

LIBERTY TERM INVESTMENT FUND PERFORMANCE



As at 30 September 2012

PORTFOLIO COMPOSITION	BALANCE	OUTSTANDING
Residential	1,906,091	14.4%
Commercial	4,046,673	30.7%
Motor Vehicle	89,160	0.7%
Equipment	0	0.0%
Trade Receivables	0	0.0%
Cash & Liquid Assets	7,160,526	54.2%
Total	13,202,450	100.0%

	RESIDENTIAL	COMMERCIAL
No of Loans	11	9
Maximum Loan Size	\$300,025	\$827,502
Maximum LVR	91.8%	69.4%
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		
ACT	0.0%	0.0%
NSW	6.7%	23.0%
NT	0.0%	0.0%
QLD	14.2%	0.0%
SA	6.1%	3.4%
TAS	0.0%	0.0%
VIC	0.0%	21.3%
WA	5.0%	20.3%
Inner City	0.0%	0.0%
Metropolitan	17.0%	54.1%
Non-metropolitan	15.0%	13.9%

Income Verification		
Full Doc	32.0%	38.9%
Low Doc	0.0%	29.1%

Property Use		
Owner Occupied	28.4%	38.8%
Investment	3.6%	29.2%

	MOTOR VEHICLES	EQUIPMENT	TRADE RECEIVABLES
No of Loans	3	0	0
Maximum Loan Size	\$35,439	\$-	-
Maximum Loan term (Years)	7	0	0
Delinquency	0.6%	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	1	\$35,439	4.3%	0.6%
Equipment Loans	0	\$-	0.0%	0.0%
Trade Receivable	0	\$-	0.0%	0.0%
Total	1	\$35,439	4.3%	0.6%

PORTFOLIO COMPOSITION

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



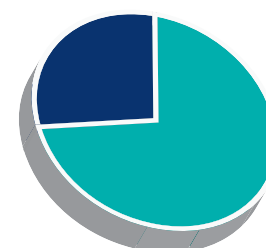
CONCENTRATION BY STATE*

- ACT (0%)
- NSW (30%)
- NT (0%)
- QLD (14%)
- SA (10%)
- TAS (0%)
- VIC (21%)
- WA (25%)



INCOME VERIFICATION*

- Full Doc (71%)
- Low Doc (29%)



*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.