

Latest Asset Portfolio Figures

updated quarterly at the end of
March, June, September & December each year

4.1 Historical Performance of Fund to 30 September 2008

Since the establishment of the Fund in 1999 loans in excess of \$599,255,844.03 have been made by the Fund to various Borrowers. The Manager has concentrated on moderate, sensible growth to avoid problems that may arise with rapid expansion.

4.2 Loan Profiles as at 30 September 2008

Fund Assets	\$55,186,577
Value of Loans	\$48,927,630
Number of Loans	23
Number of Borrowers	10
Loans which represent in excess of 5% Fund Assets	7
those 7 loans being for	
- \$12,380,630.00 representing	22.434% of Fund Assets
- \$ 7,076,000.00 representing	12.822 % of Fund Assets
- \$ 4,006,000.00 representing	7.259% of Fund Assets
- \$ 3,434,000.00 representing	6.223% of Fund Assets
- \$ 3,180,000.00 representing	5.762% of Fund Assets
- \$ 2,853,000.00 representing	5.170% of Fund Assets
- \$ 2,776,000.00 representing	5.030% of Fund Assets
Number of loans secured by first mortgage.....	15
Number of loans secured by second mortgage or other	8

Type of Security Property	By percentage of loan moneys	
Commercial		0.00%
Residential	Vacant residential land	11.36%
	Houses	8.35%
	Multi-storey units	0.00%
	Townhouses	1.09%
Industrial.....		11.85%
Rural		0.00%
Development and/or construction (by purpose of development loan):	Vacant residential land	34.07%
	Houses	0.00%
	Multi-storey units	6.90%
	Townhouses	11.30%
	Commercial	15.08%
Locality of Assets secured by loans	Queensland	93.76%
	New South Wales	6.24%
	Victoria	0.00%
Interest rates payable on loans		9.5 to 10.25%
Loan Maturity dates	In period ending 31/3/2009	13
	In period 1/4/09 to 30/09/09	7
	In period 1/10/09 or later	3

4.3 Loans in Default as at 30 September 2008

	Principal	Interest in Arrears	No. of Loans
60 - 90 days	NIL	NIL	NIL
90 – 120 days	NIL	NIL	NIL
120 days and over	\$3,102,000	\$158,037.08	3 *

*subsequent to 30/9/2007, all investors' funds on one of these loans (principal and interest) have been repaid in full