

LM Managed Performance Fund

February 2010

Adviser / Intermediary Information Only

About the Fund

Designed to deliver enhanced income, the LM Managed Performance Fund is now in its eighth year of reliable delivery of investor income with zero negative volatility on its unit price.¹ LM blends its income and property expertise with its established relationships with professionals from within Australia's property and business sectors to provide the fund with Australian property related assets including commercial loans that meet the fund's performance and integrity objectives.

Inception Date

November 2001

Fund Size

\$145,318,804 (as at 31 January 2010)

Assets

Australian property related assets. Commercial loans, direct property and cash.

Investment Options

Personal/Direct Investment: Fixed investment terms

Master Trust/Wrap/Global Portfolio Bond: Rolled up unit price with daily trading.

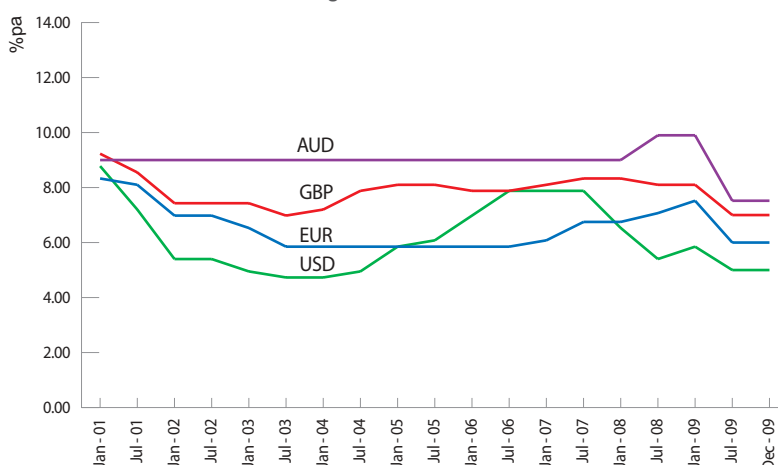
Quick Facts

- > An eight year history of positive income performance with zero negative volatility on unit price, in each and every year of operation;¹
- > A significant outperformance on cash rates across the full range of major international currencies*:-^{1,2} AUD, USD, GBP, EUR, SGD, JPY, CAD, NZD, HKD, CHF, THB, AED, TRY, SEK and ZAR;
- > Investment currency protected against movements in the Australian dollar by utilising forward foreign exchange contracts;
- > Specialist income funds manager with significant property and property related lending expertise;
- > Unit trust structure suitable for investment through master trusts, super funds and international bond providers;
- > Withdrawal notice required at least 90 days prior to the end of the investment term; and
- > No entry or exit fees.

To the right is the historical performance of the fund's AUD, USD and GBP rolled up unit prices. Return on the fund is rolled up and delivered in the unit price. Please note that other currencies are available for investment, in addition to the currencies displayed.

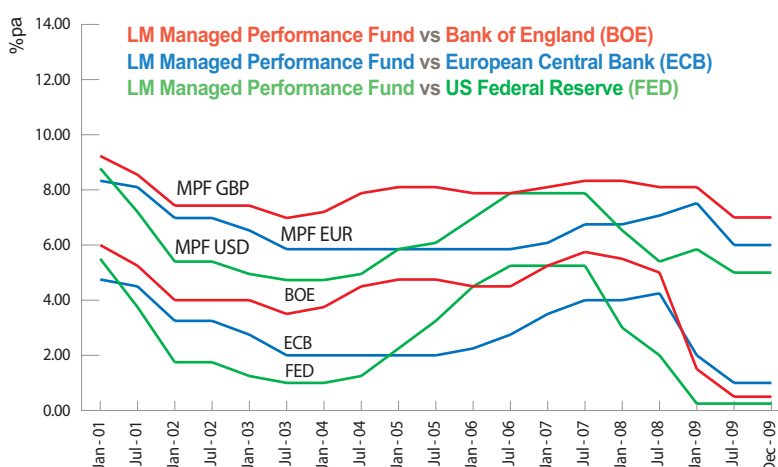
Historical performance of the LM Managed Performance Fund

Historical AUD, GBP, EUR and USD Returns.
Effective Rates Net of Withholding Tax*^A

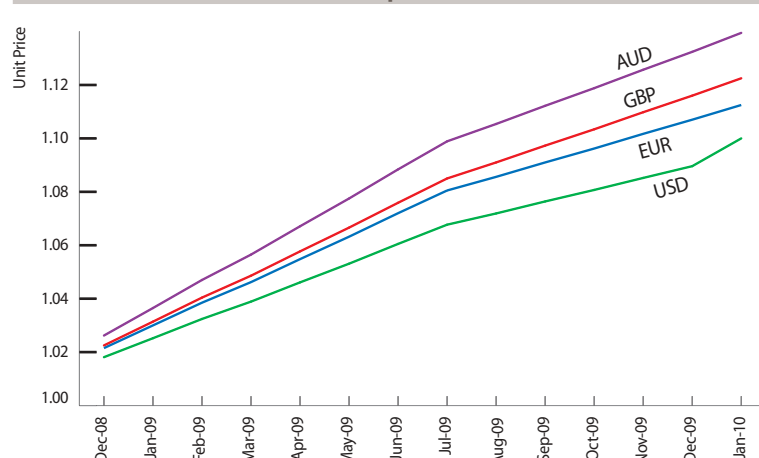


Historical performance against reference cash rate

Historical GBP, EUR and USD Returns
Effective Rates Net of Withholding Tax*^A



Global Portfolio Bond Rolled Up Unit Price^{1,3}



LM Managed Performance Fund

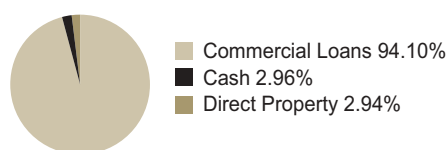
Investment Opportunity

Strong fundamentals within Australia's property market and the resilience of Australia's macroeconomic framework create quality opportunities for the LM Managed Performance Fund to select new prime, short, medium and long term assets.

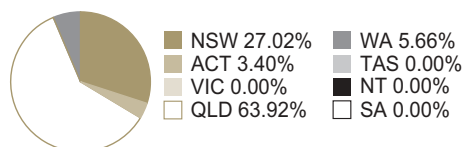
Fund Assets

Assets are selected on the basis of a thorough and team based risk evaluation process to meet the fund's performance and integrity objectives. LM Managed Performance Fund assets are property related. They comprise Australian commercial loans, direct property and cash. Commercial loans include the range of secured commercial loans generally available to the Australian commercial property and development sectors. The fund is structured to ensure that all investment gains are passed through the fund to investors as income.

Asset Allocation



Geographic Diversification



Geographic Guidelines	No. of Loans	Value (\$)	Actual (%)
New South Wales	7	36,950,390	27.02
Victoria	0	0	0.00
Queensland	5	87,397,467	63.92
South Australia	0	0	0.00
Australian Capital Territory	1	4,648,135	3.40
Western Australia	1	7,744,083	5.66
Northern Territory	0	0	0.00
Tasmania	0	0	0.00

Bloomberg Tickers

Currency	12 Months	Global Portfolio Bonds
AUD	LMMAPEA AU	LMGPAUD AU
USD	LMMAPEU AU	LMGPUSD AU
GBP	LMMAPEG AU	LMGPGBP AU
EUR	LMMAPEE AU	LMGPEUR AU

For tickers on other currencies please ask us or visit www.LMaustralia.com

* See current rate sheet. Rates shown are net of all fees and 10% withholding tax.

[^] USD, GBP and EUR were introduced in April 2006. The benchmark outperformance of reference cash rate from 2006 to date has been utilised to extrapolate performance back to 2001 - 2006.

¹ Past performance is not a reliable indicator of future performance. Fund performance and an investment in the fund are not guaranteed.

² The return of the underlying investments of the fund have outperformed cash since inception. The risks associated with the fund are different to cash.

³ The unit price may vary and may decrease depending on the performance and value of the assets of the fund.