

Tasmanian Perpetual Trustees Select Mortgage Fund

Fund report as at 30 June 2010

Historical performance - as at 30 June 2010

	3 months (%) p.a.	6 months (%) p.a.	1 year (%) p.a.	2 years (%) p.a.	3 years (%) p.a.	5 years (%) p.a.
Net	5.67%	5.53%	5.27%	6.06%	6.36%	6.23%

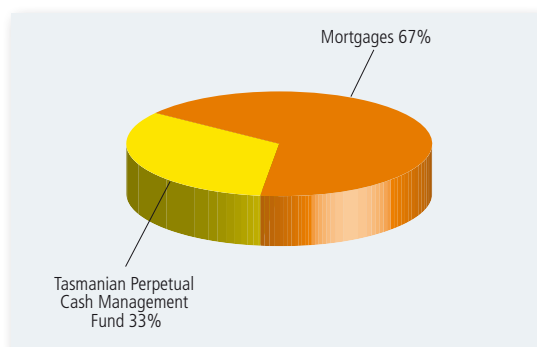
Past performance is not a reliable indicator of future performance. Returns assume reinvestment of income.

Tasmanian Perpetual Trustees Select Mortgage Fund investment profile - as at 30 June 2010	
Cash and short-term investments	\$36,068,934 33%
Mortgage Loans	\$72,598,532 67%
Total investments (net asset value)	\$108,667,466
Mortgage portfolio information	
Number of loans	207
Number of Mortgagors	137
Types of property by value	
- Retail	23.65%
- Commercial	30.62%
- Industrial	10.63%
- Rural	22.88%
- Residential	10.77%
- Schools	1.45%
Average loan size	\$529,916
Range of loan sizes	\$3,218 to \$4,185,000
Average loan to value ratio	49.05%
Variable rate loans (as % of mortgage portfolio)	32.91%
Undrawn loan commitments	\$3,506,750

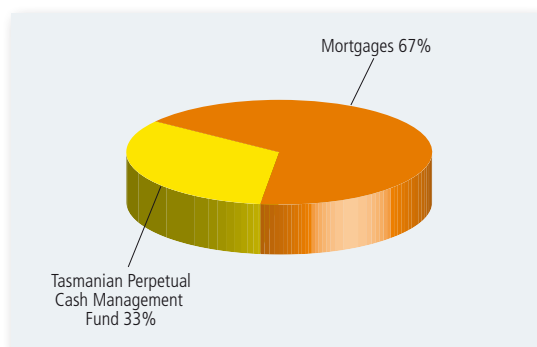
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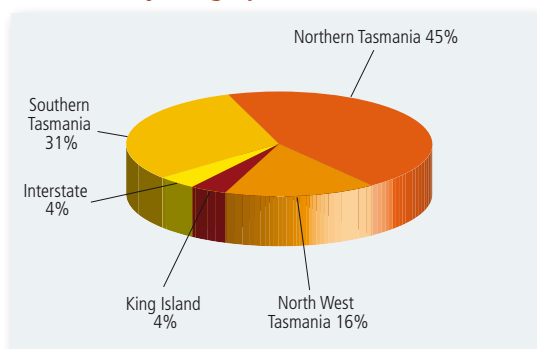
Allocation by Type



Allocation by Institution



Allocation by Geographic Location



Duration Analysis

Duration	%
6 months	100.00%
12 months	
18 months	

Arrears Analysis

Days in arrears	Number of mortgages	% of total assets
90+	0	0.00%
60-90	0	0.00%

Interest Rate Analysis

Interest rate	Number of loans	Value of loans \$
5.50% - less than 6.00%	2	\$1,200,000
6.00% - less than 6.50%	2	\$1,700,000
6.50% - less than 7.00%	20	\$10,996,837
7.00% - less than 7.50%	22	\$16,836,043
7.50% - less than 8.00%	14	\$9,565,812
8.00% - less than 8.50%	79	\$17,386,589
8.50% - less than 9.00%	49	\$10,700,717
9.00% - less than 9.50%	9	\$2,148,750
9.50% - less than 10.00%	7	\$1,801,790
10.00% - less than 10.50%	1	\$200,000
10.50% - less than 11.00%	2	\$61,994
Total	207	\$72,598,532

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