

First Mortgage PIE Trust

# Financial Statements 2024

▶▶ For the year ended  
31 March 2024



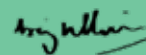


first mortgage managers 

Signed for and on behalf of the manager,  
First Mortgage Managers Limited:



Director  
Simon Cotter



Director  
Greig Allison

Date: 16 July 2024

  
first  
mortgage  
trust

## Contents

▶ Directory	02
▶ Chairman's report	03
▶ Statement of financial position	04
▶ Statement of comprehensive income	04
▶ Statement of changes in equity	05
▶ Statement of cash flows	05
▶ Notes to the financial statements	06-10
▶ Independent auditors' report	11-12



## Directory

### **The Manager**

First Mortgage Managers Limited  
15 First Avenue  
PO Box 13083  
Tauranga 3141  
Attention: Chief Financial Officer

Phone 0800 321 113  
Email [team@fmt.co.nz](mailto:team@fmt.co.nz)  
[www.fmt.co.nz](http://www.fmt.co.nz)

### **Directors of the Manager**

Michael John Smith (Chairman)  
Greig Anthony Allison  
Phillip Graeme Bell  
Kylie Jane Boyd  
Simon Roger Cotter (01 July 2023)  
Craig Norman Haycock  
Mark Joseph Synnott (01 November 2023)  
Ian James Farrelly (retired 30 April 2023)

### **The Supervisor**

Public Trust  
Private Bag 5902  
Wellington 6140  
Attention: Manager Client Services  
Phone: 0800 371 471

### **The Auditors**

KPMG  
Level 2  
247 Cameron Road  
Tauranga



## Chairman's Report

We are pleased to present the First Mortgage PIE Trust financial statements for the year ending 31 March 2024.

Over the last year, our funds have demonstrated their resilience to challenging economic conditions. Despite these conditions, we have delivered results we are proud of.

Our funds under management and investor numbers have continued to grow, underscoring the trust you place in us. Our team has worked diligently to ensure consistent returns for our investors, always maintaining our commitment to conservative lending policies and active fund management.

In a time when other assets have experienced significant volatility, we have delivered steady returns, reinforcing our promise to provide peace of mind in investing. We take great pride in our conservative approach, which has enabled us to safeguard investor capital for 28 years without loss.

Thank you for your continued support and confidence in First Mortgage Trust. We trust that these financial statements will reassure you that your investment remains in steady and capable hands.

A handwritten signature in blue ink, appearing to read 'Michael Smith', is positioned above the printed name.

Michael Smith  
Chairman  
First Mortgage Managers Limited

## Statement of financial position

As at 31 March

	Note	2024 \$000's	2023 \$000's
<b>Assets</b>			
Cash and cash equivalents		13	2,366
Distribution receivable		12,012	-
Investment – Units in First Mortgage Trust Group Investment Fund	7	665,414	609,178
<b>Total current assets</b>		<b>677,439</b>	<b>611,544</b>
<b>Liabilities</b>			
PIE tax payable		2,937	2,366
Distribution payable		9,076	-
Accounts payable		12	-
<b>Total current liabilities</b>		<b>12,025</b>	<b>2,366</b>
<b>Net Assets</b>		<b>665,414</b>	<b>609,178</b>
<b>Equity</b>			
Investors' funds	8	665,414	609,178
Retained earnings	9	-	-
<b>Total Investors Equity</b>		<b>665,414</b>	<b>609,178</b>

## Statement of comprehensive income

For the year ended 31 March

	Note	2024 \$000's	2023 \$000's
Distribution income - First Mortgage Trust Group Investment Fund		45,174	33,628
Interest income – Bank deposits		22	6
<b>Net interest income</b>		<b>45,196</b>	<b>33,634</b>
Expenses	6	22	6
<b>Total expenses</b>		<b>22</b>	<b>6</b>
<b>Net profit for the year before tax</b>		<b>45,174</b>	<b>33,628</b>
Income tax expense		-	-
<b>Net profit for the year and total comprehensive income</b>		<b>45,174</b>	<b>33,628</b>



## Statement of changes in equity

For the year ended 31 March

	Investors' funds \$000's	Retained earnings \$000's	Total equity \$000's
<b>Balance at 1 April 2023</b>	<b>609,178</b>	<b>-</b>	<b>609,178</b>
Total comprehensive income	-	45,174	45,174
<b>Contributions by and distributions to investors</b>			
Distributions to investors	-	(45,174)	(45,174)
Units issued during the year	163,142	-	163,142
Units redeemed during the year	(106,906)	-	(106,906)
Total contributions by and distributions to investors	56,236	(45,174)	11,062
<b>Balance at 31 March 2024</b>	<b>665,414</b>	<b>-</b>	<b>665,414</b>
<b>Balance at 1 April 2022</b>	<b>512,550</b>	<b>1</b>	<b>512,551</b>
Total comprehensive income	-	33,628	33,628
<b>Contributions by and distributions to investors</b>			
Distributions to investors	-	(33,629)	(33,629)
Units issued during the year	194,344	-	194,344
Units redeemed during the year	(97,716)	-	(97,716)
Total contributions by and distributions to investors	96,628	(33,629)	62,999
<b>Balance at 31 March 2023</b>	<b>609,178</b>	<b>-</b>	<b>609,178</b>

## Statement of cash flows

For the year ended 31 March

	Note	2024 \$000's	2023 \$000's
<b>Cash flows from operating activities</b>			
Distributions received		33,162	33,628
Cash paid to related party		(10)	(6)
Bank interest received		22	6
<b>Net cash from operating activities</b>	<b>11</b>	<b>33,174</b>	<b>33,628</b>
<b>Cash flows from investing activities</b>			
Investments made		(133,954)	(164,297)
Investments redeemed		87,047	77,808
<b>Net cash used in investing activities</b>		<b>(46,907)</b>	<b>(86,489)</b>
<b>Cash flows from financing activities</b>			
Proceeds from issue of units		114,743	149,974
Distributions to investors		(16,317)	(18,484)
Redemption of units		(87,046)	(77,808)
<b>Net cash from financing activities</b>		<b>11,380</b>	<b>53,682</b>
Net increase in cash and cash equivalents		(2,353)	821
Cash and cash equivalents at beginning of year		2,366	1,545
<b>Cash and cash equivalents at end of year</b>		<b>13</b>	<b>2,366</b>

# Notes to the financial statements

For the year ended 31 March 2024

## 1. REPORTING ENTITY

First Mortgage PIE Trust (the "FM PIE Trust") is an unlisted open end Unit Trust domiciled in New Zealand.

First Mortgage Managers Limited (the "Manager") in its capacity as the manager of the FM PIE Trust is a Financial Markets Conduct (FMC) reporting entity in terms of the Financial Markets Conduct Act 2013.

Public Trust (the "Supervisor") is the trustee and supervisor of the FM PIE Trust.

The FM PIE Trust was established by a master trust deed and an establishment deed. Both the master trust deed and the establishment deed were dated 28 November 2007 between the Supervisor and the Manager as varied by deed dated 20 September 2010 and deeds of amendment and restatement dated 14 September 2015 ("Trust Deed"). The FM PIE Trust commenced trading on 1 January 2008.

The financial statements of the FM PIE Trust have been prepared by the manager for the year ended 31 March 2024 in accordance with the Financial Reporting Act 2013, the Financial Markets Conduct Act 2013 and with the provisions of the Trust Deed.

The FM PIE Trust is primarily involved in investment in units in First Mortgage Trust Group Investment Fund (the "FMT GIF"). The FMT GIF is primarily involved in facilitating the collective investment in first ranking mortgage backed securities and cash investments.

Readers of these financial statements should also refer to the financial statements of the FMT GIF.

## 2. BASIS OF PREPARATION

### (a) Statement of compliance

The financial statements have been prepared in accordance with New Zealand Generally Accepted Accounting Practice ("NZ GAAP") and comply with New Zealand Equivalents to International Financial Reporting Standards ("NZ IFRS"), and other applicable Financial Reporting Standards as appropriate for tier 1 profit-oriented entities. The financial statements also comply with the requirements of International Financial Reporting Standards ("IFRS").

The financial statements were approved by the Directors of the Manager on 16 July 2024.

### (b) Basis of measurement

The measurement base adopted is that of historical cost, except in relation to investment in the FMT GIF units as outlined in 3(a) below.

The methods used to measure fair values for disclosure purposes are discussed further in note 3(a).

### (c) Functional and presentation currency

The FM PIE Trust only holds investments in New Zealand which are denominated in New Zealand dollars.

These financial statements are presented in New Zealand dollars which is the FM PIE Trust's functional currency. All financial information presented in New Zealand dollars has been rounded to the nearest thousand dollars.

### (d) Use of estimates and judgements

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

These estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

Information about critical judgements made by management in applying accounting policies that have the most significant effect on the amount recognised in the financial statements are described in note 3(b). This relates specifically to the classification of units issued.

## 3. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

### (a) Financial instruments

#### *Non-derivative financial instruments*

Non-derivative financial instruments comprise of investments in the FMT GIF, other receivables, cash and cash equivalents and other payables.

Non-derivative financial instruments are recognised initially at fair value plus, for instruments not at fair value through profit or loss, any directly attributable transaction costs. Subsequent to initial recognition non-derivative financial instruments are measured at amortised cost using the effective interest method, less any impairment losses.

A financial instrument is recognised if the FM PIE Trust becomes a party to the contractual provisions of the instrument. Financial assets are derecognised if the FM PIE Trust's contractual rights to the cash flows from the financial assets expire or if the FM PIE Trust transfers the financial asset to another party without retaining control or substantially all risks and rewards of the asset. Regular way purchases and sales of financial assets are accounted for at settlement date. Financial liabilities are derecognised if the FM PIE Trust's obligations specified in the contract expire or are discharged or cancelled.

Cash and cash equivalents comprise cash balances, call and short-term deposits with a remaining term to maturity of three months or less.

Investments in the FMT GIF's units are recorded at the redemption value per unit as reported by the Manager of FMT GIF. They are classified as fair value through profit and loss. Due to the nature of the FMT GIF, its units are consistently valued at one New Zealand dollar as determined by the unit valuation methodology prescribed in the FMT GIF's trust deed and therefore there have been no movements in fair value in the profit and loss.

FMT GIF's units are considered to fall within Level 2 of the fair value hierarchy as defined in NZ IFRS 13 Fair Value Measurement.





# Notes to the financial statements

For the year ended 31 March 2024

## 3. SIGNIFICANT ACCOUNTING POLICIES (continued)

### (b) Investors' funds

The FM PIE Trust classifies financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments.

The FM PIE Trust units are puttable instruments and meet the criteria required under NZ IAS 32 Financial Instruments to be classified as equity.

A puttable financial instrument that includes a contractual obligation for the FM PIE Trust to repurchase or redeem that instrument for cash or another financial asset is classified as equity if it meets all of the following conditions:

- It entitles the holder to a pro rata share of the FM PIE Trust's net assets in the event of the FM PIE Trust's liquidation;
- It is in the class of instruments that is subordinate to all other classes of instruments;
- All financial instruments in the class of instruments that is subordinate to all other classes of instruments have identical features;
- Apart from the contractual obligation for the FM PIE Trust to repurchase or redeem the instrument for cash or another financial asset, the instrument does not include any other features that would require classification as a liability; and
- The total expected cash flows attributable to the instrument over its life are based substantially on the profit or loss, the change in the recognised net assets or the change in the fair value of the recognised and unrecognised net assets of the FM PIE Trust over the life of the instrument.

### (c) Impairment

The carrying amounts of the FM PIE Trust's assets are reviewed at each reporting date to determine whether there is any objective evidence of impairment.

An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. Impairment losses directly reduce the carrying amount of assets and are recognised in the profit and loss.

### (d) Distribution income

Distribution income comprises of returns on units in the FMT GIF. Distribution income is recognised as it accrues, using the effective interest method.

### (e) Income tax

The FM PIE Trust as a Unit Trust elected to become a Portfolio Investment Entity (PIE) from the commencement date of the Fund. The FM PIE Trust is required to allocate income to investors under one of the options available under the PIE rules, daily or quarterly, and then deduct tax at the investors prescribed investor rate of either 0%, 10.5%, 17.5% or 28%, provided the investor meets the PIE rules in accordance with the tax laws. The tax deducted is a debt due to the crown and is paid directly to Inland Revenue on the investors behalf.

Any income not allocated to investors is liable for tax at 28%. The FM PIE Trust allocates 100% of net income to investors and as a result the FM PIE Trust has no undistributed surplus that would be liable for tax.

### (f) New standards and interpretations not yet effective

Where a new or revised standard is not effective for the period ended 31 March 2024, these have not been applied in preparing these financial statements.

### (g) New standards now effective

The following are the new standards which become effective in the year ending 31 March 2024.

#### ► Climate Standards

Effective 1 January 2023, part 7A of the Financial Markets Conduct Act 2013 made climate related disclosures mandatory for climate reporting. The FM PIE Trust, through its investment in the FMT GIF which is considered large due to having more than \$1 billion in assets, is required to produce a separate climate report for the year ending 31 March 2024. The FY24 FM PIE Trust climate report can be found at [www.fmt.co.nz](http://www.fmt.co.nz)

## 4. MANAGEMENT FEES

The current Product Disclosure Statement for the FM PIE Trust states that the Manager will not charge a fee (see note 12).

## 5. SUPERVISOR FEES

The Trust Deed entitles the Supervisor to receive an amount not greater than 0.1% per annum calculated on the average daily balance of the FM PIE Trust. In addition, the Supervisor is permitted to be reimbursed out of the FM PIE Trust for all costs, expenses and liabilities incurred whilst acting for the FM PIE Trust.

The current Product Disclosure Statement states that the Manager will pay the Supervisor fees from their own resources. For the year ended 31 March 2024, the manager paid \$336,284 supervisor fees (2023: \$304,271).

## 6. OTHER EXPENSES

Under the terms of the FM PIE Trust's Product Disclosure Statement the Manager meets the expenses of the FM PIE Trust, including audit fees. The Manager is entitled to be reimbursed for expenses by an amount equal to the interest earned on cash on hand due to timing differences between the date of distributions and the due date for the payment of tax in relation to those distributions to Inland Revenue. During the year expenses of \$21,800 were reimbursed (2023: \$6,070).

## Notes to the financial statements

For the year ended 31 March 2024

### 7. INVESTMENTS – FIRST MORTGAGE TRUST GROUP INVESTMENT FUND

	As at 31 March 2024 \$000's	As at 31 March 2023 \$000's
<b>Current investments:</b>		
Units in the FMT Fund at \$1 per unit	665,414	609,178
<b>Total units and amount of investment</b>	<b>665,414</b>	<b>609,178</b>

### 8. INVESTORS' FUNDS

	Year to 31 March 2024 Number of Units / \$000's	Year to 31 March 2023 Number of Units / \$000's
On issue at beginning of year at \$1 per unit	609,178	512,550
Units issued during the year at \$1 per unit	163,142	194,344
Units redeemed during the year at \$1 per unit	(106,906)	(97,716)
<b>On issue at end of year at \$1 per unit</b>	<b>665,414</b>	<b>609,178</b>

The investors receive quarterly distributions within 3 working days of being declared. Distributions of \$45,173,610 were declared and paid by the FM PIE Trust during the year ended 31 March 2024 (2023: \$33,628,805).

### 9. RETAINED EARNINGS

	Year to 31 March 2024 \$000's	Year to 31 March 2023 \$000's
Balance at beginning of year	-	1
Profit for the year	45,174	33,628
Distributions to investors	(45,174)	(33,629)
<b>Balance at end of year</b>	<b>-</b>	<b>-</b>

Retained earnings represent the net proceeds from the FM PIE Trust's investment activities for the year which have not yet been distributed or credited to investors. The current policy of the FM PIE Trust is to distribute 100% of net proceeds from investment activities.

### 10. FINANCIAL INSTRUMENTS

#### Financial Risk Management

The FM PIE Trust's investment portfolio consists only of investments in units of the FMT GIF that it intends to hold for an indefinite period of time. In addition, the FM PIE Trust has financial instruments in the form of cash and cash equivalents and accounts payable and receivable which arise directly from its daily operations.

Through the holding of these investments, the FM PIE Trust is exposed directly and indirectly to a variety of financial risks including: credit, market (interest rate), and liquidity risks. The FM PIE Trust relies on the credit, liquidity and market risk policies of the manager of FMT GIF to manage the FM PIE Trust's indirect risk exposure. Readers of these financial statements should refer to the financial statements of the FMT GIF for information on the FMT GIF's exposure to the above risks.

The risk management policies employed by the FM PIE Trust are discussed in the notes below.

#### Equity risk

The FM PIE Trust has equity risk in that it invests in units in the FMT GIF.

The FM PIE Trust's investment policy is to invest in units in the FMT GIF which creates credit exposure to the FMT GIF equal to 100% of equity of the FM PIE Trust at all times.

The investment policy of the FMT GIF is to establish and maintain a broad range of loan investments secured by first registered mortgage over land and buildings. The FM PIE Trust relies on the investment policy of the FMT GIF to manage exposure to credit risk.

As of 31 March 2024, there are no other aggregate exposures to individual counterparties which equalled or exceeded 10% of the FM PIE Trust's Equity (2023: Nil).

The credit risk disclosures have been prepared based on the FM PIE Trust's direct investments and not on a look through basis for investments held indirectly through the FMT GIF's units. Consequently, the disclosure of credit risk in the note only represents the direct credit risk profile of the FM PIE Trust. For an understanding of credit risk users of these financial statements should read the FMT GIF's financial statements.

# Notes to the financial statements

For the year ended 31 March 2024

## 10. FINANCIAL INSTRUMENTS (continued)

### Liquidity risk

Liquidity risk is the risk that the FM PIE Trust will encounter difficulty in meeting obligations associated with financial liabilities. The FM PIE Trust is exposed to daily cash redemptions of units, which are accounted for as equity.

The FM PIE Trust invests most of its assets in investments in the FMT GIF, which under normal market conditions are readily convertible to cash. Investments in the FMT GIF are redeemable on demand, but under the terms of investment, the Manager can take up to 90 business days to settle redemptions. Payment of investor withdrawals are met by redeeming the equivalent units in the FMT GIF.

The Manager monitors the funds' liquidity positions through the review of daily cash flow information which highlights current and known future levels of redemptions. The FMT GIF maintains a portion of the fund in liquid assets to provide for withdrawals and running expenses. As of 31 March 2024, the FMT GIF held 13.7% of the Fund in liquid assets (2023: 15.9%). The FM PIE Trust's approach to managing liquidity is to rely on the liquidity management of the FMT GIF.

The FM PIE Trust is exposed to the same liquidity risk as the FMT GIF. The FM PIE Trust relies on the ability to redeem a portion of any investment in the FMT GIF to meet withdrawal requests.

The liquidity risk disclosures have been prepared based on the FM PIE Trust's direct investments and not on a look through basis for investments held in the FMT GIF. Consequently, the disclosure of liquidity risk in the note only represents the direct liquidity risk profile of the FM PIE Trust.

For a better understanding of liquidity risk users of these financial statements should read the FMT GIF's financial statements.

### Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair value of financial instruments.

The investments in units in the FMT GIF provide a floating rate return. As a result, the FM PIE Trust is directly subject to risk due to fluctuations in the prevailing levels of market interest rates. The annualised distribution rate for the quarter on investment in these units as of 31 March 2024 was 7.29% (2023: 6.61%). Cash and cash equivalents are held in a call account on a floating rate. The weighted average interest rate on cash and cash equivalents as of 31 March 2024 was 2.72% (2023: 2.25%).

The interest rate risk disclosures have been prepared based on the FM PIE Trust's direct investments and not on a look through basis for investments held in the FMT GIF. Consequently, the disclosure of interest rate risk in the note only represents the direct interest rate risk profile of the FM PIE Trust.

For a better understanding of interest rate risk users of these financial statements should read the FMT GIF's financial statements.

### Capital management

The FM PIE Trust's capital consists of investors' funds and is not subject to any externally imposed capital requirements. See discussion on liquidity risk above for capital management techniques for investors' funds.

### Sensitivity analysis

The quarterly distribution to investors is the quarterly net profit arising from operations, after allowing for expenses, bad debts, and taxes.

The key driver of this distribution is income from the investment in the FMT GIF. A 1% increase/(decrease) in the distribution rates received from the FMT GIF and bank deposits would normally drive a corresponding 1% increase/(decrease) in the distribution to investors.

### Estimation of fair values

The methods used in determining the fair values of financial instruments are discussed in note 3. The FM PIE Trust's investments are carried at fair value on the statement of financial position. For certain other financial instruments (including accounts payable) the carrying amounts approximate fair value due to their immediate or short-term nature.

## 11. RECONCILIATION OF THE PROFIT FOR THE YEAR WITH THE NET CASH FROM OPERATING ACTIVITIES

	Year to 31 March 2024 \$000's	Year to 31 March 2023 \$000's
<b>Profit for the year</b>	<b>45,174</b>	<b>33,628</b>
<i>Adjustments for:</i>		
Change in accounts payable	12	-
Change in distributions receivable	(12,012)	-
<b>Net cash from operating activities</b>	<b>33,174</b>	<b>33,628</b>

# Notes to the financial statements

For the year ended 31 March 2024

## 12. RELATED PARTIES

### (a) Nature of relationship

The FM PIE Trust is managed by the Manager as outlined in the Product Disclosure Statement. The Manager makes all decisions relating to administration, investment management, investment applications, and the management of the FM PIE Trust's investment portfolio. The Manager's responsibilities are set out in detail in the registered Trust Deed between the Manager and the Supervisor. The Manager does not hold or own any of the assets of the FM PIE Trust. The Manager does not guarantee the return of principal or income to investors.

The Supervisor is the appointed trustee and supervisor of the FM PIE Trust. The role of the Supervisor is to hold all the assets of the FM PIE Trust on behalf of investors and to monitor compliance by the Manager with the requirements of the Trust Deed. The Supervisor's responsibilities are set out in detail in the Trust Deed. The Supervisor is required to exercise reasonable diligence to ascertain whether or not a breach of the terms of the Trust Deed or the offer of units has occurred. The Supervisor does not guarantee the return of principal or income to investors.

The Supervisor and Manager are indemnified by the FM PIE Trust on the terms set out in clause 25.2 of the Trust Deed. The Supervisor and Manager are entitled to be reimbursed out of the FM PIE Trust for all expenses, costs or liabilities incurred by them acting as supervisor or manager. General expenses and supervisor fees in relation to the FM PIE Trust are met by the Manager in the first instance. The Manager is reimbursed for these expenses to the extent of interest earned on cash on hand in the FM PIE Trust due to timing differences between the payment of distributions from the FM PIE Trust and the due date for payment of tax in relation to those distributions to Inland Revenue.

The FMT GIF is also managed by the Manager and the FM PIE Trust invests in the FMT GIF.

Directors of the Manager are also considered related parties of the FM PIE Trust.

Directors of the Manager may be trustees in their professional capacity as solicitors of other trusts that borrow from the FMT GIF or invest in the FM PIE Trust or the FMT GIF. In these cases, the director is not a named beneficiary of the trust.

Except for loans where a director of the Manager is a trustee in a professional capacity there are no loans to related parties by the FMT GIF as at balance date.

### (b) Transactions and balances

As of 31 March 2024, there were no directors or key management personnel of the Manager, either individually or through related interests, holding units in the FM PIE Trust which invests in the FMT GIF and who received nil distributions during the year (2023: nil units were held and nil distributions received for the year).

The Manager of the FM PIE Trust receives a fee on funds invested by the FM PIE Trust in the FMT GIF direct from the FMT GIF. The Manager is entitled to a management fee of 1.5% plus GST (if any) per annum calculated on the average daily balance of the FMT GIF. The Manager charged the full management fee during the year ending 31 March 2024. To reimburse the Manager for expenses incurred in collecting overdue mortgages, the Manager may charge the FMT GIF an amount equal to half of the penalty interest (if any) received on those loans.

During the year \$1,285,700 of penalty interest was charged by FMT GIF (2023: \$117,406), of which \$642,850 (2023: \$59,584) was remitted to the Manager and the remaining \$642,850 remained within FMT GIF. In addition, the Manager is permitted to be reimbursed out of the FMT GIF for all costs, expenses and liabilities incurred whilst acting for the FMT GIF. Management fees paid to the Manager as manager of the FMT GIF during the year were \$24,887,902 (2023: \$23,396,235), of which \$9,690,092 (2023: \$8,643,019) related to the FM PIE Trust investment.

In addition, during the year Borrowers of the FMT GIF have paid loan processing fees direct to the Manager of \$22,390,514 (2023: \$17,272,781). The fees are loan establishment fees which are generally paid by the FMT GIF across to the Manager from loan advances made to the Borrower.

Supervisor fees paid to the Supervisor are detailed in note 5.

As of 31 March 2024, the FM PIE Trust held units to the value of \$665,414,028 (2023: \$609,178,314) in the FMT GIF and received \$45,173,610 of distributions during the year (2023: \$33,628,834). The value of units issued by the FMT GIF to the FM PIE Trust during the year was \$163,141,472 (2023: \$194,344,625) and the value of the units redeemed by the FMT GIF to the FM PIE Trust during the year was \$106,905,758 (2023: \$97,716,256).

## 13. SUBSEQUENT EVENTS

There have been no material events subsequent to the reporting date that require disclosure in these financial statements.



## Independent Auditor's Report

To the investors of First Mortgage PIE Trust

### Report on the audit of the financial statements

#### OPINION

In our opinion, the financial statements of First Mortgage PIE Trust (the 'fund') on pages 4 to 10:

Present fairly, in all material respects the fund's financial position as at 31 March 2024 and its financial performance and cash flows for the year ended on that date in accordance with New Zealand Equivalents to International Financial Reporting Standards issued by the New Zealand Accounting Standards Board and International Financial Reporting Standards issued by the International Accounting Standards Board.

We have audited the accompanying financial statements which comprise:

- The statement of financial position as at 31 March 2024;
- The statements of comprehensive income, changes in equity and cash flows for the year then ended; and
- Notes, including material accounting policy information.



#### BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (New Zealand) ('ISAs (NZ)'). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We are independent of the fund in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (Including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards) ('IESBA Code')*, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Our responsibilities under ISAs (NZ) are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report.

Our firm has also provided other services to the fund in relation to the investor register assurance and tax consulting. Subject to certain restrictions, partners and employees of our firm may also deal with the fund on normal terms within the ordinary course of trading activities of the business of the fund. These matters have not impaired our independence as auditor of the fund. The firm has no other relationship with, or interest in, the fund.



#### MATERIALITY

The scope of our audit was influenced by our application of materiality. Materiality helped us to determine the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and on the financial statements as a whole. The materiality for the financial statements as a whole was set at \$3,200,000 determined with reference to a benchmark of fund Total Assets. We chose the benchmark because, in our view, this is a key measure of the fund's performance.



#### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements in the current period. Due to the simple nature of the fund's operations, it was determined that there were no key audit matters to report.



#### USE OF THIS INDEPENDENT AUDITOR'S REPORT

This independent auditor's report is made solely to the members as a body. Our audit work has been undertaken so that we might state to the members those matters we are required to state to them in the independent auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the members as a body for our audit work, this independent auditor's report, or any of the opinions we have formed.





## RESPONSIBILITIES OF THE MANAGER FOR THE FINANCIAL STATEMENTS

The Directors of The Manager, on behalf of the fund, are responsible for:

- the preparation and fair presentation of the financial statements in accordance with generally accepted accounting practice in New Zealand (being New Zealand Equivalents to International Financial Reporting Standards) and International Financial Reporting Standards issued by the New Zealand Accounting Standards Board;
- implementing necessary internal control to enable the preparation of a set of financial statements that is free from material misstatement, whether due to fraud or error; and
- assessing the ability to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate or to cease operations or have no realistic alternative but to do so.



## AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objective is:

- to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; and
- to issue an independent auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs NZ will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of these financial statements is located at the External Reporting Board (XRB) website at:

<http://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/audit-report-2/>

This description forms part of our independent auditor's report.

The engagement partner on the audit resulting in this independent auditor's report is John Kensington.

For and on behalf of:

KPMG Tauranga  
16 July 2024



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