



LM, the global pathway to Australian investment solutions

LM Managed Performance Fund Fact Sheet 30 June 2011

Authorised financial advisers / intermediaries / institutions only

Key Facts	
Fund Size	AUD249,829,005
Inception Date	December 2001
Manager	LM Investment Management Ltd
Administrator	LM Investment Management Ltd
Assets	<ul style="list-style-type: none"> > Cash > Loans:- <ul style="list-style-type: none"> > Range of property-related finance facilities > Participation in property development profit
Independent Property Valuers	Colliers, CBRE, Knight Frank, Landmark White, Savilles
Investment	<ul style="list-style-type: none"> > 1 Year, 2 Year or 3 Year terms > Rolled up unit price with daily trading
Earning Rate	> Current rates on www.LMAustralia.com ¹
Income Options	<ul style="list-style-type: none"> > Reinvested and reflected in the daily unit value; or > Distributed monthly, quarterly or annually
Performance Target	4.00%pa to 5.00%pa above Official Cash Rates ¹
Minimum Initial Investment	AUD1,000 equivalent
Investment Currency	Investment in all major currencies
Currency Risk	Managed against movements in the Australian dollar by utilising forward foreign exchange contracts
Fees	No entry or exit fees
Dealing	Daily
Redemption	End of term with 90 days notice
Financial Institution Used	HSBC

Who Can Invest?

- > Experienced Investors
- > International Portfolio Bonds
- > SIPPS
- > SASS
- > QROPS
- > Pension Funds
- > Superannuation Funds
- > Companies
- > Trusts
- > Institutions
- > Wholesale Platforms

Bloomberg Tickers

See page 2.

ISIN Numbers

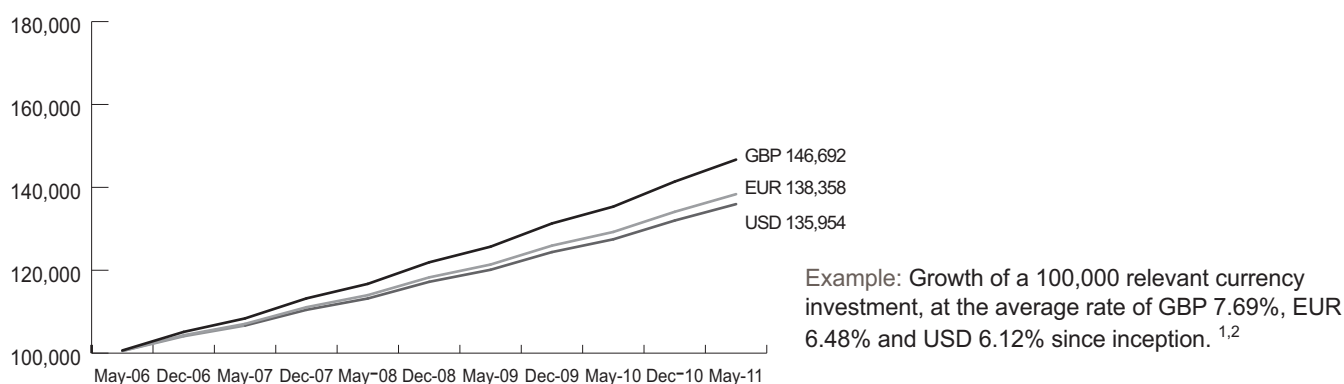
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Average Historical Performance ^{1,2}

The LM Managed Performance Fund commenced in December 2001, for AUD investment only. Other major currency investment options were introduced in May 2006.

	Rate as at 30/06/11	Average 2006	Average 2007	Average 2008	Average 2009	Average 2010	Average 2011	Average Since 2006
GBP	7.00%pa	7.88%pa	8.21%pa	8.19%pa	7.55%pa	7.00%pa	7.00%pa	7.69%pa
EUR	6.00%pa	5.90%pa	6.60%pa	7.16%pa	6.76%pa	6.00%pa	6.00%pa	6.48%pa
USD	5.00%pa	7.83%pa	7.69%pa	5.76%pa	5.43%pa	5.00%pa	5.00%pa	6.12%pa

10th Year of Positive Performance



Bloomberg Tickers	1 Year	2 Year	3 Year
USD	LMGPUSD AU	LMGUS24 AU	LMGUS36 AU
GBP	LMGPGBP AU	LMGGB24 AU	LMGGB36 AU
EUR	LMGPEUR AU	LMGEU24 AU	LMGEU36 AU

ISIN Numbers

USD	AU60LMI00242	AU60LMI00309	AU60LMI00341
GBP	AU60LMI00234	AU60LMI00291	AU60LMI00333
EUR	AU60LMI00259	AU60LMI00283	AU60LMI00325

Investment Objective

To provide consistent, competitive income through actively participating in ownership/growth like positions in Australian property. The fund:

- > Provides a full range of credit across most sectors, including residential and commercial development.
- > Utilises loan structures for its investments to ensure that all investment performance is passed through the fund to investors as income.
- > Provides investors with exposure to the strength and diversity of the Australian property market.

Strategic Asset Allocation

The fund targets assets located in metropolitan and wider metropolitan areas throughout Australia, where population growth supports strong demand. The fund does not seek to invest in remotely located or rural assets, nor in highly specialised properties such as service stations, licensed pubs or clubs due to the potentially limited nature of use and resale strategy on this type of asset. Residential funding precludes domestic housing finance to individual home buyers.

The majority of Australia's population is located down the south eastern coast, and hence asset focus is concentrated in the broader suburban regions of Brisbane in Queensland, Sydney, Newcastle and Wollongong in New South Wales, Melbourne in Victoria and the Australian Capital Territory.

The resource rich state of Western Australia continues to see strong population growth and hence Perth and the southern region of Western Australia also form a focus for potential opportunity.

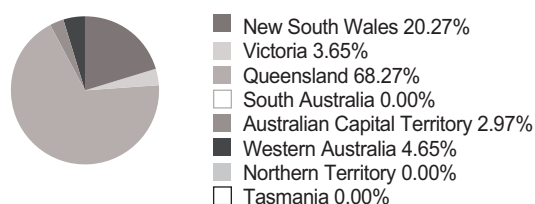
The ongoing strength of the Australian economy means that investment opportunities exist across all the main property sectors, ie residential, retail, commercial office and industrial.

The fund will continue to focus on assets which provide affordable housing solutions in established areas with existing transport and community infrastructure to take advantage of Australia's well documented housing shortage.

Sector Diversification



Geographic Diversification



LM is the product issuer and recommends that investors read and consider the fund's current Information Memorandum (IM) and any Supplementary IM (available at www.LMaustralia.com or by contacting LM, details below) before making any decision about the product.

¹ Rates may vary depending on the performance of the fund assets and other conditions during the term of investment. Past performance is not a reliable indicator of future performance. See current rate sheets available from www.LMaustralia.com which include other currency rates.

² The table reflects the fund's historic annual compounding rate performance in GBP, EUR and USD net of adviser and fund fees, non-resident withholding tax of 10.00% and expenses.

The LM Managed Performance Fund is an unregistered managed investment scheme in Australia. Advisers and non-Australian investors are responsible for ensuring compliance with their relevant jurisdictional laws in respect of their financial activities.

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