

TO THE INVESTOR AS ADDRESSED

29 September 2020

LM FIRST MORTGAGE INCOME FUND (RECEIVER APPOINTED) ARSN 089 343 288 ('the Fund' or 'FMIF')

1. Introduction

I refer to my appointment as the Receiver of the Fund's assets and the person responsible for ensuring the winding up of the Fund in accordance with the terms of its constitution by Order of the Supreme Court of Queensland on 8 August 2013.

I now provide my 31st update report to investors. This report is prepared in accordance with the deferral granted by the Australian Securities and Investments Commission (ASIC Exemption) in relation to financial reporting obligations of the Fund. In this regard, the ASIC Exemption requires a report to be made available to investors for each period of six months starting on 1 January 2016, within three months of the end of each period, which includes the following information:

- (i) Information about the progress and status of the winding up of the Fund, including details of:
 - A. The actions taken during the period;
 - B. The actions required to complete the winding up;
 - C. The actions proposed to be taken in the next 12 months; and
 - D. The expected time to complete the winding up.
- (ii) The financial position of the Fund as at the last day of the relevant period (based on available information);
- (iii) Financial information about receipts (and payments) of the Fund during the period; and
- (iv) The following information at the end of the period:
 - A. The value of the Fund's property; and
 - B. The potential return to investors.

This report covers, the period 1 January 2020 to 30 June 2020 (the Period).

On 3 March 2020 ASIC extended the deferral of financial reporting obligations of the Fund until 16 March 2022. A copy of the relief instrument is available for viewing at www.lmfimf.com.

2. Progress and Status of the Winding Up

2.1 Legal Actions/Potential Recoveries

2.1.1 Proceedings against the MPF, LMIM and the Directors of LMIM

I refer to my previous updates to investors in relation to a statement of claim I caused to be filed in the Supreme Court of Queensland, against a number of parties, including the MPF Trustee and a number of directors of LMIM, in respect of loss allegedly suffered by the FMIF as a result of an amount paid to the MPF in the Bellpac litigation matter. The claim was for approximately \$15.5M plus interest.

As previously advised, the Judge dismissed my claim against the directors of LMIM on 22 November 2019.

Costs were awarded in favour of the defendants.

On 20 December 2019 I filed an appeal of the decision. The progress of the appeal was awaiting the outcome of an application for judicial advice I made to the Court seeking advice from the Court that I was justified in making and pursuing the appeal. That application was heard by the Court on 2 June 2020. The Court declined to provide me with judicial advice that I was justified in pursuing the appeal. After careful consideration, taking into account all of the relevant circumstances, I have taken steps to discontinue the appeal.

2.1.2 Claim against the former auditors (EY Proceeding)

I refer to my previous updates to investors and provide a brief summary of the key events since my last report, as follows:

- I am still awaiting the outcome of my application to strike out the Privilege Claims which was heard on 14 February 2020 (the Privilege Application). I expect the decision to be handed down shortly. When this decision is provided by the Court, further directions will be made for the progress of the claim;
- The matter was reviewed by the Court on 14 September 2020. As a result of the review, further amendments to the 7th Further Amended Statement of Claim were made and served on the defendants on 28 September 2020. The matter is next before the Court for review on 15 October 2020 when further orders are expected to be made to progress the matter to a trial in the middle of next year;
- The matter is otherwise presently being progressed including briefing essential expert witnesses and steps to progress disclosure.

The proceedings are ongoing and an update will be provided in the next report.

2.1.3 Bellpac Proceedings - Wollongong Coal Ltd (WCL)

I refer to my previous updates to investors and provide a brief summary as follows:

- The liquidator of Bellpac has received the settlement amount of \$2 million from WCL in relation to the claim for redemption of the \$2 million Bonds held in WCL. A partial distribution of \$1M was received from the Bellpac liquidator in October 2019;
- The defendants' appeal of the decision of the Court which acknowledged that Bellpac (under the control of a liquidator) is the true owner of the \$8 million convertible bonds was unsuccessful;

- In January 2016, the Bellpac Liquidator applied for the conversion of the \$8 million Bonds to shares. As WCL did not issue all of 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 converted to shares outside of the required time;
- The Bellpac liquidator and WCL have entered into a binding heads of agreement (HOA) which relates to the settlement of the litigation commenced against WCL. The terms of the heads of agreement include that WCL will pay to Bellpac a settlement sum of \$6.3 million in return for certain releases and Bellpac returning or cancelling the WCL shares issued to Bellpac;
- The conditions precedent to the settlement with WCL include obtaining necessary approvals to undertake the settlement transactions. In this regard:
 - The Bellpac Liquidator has obtained creditor approval to enter into the settlement with WCL;
 - The Court declined to exercise its discretion on WCL's application for approval to acquire and or cancel Bellpac's holding of WCL shares. WCL is now preparing to seek shareholder approval.

The remaining condition precedent (Sunset Date) to the settlement with WCL has been extended several times and the Liquidator was successful in negotiating, as part of the agreement to extend the Sunset Date, that WCL will pay interest at 3% p.a. from 2 October 2017 until settlement. To date WCL has paid \$3M towards the settlement into their solicitors' trust account, which is to be released upon receiving shareholder approval of the settlement.

Delays have been encountered in calling the meeting of shareholders, including WCL entering into a scheme of arrangement which was terminated after failing to meet certain conditions, but which has since been reinstated. Certain conditions of the scheme of arrangement remain to be completed.

A revised binding heads of agreement was executed on 9 June 2020 with the conditions precedent to be satisfied by 31 October 2020.

A further update will be provided in the next report.

2.1.4 Claims against guarantors

There is one remaining matter which can be summarised, as follows:

- PTAL as custodian of the FMIF obtained judgment against a guarantor, for approximately \$3 million, plus interest and costs. The trustee in bankruptcy has identified potential recoveries for the benefit of creditors of the bankrupt estate, of which the Fund is a major creditor. The bankrupt, along with other parties, contributed land to a development. The land was subdivided, developed and sold, and the net proceeds of sale in the sum of approximately \$12 million is presently held in a solicitors trust account on an interim basis, protected by certain undertakings given by the solicitor holding the funds. The trustee claims an entitlement in respect of all or at least a substantial portion of the funds held in the solicitors trust account; however, other parties to the dispute allege that associated entities of the bankrupt are entitled to the funds. I instructed PTAL as custodian of the FMIF to enter into a Deed of Indemnity to fund a public examination and any agreed recovery proceedings in respect of this matter. A public examination was held in the Federal Court on 7, 12, 13, 18 and 19 November 2019. Subsequently, demands were served on several parties. The trustee has held two mediations with several parties in relation to the dispute and the most recent mediation held on 11 September 2020 has been adjourned with settlement discussions ongoing.

An update will be provided in the next report.

2.1.5 Liquidators of LMIM (FTI Consulting)

2.1.5.1 Remuneration claim and expenses claim

I refer to my previous reports to investors.

The judgement regarding and orders made in relation to FTI's first remuneration claim and indemnity claim are available on the websites www.lmfimf.com and www.lminvestmentadministration.com.

The judgement and orders made with respect to FTI's second remuneration claim are summarised in paragraph 2.1.5.2 of my report to investors dated 31 March 2020.

2.1.5.2 Third FTI Remuneration Application

I was provided with a further application by FTI for approval of remuneration on 5 May 2020. The application seeks a total of \$194,180.25 from the FMIF for the period 1 July 2018 to 29 February 2020, made up of Category 1 remuneration (remuneration that is specifically referable to the FMIF) of \$126,462, and Category 2 Remuneration (remuneration that relates to all of the funds of which LMIM is the Responsible Entity) of \$67,717.65.

The application has not yet been filed or listed for hearing although I have raised a number of queries with FTI in relation to the application. FTI's solicitors have advised that the application will not proceed until after Justice Callaghan has handed down his decision on my remuneration application that was heard on 2 July 2020 and where the decision is reserved.

An update regarding this application, will be provided in my next report to investors.

2.1.5.3 Indemnity claim against the Fund and proof of debt process

The proof of debt process and claims notified to me, or potential claims by LMIM for indemnity from the FMIF, with respect to debts or claims of creditors of LMIM, are summarised in paragraph 2.1.5.3 of my report to investors dated 31 March 2020.

There have been no significant developments in relation to these indemnity claims since my last report to investors.

2.1.5.4 Expenses

The judgment and orders of the Court made with respect to two further applications by the Liquidator for payment of expenses from the FMIF, which were heard in January and February of 2020, are summarised in paragraph 2.1.5.4 of my report to investors dated 31 March 2020.

FTI informed me some-time ago that they intend to make a further claim against the Fund for indemnity for expenses incurred by LMIM and/or the Liquidator, however despite several enquiries regarding the status of this claim, the application and supporting material has not yet been received.

2.1.5.5 Further application by FTI for directions

The judgment and orders of the Court with respect to a further application filed by Mr Park on 10 October 2018 seeking directions in relation to the dual appointments of Mr Park and I to wind up the FMIF are summarised in paragraph 2.1.5.5 of my report to investors dated 31 March 2020.

2.1.5.6 Claim filed against LMIM

The claims made in this proceeding and the key steps to date in the proceeding, are summarised in paragraph 2.1.5.6 of my report to investors dated 19 December 2019. The current status of this claim is that it remains stayed until further order. I will keep investors updated as to any developments in relation to this claim.

3. Financial Position of the Fund

The management accounts for the year ending 30 June 2020 are available on the website www.lmfmf.com on the page titled 'Financial Statements & Other Key Documents'.

A summary of the financial position of the Fund as at 30 June 2020 is provided below.

Description	30 June 2020
ASSETS	\$
Cash and cash equivalents	34,324,670
Receivables	223,435
TOTAL ASSETS	34,548,105
LIABILITIES	
Payables	4,599,178
Distributions payable	3,041,612
Total liabilities excluding net assets attributable to unitholders	7,640,790
NET ASSETS	26,907,315

These figures are subject to the disclaimers and qualifications set out in the management accounts.

3.1 Fund Assets

The total assets of the Fund as at 30 June 2020 were \$34,548,105.

The balance includes cash at bank of \$34,324,670 and receivables of \$223,435.

3.2 Fund Liabilities

The total liabilities of the Fund as at 30 June 2020 were \$7,640,790, consisting of payables of \$4,599,178 and distributions payable of \$3,041,612.

The distributions payable balance is made up of:

- \$1,372,036 relates to distributions that appear to have been declared prior to the date of the Court Receiver's appointment which were not paid, or have not cleared or were returned unclaimed. These liabilities have not been verified and Court approval or directions may be required before any payment is made.

- \$1,669,576 relates to distributions that were returned/unclaimed from the interim capital distribution to investors paid by BDO in October 2019 in accordance with the Court order dated 2 October 2019.

The Payables balance of \$4,599,178 primarily consists of a provision of \$2M in respect of the cost orders for the Director’s proceedings, trade creditors, custodian fees, legal fees, receiver’s fees and fees and expenses claimed by FTI, which remain unpaid as at 30 June 2020.

Some of these liabilities have not been verified, or may be subject to Court approval being obtained.

3.3 Net Assets Attributable to Unit Holders

Net assets attributable to unit holders as at 30 June 2020 were \$26,907,315.

The net assets of the Fund and number of units on issue as at 30 June 2020 and 30 June 2019 is detailed in the table below.

Description	30 June 2020	30 June 2019
Estimated net amount of assets available to investors as at 30 June 2020 (\$)*	26,907,315	60,103,100
Total investor units (# of units)**	492,125,624	478,100,386
Estimated net asset amount per unit available to investors as at period end (cents in the dollar)	5.6 cents	12.6 cents

*The estimated net amount of assets available to investors as at 30 June 2020 changed substantially due to an interim capital distribution to investors of 6.5 cents per unit in October 2019 (providing a total estimated return of 12.1 units per unit). Please refer to section 5.2 for further information.

**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 was identified. Investigations indicate that the discrepancy relates to the following:

- Reduction of the unit holdings in the unit holdings ledger for the two capital distributions to investors in 2013 totalling approximately \$12M.
- 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.

An application was made to the Court seeking directions to determine the amounts to be distributed to the foreign currency investors. On 2 October 2019, the Court declared that each member holding Class C units (foreign currency investors) in the FMIF is entitled to be paid in the winding up of the FMIF amounts calculated by reference to the calculation of that member’s units in the foreign currency of investment as adjusted for the foreign exchange spot rate between the currency of investment and the Australian dollar prevailing at the date of the commencement of the winding up of the FMIF.

The above table does not include the estimated benefit of the Feeder Funds settlement up to the amount of the net amount of assets as at 30 June 2020. Therefore, below is an estimate that includes

the benefit of the Feeder Funds settlement up to the amount of the net amount of assets at 30 June 2020.

Description	30 June 2020
Estimated net amount of assets available to investors as at period end (\$)	26,907,315
Benefit of Feeder Fund settlement of amounts withheld	3,475,302
Total investor units (AUD Equivalent as at appointment being 8 August 2013)	492,125,624
Estimated return in the dollar	6.2 cents

If further recoveries are made this will increase the amount due from the Feeder Funds settlement.

Please note that the estimate and prior estimates do not take into account future operating costs and future Receiver's fees or any legal recoveries against borrowers, guarantors or other third parties.

The Feeder Fund settlement will reduce the amount of cash to be paid to the Feeder Funds. Based on the amounts in the above table, I attach at Annexure 1 calculations showing the estimated return to the Feeder Funds, as follows:

Feeder Fund	Estimated return
LM Currency Protected Australian Income Fund ("CPAIF")	3.3 cents
LM Institutional Currency Protected Australian Income Fund ("ICPAIF")	3.3 cents
LM Wholesale First Mortgage Income Fund ("WFMIF")	4.8 cents

These are the amounts that would be paid to the responsible entities of each of the Feeder Funds, the costs and expenses of the Feeder Funds would need to be paid from the net cash that is paid to each of the Feeder Funds before distributions are made to Feeder Fund investors.

4. Receipts and Payments of the Fund

All receipts and payments for the Fund since McGrathNicol's appointment on 10 July 2013 until their retirement on 10 December 2018 are on the website www.lmfimf.com under Financial Statements & Other Key Documents.

Following McGrath Nicol's retirement and relinquishment of control of the bank accounts, I have taken over responsibility for all receipts and payments and will upload copies of the Receipts and Payments lodged with ASIC to the www.lmfimf.com website from time to time.

The receipts and payments of the Fund, for the period 1 January 2020 to 30 June 2020 is summarised in the table below.

Description	\$
Receipts	
Interest	247,348

Description	\$
GST received	53,286
Loan Reductions	19,007
Total receipts	319,641
Payments	
Bank charges	20,186
Court Application Expenses	79,755
Custodian fees	11,000
Legal and other fees	1,867,831
IT expenses	56,463
Printing and stationary	16,192
Record management and storage	6,405
Interim Capital Distribution to investors	842,131
Total payments	2,899,963
Net receipts/(payments)	(2,580,322)

5. Investor Information

5.1 Estimated Return to Investors

5.1.1 Unit Price as at 30 June 2020

The estimated unit price as at 30 June 2020 is 5.6 cents.

Description	\$
Total Value of Fund Assets as at 30 June 2020	34,548,105
Less Creditors and Other Payables	7,640,790
Total Net Value of Fund Assets	26,907,315
Total Number of Units	492,125,624
Unit Price Estimate	5.6 cents

I *attach* a copy of a letter confirming the unit price as at 30 June 2020, which may be forwarded to Centrelink to assist with the review of investors' pensions.

5.1.2 High and low returns based on estimates of future recoveries and costs

Description	High (\$)	Low (\$)
Estimated net amount available to investors as at 30 June 2020	26,907,315	26,907,315
Litigation Recoveries/(Losses)	213,936,000	(13,200,000)
Other Future Costs	(800,000)	(1,600,000)
Estimated net amount available to investors after Litigation Recoveries/(Losses)	240,043,315	12,107,315
Benefit of Feeder Fund settlement of amounts withheld	24,445,221	1,563,760
Total estimated amount available to investors after Litigation Recoveries	264,488,536	13,671,075
Total investor units (AUD Equivalent as at date of appointment)	492,125,624	492,125,624
Estimated return in the dollar after Litigation Recoveries/(Losses)	53.7 cents	2.8 cents
Add: Distributions to date	6.5 cents	6.5 cents
Total estimated return in the dollar after Litigation Recoveries	60.2 cents	9.3 cents

The estimated amounts for litigation recoveries/(losses) include the proceedings against the auditors, the Bellpac liquidator claim and the Lamb trustee in bankruptcy claim. The high amount is if all matters are concluded successfully (included the auditors claim at the highest amount claimed of \$201M) and the low amount if all matters are lost and adverse cost orders are paid (if applicable).

The other future costs assume an estimated time to complete the winding up of up to two years.

5.2 Further Distributions to Investors

The Court authorised and empowered me on 2 October 2019 to make an interim capital distribution of 6.5 cents per unit to investors of the LM First Mortgage Income Fund. I confirm the interim distribution was paid to investors in October 2019.

Once the above matters in section 2 have been finalised, I intend to pay, subject to court approval, the final distribution to investors.

5.3 Ongoing Reporting to Investors

Reports will be distributed to investors in accordance with the preferred method of correspondence recorded for each investor in the Fund's database. In order to assist in reducing distribution costs, it would be appreciated if investors could nominate an email address as their preferred method to receive correspondence. Investors may update their details as outlined in Section 5.4 below. For those investors that do not have an email address, correspondence will continue to be sent to you via post.

My next report to investors will be issued by 31 December 2020.

5.4 Investors Queries

Arrangements are in place to ensure that any reasonable questions asked by members of the FMIF, about the winding up of the FMIF, will be answered within a reasonable period of time (generally seven days) and without charge to the investor.

For any changes to investors details, please review the Useful Forms/Procedures tab on the website www.lmfimf.com which includes information regarding the following procedures:

- Change of Contact Address/Bank Account Details
- Change of Contact Address/Bank Accounts Details of a Deceased Estate
- Change of Trustee of Self-Managed Super Fund
- Transfer of Unit Holding from a Super Fund/ Trustee Company to Personal Name(s)
- Transfer of Unit Holding from a Deceased Estate to a Sole Survivor
- Transfer from a Deceased Estate to a Beneficiary of an Estate

It is a requirement that advisors or other third parties acting on behalf of Unit Holders are doing so pursuant to a relevant Authority/Power of Attorney. Please ensure that a relevant Authority/Power of Attorney accompanies the abovementioned documents as necessary (if an Authority/Power of Attorney has not previously been provided).

It is preferable that all questions about the winding up, or communications are sent via email to enquiries@lmfimf.com with original documents to be mailed as required to:

BDO
GPO Box 457
Brisbane QLD 4001
Phone: +61 7 3237 5999
Fax: +61 7 3221 9227

6. Receiver's Remuneration and Expenses

There have been thirteen applications to Court to date to approve my remuneration from the date of my appointment on 8 August 2013 until 30 April 2020.

The thirteenth application for the approval of my remuneration for the period 1 November 2019 to 30 April 2020, having been adjourned on 27 May 2020, was heard by the Court on 2 July 2020 with the decision reserved. My remuneration claim for this period is in the amount of \$989,373.55 (inclusive of GST) plus disbursements of \$1,363.49 (inclusive of GST), in relation to my role as the person responsible for ensuring the FMIF is wound up in accordance with its constitution.

A copy of all documentation in relation to my applications can be found on the website www.lmfimf.com.

In addition to the remuneration previously approved by the Court and the thirteenth application set out above, I calculate that, on a time basis, I have incurred further remuneration of \$691,566.50 (exclusive of GST) plus disbursements of \$703.99 (exclusive of GST) from 1 May 2020 to 31 August 2020 as detailed in the attached summary.

6.1 Actions taken during the Period

I provide below a summary of actions taken during the period from 1 January 2020 to 30 June 2020:

- Work undertaken in relation to the litigation matters detailed at Section 2.1 of this report;
- Maintaining the financial records of the Fund and preparation of management accounts for the half-year ended 31 December 2019 and the year ended 30 June 2020;
- Undertaking the investor management function for approximately 4,600 investors including answering queries on the winding up of the Fund and maintaining the investment database, including any change in details or transfer of units;
- Preparing affidavit and supporting material for an application to Court for approval of the receiver's remuneration for the period 1 November 2019 to 30 April 2020;
- Attending to compliance with ASIC's grant of relief from the requirements of a half year review and annual audit of the financial reports and compliance plan;
- Preparation of unit price calculations as at 31 December 2019 and 30 June 2020; and
- Preparation of update reports to investors in March 2020 and June 2020.

6.2 Proposed actions to be taken in the next 12 months

I provide below a summary of the proposed actions to be taken in the next 12 months in relation to the winding up of the Fund:

- Take steps to progress/finalise the various ongoing litigation matters outlined in this report;
- Continue to monitor progress of and assist the Bellpac liquidator to achieve finalisation of the recovery in the \$8M bonds claim;
- Finalise all claims against guarantors;
- Receive and then resolve or have determined FTI's foreshadowed further indemnity claim against the Fund;
- Maintain the accounts of the Fund and prepare management accounts for the half-year ending 31 December 2020 and year ending 30 June 2021;
- Maintain the investor management database;
- Report to investors on a quarterly basis; and
- Make applications to Court for remuneration approval.

Please note that the timing to finalise some of the above matters will be subject to the progress of court proceedings.

6.3 Key actions required to complete the winding up of the Fund

I provide below a summary of the key actions required to complete the winding up of the Fund:

- Finalise all litigation currently on foot;
- Resolve or have determined FTI's further remuneration or indemnity claims against the Fund;

- Discharge all liabilities of the Fund;
- Obtain approval from the Court to process a final distribution to investors;
- Prepare final accounts for the Fund;
- Arrange for an auditor to audit the final accounts of the Fund after the Fund is wound up; and
- Obtain court orders in relation to the finalisation of my role in relation to the Fund.

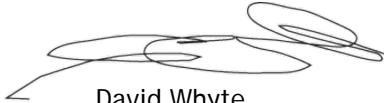
I anticipate that the winding up of the Fund will be finalised in approximately 12 to 18 months, however, this may vary subject to the progression of the outstanding legal matters detailed in this report.

7. Queries

Should unit holders wish to advise of any changes in details or require further information, please contact BDO as follows:

BDO
GPO Box 457
Brisbane QLD 4001
Phone: +61 7 3237 5999
Fax: +61 7 3221 9227
Email: enquiries@lmfmif.com

Yours sincerely



David Whyte
Receiver



ANNEXURE 1
ESTIMATED RETURN TO FEEDER FUNDS

Feeder Fund	Number of Units	Further Estimated Return to Feeder Funds as at 30 June 2020			
		Distribution (\$)	Amounts withheld (\$)	Net Amount Paid (\$)	Net Cents per Unit
CPAIF	120,702,630	6,599,501	2,639,801	3,959,701	3.3
ICPAIF	9,350,802	511,262	204,505	306,757	3.3
WMIF	99,488,929	5,439,627	630,997	4,808,630	4.8
Total	229,542,361	12,550,390	3,475,302	9,075,088	



REMUNERATION REPORT - Summary of professional fees by category of work for the period 1 May 2020 to 31 August 2020

LM First Mortgage Income Fund (Receiver Appointed)

Employee	Position	Rate	Totals		Task Area									
			hrs	\$	Assets		Creditors		Trade On		Dividends		Administration	
					hrs	\$	hrs	\$	hrs	\$	hrs	\$	hrs	\$
David Whyte	Partner	615	160.8	98,892.00	74.0	45,510.00	5.4	3,321.00	12.4	7,626.00			69.0	42,435.00
Clark Jarrold	Partner	615	35.1	21,586.50	35.1	21,586.50								
Gerry Collins	Partner	615	40.2	24,723.00					3.2	1,968.00			37.0	22,755.00
Craig Jenkins	Partner	540	3.8	2,052.00	3.8	2,052.00								
Charles Haines	Associate Director	525	8.3	4,357.50	0.7	367.50	3.6	1,890.00			0.5	262.50	3.5	1,837.50
Arthur Taylor	Senior Manager	500	184.9	92,450.00	180.1	90,050.00			4.8	2,400.00				
Julie Pagcu	Associate Director	465	110.8	51,522.00	107.0	49,755.00			3.8	1,767.00				
Jayden Coulston	Manager	460	93.4	42,964.00			90.0	41,400.00			2.0	920.00	1.4	644.00
Ryan Whyte	Accountant	275	515.2	141,680.00	274.0	75,350.00	109.8	30,195.00	129.6	35,640.00	0.4	110.00	1.4	385.00
Jordan Devery	Graduate Accountant	225	422.2	94,995.00	158.4	35,640.00	255.4	57,465.00	6.8	1,530.00	1.2	270.00	0.4	90.00
Liam Landrigan	Graduate Accountant	225	462.7	104,107.50	3.3	742.50	458.1	103,072.50					1.3	292.50
Sarah Cunningham	Accounting Assistant	225	40.9	9,202.50									40.9	9,202.50
Moir Hattingh	Practice Assistant	105	28.9	3,034.50									28.9	3,034.50
TOTALS			2,107.2	691,566.50	836.4	321,053.50	922.3	237,343.50	160.6	50,931.00	4.1	1,562.50	183.8	80,676.00
			GST	69,156.65										
			TOTAL INC GST	760,723.15										
AVERAGE HOURLY RATE			328		384		257		317		381		439	

Note: All amounts exclude GST unless otherwise noted



Disbursements for the period 1 May 2020 to 31 August 2020

LM First Mortgage Income Fund (Receiver Appointed)

Expense Type	Amount (\$ ex GST)
Postage	18.89
Taxi fares	5.73
Searches	679.37
TOTAL	703.99
GST	70.40
TOTAL INC GST	774.39

29 September 2020

TO WHOM IT MAY CONCERN

**LM FIRST MORTGAGE INCOME FUND (RECEIVER APPOINTED)
ARSN 089 343 288 ('the Fund' or 'FMIF')**

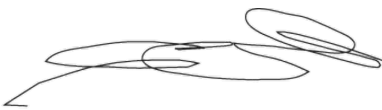
I refer to my appointment as the Receiver of the Fund's assets and the person responsible for ensuring the winding up of the Fund in accordance with the terms of its constitution by Order of the Supreme Court of Queensland on 8 August 2013.

I provide an update on the estimated unit price of the fund as at 30 June 2020, calculated as follows:

Description	\$
Total Value of Fund Assets as at 30 June 2020	34,548,105
Less Creditors and Other Payables	7,640,790
Total Net Value of Fund Assets	26,907,315
Total Number of Units	492,125,624
Unit Price Estimate	5.6 cents

Should you have any queries in respect of the above, please contact my office on (07) 3237 5999 or enquiries@lmfmif.com.au.

Yours faithfully,



David Whyte
Receiver