

CENTRAL VICTORIAN INVESTMENTS LIMITED
(the Borrower)

REPORT TO THE TRUSTEE – QUARTER ENDED 31/12/2011

Pursuant to the provisions of the Corporations Act and the Debenture Trust Deed dated 17 November 1999, we herewith provide our report for the quarter ended *31/12/2011* in relation to Central Victorian Investments Limited.

Report pursuant to Section 283BF of the Corporations Act.

- a) The Borrower confirms that there has been no failure by the Borrower or any guarantor to comply with the terms of the debentures or the provisions of the Trust Deed or Chapter 2L of the Corporations Act during the quarter.

[Sec 283BF(4)(a)]

- b) The Borrower confirms that the Borrower has had no events during the quarter that have caused or could cause one or more of the following:

- (i) any amount deposited or lent under the debentures to become immediately payable;
- (ii) the debentures to become immediately enforceable;
- (iii) any other right or remedy under the terms of the debenture or provisions of the Trust Deed to become immediately enforceable.

[Sec 283BF(4)(b)]

- c) The Borrower confirms that the Borrower has not had any circumstances that have occurred during the quarter that materially prejudice:

- (i) the Borrower, any of its subsidiaries, or any of the guarantors; or
- (ii) any security or charge included in or created by the debentures or the Trust Deed.

[Sec283BF(4)(c)]

- d) The Borrower confirms that the Borrower, its subsidiaries and guarantors have not had any substantial change in the nature of their business during the quarter.

[Sec 283BF(4)(d)]

- e) The Borrower confirms that the Borrower remains focused on its principal activities of lending funds invested in its Debentures out under 1st Mortgage security as permitted under the Trust Deed.

[Clause 11]

- f) The Borrower confirms that none of the following has happened to the Borrower during the quarter:

- (i) the appointment of a guarantor;
- (ii) the cessation of liability of a guarantor body for the payment of the whole or part of the money for which it was liable under the guarantee;
- (iii) a change in name of a guarantor.

[Sec 283BF(4)(e)]

- g) The Borrower confirms that the Borrower has not created a new charge during the quarter.

[Sec 283BE, Clause 10.2]

- h) The Borrower confirms that the Borrower has no amounts outstanding on any advances at the end of the quarter from a charge created where:
- (i) the total amount to be advanced on the security of the charge is indeterminate; and
 - (ii) the advances are merged in a current account with bankers, trade creditors or anyone else.

[Sec 283BF(4)(f) and Sec 283BE]

- i) The Borrower confirms that the Borrower has not experienced any matters that may materially prejudice any security or the interest of debenture holders.

[Sec 283BF(4)(g)]

- j) The Borrower confirms that during the quarter the following amounts have been deposited with or lent to a related body corporate: N/A

(Company A)	A.C.N. (number)	\$
(Company B)	A.C.N. (number)	\$
(Company C)	A.C.N. (number)	\$

[Sec 283BF(5)(a)]

- k) The Borrower confirms that the total amount of money owing to the Borrower at the end of the above quarter in respect of the deposits or loans to related body corporate are as follows: N/A

(Company A)	A.C.N. (number)	\$
(Company B)	A.C.N. (number)	\$
(Company C)	A.C.N. (number)	\$

[Sec 283BF(5)(b)]

- l) The Borrower confirms that the Borrower has not assumed any liability for a related body corporate during the quarter. If a liability is assumed for the quarter please provide details of the extent of the liability during the quarter and the extent of the liability at the end of the quarter.

[Sec 283BF(6)]

- m) The Borrower confirms that the Borrower has issued the following securities:

	This Quarter \$	Total \$
Value of Securities issued	+\$2,328,515	76,628,180
Value of Securities maturing within 12 months	+2,087,265	71,699,999
Value of Securities maturing beyond 12 months	+241,250	4,928,181

[Clause 9.06(a)]

- n) The Borrower confirms that the Borrower continues to meet the minimum requirements of the Borrowing Limitations.
[Clause 8.01, 8.04 & 9.07(b)(i)]
- o) The Borrower confirms that the Trust Deed:
i) covenants;
ii) representations; and
iii) warranties
are in full force and effect and have been complied with.
- p) The Borrower confirms that the Borrower has lent all monies within the permitted lending policies determined under the Security and Risk Assessment Section in the prospectus.
[Prospectus, Section 5.7]
- q) The Borrower confirms that the Borrower has provided to the Trustee, a copy of all:
i) reports;
ii) accounts;
iii) notices; and
iv) circulars
sent by the Borrower or any Directors to its members, debenture holders or ASIC at the same time that it has sent the same.
[Clause 6.08(i)]
- r) The Borrower confirms that the Borrower has complied at all times with the requirements of Chapter 6CA (dealing with continuous disclosure) of the Corporations Act 2001 and no circumstances arose during the quarter that required the Borrower to issue a supplementary prospectus, replacement prospectus or issue a continuous disclosure notice.
- s) The Borrower confirms that the Borrower has not exceeded the LVR of any loan as published in the current Prospectus or, if not published, in the abovementioned Debenture Trust Deed.
- t) The Borrower confirms that the Borrower has provided to the Trustee a Six Monthly Report of the Auditor within the specified timeframe.
[Clause 9.05]
- u) The Borrower confirms that the Borrower has made all interest and principal payments to debenture holders when they fell due.
[Clause 9.06(a)]
- v) The Borrower confirms that the Borrower and its subsidiaries have not sustained any material trading or capital loss, trading as a group.
[Clause 9.07(b)(vii)]

- w) The Borrower confirms that the Borrower or any Guarantor has not incurred any contingent liabilities.

If contingent liabilities have been incurred:

- The amount is \$
- A liability of \$ has matured, or is likely to mature within the succeeding twelve (12) months which will materially affect the Borrower and any Guarantor in its or their ability to repay stock.

[Clause 9.07(b)(vii)]

- x) The Borrower confirms that there has been no change in any accounting method or methods of valuation or assets or liabilities and no circumstances have arisen, which render adherence to the existing method of valuation of assets or liabilities, misleading or inappropriate.

[Clause 9.07(b)(ix)]

- y) The Borrower confirms that in the opinion of the Directors the Current Assets of the Borrower and its subsidiaries, appear in the relevant books at values which are realisable in the ordinary course of business.

[Clause 9.07(b)(x)]

- z) The Borrower confirms that the Directors are not aware of any material changes in the laws of any place which might affect the enforceability of Guarantees and Charges given to or in favour of the Trustee.

[Clause 9.07(b)(xi)]

- aa) The Borrower confirms that the Borrower has maintained such insurance with a reputable insurer as would be effected by a prudent company engaged in a similar business and has at all times ensured the premiums and other sums have been paid when they fall due.

[Clause 9.08]

- bb) The Borrower confirms that the Borrower has ensured that the funds have been invested in accordance of Clause 11 and that there have been no breaches of restrictions or limitations contained therein.

[Clause 11]

- cc) The Borrower confirms that it has not entered into any joint first mortgages without first notifying the Trustee.

[Clause 11.03]

- dd) The Borrower confirms that it has had no Events of Enforcement and Default

[Clause 12]

- ee) The Borrower confirms that it complied with each condition of its Australian Financial Services Licence during the quarter.

ASIC Regulatory Guide 69: Debentures – improving disclosure for retail investors


- ff) The Borrower confirms that it has made all necessary disclosures against the benchmarks in its disclosure documents and all disclosures remain true and correct.
- gg) The Borrower confirms that it continues to meet all benchmarks that the Borrower has stated in disclosure documents that it meets.
- hh) The Borrower confirms that where the Borrower has disclosed that it does not meet the benchmarks on an "if not, why not" basis, the disclosure the Borrower has made continues to be correct and accurate in all material respects and is not misleading.
- ii) The Borrower confirms that hereunder details the "promises" (as referred to, for instance, in RG69.118) it has made in disclosure documents it has issued and confirms that it has complied with each of the promises it has made in those disclosure documents:
 - Only promises made are as per the Benchmarks (Refer Annexure A for update) & as per the standard compilation of Replacement Prospectus No 12 which have been complied with.

Annexure "A" provides disclosure as to whether or not the Borrower has met each of the benchmarks outlined in ASIC Regulatory Guide 69: Debentures – improving disclosure for retail investors.

Annexure "B" provides disclosure of the investment portfolio.

On the basis of the above, the directors declare that they are of the view that the financial position and performance of the Borrower is such that the property of the Borrower (and of each guarantor, if relevant) that is or should be available will be sufficient to repay the amount of each Debenture when it becomes due and payable.

This declaration has been made in accordance with a resolution of directors on the 24/01/12


.....
Director
(Signature)


.....
Director
(Signature)

Annexure "A"
**ASIC Regulatory Guide 69: Debentures – improving disclosure for
retail investors**

Disclosure against Benchmarks

Please disclose whether the Borrower met each of the benchmarks outlined in ASIC's Regulatory Guide 69: Debentures – improving disclosure for retail investors during the quarter. Where the Borrower did not meet a benchmark during the quarter, please explain why that is.

1. Benchmark One – Equity capital

Central Victorian Investments Limited (CVI) does NOT comply with benchmark number one on Equity Capital as per comments in Replacement Prospectus No 13 which are still relevant.

2. Benchmark Two – Liquidity

CVI does comply with benchmark number two on Liquidity as per comments in Replacement Prospectus No 13

3. Benchmark Three – Rollovers

CVI does comply with benchmark number three on Rollovers as per comments in Replacement Prospectus No 13

4. Benchmark Four – Debt maturity

CVI does comply with benchmark number four on Debt Maturity and discloses

and Deposit No. thereof	# 2534	M A T U R I N G			
Now holding Deposit Total	71,499,766.51		NO	AMOUNT	AVG INT
Will retain in:					
3 Days	70,346,803.88	98.39%	14	1,152,962.63	6.997%
1 Week	69,413,846.19	97.06%	12	932,955.69	7.485%
2 Weeks	67,902,258.67	94.97%	30	1,511,589.52	7.403%
3 Weeks	63,915,891.92	89.39%	30	3,986,366.75	7.455%
1 Month	61,435,170.42	85.92%	36	2,480,721.50	7.265%
2 Months	53,117,684.25	74.29%	76	8,317,486.17	7.057%
3 Months	42,843,642.45	59.92%	80	10,274,041.80	7.142%
4 Months	39,747,516.92	55.59%	60	3,096,125.53	7.144%
5 Months	35,043,059.24	49.01%	39	4,704,457.68	7.090%
6 Months	30,238,864.79	42.29%	80	4,804,194.45	7.163%
7 Months	26,887,027.35	37.60%	51	3,351,837.44	7.404%
8 Months	22,173,947.49	31.01%	53	4,713,079.86	7.570%
9 Months	14,842,066.84	20.76%	65	7,331,880.65	7.442%
10 Months	12,306,443.62	17.21%	50	2,535,623.22	7.301%
11 Months	10,180,434.14	14.24%	54	2,126,039.48	7.106%
Will retain in One Year	4,928,180.96	6.89%	69	5,252,223.18	7.032%
in 13 Months	4,598,985.84	6.43%	9	329,195.12	7.390%
in 14 Months	4,253,123.37	5.95%	8	345,862.47	7.500%
in 15 Months	3,688,421.56	5.16%	14	564,701.81	7.045%
in 16 Months	3,561,231.83	4.98%	13	127,189.73	7.308%
in 17 Months	2,907,640.68	4.07%	14	653,591.15	7.500%
in 18 Months	2,549,234.10	3.57%	9	358,406.58	7.493%
in 19 Months	2,114,748.20	2.96%	7	434,485.90	7.500%
in 20 Months	1,979,748.20	2.77%	2	135,000.00	7.500%
in 21 Months	1,742,492.94	2.44%	5	237,255.26	7.500%
in 22 Months	1,347,490.20	1.88%	3	395,002.74	7.281%
in 23 Months	231,980.96	0.32%	12	1,115,509.24	7.241%
In Two Years (and beyond)	0.00	NIL	7	231,980.96	7.000%
*** GRAND TOTAL				71,499,766.51	7.241%

5. Benchmark Five – Loan portfolio

CVI does comply with benchmark number 5 on Loan Portfolio. Updated figures as at the 31/12/11 show we now have 152 loans totalling \$60,089,084. The largest loan is now at \$2,405,670.00 representing 4.0% of our loan book. Our ten largest loans total \$15,482,782 representing 25.77% of our loan book. All other comments as per Replacement Prospectus No 13 remain relevant. Total current arrears of payments in excess of 30 days as at 31 December 2011 was one loan for \$250,540 being \$40,375 in arrears. This security has been sold & settlement pending without loss.

6. Benchmark Six – Related party transactions

CVI does comply with benchmark number 6 on Related Party Transactions as per comments in Replacement Prospectus No 13. We still have no loans to staff.

7. Benchmark Seven – Valuations

CVI does NOT comply with benchmark number 7 on Valuations as per comments in Replacement Prospectus No 13 other than to add we currently have no loans that exceed 5% of our current loan book.

8. Benchmark Eight – Lending principles – loan-to-valuation ratios

CVI does comply with benchmark number 8 on Lending Principles (LVRs) as per comments in Replacement Prospectus No 13.

Annexure "B"

Investment Portfolio of Central Victorian Investments Limited

Quarter End 31/12/2011

1. **The Balance Sheet of the Company is as follows:-**

Assets	Current Quarter	%	Previous Quarter	%
Cash and deposits at call	3772888	4.69	7727887	9.89
Other Authorised Investments	13989420	17.39	9463870	12.12
Real Property #	1950000	2.43	1950000	2.50
Secured lending (excluding Prop. Dev.)	52650399	65.44	47973817	61.42
Subdivisional Land Development	2415686	3.00	1589137	2.03
Construction / Development	5022999	6.24	8347712	10.69
Other Assets	412014	0.51	685349	0.87
Intangible Assets	245308	0.30	373466	0.48
Total Assets	80,458,714	100	78,111,238	100
Liabilities				
Debentures noteholders	76628180	98.39	74299665	98.25
Other liabilities	1255874	1.61	1321282	1.75
Total Liabilities	77,884,054	100	75,620,947	100
Net Assets	2,574,660		2,490,291	
Equity				
Contributed equity	467871	18.17	467871	18.79
Accumulated profits/losses	2106789	81.83	2022420	81.21
Total Equity	2,574,660		2,490,291	

limited to 10% of monies deposited

2. **The Lending portfolio as at this quarter end is as follows:-**

Number of loans	152
Average loan size	395,323
Number of loans that comprise more than 10% of the Principal Moneys to any one party or associated party.	NIL
Value of loans that comprise more than 10% of the Principal Moneys to any one party or associated party.	\$NIL
Longest term to loan maturity	30 days
Average term to loan maturity	30 days
Average interest rate charged to Borrowers	9.513%
Average loan to value ratio	51.11%
Average Rate of Return	1.426%

3. Total Loan Portfolio by Security Type as at this quarter end is as follows:-

Security Type *	No.	\$	%
Residential	90	32893189	54.74
Commercial	12	6977733	11.61
Subdivisional land /development	2	2415686	4.02
Rural	24	8307910	13.83
Construction / development	9	5022999	8.36
Industrial	11	2408767	4.01
Specialised	4	2062800	3.43
Total	152	60,089,084	100

* Please add other types as required

4. Total Secured Property/Loan Portfolio by State/Territory as at this quarter end is as follows:-

State / Territory	Loan Portfolio			Secured Property	
	No.	\$	%	\$	%
NSW					
QLD					
VIC	152	60089084	100	117572047	51.11
WA					
SA					
TAS					
ACT					
NT					
Total					

5. Level of Arrears for the Loan Portfolio (provide details of loans in arrears)

Loan No.	Loan Balance \$	No. of days in arrears > 30 days	Amount of Arrears in excess \$1,000	Value of Security \$	Current Valuation Date	LVR %
1						
2	250540	544	49540	390000	01/11/11	64.24
3						
4						
5 etc						

1)

2) Property sold settlement due 7/2/2012

6. Financial Ratios

Ratio	This Quarter End	Previous Quarter End
Working capital (%)	107.53%	106.36%
Debt to Equity Ratio (%)	3344%	3572%
Interest cover (Interest revenue over interest expense) %	122.95%	125.80%
The amount Total Tangible Assets exceeds Total External Liabilities (Clause 8)	\$2,329,352	\$2,116,824
The amount Total Tangible Assets exceeds Total External Liabilities as a percent. (Clause 8)	2.991%	2.800%