



November highlights on three assets of the LM Managed Performance Fund

This month, **three of the LM Managed Performance Fund's Queensland located assets successfully achieved integral milestones**, immediately reducing the risk profile of each loan and in the next several months, will see the release of further liquidity to the fund.

Coomera

Council has unanimously granted **Development Approval (DA)** for this masterplanned community on the northern Gold Coast, Queensland, providing further security for the LM Managed Performance Fund as project funder.

Council's decision recognises the **critical need for housing in what is arguably Australia's fastest growing corridor**, situated in Queensland's south east between the Gold Coast and the state's capital, Brisbane.

On completion, the Coomera project will feature **1,500 residential dwellings** ranging from luxury apartments to terrace housing and freestanding homes, as well as a **commercial and retail precinct** over the **205 hectare site at Coomera**.

Approximately **35 hectares** of land will be dedicated to the Gold Coast council for the **protection of environmental areas** and the provision of **parklands for the recreational and sporting** needs of the community.

A **community care facility** for the relevant and dignified lifestyles for young Australians with high care needs is also earmarked for the project.

Project marketing is schedule to commence in 2010.

Capalaba

Located in Queensland close to the capital CBD and Brisbane's bayside suburbs, Capalaba is one of the **fastest growing residential areas of Australia**. This month, council has granted **Development Approval** for the staged construction of **271 apartments in five separate buildings**. The DA carries with it a **significant increase in overall value of the site**, which was previously approved for the development of 57 residential townhouses.

The site benefits from **established infrastructure** and easy access to all amenities including schools, sporting clubs, public transport, shopping centres and commercial precincts.

The residential development is designed and priced to take advantage of Australia's first time home owners as well as retirees and property investors looking to tap into the currently strong residential rental and growth market.

Runaway Bay

The fund will shortly see the repayment of its second mortgage over a 119 residential apartment complex in Queensland's Runaway Bay. **Construction of the 119 apartments was completed this month** and separate titles have begun to issue from the Land Titles Office.

The apartments have been **heavily pre-sold**, with the borrower now increasing marketing and sales activity on the balance units, to owner-occupiers. Unit sales will see the second mortgage repaying over a period of approximately three months, in the second quarter of 2010.