

# LIBERTY TERM INVESTMENT FUND PERFORMANCE



As at 31 March 2011 - Performance Collateral table

## MORTGAGES BY CURRENT LVR

	RESIDENTIAL PROPERTY				COMMERCIAL PROPERTY			
	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING
< 50%	4	31%	\$609,674	13%	7	67%	\$1,967,059	71%
≥ 50% < 55%	0	0%	\$-	0%	0	11%	\$-	0%
≥ 55% < 60%	0	0%	\$-	0%	2	11%	\$793,727	29%
≥ 60% < 65%	3	23%	\$778,243	17%	0	11%	\$-	0%
≥ 65% < 70%	2	15%	\$1,273,033	27%	0	0%	\$-	0%
≥ 70% < 75%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 75% < 80%	3	23%	\$1,216,101	26%	0	0%	\$-	0%
≥ 80% < 85%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 85% < 90%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 90% < 95%	1	8%	\$836,892	18%	0	0%	\$-	0%
≥ 95% < 100%	0	0%	\$-	0%	0	0%	\$-	0%
> 100%	0	0%	\$-	0.00%	0	0%	\$-	0%
<b>Total</b>	<b>13</b>	<b>100%</b>	<b>\$4,713,942</b>	<b>100%</b>	<b>9</b>	<b>100%</b>	<b>\$2,760,786</b>	<b>100%</b>

## MORTGAGES BY SEASONING

	RESIDENTIAL PROPERTY				COMMERCIAL PROPERTY			
	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING
< 3 mths	0	0%	\$-	0%	4	44%	\$1,041,839	71%
≥ 3 mths < 6 mths	0	0%	\$-	0%	4	44%	\$1,113,629	7%
≥ 6 mths < 9 mths	0	0%	\$-	0%	0	0%	\$-	0%
≥ 9 mths < 12 mths	10	77%	\$3,460,549	73%	0	0%	\$-	0%
≥ 12 mths < 24 mths	0	0%	\$-	0%	1	11%	\$605,318	22%
≥ 24 mths < 36 mths	0	0%	\$-	0%	0	0%	\$-	0%
≥ 36 mths < 48 mths	2	15%	\$856,058	18%	0	0%	\$-	0%
≥ 48 mths < 60 mths	1	8%	\$397,335	8%	0	0%	\$-	0%
> 60 mths	0	0%	\$-	0%	0	0%	\$-	0%
<b>Total</b>	<b>13</b>	<b>100%</b>	<b>\$4,713,942</b>	<b>100%</b>	<b>9</b>	<b>100%</b>	<b>\$2,760,786</b>	<b>100%</b>

## MORTGAGES BY TERM TO MATURITY

	RESIDENTIAL PROPERTY				COMMERCIAL PROPERTY			
	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING
< 3 mths	10	77%	\$3,460,549	73%	0	0%	\$-	0%
≥ 3 mths < 6 mths	0	0%	\$-	0%	0	0%	\$-	0%
≥ 6 mths < 9 mths	0	0%	\$-	0%	3	33%	\$1,287,948	47%
≥ 9 mths < 12 mths	0	0%	\$-	0%	1	11%	\$497,890	18%
≥ 12 mths < 24 mths	0	0%	\$-	0%	1	11%	\$149,913	5%
≥ 24 mths < 36 mths	0	0%	\$-	0%	0	0%	\$-	0%
≥ 36 mths < 48 mths	0	0%	\$-	0%	0	0%	\$-	0%
≥ 48 mths < 60 mths	0	0%	\$-	0%	2	22%	\$315,370	11%
> 60 mths	3	23%	\$1,253,393	27%	2	22%	\$509,665	18%
<b>Total</b>	<b>13</b>	<b>100%</b>	<b>\$4,713,942</b>	<b>100%</b>	<b>9</b>	<b>100%</b>	<b>\$2,760,786</b>	<b>100%</b>

## MORTGAGES BY INTEREST RATE

	RESIDENTIAL PROPERTY				COMMERCIAL PROPERTY			
	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING
< 5%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 5% ≤ 10%	0	0%	\$-	0%	3	33%	\$853,901	31%
≥ 10% ≤ 15%	13	100%	\$4,713,942	100%	4	44%	\$1,224,256	44%
> 15%	0	0%	\$-	0%	2	22%	\$682,630	25%
<b>Total</b>	<b>13</b>	<b>100%</b>	<b>\$4,713,942</b>	<b>100%</b>	<b>9</b>	<b>100%</b>	<b>\$2,760,786</b>	<b>100%</b>

## MORTGAGES BY SEASONING

	MOTOR VEHICLE LOANS				EQUIPMENT LOANS				TRADE RECEIVABLE LOANS			
	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING
< 3 mths	64	70%	\$1,356,329	75%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 3 mths < 6 mths	15	16%	\$270,090	15%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 6 mths < 9 mths	10	11%	\$133,479	7%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 9 mths < 12 mths	3	3%	\$44,482	2%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 12 mths < 24 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 24 mths < 36 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 36 mths < 48 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 48 mths < 60 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
> 60 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
<b>Total</b>	<b>92</b>	<b>100%</b>	<b>\$1,804,380</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>\$-</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>\$-</b>	<b>0%</b>

## MORTGAGES BY TERM TO MATURITY

	MOTOR VEHICLE LOANS				EQUIPMENT LOANS				TRADE RECEIVABLE LOANS			
	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING
< 3 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 3 mths < 6 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 6 mths < 9 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 9 mths < 12 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 12 mths < 24 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 24 mths < 36 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 36 mths < 48 mths	3	3%	\$57,702	3%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 48 mths < 60 mths	89	97%	\$1,746,678	97%	0	0%	\$-	0%	0	0%	\$-	0%
> 60 mths	0	0%	\$-	0%	0	0%	\$-	0%	0	0%	\$-	0%
<b>Total</b>	<b>92</b>	<b>100%</b>	<b>\$1,804,380</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>\$-</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>\$-</b>	<b>0%</b>

## MORTGAGES BY INTEREST RATE

	MOTOR VEHICLE LOANS				EQUIPMENT LOANS				TRADE RECEIVABLE LOANS			
	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING	NO OF LOANS	% BY NUMBER	OUTSTANDING BALANCE	% BY OUTSTANDING
< 5%	0	0%	\$-	0.00%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 5% ≤ 10%	2	2%	\$133,859	0.00%	0	0%	\$-	0%	0	0%	\$-	0%
≥ 10% ≤ 15%	1	1%	\$43,006	0.00%	0	0%	\$-	0%	0	0%	\$-	0%
> 15%	89	97%	\$1,627,515	100.00%	0	0%	\$-	0%	0	0%	\$-	0%
<b>Total</b>	<b>92</b>	<b>100%</b>	<b>\$1,804,380</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>\$-</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>\$-</b>	<b>0%</b>

The largest single borrower represents approximately 9% of the portfolio. The top 10 borrowers that are assets of the Fund are:

\$836,891, \$753,885, \$605,318, \$587,629, \$519,147, \$517,885, \$505,605, \$497,890, \$406,287 and \$397,335.

The amount of loans that have been approved, but funds yet to be advanced is \$nil.

Interest has been capitalised on 8 loans totalling \$2.2 million.

The Fund may invest in derivatives for the purpose of managing interest rate risk. Derivatives will not be used for speculative purpose or to leverage the Fund.

The amount of non-loans which are assets of the fund are approximately \$1.4 million. This is held as cash.

\*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. 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.

Copyright © 2011 Liberty Financial Pty Ltd. All Rights Reserved. Liberty Financial and the Liberty Star logo are registered trademarks of Liberty Financial Pty Ltd.