities		-	(163,234)	(163,234)	(163,234)
Financial liabilities not measured at fair value					
Payables	10	-	(80,088)	(80,088)	(80,088)
Distribution payable	11	-	(1,949,803)	(1,949,803)	(1,949,803)
		19,482,743	(2,193,125)	17,289,618	19,335,470

Derivative financial instruments measured at fair value are measured using level 2 valuation inputs. Financial assets are disclosed at fair value using level 3 valuation inputs.

2014	Note	Carrying Amount			Fair Value
		Loans and Receivables	Other financial liabilities	Total	Total
		\$	\$	\$	\$
Financial assets not measured at fair value					
Cash and cash equivalents at bank	7	2,931,945	-	2,931,945	2,931,945
Financial assets	8	14,186,262	-	14,186,262	16,896,246
Trade receivables and other assets	9	124,338	-	124,338	124,338
Financial liabilities measured at fair value					
Derivative liabilities		-	(99,689)	(99,689)	(99,689)
Financial liabilities not measured at fair value					
Payables	10	-	(73,472)	(73,472)	(73,472)
Distribution payable	11	-	(1,124,094)	(1,124,094)	(1,124,094)
		17,242,545	(1,297,255)	15,945,290	18,655,274

Derivative financial instruments measured at fair value are measured using level 2 valuation inputs. Financial assets are disclosed at fair value using level 3 valuation inputs.

**LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015**

12 DETERMINATION OF FAIR VALUES (cont.)

Valuation techniques and significant unobservable inputs

Type	Valuation technique	Significant unobservable inputs
Financial assets	Discounted cash flows: a fair value adjustment is made for fixed rate loans using actual loan rate as this incorporates a credit risk margin as at reporting date to calculate the present value of future cash flows.	Future cash flows for the remaining term of loans, including principal and interest; discount rate; credit risk of customers.
Derivative financial instruments	The fair values of the derivatives are based on broker quoted mid swap rates. Those quotes are tested for reasonableness by discounting estimated cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date. Fair values reflect the credit risks of the instrument and include adjustments to take into account the credit risk of the Fund and counterparty when appropriate.	Credit risk adjustment.

Transfers between level 1, level 2 and level 3

There were no transfers between level 1, level 2 and level 3 in 2015 (2014: nil).

Level 3 fair values

In 2015 there were no financial assets or liabilities measured in the statement of financial position at fair value calculated using level 3 unobservable inputs (2014: nil).

13 FINANCIAL RISK MANAGEMENT

(a) Introduction and overview

This note presents information about the Fund's exposure to each of the risks detailed below, the Fund's objectives, policies and processes for measuring and managing risk, and the Fund's management of capital.

(b) Risk management framework

The Board of the Responsible Entity has overall responsibility for the establishment and oversight of the risk management framework. The Board operates within the broader Liberty Financial Pty Ltd Group which has established a Risk, Audit and Compliance Committee (the "Committee") which is responsible for monitoring the emerging and changing risk profile of the Fund. The Committee is responsible for reviewing the adequacy of internal systems, controls and procedures in relation to the risk management framework and the risks faced by the Fund and Responsible Entity. The Committee is assisted in its oversight by the Risk Department which coordinates, sets policy and monitors the Fund's effectiveness in credit risk, liquidity and market risk. The Chief Financial Officer reports regularly to the Committee and the Board. Risk management policies and systems are updated regularly to reflect changes in market conditions and the Fund's activities.

**LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015**

13 FINANCIAL RISK MANAGEMENT (cont.)

(c) Credit risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Fund, resulting in a financial loss to the Fund. It arises principally from the Fund's financial assets.

(i) Management of credit risk

The Fund's policy over credit risk is to minimise its exposure to counterparties with perceived higher risk of default by dealing only with counterparties meeting the credit standards set out in the Fund's Product Disclosure Statement and by taking collateral as security.

Credit risk is monitored on a monthly basis by the investment manager in accordance with policies and procedures in place. The Fund's credit risk is monitored on a quarterly basis by the board of directors.

(ii) Exposure to credit risk

The Fund's maximum credit risk exposure (without taking into account collateral) at the reporting date is represented by the respective carrying amounts of the relevant financial assets in the statement of financial position.

The carrying amount of financial assets held by the Fund that would be otherwise past due or impaired is nil. As such no financial assets were subject to renegotiated terms during the current year (2014: nil).

The derivatives are entered into with bank and financial institution counterparties, which are rated AA-, based on rating agency Standard and Poor's or comparable ratings.

(iii) Past due and impaired assets

There were no impaired financial assets as at 30 June 2015 (2014: nil).

(d) Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in meeting obligations arising from its financial liabilities that are settled by delivery of cash or other financial assets, or that such obligations will have to be settled in a manner disadvantageous to the Fund.

(i) Management of liquidity risk

The Fund's policy and the investment manager's approach to managing liquidity is to have sufficient liquidity to meet its liabilities, including estimated redemptions of units, as and when due without incurring undue losses or risking damage to the Fund's reputation.

The Fund produces cash flow estimates to ensure that at all times the Fund has cash or cash equivalents sufficient to meet its projected cash needs over the next three months.

LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

13 FINANCIAL RISK MANAGEMENT (cont.)

(d) Liquidity risk (cont.)

(i) Management of liquidity risk (cont.)

Management does not expect all current unitholders to redeem their units in the short term, and as such has sufficient liquid assets to meet its commitments.

Contractual maturity

The contractual maturities profile below is based on the Fund's assumptions that (i) interest and principal receipts on financial assets are based on the existing portfolio; (ii) interest income on financial assets are based on current interest rates; (iii) the maturity profile of unitholder's investment reflects the legal maturity date.

2015	Note	Carrying amount	Contractual cashflows	<1 year	1-5 years	>5 years
		\$	\$	\$	\$	\$
Unitholders	4	17,289,618	17,793,423	17,303,882	489,541	-
Payables	10	80,088	80,088	80,088	-	-
Distributions payable	11	1,949,803	1,949,803	1,949,803	-	-
Derivative liabilities		163,234	192,197	89,000	103,167	30
Total liabilities		19,482,743	20,015,511	19,422,773	592,708	30
Cash and cash equivalents	7	4,318,563	4,318,563	4,318,563	-	-
Financial assets	8	15,059,070	23,382,891	3,373,866	10,298,333	9,710,692
Receivables	9	105,110	105,110	105,110	-	-
Total assets		19,482,743	27,806,564	7,797,539	10,298,333	9,710,692

2014	Note	Carrying amount	Contractual cashflows	<1 year	1-5 years	>5 years
		\$	\$	\$	\$	\$
Unitholders	4	15,945,290	15,945,290	15,515,583	429,707	-
Payables	10	73,472	73,472	73,472	-	-
Distributions payable	11	1,124,094	1,124,094	1,124,094	-	-
Derivative liabilities		99,689	104,935	51,159	56,763	(2,987)
Total liabilities		17,242,545	17,247,791	16,764,308	486,470	(2,987)
Cash and cash equivalents	7	2,931,945	2,931,945	2,931,945	-	-
Financial assets	8	14,186,262	23,053,137	3,631,685	8,796,801	10,624,651
Receivables	9	124,338	124,338	124,338	-	-
Total assets		17,242,545	26,109,420	6,687,968	8,796,801	10,624,651

(e) Market risk

Market risk is the risk that changes in market prices, such as interest rates, foreign exchange rates and credit spreads will affect the Fund's income or the fair value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposure within acceptable parameters, while optimising the return.

**LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015**

13 FINANCIAL RISK MANAGEMENT (cont.)

(f) Management of market risk

The Fund's strategy for the management of market risk is driven by the Fund's investment objective. The Fund's market risk is managed on a daily basis by the investment manager in accordance with policies and procedures in place.

(g) Exposure to interest rate risk

Changes to interest rates can directly and indirectly impact investment returns. The Fund is exposed to the risk that the fair value or future cash flows of its financial instruments will fluctuate as a result of changes in market interest rates. The interest rate swap, denominated in Australian dollars, has been entered into to achieve an appropriate mix of fixed and floating rate exposure in line with the Fund's interest rate risk management strategy. The swap has a fixed rate of 3.57% (2014: 3.67%) and a notional contract amount of \$6,082,613 (2014: \$5,021,435).

At reporting date the interest rate profile of the Fund's interest bearing financial instruments was as follows:

	2015	2014
	\$	\$
Fixed rate instruments		
Financial assets	8,873,001	8,486,662
Variable rate instruments		
Financial assets	6,186,069	5,699,600

The return on financial liabilities varies depending upon the performance of the Fund, and are therefore not directly linked to interest rate movements.

Sensitivity analysis

The Fund's exposure to interest rate risk is minimised as the Fund actively manages its cost of funding and reprices its loan portfolio in response to changes in cost of funds within a short timeframe.

A change in market interest rates and interest rate swaps affects the value placed on future cash flows. A movement in the variable interest rate of +1% would result in an increase in profit of \$61,861 (2014: \$56,996). A movement in the interest rate swaps of 1% would result in a decrease in profit of \$60,826 (2014: \$50,214).

(h) Capital management

The Fund manages its capital to ensure that it will be able to continue as a going concern while maximising the return to unitholders and maintaining investor, creditor and market confidence.

The Fund maintains a minimum level of capital in liquid form to support future operational initiatives, expected short term cash outflows and unexpected asset impairment. The Fund manages its net assets attributable to unitholders as capital, notwithstanding net assets attributable to unitholders are classified as a liability. Withdrawals are required to be in line with each investment term, and the Fund monitors and projects these cashflows on a monthly basis.

There have been no significant changes to the Fund's capital management strategy during the year.

**LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015**

14 RELATED PARTIES

(a) Responsible Entity

The Responsible Entity of Liberty Term Investment Fund is Liberty Fiduciary Limited (ACN 119 884 623).

(b) Key management personnel

Key management personnel are remunerated by a related entity. Payments made from the Fund to the Responsible Entity do not include any amount that is directly attributable to key management personnel remuneration.

Key management personnel of the Fund are the Directors of the Responsible Entity.

The directors of the Responsible Entity at any time during or since the end of the financial year were:

Richard Longes (Chairman)
Peter Hawkins
Sherman Ma
Peter Rollason (resigned 23 July 2014)

(c) Related party transactions

All transactions with related parties are conducted on normal commercial terms and conditions. All related party receivables/payables are unsecured. From time to time Liberty Fiduciary Limited may invest in or withdraw from the Fund.

A management fee is payable to the Investment Manager Liberty Financial Pty Ltd for administering and managing the Fund and its investments. This is an ongoing fee per annum based on the gross asset value of the Fund. The management fee paid and payable for the year ended 30 June 2015 was \$211,361 and \$19,769 respectively (2014: \$190,711 and \$18,150 respectively).

(d) Related party investments held by the Fund

The Fund has a policy on related party transactions, including arrangements to manage conflicts of interest, and it monitors these regularly. The Responsible Entity, the Investment Manager, and their related parties may hold units in the Fund from time to time.

(e) Units in the Fund held by related parties

Liberty Fiduciary Limited, its controlled entities and related parties as at 30 June 2015 held the following units in the Fund:

	Unitholding	Interest held	Units redeemed	Distribution received/ receivable
	\$	%	\$	\$
Minerva Holding Trust	14,337,271	81%	-	857,354

**LIBERTY TERM INVESTMENT FUND
NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015**

14 RELATED PARTIES (cont.)

(e) Units in the Fund held by related parties (cont.)

Liberty Fiduciary Limited, its controlled entities and related parties as at 30 June 2014 hold the following units in the Fund:

	Unitholding \$	Interest held %	Units redeemed \$	Distribution received/ receivable \$
Minerva Holding Trust	13,479,917	84%	-	870,713

(f) Units in the Fund held by other related parties

As at 30 June 2015 no directors of the Responsible Entity held units in the Fund (2014: nil) and a related party of a director held units in the Fund of nil (2014: 62,537).

15 CONTINGENCIES

There are no outstanding commitments or contingencies as at 30 June 2015 (30 June 2014: nil).

16 SUBSEQUENT EVENTS

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors of the Responsible Entity, to affect significantly the operations of the Fund, the results of those operations, or the state of affairs of the Fund, in future financial years.

**LIBERTY TERM INVESTMENT FUND
DIRECTORS' DECLARATION
FOR THE YEAR ENDED 30 JUNE 2015**

In the opinion of the directors of Liberty Fiduciary Limited, the Responsible Entity of the Liberty Term Investment Fund:

- (a) the financial statements and notes, set out on page 4 to 23, are in accordance with the Corporations Act 2001, including
 - (i) giving a true and fair view of the Fund's financial position as at 30 June 2015 and of its performance, for the financial year ended on that date; and
 - (ii) complying with Australian Accounting Standards and the Corporations Regulations 2001;
- (b) there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.
- (c) the directors draw attention to note 2(a) of the financial report which contains a statement of compliance with International Financial Reporting Standards.

Signed in accordance with a resolution of the directors of Liberty Fiduciary Limited in their capacity as Responsible Entity of the Liberty Term Investment Fund:



Sherman Ma
Director

Dated at Melbourne on 29 September 2015.

**LIBERTY TERM INVESTMENT FUND
DIRECTORY
AS AT 30 JUNE 2015**

Fund

Liberty Term Investment Fund
Registered Office and Principal Place of Business
Level 16, 535 Bourke Street
Melbourne VIC 3000

Investment Manager

Liberty Financial Pty Ltd (ABN 55 077 248 983)
Level 16, 535 Bourke Street
Melbourne VIC 3000
Ph: 03 8635 8888
Fax: 03 8635 9988

Trustee

Liberty Fiduciary Ltd (ABN 80 119 884 623)
Level 16, 535 Bourke Street
Melbourne VIC 3000
Ph: 03 8635 8888
Fax: 03 8635 9988

Custodian

Perpetual Trustee Company Limited (ABN 42 000 001 007)
Level 7, 39 Hunter Street
Sydney NSW 2000
Ph: 02 9229 9000
Fax: 02 9221 7870



Independent auditor's report to the unitholders of Liberty Term Investment Fund

Report on the financial report

We have audited the accompanying financial report of Liberty Term Investment Fund (the Scheme), which comprises the statement of financial position as at 30 June 2015, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, Notes 1 to 16 comprising a summary of significant accounting policies and other explanatory information and the directors' declaration.

Directors' responsibility for the financial report

The directors of the Liberty Fiduciary Limited (the Responsible Entity) are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In Note 2(a), the directors of the Responsible Entity also state, in accordance with Australian Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We performed the procedures to assess whether in all material respects the financial report presents fairly, in accordance with the *Corporations Act 2001* and Australian Accounting Standards and the provisions of the Scheme's Constitution dated 8 February 2012, a true and fair view which is consistent with our understanding of the Scheme's financial position and of its performance.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

Auditor's opinion

In our opinion:

- (a) the financial report of Liberty Term Investment Fund is in accordance with the *Corporations Act 2001*, including:
 - i. giving a true and fair view of the Scheme's financial position as at 30 June 2015 and of its performance for the year ended on that date; and
 - ii. complying with Australian Accounting Standards and the *Corporations Regulations 2001*.
- (b) the financial report also complies with International Financial Reporting Standards as disclosed in Note 2.

KPMG

KPMG

BW Szentirmay
Partner

Melbourne

29 September 2015