

14 March 2017

**TO INVESTORS**

Dear Member

**LM FIRST MORTGAGE INCOME FUND ARSN 089 343 288 (RECEIVERS AND MANAGERS APPOINTED)  
(RECEIVER APPOINTED) ("THE FUND")**

I attach the unaudited accounts for the Fund for the half year ending 31 December 2016.

The accounts have been prepared by collating the records maintained by the Fund and receipts and payments and other records of FTI and McGrathNicol.

The accounts have been prepared in accordance with the Scheme Constitution, the recognition and measurement requirements of the Australian Accounting Standards and other authoritative pronouncements of the Australian Accounting Standards Board. The accounts have been reviewed by the BDO audit team. However, their work does not constitute a full audit and therefore, the accounts are provided on an unaudited basis.

Should members require further information, please contact BDO on the details provided below.

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Yours sincerely



David Whyte

Court Appointed Receiver

**Disclaimer:**

*The 31 December 2016 financial statements were compiled by BDO Business Restructuring Pty Ltd however we did not audit those financial statements and, accordingly, express no opinion or other form of assurance on them.*

**LM FIRST MORTGAGE INCOME FUND  
(RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

**ABN: 66 482 247 488**

Report for the half-year ended 31 December 2016

Disclaimer

The 31 December 2016 financial statements were compiled by BDO Business Restructuring Pty Ltd but we did not audit those financial statements and, accordingly, express no opinion or other form of assurance on them.

**LM FIRST MORTGAGE INCOME FUND  
(RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

**ABN: 66 482 247 488**

**Financial Statements for the half-year ended 31 December 2016**

**CONTENTS**

Statement of comprehensive income	3
Statement of financial position	4
Statement of changes in net assets attributable to unitholders	5
Statement of cash flows	6
Notes to the Financial Statements for the half-year ended 31 December 2016	7

**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**For the half-year ended 31 December 2016**

	Note	31 December 2016 \$	31 December 2015 \$
<b>Income</b>			
Fee revenue - mortgage loans		-	-
Interest revenue - cash assets		807,872	610,889
Other Income		-	1,704
		<u>807,872</u>	<u>612,593</u>
<b>Expenses</b>			
Custodian fees	9	30,750	84,052
Custodian legal fees	9	40,584	-
Net Impairment losses on mortgage loans	6	164,214	4,060,120
Unrealised foreign exchange losses on investor fund		(104,257)	1,275,678
Unrealised loss on foreign exchange contracts		3,175	26,252
Other expenses	4	2,219,260	4,609,912
<b>Total expenses excluding distributions to unitholders</b>		<u>2,353,726</u>	<u>10,056,014</u>
<b>Net profit (loss) before distributions to unitholders</b>		(1,545,854)	(9,443,421)
Distributions paid/payable to unitholders	3	-	-
<b>Net profit (loss) after distributions to unitholders</b>		<u>(1,545,854)</u>	<u>(9,443,421)</u>
Other comprehensive income		-	-
<b>Net profit (loss) after distributions to unitholders</b>		(1,545,854)	(9,443,421)
Income tax expense		-	-
<b>Changes in net assets attributable to unitholders after income tax expense</b>		<u>(1,545,854)</u>	<u>(9,443,421)</u>

The Statement of Comprehensive Income is to be read in conjunction with the notes to the financial statements.

**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**  
**STATEMENT OF FINANCIAL POSITION**

**As at 31 December 2016**

	Note	31 December 2016	30 June 2016
<b>ASSETS</b>		<b>\$</b>	<b>\$</b>
Cash and cash equivalents	11	71,788,873	75,226,396
Receivables	10	200,408	390,971
Loans & Receivables	6	5,448,657	5,475,536
<b>TOTAL ASSETS</b>		<b>77,437,938</b>	<b>81,092,903</b>
<b>LIABILITIES</b>			
Payables	7	5,817,625	7,822,479
Distributions payable		1,372,036	1,372,036
<b>Total liabilities excluding net assets attributable to unitholders</b>		<b>7,189,661</b>	<b>9,194,515</b>
<b>NET ASSETS</b>		<b>70,248,277</b>	<b>71,898,388</b>
Represented by:			
<b>Net assets attributable to unitholders</b>	5	<b>70,248,277</b>	<b>71,898,388</b>
(calculated in accordance with IFRS)			

The Statement of Financial Position is to be read in conjunction with the notes to the financial statements.

**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**  
**STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS**

**For the half-year ended 31 December 2016**

	<b>Note</b>	<b>31 December 2016</b>	<b>30 June 2016</b>
		<b>\$</b>	<b>\$</b>
<b>TOTAL</b>			
Opening balance		71,898,388	77,178,701
Units issued during the year	5	-	-
Units redeemed during the year	5	-	-
Units issued on reinvestment of distributions		-	-
Changes in net assets attributable to unitholders		(1,545,854)	(6,334,583)
Foreign exchange (gain)/loss on investor funds	5	(104,257)	1,054,270
<b>Closing Balance</b>		<b>70,248,277</b>	<b>71,898,388</b>

The Statement of Changes in Net Assets Attributable to Unitholders is to be read in conjunction with the notes to the financial statements.

**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**  
**STATEMENT OF CASH FLOWS**

**For the half-year ended 31 December 2016**

	Note	31 December 2016 \$	31 December 2015 \$
<b>Cash flows from operating activities</b>			
Interest and distributions received		807,873	610,889
Other operating expenses		(4,298,624)	(3,191,177)
Other income received		-	1,704
GST and withholding tax (paid)/received		190,563	433,430
<b>Net cash inflow/(outflow) from operating activities</b>	11(b)	<u>(3,300,188)</u>	<u>(2,145,154)</u>
<b>Cash flows from investing activities</b>			
Payments for secured mortgage loans	6(b)	(146,432)	(7,093,059)
Receipts from settled mortgage loans	6 (b)	9,097	22,475,431
<b>Net cash inflow/(outflow) from investing activities</b>		<u>(137,335)</u>	<u>15,382,372</u>
Net increase/(decrease) in cash and cash equivalents		(3,437,523)	13,237,218
Cash and cash equivalents at beginning of year		75,226,396	41,863,342
<b>Cash and cash equivalents at end of year</b>	11 (a)	<u>71,788,873</u>	<u>55,100,560</u>

The Statement of Cashflows is to be read in conjunction with the notes to the financial statements.

## LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)

### Notes to the financial statements for the half-year ended 31 December 2016

#### 1. CORPORATE INFORMATION

During the period March 2013 to August 2013, a series of insolvency events occurred in respect of both the Fund and the Responsible Entity for the Fund, these are detailed in the table below:

Date	Appointment
19 March 2013	John Park and Ginette Muller of FTI Consulting appointed as Administrators of LM Investment Management Ltd ("LMIM") being the Responsible Entity for the Fund.
11 July 2013	Joseph Hayes and Anthony Connelly of McGrathNicol appointed as Receivers and Managers of LMIM as the Responsible Entity of LM First Mortgage Income Fund (Receivers and Managers Appointed) (Receiver Appointed) ('LMFMIF', 'Scheme' or the 'Fund') by Deutsche Bank.
1 August 2013	John Park and Ginette Muller of FTI Consulting appointed as liquidators of LMIM.
8 August 2013	David Whyte of BDO appointed by the Court as Receiver of the assets of the Fund and as the person responsible for ensuring the Fund is wound up in accordance with its Constitution.

The Scheme is an Australian registered Scheme, constituted on 13 April 1999.

#### 2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all periods presented, unless otherwise stated in the following text.

##### (a) Basis of accounting

This financial report has been prepared in accordance with the Scheme Constitution, the recognition and measurement requirements of the Australian Accounting Standards and other authoritative pronouncements of the Australian Accounting Standards Board. The financial report has also been prepared on a historical cost basis, except for financial assets and financial liabilities held at fair value through profit or loss, that have been measured at fair value.

The Statement of financial position is presented in decreasing order of liquidity and does not distinguish between current and non-current items. The amount expected to be recovered or settled within twelve months in relation to the balances cannot be reliably determined.

The financial report is presented in Australian Dollars (\$).

##### Statement of compliance

The financial statements have been prepared in accordance with the recognition and measurement requirements of the Australian Accounting Standards as issued by the Australian Accounting Standards Board and International Financial Reporting Standards as issued by the International Accounting Standards Board.



## **LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

### **Notes to the financial statements for the half-year ended 31 December 2016**

#### **2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

##### **(a) Basis of accounting (Continued)**

###### **Status of investment in fund**

During the 2009 year, the Responsible Entity closed the Scheme to new investors and suspended withdrawals subject to certain exceptions. Redemptions were suspended at this time, per the Constitution, as the Responsible Entity considered the suspension of the withdrawals to be in the best interest of the members of the Scheme.

The Scheme is now in the process of being formally wound up with redemptions and hardship provisions remaining suspended.

###### **Liquidation Basis**

Previous financial statements have been prepared on a going concern basis.

The financial statements for the periods ended 30 June 2013 onwards have not been prepared on a going concern basis due to the appointment of Administrators to the Responsible Entity for the Fund on 19 March 2013 and subsequently Liquidators on 1 August 2013 and the appointment of Receivers and Managers and Court Appointed Receiver and person responsible for ensuring it is wound up in accordance with its Constitution as detailed in Note 1. Accordingly, the financial statements for those periods have been prepared on a liquidation basis.

##### **(b) New accounting standards and interpretations**

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective have not been adopted by the Scheme for the reporting period. The impact of these standards and interpretations are not expected to have a material impact on the Scheme have not been included.

##### **(c) Significant accounting judgements, estimates and assumptions**

In the process of applying accounting policies, judgements and estimations have been made which have had an impact on the amounts recognised in the accounts. The key estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of certain assets and liabilities within the next annual reporting period are:

###### **Allowance for impairment loss on loans and receivables**

The Scheme determines whether loans are impaired on an ongoing basis. Individually assessed provisions are raised where there is objective evidence of impairment, where the Scheme does not expect to receive all of the cash flows contractually due. Individually assessed provisions are made against individual facilities.

##### **(d) Cash and cash equivalents**

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. For the purposes of the Statement of cash flows, cash and cash equivalents as defined above, net of outstanding bank overdrafts.

##### **(e) Distribution income**

Distribution income is recognised when the Scheme's right to receive income is established.

## LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)

### Notes to the financial statements for the half-year ended 31 December 2016

#### 2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### (f) Interest income

Interest income is recognised as the interest accrues using the effective interest rate method, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset. Interest ceases to be recognised when a loan is in default and the principal is impaired.

##### (g) Default management fees

Income from default management fees is recognised in line with the executed agreement with the borrower when an event of default occurs.

##### (h) Changes in the fair value of investments

Gains or losses on investments held for trading are calculated as the difference between the fair value at sale, or at year end, and the fair value at the previous valuation point. This includes both realised and unrealised gains and losses.

##### (i) Fees, commissions and other expenses

Except where included in the effective interest calculation (for financial instruments carried at amortised cost), fees and commissions are recognised on an accrual basis. Audit and compliance fees are included with 'other expenses' and are recorded on an accrual basis.

##### (j) Financial instruments

Financial instruments in the scope of *AASB 139 Financial Instruments* are classified as either financial assets or financial liabilities at fair value through profit or loss, loans and receivables, held-to-maturity investments, available-for-sale investments or other financial liabilities as appropriate.

When financial assets are recognised initially, they are measured at fair value, plus, in the case of investments not at fair value through profit or loss, directly attributable transactions costs. The Scheme determines the classification of its financial assets at initial recognition.

All regular way purchases and sales of financial assets are recognised on the trade date i.e. the date that the Scheme commits to purchase the asset. Regular way purchases or sales are purchases or sales of financial assets under contracts that require delivery of the assets within the period established generally by regulation or convention in the marketplace.

##### i. Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Loans and receivables are initially measured at fair value including transaction costs directly attributable to the financial asset. After initial recognition, loans and receivables are carried at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when receivables are derecognised or impaired, as well as through the amortisation process.

Loans and receivables are assessed for impairment at each reporting period. An allowance is made for credit losses when there is objective evidence that the Scheme will not be able to collect the loans and receivables. Impairment losses are written off when identified. Losses expected as a result of future events are not recognised. If a provision

## **LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

### **Notes to the financial statements for the half-year ended 31 December 2016**

#### **2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

##### **(j) Financial instruments (Continued)**

for impairment has been recognised in relation to the loan, write-offs for bad debts are made against the provision. If no provision for impairment has previously been recognised, write-offs for bad debts are recognised as an expense in the statement of comprehensive income.

A provision is made of loans in arrears where the collectability of the debts is considered doubtful by estimation of expected losses in relation to loan portfolios where specific identification is impracticable.

The components of impaired assets are as follows:

“Loans in arrears” are loans and advances for which there is reasonable doubt that the Scheme will be able to collect all amounts of principal and interest in accordance with the terms of the agreement.

“Assets acquired through the enforcement of security” are assets acquired in full or partial settlement of a loan or similar facility through the enforcement of security arrangements.

When it is determined that interest is not recoverable on certain impaired loans, the interest is suspended and not brought into income. Should the analysis of the collectability subsequently change the interest will be brought into income at the time it is determined to be collectable.

##### **(k) Payables**

Payables are carried at amortised costs and represent liabilities for goods and services provided to the Scheme prior to the end of the financial year and half year that are unpaid and arise when the Scheme becomes obliged to make future payments in respect of the purchases of these goods and services.

The distribution amount payable to investors as at the reporting date is a carried forward balance from a period prior to the appointment of the Court Appointed Receiver. This balance is recognised separately on the statement of financial position as unitholders are presently entitled, subject to confirmation, to the distributable income as at 30 June 2014 under the Scheme’s constitution. Further investigation into the distributions payable is currently being undertaken.

##### **(l) Increase/decrease in net assets attributable to unitholders**

Non-distributable income is transferred directly to net assets attributable to unitholders and may consist of unrealised changes in the net fair value of investments, accrued income not yet assessable, expenses accrued for which are not yet deductible, net capital losses and tax free or tax deferred income. Net capital gains on the realisation of any investments (including any adjustments for tax deferred income previously taken directly to net assets attributable to unitholders) and accrued income not yet assessable will be included in the determination of distributable income in the same year in which it becomes assessable for tax. Excess and undistributed income is also transferred directly to net assets attributable to unitholders.

##### **(m) Distributions**

The Trustees for the LM Managed Performance Fund have put both the Receivers and Managers and the Court Appointed Receiver on notice of a potential claim against the Fund.

The secured creditor is not in a position to release its security due to the potential claim against the Fund. Until the matter detailed above is resolved and funds released to the Court Appointed Receiver, distributions to investors cannot commence.

## **LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

### **Notes to the financial statements for the half-year ended 31 December 2016**

#### **2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

##### **(n) Goods and services tax (GST)**

The GST incurred on the costs of various services provided to the Responsible Entity by third parties such as audit fees, custodial services and investment management fees have been passed onto the Scheme. The Scheme qualifies for Reduced Input Tax Credits (RITC's) at a rate of 75%.

Investment management fees, custodial fees and other expenses have been recognised in the statement of comprehensive income net of the amount of GST recoverable from the Australian Taxation Office (ATO). Accounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in the statement of cashflows on a gross basis.

The GST component of cash flows arising from investing and financing activities recoverable or payable to the ATO is classified as an operating cash flow.

##### **(o) Applications and redemptions**

Applications received for units in the Scheme are recorded when units are issued in the Scheme. Redemptions from the Scheme are recorded when the cancellation of units redeemed occurs. Unit redemption prices are determined by reference to the net assets of the Scheme divided by the number of units on issue.

Applications received in foreign currency denominations are initially recorded in the functional currency by applying the exchange rates ruling at the date of the transaction. Foreign currency denominated unitholder funds are translated into the Schemes functional currency at balance date, using the spot rate prevailing at that date. Gains and losses arising from foreign exchange translation are recorded in the Statement of Comprehensive Income in the period in which they arise.

##### **(p) Taxation**

Under current legislation, the Scheme is not subject to income tax provided the distributable income of the Scheme is fully distributed either by way of cash or reinvestment (i.e. unitholders are presently entitled to the income of the Scheme).

##### **(q) Interest-bearing loans and borrowings**

All loans and borrowings are initially recognised at cost, being the fair value of the consideration received net of issue costs associated with the borrowing. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Amortised cost is calculated by taking into account any issue costs, and any discount or premium on settlement.

##### **(r) Foreign currency translations**

The Scheme's transactions in foreign currencies comprise applications and withdrawals of foreign currency unitholder funds and payment of distributions. Transactions in foreign currencies are initially recorded in the functional currency by applying the exchange rates ruling at the date of the transaction. Monetary assets and liability denominated in foreign currencies and retranslated at the rate of exchange prevailing at the balance sheet date, and exchange rate gains and losses recognised in the statement of comprehensive income.

In relation to the total investor units, a discrepancy between the units recorded in the investor register and the units recorded in the audited and management accounts for the 2012 financial year has been identified. Investigations indicate that the discrepancy relates to the Fund's migration to a new financial database in 2010 whereby the units of investors who subscribed in a foreign currency were incorrectly recorded in the foreign currency equivalent amount, and not in the AUD equivalent amount in accordance with the PDS and Constitution. Legal advice has been sought in relation to addressing this issue and a further update will be provided in due course.

**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

**Notes to the financial statements for the half-year ended 31 December 2016**

**2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(s) Determination of fair value**

Fair value is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction.

The fair value for financial instruments not traded in an active market is determined using appropriate valuation techniques. Valuation techniques include: using recent arm's length market transactions; reference to the current market value of another instrument that is substantially the same; discounted cashflow analysis and option pricing models making as much use of available and supportable market data as possible.

**(t) Estimated net asset amount per unit available to investors**

The estimated amount of net assets available to investors are subject to the uncertainties indicated in this financial report.

The net assets of the fund and number of units on issue at the end of each of the periods is detailed in the table below:

	<b>31 December 2016</b>	<b>30 June 2016</b>
Estimated net amount of assets available to investors as at the period end (\$)	70,248,277	71,898,388
Total investor units (# of units)	477,996,128	478,100,386
<b>Estimated net asset amount per unit available to investors as at the period end (cents in the dollar)</b>	<b>0.15</b>	<b>0.15</b>

**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

**Notes to the financial statements for the half-year ended 31 December 2016**

**3. INCOME AND DISTRIBUTIONS TO UNITHOLDERS**

Distributions to unitholders

	<b>31 December 2016</b>	<b>31 December 2015</b>
	\$	\$
Distributions paid/reinvested	-	-
Distributions payable	-	-
	<hr/>	<hr/>
	<hr/> <hr/>	<hr/> <hr/>

Distributions payable relates to distributions that were required to be paid under the Scheme's Constitution. These distributions relate to the period prior to the suspension of the distributions in January 2011.

In addition to these interest distributions, capital distributions were also paid to investors in February and June 2013. Capital distributions are reflected through redemption of units and a decrease in the unit price.

**(a) Distributions paid**

	<b>31 December 2016</b>	<b>31 December 2015</b>
	\$	\$
Class A	-	-
Class B	-	-
Class C	-	-
	<hr/>	<hr/>
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**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

**Notes to the financial statements for the half-year ended 31 December 2016**

**4. OTHER EXPENSES**

	<b>31 December 2016</b>	<b>31 December 2015</b>
	\$	\$
Receivers and Managers' fees and outlays (McGrathNicol)	286,138	460,209
Receivers and Managers' legal fees and outlays (McGrath Nicol)**	8,156	149,674
Other expenses	108,811	150,031
Court Appointed Receiver's fees & outlays (BDO) **	1,027,130	1,245,128
Court Appointed Receiver's legal fees (BDO)	789,025	1,984,535
LMIM's legal fees (FTI)	-	402,730
LMIM's Administrators and Liquidators fees and outlays (FTI) ***	-	217,605
	<u>2,219,260</u>	<u>4,609,912</u>

\*\* Denotes expenses which are subject to approval by the court.

\*\*\* Denotes expenses which are subject to approval by the Receivers and Managers or the court.

The Court Appointed Receiver's fees & outlays are represented by the following amounts:

	<b>31 December 2016</b>	<b>31 December 2015</b>
	\$	\$
Court Appointed Receiver's investigations and other non-operating costs	521,572	739,870
Operating Costs of the Fund	505,558	505,258
Total	<u>1,027,130</u>	<u>1,245,128</u>

The Court Appointed Receiver's investigations and other non-operating costs include time costs in relation to the claim against the former auditors of the Fund, and litigation matters which include claims against the MPF, LMIM and its directors.

**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

**Notes to the financial statements for the half-year ended 31 December 2016**

**5. CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS**

Movements in the net assets attributable to unitholders during the year were as follows:

	<b>31 December 2016</b>	<b>30 June 2016</b>
	\$	\$
<b>Class A</b>		
Opening balance	245,679,110	245,679,110
Units issued during the year	-	-
Units redeemed during the year	-	-
Units issued upon reinvestment of distributions	-	-
<b>Closing balance</b>	<u>245,679,110</u>	<u>245,679,110</u>
<b>Class B</b>		
Opening balance	220,196,311	220,196,311
Units issued during the year	-	-
Units redeemed during the year	-	-
Units issued upon reinvestment of distributions	-	-
<b>Closing balance</b>	<u>220,196,311</u>	<u>220,196,311</u>
<b>Class C</b>		
Opening balance	12,224,964	11,170,694
Units issued during the year	-	-
Units redeemed during the year	-	-
Units issued upon reinvestment of distributions	-	-
Foreign exchange (gain)/loss on investor funds	(104,257)	1,054,270
<b>Closing balance</b>	<u>12,120,707</u>	<u>12,224,964</u>
Cumulative movement in changes in net assets	(407,747,851)	(406,201,997)
Net assets attributable to unitholders	<u>70,248,277</u>	<u>71,898,388</u>

**Class A**

Class A consists of unitholders who are entitled to receive the declared distribution rate. There are a number of subclasses attached to class A. These consist of the following products with varying terms:

- 1) Flexi Account investment option
- 2) Fixed Term investment option
- 3) LM Savings Plan investment option



## LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)

Notes to the financial statements for the half-year ended 31 December 2016

### 5. CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS (Continued)

#### Class B

Class B consists of related Scheme unitholders.

#### Class C

Class C consists of unitholders who have invested in foreign currencies and are entitled to receive the declared distribution rate.

Subject to the comments relating to the status of the Scheme in note 2, all unitholders are entitled to receive distributions as declared from time to time and are entitled to one vote per unit at unitholders' meetings. As the Scheme is being wound up, all unitholders rank after creditors and are equally entitled to the proceeds of the winding up procedure.

### 6. LOANS AND RECEIVABLES

	31 December 2016	30 June 2016
	\$	\$
Secured mortgage loans	74,478,959	74,341,624
Provision for impairment	(69,030,302)	(68,866,088)
	<u>5,448,657</u>	<u>5,475,536</u>

Loans and receivables are initially measured at the fair value including transaction costs and subsequently measured at amortised cost after initial recognition. Loans and Receivables are assessed for impairment at each reporting date. Where impairment indicators exist, the recoverable amount of the loan will be determined and compared to its carrying amount to determine whether any impairment losses exists. Impairment losses are recognised when the recoverable amount under the individual loan is less than the carrying amount of that loan.

#### Material uncertainty regarding recoverability of Loans and Receivables

For loans in default, an impairment indicator arises which requires the recoverable amount of that loan to be determined. The recoverable amount for each individual loan in default has been determined from independent valuations of the assets forming the security for the loans. The valuations are based on current market conditions and provide for appropriate exposure to the market and an orderly realisation of assets forming the security for the loans.

In determining the recoverable amounts, there are uncertainties involved in assessing the market values and the ability to realise those market values, particularly where the market is not active. Consequently, it is likely that there may be differences between the amounts at which the Loans and Receivables are recorded at in the financial statements for the period ended 31 December 2016, and the amounts that are actually realised. Such differences may be material. Accordingly, there is a material uncertainty regarding recoverability of Loans and Receivables.

LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)

Notes to the financial statements for the half-year ended 31 December 2016

6. LOANS AND RECEIVABLES (Continued)

(a) Provisions for impairment

The impairment loss expense relating to loans and receivables comprises:

	31 December 2016	30 June 2016
	\$	\$
Opening balance	68,866,088	116,224,073
Impairment losses provided for (recoveries) during the period	164,214	(1,355,411)
Impairment losses realised during the period	-	(46,002,574)
Closing balance	<u>69,030,302</u>	<u>68,866,088</u>
<b>Total provision for impairment</b>	<u>69,030,302</u>	<u>68,866,088</u>

(b) Movement in default loans

*Movement in default loans*

	31 December 2016	30 June 2016
	\$	\$
Gross default loans opening balance	74,341,624	159,557,989
New and increased default loans	146,432	7,429,446
Balances written off	-	(46,002,574)
Repaid	(9,097)	(46,643,237)
Gross default loans closing balance	<u>74,478,959</u>	<u>74,341,624</u>
Specific provision	<u>(69,030,302)</u>	<u>(68,866,088)</u>
<b>Net default loans</b>	<u>5,448,657</u>	<u>5,475,536</u>

7. PAYABLES

Payables are carried at cost and represent liabilities for goods and services provided to the Fund prior to the period end but have not yet been paid.

	31 December 2016	30 June 2016
	\$	\$
Accounts payable	<u>5,817,625</u>	<u>7,822,479</u>
	<u>5,817,625</u>	<u>7,822,479</u>

## LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)

### Notes to the financial statements for the half-year ended 31 December 2016

#### 8. INTEREST BEARING LOANS AND BORROWINGS

Interest bearing loans and borrowings relates to facilities with external providers. In July 2010, the RE entered into a new facility with an external financier, Deutsche Bank. Deutsche Bank holds a fixed and floating charge over the assets of the Fund.

As indicated in Note 1, McGrathNicol were appointed as Receivers and Managers of the Fund by Deutsche Bank as a result of a default of the finance facility by the Fund for this secured loan.

There has been a progressive sell down of the assets of the Fund which has enabled \$14.1M of the loan to be repaid during the 2013 financial year and \$21.5M between July and December 2013. The facility was repaid in full in January 2014.

As mentioned in the Court Appointed Receiver's reports to investors, whilst the secured creditor has been repaid in full, the Receivers and Managers appointed by the secured creditor have advised that they are not yet in a position to retire until the potential claim by KordaMentha as the new trustee of the LM Managed Performance Fund is resolved.

KordaMentha, acting as trustee of the MPF has put the Court Appointed Receiver and the Receivers and Managers appointed by the secured creditor on notice of a potential claim against LM Investment Management Limited (Receivers and Managers Appointed) (in Liquidation) ("LMIM") and/or the Fund in relation to potential breaches of trust.

#### 9. RELATED PARTIES

##### Custodian

The Custodian of the Fund is The Trust Company (PTAL) Ltd. The Custodian's fees include a claim for legal fees payable under the custodian agreement. The legal fees were incurred by the custodian defending an action brought by a mortgagor of the Scheme.

	31 December 2016	30 June 2016
	\$	\$
<u>Custodian</u>		
Custodian's fees paid by the Scheme	30,750	32,100
Custodian's legal fees	40,584	383,984
<u>FTI Consulting</u>		
LMIM's legal fees (FTI)	-	678,187
LMIM's Administrators and Liquidators fees and outlays (FTI) *	-	217,605

\* Denotes expenses which are subject to approval by the court

**LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

**Notes to the financial statements for the half-year ended 31 December 2016**

**10. RECEIVABLES**

Prior to 1 January 2014, receivables consisted of the interest on the loans for the period from the 18<sup>th</sup> of the month, when the interest is run until the end of the month and GST which is due at 30 June 2013 and 31 December 2013. From 1 January 2014, interest was suspended and not brought to account as it is considered that the amounts are not ultimately recoverable from the sale proceeds of the property.

	<b>31 December 2016</b>	<b>30 June 2016</b>
	\$	\$
Term deposit interest receivable	100,703	192,470
GST receivable	99,705	198,501
	<u>200,408</u>	<u>390,971</u>

**11. CASH AND CASH EQUIVALENTS**

**(a) Reconciliation of cash and cash equivalents**

For the purposes of the Statement of Financial Position, the cash and cash equivalents comprise of cash at bank and in hand. The cash at bank earns interest at floating rates based on the daily bank deposit rates. The cash at bank figure includes monies held in foreign exchange margin accounts and not available for use.

	<b>31 December 2016</b>	<b>30 June 2016</b>
	\$	\$
Cash at bank	<u>71,788,873</u>	<u>75,226,396</u>

As at 31 December 2016, \$212,130 (30 June 2016: \$215,307) of cash at bank was held in foreign exchange margin accounts and was not available for use by the Scheme.

**(b) Reconciliation of change in net assets attributable to unitholders to net cash flows from operating activities**

	<b>31 December 2016</b>	<b>31 December 2015</b>
	\$	\$
Change in net assets attributable to unitholders	(1,545,854)	(9,443,421)
<i>Adjustments for:</i>		
Non-cash impairment expense	164,214	4,060,120
(Gains)/loss on foreign exchange contracts	3,175	26,252
(Gains)/loss on investor funds/foreign exchange adjustments	(104,257)	1,275,678
(increase)/decrease in other receivables	190,563	433,430
Increase/(decrease) in payables	(2,008,029)	1,502,787
<b><i>Net cash flows from/(used in) operating activities</i></b>	<u>(3,300,188)</u>	<u>(2,145,154)</u>

## **LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

### **Notes to the financial statements for the half-year ended 31 December 2016**

#### **12. INTEREST REVENUE**

Interest revenue relates to interest received on funds held in the bank accounts and interest charged on the loans.

Interest on loans is suspended and not brought to account when it is considered that the amounts are not ultimately recoverable from the sale proceeds of the property.

#### **13. CONTINGENT LIABILITIES**

##### **Claims by KordaMentha as Trustee of the LM Performance Fund**

###### **Assigned Loans Claim**

In August 2014, KordaMentha Pty Ltd and Calibre Capital Pty Ltd as trustees of the MPF commenced two proceedings against LMIM alleging that the entry into Deeds of Assignment by LMIM, pursuant to which PTAL, as custodian of the FMIF assigned its right, title and interest in the securities that it held for two FMIF loans, to LMIM as trustee of the MPF, in exchange for payment of a Settlement Sum, and the alleged payment of the Settlement Sum by LMIM as trustee of the MPF, breached duties owed by LMIM to members of the MPF. Calibre Capital Pty Ltd has since resigned as trustee of the MPF, and has been removed as a party to the proceedings.

On the application of David Whyte, as Receiver of the property of FMIF, orders were made on 17 December 2015 adding him as second defendant in each proceeding. The plaintiff (after various amendments to its case) presently seeks the following relief in each proceeding:

- Equitable compensation against LMIM, interest and costs
- Declarations that:
  - LMIM is entitled to be indemnified out of FMIF assets in respect of its liability to the plaintiff in the proceeding;
  - LMIM has a lien or charge over FMIF assets in respect of its liability to the plaintiff in the proceeding;
  - the plaintiff is entitled to be subrogated to the rights of LMIM in respect of the assets of FMIF.

The total amount of the claims made against assets of the FMIF is about \$24.1 million plus interest and costs.

Mr Whyte intends (subject to the outcome of the negotiations referred to below and any directions made by the Court) to defend the claims for relief made in the proceeding against assets of the FMIF.

At the review hearing on 16 December 2016, the proceedings were adjourned to a date to be fixed, to allow the parties further time to continue negotiations to settle this proceeding and other actions involving the MPF and the FMIF (see Note 14).

###### **AIIS Loan Claim**

On 16 December 2015, KordaMentha as trustee of the MPF (MPF Trustee), commenced a proceeding against LMIM. The MPF Trustee alleges in the proceeding that:

- PTAL, as custodian of the FMIF, and LMIM as trustee of the MPF, both made loans to a borrower by the name of Australian International Investment Services Pty Ltd (AIIS);
- PTAL as custodian of the FMIF was the first registered mortgagee, and LMIM as trustee of the MPF was the second registered mortgagee;

## **LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

### **Notes to the financial statements for the half-year ended 31 December 2016**

#### **13. CONTINGENT LIABILITIES (CONT)**

- LMIM as trustee of the MPF approved various increases to the amount of the facility, from time to time, in breach of duty; and
- LMIM as trustee of the MPF made various advances that were used to service interest on the loan made by PTAL as custodian of the FMIF to AHS, in breach of duty, and LMIM as RE of the FMIF received such payments with knowledge that they were made in breach of duty.

The MPF Trustee presently claims the following relief in the proceeding:

- approximately \$16.82 million equitable compensation against LMIM;
- a declaration that LMIM as RE of the FMIF holds on constructive trust the amount of approximately \$3.9 million (being the amount of the payments allegedly made by LMIM as trustee of the MPF to service interest on the FMIF facility);
- a declaration that the MPF Trustee is entitled to be subrogated to the rights of LMIM, and indemnified out of assets of the FMIF in respect of, or has a lien or charge over the assets and undertakings of the FMIF to secure, the amount of approximately \$3.9 million;
- interest and costs.

The total amount claimed against assets of the FMIF in the proceeding is presently about \$3.9 million plus interest and costs.

In an affidavit filed with the application for leave to proceed referred to below, it is noted that the MPF Trustee's claims against assets of the FMIF will be increased to approximately \$4.138 million, plus interest and costs, as further amounts allegedly paid by the MPF to service interest on the FMIF facility have been ascertained since the proceeding was filed.

On 3 November 2016, the MPF Trustee filed an application for leave to proceed against LMIM. At the hearing of the MPF Trustee's application on 22 November 2016, orders were made granting the leave sought on the condition that any judgment against the defendant will not be enforced without further leave of the court, that the MPF Trustee serve the Statement of Claim by 15 December 2016 and the defendant is not required to file a defence and any counterclaim until 28 days after the plaintiff gives written notice to LMIM and David Whyte that a defence and any counterclaim is required to be filed.

The claim was served on LMIM on 28 November 2016. No written notice requiring a defence has been received by Mr Whyte.

#### **14. LITIGATION MATTERS**

##### **Claim against the former auditors**

A public examination (PE) of the former auditors, certain directors, former directors (Directors) and staff of LM Investment Management Limited (In Liquidation) was conducted over a period of 9 days in June 2015 and a further 9 days in October 2015.

Following the PEs, a further amended statement of claim was filed by David Whyte in the Supreme Court of Queensland and served on the former auditors of the Fund on 14 April 2016.

The former auditors' solicitors lodged and served on David Whyte an application and supporting affidavit on 27 April 2016 seeking to strike-out certain parts of the statement of claim. The hearing of the strike out application was adjourned to a date to be fixed by consent to enable appropriate directions to be made for the parties to exchange and file any further affidavit material and written submissions in advance of the hearing of the strike out application.

On 30 May 2016, David Whyte filed an application to place the proceedings on the Court's commercial list. This application was also adjourned to a date to be fixed.

## **LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

### **Notes to the financial statements for the half-year ended 31 December 2016**

#### **14. LITIGATION MATTERS (CONT)**

On 2 August 2016, David Whyte filed a second further amended statement of claim. The parties filed submissions and further affidavit evidence as required by the orders and at the hearing of the strike out application and the commercial list application on 15 December 2016, the Court granted the application to place the proceedings on the commercial list and reserved its decision on the strike out application.

That decision has not yet been handed down.

#### **Wollongong Coal Ltd (WCL) – Convertible Bonds**

There are \$8 million in convertible bonds in Wollongong Coal Limited (WCL) which was the subject of a successful application to the Federal Court acknowledging that Bellpac Pty Ltd (In Liquidation) (Bellpac) (under the control of its liquidators) is the true owner.

The defendants appealed the decision, which was unsuccessful, however, on 12 July 2016, the defendants made application for special leave to the High Court of Australia to appeal the decision of the Federal Court. On 10 November 2016, the High Court refused to grant special leave to the defendants, and dismissed their application with costs.

In January 2016, the Bellpac Liquidator applied for the conversion of the bonds to shares. Under the terms of the Bonds, WCL is required to issue the shares within 7 days after the end of January 2016 (Due Date) which it failed to do. Instead WCL issued part of the shares in early February 2016 and the balance of the shares after resolution of its members, in May 2016.

As WCL did not issue the shares as required under the terms of the Bonds, the Bellpac Liquidator brought proceedings against WCL seeking orders requiring WCL to perform its obligation to redeem the Bonds by

- Redeeming all of the Bonds which were not converted by the Due Date; and
- Pay to the Liquidator \$8M or such other amount being the nominal principal value of the unconverted Bonds (those issued in May 2016), plus interest.

The proceedings have been adjourned pending negotiations to settle the litigation with WCL pursuant to which Bellpac will receive \$6.3 million in exchange for the transfer of the shares to WCL or alternatively cancellation of the shares.

#### **Proceedings against the MPF, LMIM and the Directors of LMIM**

On 17 December 2014, David Whyte filed a claim and statement of claim in the Supreme Court of Queensland, against a number of parties, including the MPF Trustee, alleging the FMIF suffered loss as a result of a decision to pay an amount to the MPF in 2011 on settlement of litigation between Bellpac and Gujarat NRE Minerals Ltd (now called Wollongong Coal Limited). The claim is for \$15.5M plus interest. The proceedings, which have progressed to completion of discovery stage, are continuing.

#### **FTI litigation**

The RE for the Fund is LM Investment Management Ltd (in Liquidation) ("LMIM"). On 8 April 2015, the Liquidators of LMIM ("FTI") filed an application (which was subsequently amended on 20 July 2015) in the Supreme Court of Queensland, for directions in relation to their ongoing role, and the extent of their powers and responsibilities to undertake certain duties, for, and on behalf of, the FMIF. The application was heard before the Court on 20 July 2015, and orders were made on 17 December 2015.

On 16 December 2015, FTI filed a Further Amended Originating Application ("FAOA") seeking a determination of their remuneration as administrators, and liquidators, of LMIM. The FAOA sought payment in the amount of \$3,098,251.83 plus GST (for the period from the date of their appointment as administrators on 19 March 2013 to 30 September 2015) from

## **LM FIRST MORTGAGE INCOME FUND (RECEIVERS AND MANAGERS APPOINTED) (RECEIVER APPOINTED)**

### **Notes to the financial statements for the half-year ended 31 December 2016**

the assets of the Fund. The matter was heard by the Court on 22 February and 14 March 2016. The decision was reserved, and the parties are awaiting judgment.

In accordance with the Orders made by the Court on 17 December 2015, FTI submitted two indemnity claims to David Whyte, seeking payment of the sums of \$241,453.54 and \$375,499.78 respectively, from the assets of the Fund.

The first claim (of \$241,453.54) is sought with respect to the legal costs incurred by LMIM in relation to the appeal of the decision of Dalton J appointing David Whyte as receiver of the assets of the Fund, and the person responsible for ensuring the Fund is wound up in accordance with its Constitution. This claim has been rejected by David Whyte, pending the outcome of the judgment to be handed down with respect to the FAOA.

As to the second claim, David Whyte accepted, and paid, \$84,954.41, rejected \$169,243.26 and deferred consideration of \$5,473.59 (pending the outcome of the judgment to be handed down in respect of the FAOA for FTI's remuneration). The balance of the second claim was withdrawn by FTI.

On 20 May 2016, FTI filed an application in the Supreme Court of Queensland, seeking declarations that the claims for indemnity rejected by David Whyte are properly payable from the Fund ("Indemnity Application"), and payment thereof. On 16 February 2017, Jackson J made directions as to the steps to progress the Indemnity Application. The Indemnity Application is listed for hearing on 8 and 9 May 2017.

FTI have informed David Whyte that they are awaiting judgment in the FAOA before making any further claim with respect to their own remuneration and out of pocket expenses. FTI's remuneration and expenses claimed from the Fund (and unpaid) for the period up to 31 December 2015, totals \$4,211,638 (excluding GST). FTI's claimed fees and expenses have been included in the Fund's Payables (as referred to in Note 7 above), though this amount is subject to change given the matters presently before the Court.

Copies of the court documents referred to above are available to be downloaded from [lmfmif.com](http://lmfmif.com).

#### **Claims filed (but not served) to preserve limitation periods expiring**

Two statements of claim have been filed during the period against certain parties to preserve claims in relation to certain transactions and avoid possible statutory expiration as a consequence of the statute of limitations. These claims have not yet been formally served on the parties.