

30 September 2021

TO WHOM IT MAY CONCERN

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

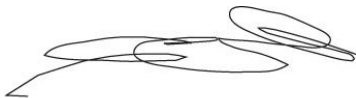
I refer to my appointment as the Receiver of the Fund's assets and the person responsible for ensuring the winding up of the Fund in accordance with the terms of its constitution by Order of the Supreme Court of Queensland on 8 August 2013.

I provide an update on the estimated unit price of the fund as at 30 June 2021, calculated as follows:

Description	\$
Total Value of Fund Assets as at 30 June 2021	27,684,926
Less Creditors and Other Payables	7,947,554
Total Net Value of Fund Assets	19,737,372
Total Number of Units	492,125,624
Unit Price Estimate	4 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