

Tasmanian Perpetual Trustees Long Term Fund

Fund report as at 31 December 2017

Historical performance - as at 31 December 2017

| | 3 months (%) p.a. | 6 months (%) p.a. | 1 year (%) p.a. | 3 years (%) p.a. | 5 years (%) p.a. |
|-----|----------------------|----------------------|--------------------|---------------------|---------------------|
| Net | 2.71% | 2.70% | 2.79% | 3.18% | 3.53% |

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

| Tasmanian Perpetual Trustees Long Term Fund investment profile - as at 31 December 2017 | |
|---|-------------------------|
| Cash and Shorter-term Fixed Interest | \$115,877,186 38.95% |
| Longer-term Fixed Interest | \$4,000,000 1.34% |
| Asset Backed Securities | \$5,827,606 1.96% |
| Residential Mortgage Backed Securities | \$45,898,396 15.43% |
| External Registered Managed Investment Schemes | \$25,150,000 8.45% |
| First Registered Mortgages | \$100,712,775 33.86% |
| Total investments (net asset value) | \$297,465,963 |
| Mortgage portfolio information | |
| Number of loans | 292 |
| Number of Mortgagors | 159 |
| Types of property by value | |
| - Retail | 7.09% |
| - Commercial | 52.87% |
| - Industrial | 13.57% |
| - Rural | 21.61% |
| - Residential | 2.92% |
| - Schools | 0.94% |
| - Cash | 0.00% |
| - Local Government guarantee | 0.99% |
| Average loan size | \$633,414 |
| Range of loan sizes | \$1,000 to \$12,077,500 |
| Average loan to value ratio | 31.57% |
| Maximum loan to value ratio | 71.11% |
| Weighted average loan to value ratio | 48.57% |
| Variable rate loans (as % of mortgage portfolio) | 60.91% |
| Undrawn loan commitments | \$2,759,146 |

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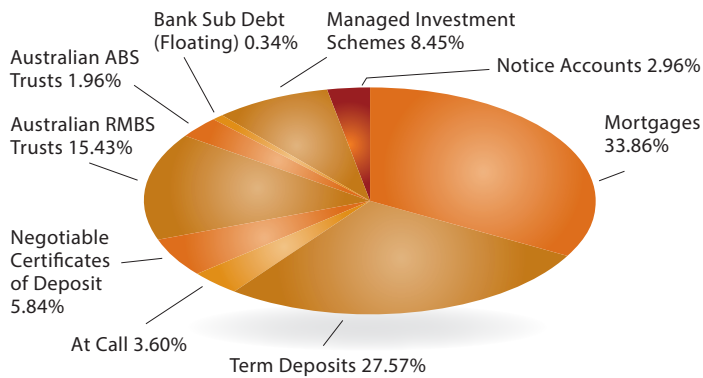
Tasmanian Perpetual Trustees Limited ABN 97 009 475 629 AFS Licence 234630 Australian Credit Licence Number 234630 is a wholly owned subsidiary of MyState Limited ABN 26 133 623 962. Registered Office: Level 2, 137 Harrington Street, Hobart 7000 Tasmania Australia.



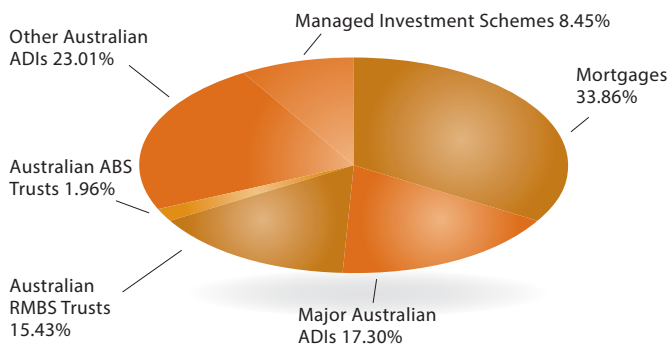
**Tasmanian
Perpetual
Trustees**

Long Term Fund

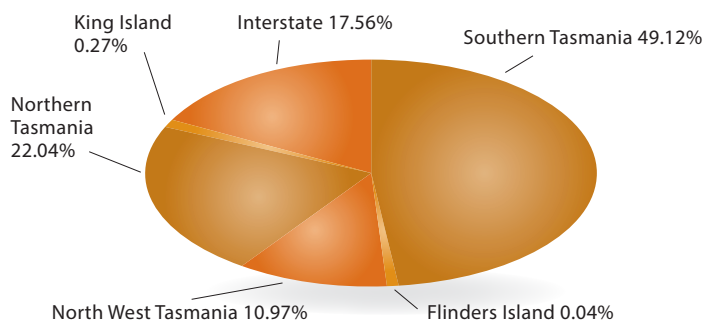
Allocation by Type



Allocation by Institution



Direct Mortgages – Allocation by Geographical Location



Direct Mortgage Duration Analysis

| Duration | % |
|-----------|---------|
| 6 months | 100.00% |
| 12 months | 0.00% |
| 18 months | 0.00% |
| 24 months | 0.00% |

Direct Mortgage Arrears Analysis

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

Direct Mortgage Interest Rate Analysis

| Mortgage interest rate | Number of loans | Value of loans \$ |
|-------------------------|-----------------|----------------------|
| 0.00% - less than 0.50% | 0 | \$0 |
| 3.00% - less than 3.50% | 1 | \$2,641,020 |
| 3.50% - less than 4.00% | 6 | \$9,207,124 |
| 4.00% - less than 4.50% | 11 | \$10,378,097 |
| 4.50% - less than 5.00% | 33 | \$29,718,611 |
| 5.00% - less than 5.50% | 70 | \$22,994,234 |
| 5.50% - less than 6.00% | 47 | \$11,276,503 |
| 6.00% - less than 6.50% | 123 | \$13,097,236 |
| 6.50% - less than 7.00% | 0 | \$0 |
| 7.00% - less than 7.50% | 1 | \$1,399,950 |
| 7.50% - less than 8.00% | 0 | \$0 |
| 8.00% - less than 8.50% | 0 | \$0 |
| 8.50% - less than 9.00% | 0 | \$0 |
| Total | 292 | \$100,712,775 |

Related Party Investments[^]

| Investment Type | % of total assets | Total value |
|---------------------------------|-------------------|---------------------|
| Cash and short-term investments | 3.28% | \$10,250,000 |
| Australian RMBS Trusts | 4.54% | \$13,862,425 |
| Total | 7.82% | \$24,112,425 |

[^] Related party investments include deposits with MyState Bank Limited and investments in Australian Residential Mortgage Backed Securities (RMBS) via special purpose vehicles that are related parties to MyState Bank. All related party transactions are made at market terms on an arms length basis. Percentages may not add to 100% due to rounding.

Past performance is not a reliable indicator of future performance and averaged annualised rate for the week ending 31.12.17 assumes reinvestment of income and funds held for 12 months. Performance is after fees and charges. Tasmanian Perpetual Trustees Limited recommends that you seek independent professional advice that takes into account your investment objectives, financial situation, particular needs and/or other personal circumstances, before making any investment decisions. Tasmanian Perpetual Trustees Limited, MyState Limited and MyState Bank Limited do not guarantee the repayment of capital or the performance of the Fund or any particular rates of return from the Fund. A mortgage fund investment is an equity investment in a managed investment fund, and is not a bank deposit. Accordingly, there is a higher risk of losing some or all of your money than is the case with a bank deposit. In respect of withdrawal periods, withdrawal rights and investment periods, please note that whilst we expect to meet redemption requests within the periods stated, these periods may be longer subject to the nature of the assets of the particular Fund, the particular Fund's liquidity, the Fund's constitution and the Law. For additional information, please refer to the Fund's PDS which is available free of charge at any Tasmanian Perpetual Trustees branch or online at www.tasmanianperpetual.com.au. Tasmanian Perpetual Trustees Limited ABN 97 009 475 629 AFS Licence 234630 Australian Credit Licence Number 234630 is a wholly owned subsidiary of MyState Limited ABN 26 133 623 962.