



LM, the global pathway to Australian investment solutions

# LM Managed Performance Fund Fact Sheet 31 August 2011

Authorised financial advisers / intermediaries / institutions only

## Key Facts

<b>Fund Size</b>	AUD272,267,827
<b>Inception Date</b>	December 2001
<b>Manager</b>	LM Investment Management Ltd
<b>Administrator</b>	LM Investment Management Ltd
<b>Assets</b>	<ul style="list-style-type: none"> <li>&gt; Cash</li> <li>&gt; Loans:-               <ul style="list-style-type: none"> <li>&gt; Range of property-related finance facilities</li> <li>&gt; Participation in property development profit</li> </ul> </li> </ul>
<b>Independent Property Valuers</b>	Colliers, CBRE, Knight Frank, Landmark White, Savilles
<b>Investment</b>	<ul style="list-style-type: none"> <li>&gt; 1 Year, 2 Year or 3 Year terms</li> <li>&gt; Rolled up unit price with daily trading</li> </ul>
<b>Earning Rate</b>	> Current rates on <a href="http://www.LMAustralia.com">www.LMAustralia.com</a> <sup>1</sup>
<b>Income Options</b>	<ul style="list-style-type: none"> <li>&gt; Reinvested and reflected in the daily unit value; or</li> <li>&gt; Distributed monthly, quarterly or annually</li> </ul>
<b>Performance Target</b>	4.00%pa to 5.00%pa above Official Cash Rates <sup>1</sup>
<b>Minimum Initial Investment</b>	AUD1,000 equivalent
<b>Investment Currency</b>	Investment in all major currencies
<b>Currency Risk</b>	Managed against movements in the Australian dollar by utilising forward foreign exchange contracts
<b>Fees</b>	No entry or exit fees
<b>Dealing</b>	Daily
<b>Redemption</b>	End of term with 90 days notice
<b>Financial Institution Used</b>	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

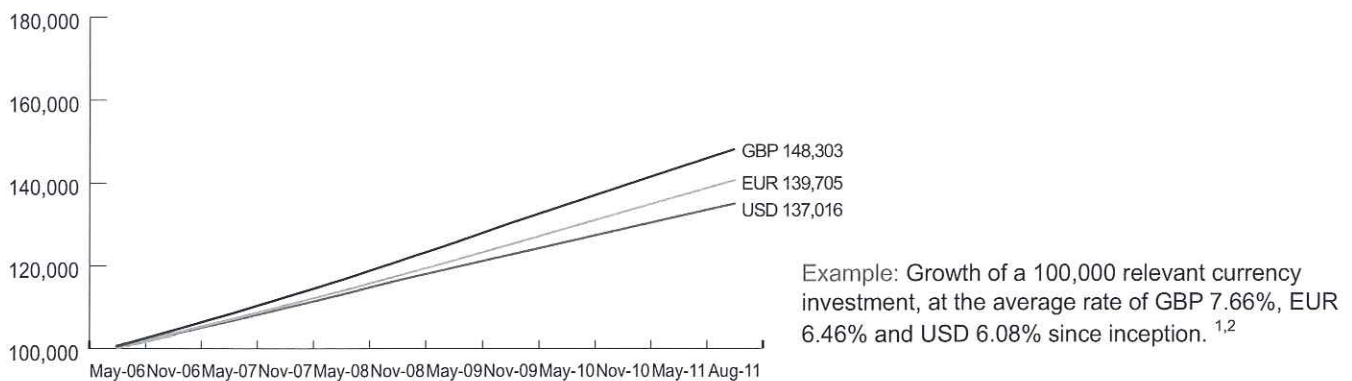
See page 2.

## Average Historical Performance <sup>1,2</sup>

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 01/08/11	Average 2006	Average 2007	Average 2008	Average 2009	Average 2010	Average 2011	Average Since 2006
<b>GBP</b>	6.50%pa	7.88%pa	8.21%pa	8.19%pa	7.55%pa	7.00%pa	6.94%pa	7.66%pa
<b>EUR</b>	6.00%pa	5.90%pa	6.60%pa	7.16%pa	6.76%pa	6.00%pa	6.00%pa	6.46%pa
<b>USD</b>	4.50%pa	7.83%pa	7.69%pa	5.76%pa	5.43%pa	5.00%pa	4.94%pa	6.08%pa

## Track Record of Positive Performance



## Bloomberg Tickers

	1 Year	2 Year	3 Year
<b>USD</b>	LMGPUSD AU	LMGUS24 AU	LMGUS36 AU
<b>GBP</b>	LMGPGBP AU	LMGGB24 AU	LMGGB36 AU
<b>EUR</b>	LMGPEUR AU	LMGEU24 AU	LMGEU36 AU

## ISIN Numbers

	1 Year	2 Year	3 Year
<b>USD</b>	AU60LMI00242	AU60LMI00309	AU60LMI00341
<b>GBP</b>	AU60LMI00234	AU60LMI00291	AU60LMI00333
<b>EUR</b>	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

