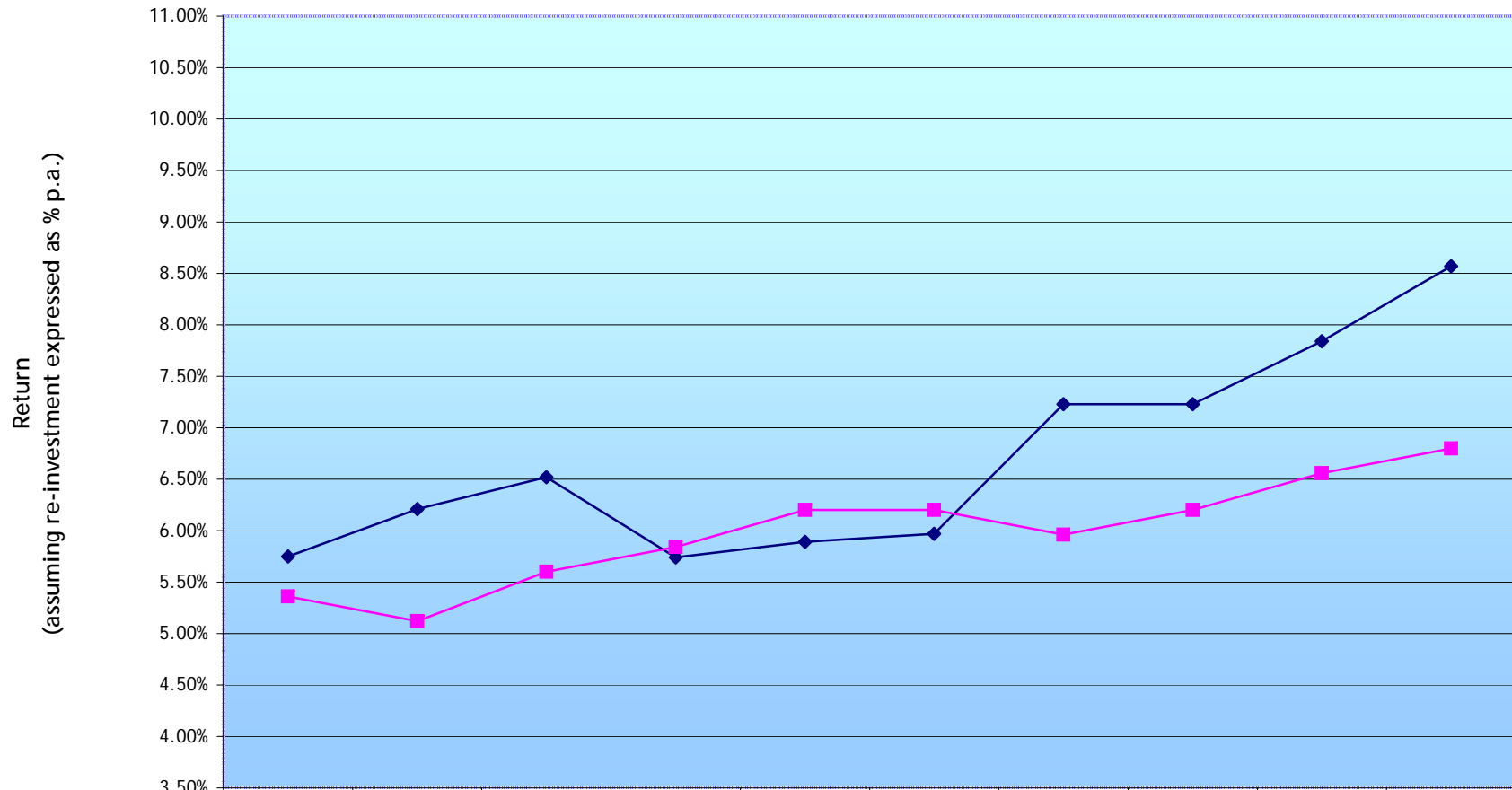


Performance - Trilogy First Mortgage Income Trust - Against the UBS Australian Bank Bill Index Plus 2%



	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10
◆ Trilogy Rates	5.75%	6.21%	6.52%	5.74%	5.89%	5.97%	7.23%	7.23%	7.84%	8.57%
■ UBSA Bank Bill Rate plus 2%	5.36%	5.12%	5.60%	5.84%	6.20%	6.20%	5.96%	6.20%	6.56%	6.80%