

Pre-Tax Indicative Investment yield *					
Individual Investor**					
	Cash IRR from TEP per annum		Pre-Tax IRR (Gross Up) per annum		<i>Individual Pre-Tax IRR per annum</i>
TEP Duration	<i>5 Year</i>	<i>10 Year</i>	<i>5 Year</i>	<i>10 Year</i>	<i>Average</i>
Current Fund Buying rate 7/21 **	3.75%	4.00%	5.87%	7.55%	6.71%

* Gross up IRR for Individual taxpayer on Top Marginal Rate + Medicare = 47%

**Individual taxpayer on Top Marginal Rate + Medicare = 47% would need this equivalent IRR from a Term Deposit.

Note: This analysis excludes the effects of any fees and costs to be charged by the Fund, which may reduce these returns.

These tables are indicative only and past performance is not a reliable predictor of future performance