

LIBERTY TERM INVESTMENT FUND PERFORMANCE

As at 31 March 2011



PORTFOLIO COMPOSITION	BALANCE	OUTSTANDING
Residential	\$4,713,942	44%
Commercial	\$2,760,786	26%
Motor Vehicle	\$1,804,380	17%
Equipment	\$0	0%
Trade Receivables	\$0	0%
Cash & Liquid Assets	\$1,408,938	13%
Total	\$10,688,047	100%

	RESIDENTIAL	COMMERCIAL
No of Loans	13	9
Maximum Loan Size	\$836,892	\$605,318
Maximum LVR	94%	60%
Maximum Loan term (Years)	30	15
Construction Loans	No	No
Loans greater than \$1million	0%	0%
Delinquency	0%	0%
Mortgage Rank	First Ranking	First Ranking

Concentration

	RESIDENTIAL	COMMERCIAL
ACT	1%	0%
NSW	22%	10%
NT	7%	0%
QLD	0%	8%
SA	18%	0%
TAS	0%	0%
VIC	15%	19%
WA	0%	0%
Inner City	8%	9%
Metropolitan	46%	23%
Non-metropolitan	9%	5%

Income Verification

	RESIDENTIAL	COMMERCIAL
Full Doc	17%	37%
Low Doc	46%	0%

Property Use

	RESIDENTIAL	COMMERCIAL
Owner Occupied	17%	10%
Investment	47%	27%

	MOTOR VEHICLES	EQUIPMENT	TRADE RECEIVABLES
No of Loans	92	0	0
Maximum Loan Size	\$112,154	\$0	\$0
Maximum Loan term (Years)	5	0	0
Delinquency	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%
Commercial Loans	0	\$0	0%	0%
Motor Vehicle Loans	0	\$0	0%	0%
Equipment Loans	0	\$0	0%	0%
Trade Receivable	0	\$0	0%	0%
Total	0	\$0	0%	0%

PORTFOLIO COMPOSITION

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



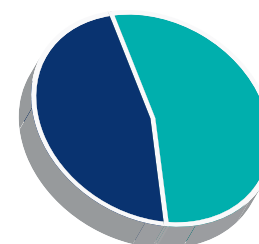
CONCENTRATION BY STATE*

- ACT (1%)
- NSW (32%)
- NT (7%)
- QLD (8%)
- SA (18%)
- TAS (0%)
- VIC (34%)
- WA (0%)



INCOME VERIFICATION*

- Full Doc (54%)
- Low Doc (46%)



*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.