

Financial Statements 2023

For the year ended
31 March 2023



▶▶ Group
Investment
Fund

first 
mortgage
trust



first mortgage managers

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



Chairman
Michael Smith



Director
Kylie Boyd

Date: 04 July 2023

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first 
mortgage
trust

The Manager

First Mortgage Managers Limited
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Attention: Chief Financial Officer

Phone 0800 321 113
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Directors of the Manager

Michael John Smith (Chairman)
Greig Anthony Allison
Phillip Graeme Bell
Ian James Farrelly (retired 30 April 2023)
Craig Norman Haycock
Kylie Jane Boyd

The Supervisor

Trustees Executors Limited
Level 11
51 Shortland Street
PO Box 4197, Auckland 1140
Attention: Client Manager - Corporate Trustee Services
Phone 0800 878 783

The Auditors

KPMG
Level 2
247 Cameron Road
Tauranga



Chairman's Report

We have great pleasure in presenting the First Mortgage Trust Group Investment Fund's financial statements for the year ending 31 March 2023.

During this period, we provided our investors with a pre-tax return of 6.03%.

It's important to us to provide our investors with peace of mind investing. We do this by maintaining our conservative lending policies and by actively managing the Fund to ensure we deliver consistent investment returns.

As always, we remain committed to building a portfolio of quality first mortgages for our investors, which is diversified across loan type and region. This conservative approach has seen us never lose any investor capital in our 27 years of business - a fact we are proud of.

We thank you for your ongoing support and we trust these financial statements give you further evidence that your investment is in steady hands.



MJ Smith
Chairman
First Mortgage Managers Limited



Statement of financial position

As at 31 March

	Note	2023 \$000's	2022 \$000's
Assets			
Cash and cash equivalents	10a	194,747	150,966
Short term deposits	10b	63,048	42,663
Interest and fees receivable	14b	8,819	6,104
Prepayments		71	63
Loans to customers – current portion	9a	1,121,559	955,190
Other receivables		-	49
Total current assets		1,388,244	1,155,035
Loans to customers – non-current portion	9a	229,970	304,888
Total non-current assets		229,970	304,888
Total assets		1,618,214	1,459,923
Liabilities			
Trade and other payables	11	5,558	4,594
Taxation (receivable)/payable		(379)	327
Total current liabilities		5,179	4,921
Net Assets		1,613,035	1,455,002
Equity			
Retained earnings	13	9,279	9,386
Investors' funds	12	1,603,756	1,445,616
Total Investors Equity		1,613,035	1,455,002

The notes on pages 8 to 48 are an integral part of these financial statements.



Statement of comprehensive income

For the year ended 31 March

	Note	2023 \$000's	2022 \$000's
Interest income - loans to customers		106,800	81,909
Interest income - bank deposits		6,546	1,327
Lending Fees		5,886	4,688
Total interest income		119,232	87,924
Management fees	5	23,593	19,588
Supervisor fees	6	968	896
Other expenses	7	388	380
Change in impairment allowance	9b	3,494	(46)
Bad debts written off	9c	18	55
Total expenses		28,461	20,873
Net profit for the year before tax		90,771	67,051
Income tax (income)/expense	8	(16)	921
Net profit for the year and total comprehensive income		90,787	66,130

The notes on pages 8 to 48 are an integral part of these financial statements.



Statement of changes in equity

For the year ended 31 March

	Retained earnings \$000's	Investors' funds \$000's	Total equity \$000's
Balance at 1 April 2021	6,895	1,089,410	1,096,305
Total comprehensive income	66,130	-	66,130
Contributions by and distributions to investors			
Distributions to investors	(63,639)	-	(63,639)
Units issued during the year	-	548,383	548,383
Units redeemed during the year	-	(192,177)	(192,177)
Total contributions by and distributions to investors	(63,639)	356,206	292,567
Balance at 31 March 2022	9,386	1,445,616	1,455,002
Balance at 1 April 2022	9,386	1,445,616	1,455,002
Total comprehensive income	90,787	-	90,787
Contributions by and distributions to investors			
Distributions to investors	(90,894)	-	(90,894)
Units issued during the year	-	402,119	402,119
Units redeemed during the year	-	(243,979)	(243,979)
Total contributions by and distributions to investors	(90,894)	158,140	67,246
Balance at 31 March 2023	9,279	1,603,756	1,613,035

The notes on pages 8 to 48 are an integral part of these financial statements.



Statement of cash flows

For the year ended 31 March

	Note	2023 \$000's	2022 \$000's
Cash flows from operating activities			
Interest and fees received		68,241	50,280
Cash paid to suppliers		(24,923)	(20,314)
Income taxes paid		(690)	(626)
Net cash from operating activities	15	42,628	29,340
Cash flows from investing activities			
Repayment of loans by customers		788,574	613,305
Advances of loans to customers		(835,237)	(941,558)
(Decrease)/increase in short term deposits		(20,385)	32,710
Net cash used in investing activities		(67,048)	(295,543)
Cash flows from financing activities			
Proceeds from issue of units		334,378	494,033
Distributions to investors		(66,132)	(45,946)
Redemption of units		(200,045)	(154,603)
Net cash from financing activities		68,201	293,484
Net increase in cash and cash equivalents		43,781	27,281
Cash and cash equivalents at beginning of year		150,966	123,685
Cash and cash equivalents at end of year	10a	194,747	150,966

The notes on pages 8 to 48 are an integral part of these financial statements.



Notes to the financial statements

For the year ended 31 March 2023

1. REPORTING ENTITY

First Mortgage Trust Group Investment Fund (the "Fund") is an unlisted open end Group Investment Fund domiciled in New Zealand. The Fund is a FMC reporting entity under the Financial Markets Conduct Act 2013.

Trustees Executors Limited (the "Supervisor") is the trustee and supervisor of the Fund.

The Fund was established on 20 February 2001, pursuant to a trust deed between the Supervisor and First Mortgage Managers Limited (the "Manager") as varied by deed dated 13 August 2003, a deed of amendment and restatement dated 14 September 2015, a deed of amendment and restatement dated 25 October 2019, and a deed of amendment and restatement dated 21 December 2021 ("Trust Deed").

The financial statements of the Fund have been prepared for the year ending 31 March 2023 for the Fund by the Manager in accordance with the Financial Reporting Act 2013, the Financial Markets Conduct Act 2013 and the provisions of the Trust Deed.

The Fund is primarily involved in facilitating the collective investment in loans secured by first ranking mortgages over land and buildings.

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"). They 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 Manager on 4 July 2023.

(b) Basis of measurement

The financial statements have been prepared on the historical cost basis unless stated otherwise in specific accounting policies. The going concern basis and the accrual basis of accounting have been adopted.

The methods used to measure fair values for disclosure purposes are discussed further in note 4.

(c) Functional and presentation currency

The Fund 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 Fund'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 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.



Notes to the financial statements

For the year ended 31 March 2023

2. BASIS OF PREPARATION (continued)

(d) Use of estimates and judgements (continued)

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.

In particular, information about significant areas of estimation uncertainty in applying accounting policies that have the most significant affect on the amount recognised in the financial statements are described in notes 9 (b) and 14 (b) and relates to measurement of loans to customers. Readers should carefully consider these disclosures in light of the inherent uncertainty described below.

Economic forecasts remain subject to a high degree of uncertainty. Risks to the economic outlook included the persistence of inflation and the consequences that has for monetary policy. Rapid changes to public policy also increased forecast uncertainty. Geopolitical risks also remain significant and include the possibility of a prolonged and escalating Russia-Ukraine war, and continued differences between the US and other countries with China over a range of economic and strategic issues.

The Fund has developed various accounting estimates in these financial statements based on forecasts of economic conditions which reflect expectations and assumptions as at 31 March 2023 about future events that are reasonable in the circumstances. There is a considerable degree of judgement involved in preparing forecasts, particularly given the substantial uncertainty as to how long the flow on impacts will last, and the outlook for recovery. The underlying assumptions are also subject to uncertainties which are often outside the control of the Fund. Accordingly, actual economic conditions are likely to be different from those forecast since anticipated events frequently do not occur as expected, and the effect of those differences may significantly impact accounting estimates included in these financial statements.

The significant accounting estimates impacted by these forecasts and associated uncertainties are predominantly related to expected credit losses and recoverable amount assessments of financial assets.

3. SIGNIFICANT ACCOUNTING POLICIES

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

(a) Financial assets and liabilities

i. Recognition and initial measurement

Non-derivative financial instruments comprise loans to customers, interest receivables, cash and cash equivalents, short term deposits and trade payables.



Notes to the financial statements

For the year ended 31 March 2023

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

(a) Financial assets and liabilities (continued)

i. Recognition and initial measurement (continued)

A financial instrument is recognised if the Fund becomes a party to the contractual provisions of the instrument. Financial assets are derecognised if the Fund's contractual rights to the cash flows from the financial assets expire or if the Fund transfers the financial asset to another party without retaining control or substantially all the risks and rewards of the asset. Regular way purchases and sales of financial assets are accounted for at settlement date, i.e., in the case of loans to customers the date that a loan is advanced or repaid. Financial liabilities are derecognised if the Fund's obligations specified in the contract expire or are discharged or cancelled.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price

ii. Classification and subsequent measurement

► *Financial assets*

On initial recognition, a financial asset is classified as measured at: amortised cost or FVTPL.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cashflows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Fund may irrevocably elect to present subsequent changes in the investment's fair value in other comprehensive income (OCI). This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortised cost as described above are measured at FVTPL. On initial recognition, the Fund may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

► *Financial assets – Business model assessment*

The Fund makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:



Notes to the financial statements

For the year ended 31 March 2023

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

(a) Financial assets and liabilities (continued)

ii. Classification and subsequent measurement (continued)

► Financial assets – Business model assessment (continued)

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Fund's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Fund's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

► Financial assets – Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Fund considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual Cash flows such that it would not meet this condition. In making this assessment, the Fund considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable-rate features;
- prepayment and extension features; and
- terms that limit the Fund's claim to cash flows from specified assets (e.g. non-recourse features).



Notes to the financial statements

For the year ended 31 March 2023

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

(a) Financial assets and liabilities (continued)

ii. Classification and subsequent measurement (continued)

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract.

► *Financial assets – Subsequent measurement and gains and losses*

Financial assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

► *Financial liabilities – Classification, subsequent measurement and gains and losses*

Financial liabilities are classified as measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

iii. Derecognition

► *Financial assets*

The Fund derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Fund neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Fund enters into transactions whereby it transfers assets recognised in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

► *Financial liabilities*

The Fund derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Fund also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.



Notes to the financial statements

For the year ended 31 March 2023

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

(a) Financial assets and liabilities (continued)

iv. Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Fund currently has a legally enforceable right to set off the amounts and has the intention and ability to either settle them on a net basis or to realise the asset and settle the liability simultaneously.

(b) Investors' Funds

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

The Fund 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 Fund 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 Fund's net assets in the event of the Fund'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 Fund 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 Fund over the life of the instrument.

(c) Impairment

i. Financial instruments

The Fund recognises loss allowances for expected credit losses (ECLs) on financial assets measured at amortised cost.

The Fund measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.



Notes to the financial statements

For the year ended 31 March 2023

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

(c) Impairment (continued)

i. Financial instruments (continued)

Loss allowances for trade receivables are always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Fund considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Fund's historical experience and informed credit assessment and including forward-looking information.

The Fund assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Fund considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Fund in full, without recourse by the Fund to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due; or
- the borrower is in default.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Fund is exposed to credit risk.

ii. Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Fund expects to receive).

ECLs are discounted at the effective interest rate of the financial asset.

iii. Credit-impaired financial assets

At each reporting date, the Fund assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;



Notes to the financial statements

For the year ended 31 March 2023

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

(c) Impairment (continued)

iii. Credit-impaired financial assets (continued)

- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Fund on terms that the Fund would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

iv. Presentation of allowance for ECL in the Statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

v. Write-off

The gross carrying amount of a financial asset is written off when the Fund has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. The Fund individually assesses the financial assets, with respect to the timing and amount of write-off, based on whether there is a reasonable expectation of recovery. The Fund expects no significant recovery from the amount written off, however, financial assets that are written off could still be subject to enforcement activities in order to comply with the Fund's procedures for recovery of amounts due.

(d) Interest income

Interest income comprises interest on funds invested in bank deposits or loaned to customers. Interest income is recognised as it accrues, using the effective interest method.

(e) Income tax expense

This is a Category B Group Investment Fund, therefore, no taxation is payable by the Fund on amounts distributed to investors within 6 months of balance date. The income distributed to investors is liable for tax in the hands of the investor, unless the investor is exempt from tax.

The Fund is liable to pay tax on any undistributed surplus.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.



Notes to the financial statements

For the year ended 31 March 2023

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

(e) Income tax expense (continued)

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(f) New standards adopted and interpretations not yet effective

A number of new or revised standards are not effective for the period ended 31 March 2023, and have not been applied in preparing these financial statements. Those that are applicable to the Company are:

- New Zealand Climate Standards 1, 2, & 3. The Company will be required to prepare climate-related disclosures from the year ending 31 December 2024.

The Company is currently working towards the required disclosures to deliver these within the required timeframes.

There are a number of other standards and interpretations which are not yet effective and management consider they will have no impact on the Company.

4. DETERMINATION OF FAIR VALUES

A number of the Fund's policies and disclosures require the determination of fair value, for both financial assets and liabilities. Fair values have been determined for disclosure purposes based on the following methods. Where applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

(a) Loans to customers and other receivables

The fair value of loans to customers and other receivables determined for disclosure purposes is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date.

(b) Non-derivative financial liabilities

Fair value, which is determined for disclosure purposes, is calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the reporting date.



Notes to the financial statements

For the year ended 31 March 2023

5. MANAGEMENT FEES

	Year to 31 Mar 2023 \$000's	Year to 31 Mar 2022 \$000's
Average daily balance of the Fund	1,536,759	1,267,856
Management fees	23,396	19,304
Additional costs	197	284
Total management fees	23,593	19,588

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 Fund. The Manager charged the full management fee during the year ending 31 March 2023. To reimburse the Manager for expenses incurred in collecting overdue mortgages, the Manager may charge an amount equal to half of the penalty interest (if any) received on those loans. During the year \$59,584 was charged when penalty interest was recovered (2022: \$140,155). In addition, the Manager is permitted to be reimbursed out of the Fund for all costs, expenses and liabilities incurred whilst acting for the Fund.

6. SUPERVISOR FEES

	Year to 31 Mar 2023 \$000's	Year to 31 Mar 2022 \$000's
Average daily balance of the Fund	1,536,759	1,267,856
Supervisor fees	821	758
Additional costs	147	138
Total Supervisor fees	968	896

The Supervisor receives an amount not greater than 0.1% plus GST (if any) per annum calculated on the average daily balance of the Fund. In addition, the Supervisor is permitted to be reimbursed out of the Fund for all costs, expenses and liabilities incurred whilst acting for the Fund.



Notes to the financial statements

For the year ended 31 March 2023

7. OTHER EXPENSES

	Year to 31 Mar 2023 \$000's	Year to 31 Mar 2022 \$000's
Administration expenses	243	221
Auditor's remuneration to KPMG comprises:		
Audit or review of financial statements (note i)	115	107
Audit-related services:		
Audit of the Investor Register (note ii)	4	2
Offer documents costs (note iii)	11	10
Legal Fees (note iv)	15	40
Total other expenses	388	380

Notes:

- i. The audit or review fees includes the fees for a review of the interim financial statements and the annual audit of the financial statements of the Fund.
- ii. The audit of the Investor Register and statutory Supervisor reporting.
- iii. Offer document costs include an external review of the Product Disclosure Statement.
- iv. Legal Fees comprise the provision of legal services to the Fund in relation to changes to the Trust Deed, Statement of Investment Policy and Objectives and Product Disclosure Statement.

8. INCOME TAX EXPENSE IN THE STATEMENT OF COMPREHENSIVE INCOME

	Year to 31 Mar 2023 \$000's	Year to 31 Mar 2022 \$000's
Current tax (refund)/expense		
Current period	(16)	921
Total income tax (refund)/expense	(16)	921
Reconciliation of effective tax rate:		
Net Profit for the year before tax	90,771	67,051
Beneficiary income	(90,827)	(63,763)
Total	(56)	3,288
Income tax using the Fund's domestic tax rate of 28%	(16)	921
Total	(16)	921



Notes to the financial statements

For the year ended 31 March 2023

9. LOANS TO CUSTOMERS, IMPAIRMENT ALLOWANCE AND BAD DEBTS WRITTEN OFF

(a) Loans to customers

	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Gross loans to customers	1,357,866	1,263,121
Impairment allowance	(6,337)	(3,043)
Total loans to customers	1,351,529	1,260,078
Current portion	1,121,559	955,190
Non-current portion	229,970	304,888
Total loans to customers	1,351,529	1,260,078

Loans to customers have stated interest rates ranging between 6.25% and 9.95% (2022: 5.50% and 9.00%). Up to 7% per annum interest, in addition to the stated interest rate, may be charged in instances where a loan is in default.

The following movements in loans to customers occurred during the year:

	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Opening balance	1,260,078	895,979
New loans advanced	833,023	939,800
Capitalised interest and lending fees	48,101	35,680
Expenses and fees charged to customers	2,213	1,759
Repayment of existing loans	(788,592)	(613,360)
Change in impairment allowance	(3,294)	220
Total loans to customers	1,351,529	1,260,078



Notes to the financial statements

For the year ended 31 March 2023

First Mortgage Trust Group Investment

9. LOANS TO CUSTOMERS, IMPAIRMENT ALLOWANCE AND BAD DEBTS WRITTEN OFF (continued)

(b) Impairment allowance

(i) Expected Credit Losses

The table below presents a breakdown of gross financial assets where there has been a change in impairment allowance with stage allocation by asset classification, including off balance sheet exposures.

As at 31 March 2023	Gross exposure			Impairment allowance			Total \$000's
	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	
Loans to customers at amortised cost	1,328,550	4,410	24,906	4,190	40	1,862	6,092
Off balance sheet loan commitments	192,949	-	32	245	-	-	245
Total	1,521,499	4,410	24,938	4,435	40	1,862	6,337

As at 31 March 2023	Net exposure			Total \$000's
	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	
Loans to customers at amortised cost	1,324,360	4,370	23,044	1,351,774
Off balance sheet loan commitments	192,704	-	32	192,736
Total net exposure	1,517,064	4,370	23,076	1,544,510

- Stage 1: 98.1% of gross exposure is in Stage 1 and has not experienced a significant increase in credit risk since origination (2022: 98.2%).
- Stage 2: 0.3% of gross exposure is in Stage 2 and has seen an increase in credit risk since origination (2022: 0.9%).
- Stage 3: 1.6% of gross exposure is in Stage 3 which is credit impaired including defaulted assets (2022: 0.9%).



Notes to the financial statements

For the year ended 31 March 2023

First Mortgage Trust Group Investment

9. LOANS TO CUSTOMERS, IMPAIRMENT ALLOWANCE AND BAD DEBTS WRITTEN OFF (continued)

(b) Impairment allowance (continued)

(i) Expected Credit Losses (continued)

	Gross exposure			Impairment allowance				
	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	Total \$000's	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	Total \$000's
As at 31 March 2022								
Loans to customers at amortised cost	1,234,883	13,954	14,284	1,263,121	1,295	42	1,436	2,773
Off balance sheet loan commitments	332,230	-	16	332,246	270	-	-	270
Total	1,567,113	13,954	14,300	1,595,367	1,565	42	1,436	3,043
	Net exposure							
As at 31 March 2022								
Loans to customers at amortised cost	1,233,588	13,912	12,848	1,260,348				
Off balance sheet loan commitments	331,960	-	16	331,976				
Total net exposure	1,565,548	13,912	12,864	1,592,324				



Notes to the financial statements

For the year ended 31 March 2023

First Mortgage Trust Group Investment

9. LOANS TO CUSTOMERS, IMPAIRMENT ALLOWANCE AND BAD DEBTS WRITTEN OFF (continued)

(b) Impairment allowance (continued)

(ii) Analysis of loans to customers at amortised cost

The table below presents Gross exposure, Impairment allowance and Coverage ratio by stage allocation and business segment. The net exposure is provided in order to reconcile to the balance sheet.

As at 31 March 2023	Gross exposure			Impairment allowance			Coverage ratio (Impairment allowance / Gross exposure)					
	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	Total \$000's	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	Total \$000's	Stage 1 %	Stage 2 %	Stage 3 %	Total %
Residential home	177,739	660	3,402	181,801	25	-	1,226	1,251	0.01	-	36.04	0.69
Residential rental/ apartments	319,879	2,440	9,610	331,929	2,316	32	300	2,648	0.72	1.31	3.12	0.80
Residential development	440,294	411	158	440,863	219	-	1	220	0.05	-	-	0.05
Commercial loans	376,136	-	10,018	386,154	1,560	-	278	1,838	0.41	-	2.77	0.48
Rural loans	14,502	900	1,717	17,119	70	8	57	135	0.48	0.89	3.32	0.79
Total loans to customers at amortised cost	1,328,550	4,411	24,905	1,357,866	4,190	40	1,862	6,092	0.29	0.91	7.47	0.41
Less: Impairment allowance				6,337								
Total net exposure				1,351,529								



Notes to the financial statements

For the year ended 31 March 2023

- Stage 1 assets - impairment is calculated based on a 12 month expected loss. Coverage for these performing, non-deteriorated assets is 0.29% (2022: 0.10%).
- Stage 2 assets - have seen a significant increase in credit risk but are not defaulted and are largely performing. Under IFRS 9, these assets require a lifetime expected loss to be held. Coverage for stage 2 assets is 0.91% (2022: 0.30%).
- Stage 3 assets - coverage ratio increases to 7.47% (2022: 10.04%). Stage 3 includes defaulted. Some of these assets remain subject to collections activities and this, along with collateral holdings, reduces expected loss levels for these assets.

As at 31 March 2022	Gross exposure			Impairment allowance			Coverage ratio (Impairment allowance / Gross exposure)					
	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	Total \$000's	Stage 1 \$000's	Stage 2 \$000's	Stage 3 \$000's	Total \$000's	Stage 1 %	Stage 2 %	Stage 3 %	Total %
Residential home	189,064	3,875	4,181	167,164	12	1	1,171	1,184	0.01	0.03	28.01	0.60
Residential rental/ apartments	327,853	-	-	327,853	20	-	-	20	0.01	-	-	0.01
Residential development	408,877	3,209	1,017	413,103	187	2	3	192	0.05	0.06	0.29	0.05
Commercial loans	293,694	6,262	8,231	308,187	1,029	35	232	1,296	0.35	0.56	2.82	0.42
Rural loans	15,395	608	855	16,858	47	4	30	81	0.31	0.66	3.51	0.48
Total loans to customers at amortised cost	1,234,883	13,954	14,284	1,263,121	1,295	42	1,436	2,773	0.10	0.30	10.04	0.19
Less: Impairment allowance				3,043								
Total net exposure				1,260,078								



Notes to the financial statements

For the year ended 31 March 2023

9. LOANS TO CUSTOMERS, IMPAIRMENT ALLOWANCE AND BAD DEBTS WRITTEN OFF (continued)

(b) Impairment allowance (continued)

(ii) Analysis of loans to customers at amortised cost (continued)

The following movements in impairment allowance covering both principal and interest arrears occurred during the period:

	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Opening balance	3,273	3,319
Allowances made during the period	3,494	(46)
Total impairment allowance (including principal and interest)	6,767	3,273

Total movement in impairment allowance and bad debt expense for the period was:

	Note	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Charged to profit or loss:			
Increase/(Decrease) in allowance - principal		3,294	(220)
Increase in allowance - interest		200	174
Bad debts written off	9c	18	55
Total impairment allowance and bad debts expense		3,512	9

Impairment allowances are regularly assessed by management. If the estimated value of the security is reassessed as being greater than the outstanding balance of the loan the impairment allowance is reversed.

It is reasonably possible, on the basis of existing knowledge, that outcomes within the next financial period are different from management's assumptions which could require a material adjustment to the carrying amount of loans to customers.



Notes to the financial statements

For the year ended 31 March 2023

9. LOANS TO CUSTOMERS, IMPAIRMENT ALLOWANCE AND BAD DEBTS WRITTEN OFF (continued)

(b) Impairment allowance (continued)

(ii) Analysis of loans to customers at amortised cost (continued)

Changes in ECL model assumptions and inputs

The modelled provision for ECL is an estimate of forward-looking losses based on the Fund's view of three different economic scenarios. The Fund's assumptions around the macroeconomic factors used within each scenario and the weighting applied to each scenario are key judgements applied to the ECL models. The macroeconomic variables used in the ECL model are based on current economic forecasts. The weightings assigned to each scenario reflect the uncertainty and higher potential downside risks for the domestic economy.

The Fund's three macroeconomic scenarios have been created during the year ended 31 March 2023 as follows:

- **Base case scenario:** this is the Fund's central scenario which assumes a continuation of recent macroeconomic trends. Unemployment rates begin to increase due to GDP growth remaining low but positive amid a global economy continuing to slow. House prices fall further before stabilising with house prices increasing again from early 2024. Inflation begins to fall slowly from late 2023 while the interest rates begin to fall from mid 2024.
- **Best case scenario:** this scenario reflects more favourable macroeconomic conditions than the central scenario which leads to lower-than-expected credit losses. The upside scenario is a more positive outlook than the base case scenario.
- **Worst case scenario:** this scenario reflects more unfavourable macroeconomic conditions than the central scenario. This scenario will lead to credit losses higher than expected under the central scenario reflecting a deterioration in the credit risk factors.

The variables and weighting used at 31 March 2023 are presented below.

Scenario variables

Forecast Financial year - Base Case	2023	2024	2025
Unemployment	3.5%	5.0%	5.5%
Floating Mortgage Rates	8.0%	9.0%	8.3%
Population Growth (annual % change)	1.1%	1.6%	1.6%
Consumer Price Index (annual % change)	6.7%	4.7%	2.8%

Forecast Financial year - Best Case	2023	2024	2025
Unemployment	3.5%	4.5%	5.0%
Floating Mortgage Rates	8.0%	8.5%	7.8%
Population Growth (annual % change)	1.1%	2.1%	2.1%
Consumer Price Index (annual % change)	6.7%	5.7%	3.8%



Notes to the financial statements

For the year ended 31 March 2023

9. LOANS TO CUSTOMERS, IMPAIRMENT ALLOWANCE AND BAD DEBTS WRITTEN OFF (continued)

(b) Impairment allowance (continued)

(ii) Analysis of loans to customers at amortised cost (continued)

Changes in ECL model assumptions and inputs (continued)

Scenario variables (continued)

Forecast Financial year - Worst Case	2023	2024	2025
Unemployment	3.5%	5.5%	6.0%
Floating Mortgage Rates	8.0%	9.5%	8.8%
Population Growth (annual % change)	1.1%	1.1%	1.1%
Consumer Price Index (annual % change)	6.7%	3.7%	1.8%

Scenario weightings

The weightings applied to the scenarios in the calculation of ECL as at 31 March 2023 are outlined below.

Scenario weighting applied	31 March 2023
Base case	75.0%
Best case	7.5%
Worst case	17.5%

Sensitivity of the impairment provision ECL

As noted in the accounting policy (note 3(c)), the critical accounting assumptions in determining the impairment allowance relating to ECL, are the determination whether there has been a significant increase in credit risk and the use of probability weighted forward looking macroeconomic scenarios. Economic forecasts remain subject to a high degree of uncertainty. Risks to the economic outlook included the persistence of inflation and the consequences that has for monetary policy. Rapid changes to public policy also increased forecast uncertainty. Geopolitical risks also remain significant and include the possibility of a prolonged and escalating Russia-Ukraine war, and continued differences between the US and other countries with China over a range of economic and strategic issues. To provide a better understanding on the sensitivity of the credit impairment calculation based on the assumptions made, the Fund performed sensitivity analysis on the ECL.



Notes to the financial statements

For the year ended 31 March 2023

9. LOANS TO CUSTOMERS, IMPAIRMENT ALLOWANCE AND BAD DEBTS WRITTEN OFF (continued)

(b) Impairment allowance (continued)

(ii) Analysis of loans to customers at amortised cost (continued)

Sensitivity of the impairment provision ECL (continued)

The sensitivity reflects the impact on the ECL:

	Base	% Change	Increase \$000's	Decrease \$000's
Unemployment	As high as 6.0%	+/- 0.5%	462	(462)
Floating Mortgage Rates	As high as 10.0%	+/- 1.0%	630	(630)
Population Growth	As high as 1.6%	+/- 0.5%	(87)	87
Consumers Price Index	As high as 6.7%	+/- 1.0%	(92)	92

(c) Bad debts written off

When a bad debt is written off, the portion of expected credit losses relating to the debt (if any) is reversed.

	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Bad debts written off – principal	18	55
Total bad debts written off	18	55

10. CASH AND CASH EQUIVALENTS AND SHORT TERM DEPOSITS

(a) Cash and cash equivalents

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

Cash and cash equivalents	31 Mar 2023 \$000's	31 Mar 2022 \$000's
ANZ Bank New Zealand	189,667	146,033
Bank of New Zealand	33	33
Heartland Bank	5,047	4,900
Total cash and cash equivalents	194,747	150,966



Notes to the financial statements

For the year ended 31 March 2023

10. CASH AND CASH EQUIVALENTS AND SHORT TERM DEPOSITS (continued)

(b) Short term deposits

Short term deposits comprise deposits with a remaining term to maturity of greater than three months but less than twelve months.

Short term deposits	31 Mar 2023 \$000's	31 Mar 2022 \$000's
ANZ Bank New Zealand	30,000	28,000
Heartland Bank	33,048	14,663
Total short term deposits	63,048	42,663

The effective interest rates on deposits held with financial institutions as at year end were as follows:

	31 Mar 2023	31 Mar 2022
Call deposits:		
ANZ Bank New Zealand	4.83%	1.24%
Bank of New Zealand	2.10%	0.05%
Heartland Bank	3.60%	1.46%
Short term deposits:		
ANZ Bank New Zealand	4.64%	1.54%
Heartland Bank	5.45%	2.06%

Cash and cash equivalents and short term deposits are held with bank and financial institution counterparties, which are rated BBB to A+, based on rating agency Fitch Ratings Inc. ratings.

11. TRADE AND OTHER PAYABLES

	Note	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Trade payables		3,272	2,346
Management fees payable	16b	2,104	1,885
Supervisor fees payable	16b	83	224
Accrued expenses		99	83
Other payables		-	56
Total trade and other payables		5,558	4,594



Notes to the financial statements

For the year ended 31 March 2023

12. INVESTORS' FUNDS

	Year to 31 Mar 2023 Number of Units / \$000's	Year to 31 Mar 2022 Number of Units / \$000's
On issue at beginning of year	1,445,616	1,089,410
Units issued during the year	402,119	548,383
Units redeemed during the year	(243,979)	(192,177)
On issue at end of year	1,603,756	1,445,616

The investors receive quarterly distributions within 3 working days of being declared. Distributions of \$90,893,659 were declared by the Fund for the year ended 31 March 2023 (2022: \$63,638,671).

The following table shows the number of investments in the Fund and First Mortgage PIE Trust* in various investment dollar bands to show funding exposure risk:

	31 Mar 2023 Number of Investments	31 Mar 2022 Number of Investments
Does not exceed \$100,000	3,034	2,980
Exceeds \$100,000 and not \$250,000	1,491	1,403
Exceeds \$250,000 and not \$500,000	864	792
Exceeds \$500,000 and not \$1,000,000	496	434
Exceeds \$1,000,000 and not \$2,500,000	241	205
Exceeds \$2,500,000 and not \$5,000,000	36	38
Exceeds \$5,000,000 and not \$7,500,000	11	7
Exceeds \$7,500,000 and not \$10,000,000	2	2
Exceeds \$10,000,000 and not \$12,500,000	-	2
Exceeds \$12,500,000	2	1
Total number of investors	6,177	5,864

* First Mortgage PIE Trust is managed by the Manager and invests in the Fund.

13. RETAINED EARNINGS

	Year to 31 Mar 2023 \$000's	Year to 31 Mar 2022 \$000's
Balance at beginning of year	9,386	6,895
Profit for the year	90,787	66,130
Distributions to investors	(90,894)	(63,639)
Balance at end of year	9,279	9,386



Notes to the financial statements

For the year ended 31 March 2023

13. RETAINED EARNINGS (continued)

Retained earnings represent the net proceeds from the Fund's investment activities which the Manager, in consultation with the Supervisor, and in accordance with the Trust Deed have not yet distributed or credited to investors. Retained earnings includes interest in relation to some loans with interest payments in arrears that is not distributed until such time as it is received.

14. FINANCIAL INSTRUMENTS

The Fund has exposure to the following risks from its use of financial instruments:

- credit risk
- liquidity risk
- market risks (interest rate risk)

This note presents information about the Fund's exposure to each of the above risks, the Fund's objectives, policies and processes for measuring and managing risk, and the Fund's management of capital.

(a) Risk management framework

The Fund's risk management policies are established to identify and analyse the risks faced by the Fund, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions.

(b) Credit risk

Credit risk is the risk of financial loss to the Fund if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Fund's loans to customers and deposits with banks. For risk management reporting purposes, the Fund considers and consolidates all elements of credit risk exposure (such as individual obligor default risk and sector risk) and has a credit policy, which is used to manage the risk.

Management of credit risk

As part of this policy the Supervisor has approved the following specific policies:

The policy of the Manager is to establish and maintain a broad range of loan investments secured by first registered mortgage over land and buildings. The skill of the Manager lies in maintaining a loan portfolio with a mix of loan types, interest rates, maturity dates and physical locations of the mortgaged properties.

► *Specific Policy Guidelines*

Specific investment policy guidelines are agreed between the Manager and the Supervisor from time to time. These guidelines are as follows:

(i) *Mix of loan types*

The loan portfolio will be spread between residential and commercial (including farming) properties within New Zealand, but with an emphasis on properties in the Bay of Plenty, Waikato, Wellington, Christchurch and Auckland areas.



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(b) Credit risk (continued)

Management of credit risk (continued)

► Specific Policy Guidelines (continued)

(i) Mix of loan types (continued)

Lending on residential properties is limited to a minimum of 40% and a maximum of 75% of the value of the fund's authorised investments. Lending on commercial properties is limited to a minimum of 15% and a maximum of 45% and, lending on rural properties is limited to a maximum of 20% of the value of the fund's authorised investments.

(ii) Lending limits

There are limits on the maximum size of any loan in relation to both the value of the property provided as security and to the value of the fund's authorised investments at the time the loan is advanced. The limits are:

- Residential - 75% of an independent valuation for residential land and buildings in fee simple, 70% on developed residential sections, 50% of the lessee's interest in approved leasehold land and buildings, and 50% for vacant undeveloped residential land, or the amount of the valuer's recommendation;
- Rural - 60% of an independent valuation for rural properties in fee simple (in some instances for dairy farming, this lending margin may be increased to 66.67%), 50% of the lessee's interest in approved leasehold land and buildings, and 50% for vacant rural land or the amount of the valuer's recommendation. However advances to farming clients operating solely on leasehold land will be exceptions rather than the rule and the mortgagors will need to have substantial financial assets; and
- Commercial - 66.7% of an independent valuation for commercial land and buildings in fee simple (including developed commercial sections), 50% of the lessee's interest in approved leasehold land and buildings, and 50% for vacant undeveloped commercial land, or the amount of the valuer's recommendation.
- No more than 5% of the value of the Fund's authorised investments will be invested in any one mortgage or advanced to any one borrower or related group of borrowers at the time of lending. The total of the six largest loans in the Fund may not exceed 25% of the value of the Fund's authorised investments.

(iii) Ranking

The Manager's policy is to maintain the bulk of investments in loans secured by registered first mortgages. The balance of the Fund is held in bank deposits at New Zealand registered banks.



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(b) Credit risk (continued)

Exposure to credit risk

► Collateral

The Fund holds collateral against loans to customers in the form of mortgage interests over property. Estimates of fair value are based on the value of collateral assessed at the time of borrowing or renewal, and generally are not updated except when a loan is individually assessed as impaired.

It is not practicable to establish an estimate of the fair value of collateral held against all other loans. All loan value ratios are written within the parameters of the lending policy at the time a loan is advanced or renewed and the Manager considers that the collateral held is greater than the carrying value of the loans to customers (see note 9a).

<i>Past due loans</i>	Note	31 Mar 2023	31 Mar 2022
Loans to customers - principal:			
Neither past due nor impaired		1,325,313	1,240,357
Loans with principal past due but loan not impaired:			
0-30 days		-	226
30-60 days		900	7,534
60-90 days		-	-
90-180 days		5,714	2,332
180-365 days		1,875	1,031
365 days +		-	-
Loans with interest past due but loan not impaired:			
0-30 days		3,510	3,350
30-60 days		6,916	5,034
60-90 days		-	-
90-180 days		2,130	947
180-365 days		6,879	-
365 days +		-	-
Impaired		4,629	2,310
Specific allowance for impairment		(1,352)	(1,168)
Allowance for ECL under IFRS 9	9b	(4,985)	(1,875)
Carrying amount – principal	9a	1,351,529	1,260,078



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(b) Credit risk (continued)

Exposure to credit risk (continued)

<i>Past due interest receivable</i>	Note	31 Mar 2023	31 Mar 2022
Interest receivable:			
Neither past due nor impaired		8,343	5,981
Past due but not impaired:			
0-30 days		140	57
30-60 days		106	41
60-90 days		62	6
90-180 days		133	19
180-365 days		35	-
365 days +		-	-
Impaired		431	231
Allowance for impairment		(431)	(231)
Carrying amount		8,819	6,104
Deposits with banks:			
Neither past due nor impaired		257,795	193,629
Carrying amount	10	257,795	193,629

► *Past due but not impaired loans*

Loans are considered past due but not impaired where contractual interest or principal payments are past due but the Fund believes that impairment is not appropriate on the basis of the level of collateral available or the stage of collection of amounts owed to the Fund. Included in past due loans are loans where interest payments continue to be made however the original term of the loan has expired, or the Fund has paid costs in relation to the loan or security property that the borrower is required to reimburse and therefore the loan meets the definition of a past due asset that is not impaired. In these instances the property has been sold or refinanced with another lender and is pending completion of the transaction, or the Manager is working with the borrowers to renew the loan where appropriate, realise the security property, reduce the balance of the loan, or provide additional security. As at 31 March 2023 loans with interest in arrears had a principal loan balance of \$24,326,797 (2022: \$11,410,194). Included in this total are \$15,202,064 (2022: \$9,331,106) of loans not considered to be impaired which are secured against properties with estimated values of \$36,516,565 (2022: \$16,069,391).



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

b) Credit risk (continued)

Exposure to credit risk (continued)

► Impaired loans

Impaired loans are loans for which the Fund determines that it is probable that it will be unable to collect all principal and interest due according to the contractual terms of the loan. An allowance for impairment of \$1,351,659 (2022: \$1,167,680) has been made in relation to 4 loans with a book value before impairment of \$9,124,734 (2022: \$2,309,803).

A summary of the movement in allowance for impairment is included in note 9b. The following movements in the balances of loans (including interest receivable) considered individually impaired occurred during the year:

	Year to 31 Mar 2023 \$000's	Year to 31 Mar 2022 \$000's
Opening balance of impaired loans	2,310	1,947
Additions to loans impaired including accrued interest	6,833	418
Amounts written off	(18)	(55)
Closing balance of impaired loans (principal and interest)	9,125	2,310

► Allowances for impairment

The Fund establishes an impairment allowance that represents its estimate of losses likely to be incurred in its loan portfolio. The Manager's assessment of the impairment allowance takes into account registered valuer's assessments of the property held as security in conjunction with other information available regarding the property. The impairment allowance is subject to estimation and uncertainty in relation to the future recoverable amount and the expected repayment date. Impairment allowances are applied against interest receivable in relation to loans identified as specifically impaired in the first instance.



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(b) Credit risk (continued)

Concentration of credit risk

The Fund monitors concentrations of credit risk by sector. An analysis of concentrations of credit risk at the reporting date is shown below:

	Note	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Bank and short term deposits	10	257,795	193,629
Loans over commercial property		386,154	310,266
Loans over residential property		880,829	859,587
Loans over rural property		90,883	93,268
Allowance for ECL		(4,985)	(1,875)
Allowance for specific impairment		(1,352)	(1,168)
Interest and fees receivable		8,819	6,104
Carrying amount		1,618,143	1,459,811

At the reporting date the Fund had aggregate credit exposure to ANZ Bank New Zealand of 13.7% (2022: ANZ Bank New Zealand of 12.0%). There is no other aggregate exposure to individual counterparties which equals or exceeds 10% of the Fund's equity at the reporting date.

The concentration of credit risk in counterparty loan holders owing the 6 largest amounts is 17.3% of Investor Funds (2022: 11.7%). The above table represents the maximum exposure to credit risk. At the reporting date there were no loans which exceeded 5% of Investor Funds nor were there any loans exceeding 5% of Investor Funds at the preceding reporting periods.

The following table shows the number of loans held by individual counterparties in various loan dollar bands to show credit exposure risk:

	31 Mar 2023	31 Mar 2022
<\$200,000	35	42
\$200,000 - \$500,000	83	129
\$500,001 - \$1,000,000	131	182
\$1,000,001 - \$2,000,000	118	139
\$2,000,001 - \$3,500,000	82	71
\$3,500,001 - \$5,000,000	36	27
\$5,000,001 - \$7,500,000	12	19
\$7,500,001 - \$10,000,000	12	10
>\$10,000,000	27	23
Total number of individual counterparties	536	642



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(b) Credit risk (continued)

Concentration of credit risk (continued)

The loan portfolio will be spread between properties within New Zealand, but with an emphasis on properties in the Bay of Plenty, Waikato, Wellington, Christchurch and Auckland areas.

The Fund monitors concentrations of the loan portfolio credit risk by geographic region. An analysis of concentrations of credit risk at the reporting date is shown below:

	Note	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Auckland		843,178	753,081
Bay of Plenty		69,167	86,595
Canterbury		152,271	161,836
Hawke's Bay		5,726	3,532
Manawatu-Wanganui		6,037	6,442
Marlborough		1,981	1,285
Nelson		3,361	2,813
Northland		6,387	6,570
Otago		41,885	50,241
Southland		3,540	2,763
Taranaki		1,948	388
Waikato		65,217	65,047
Wellington		155,816	121,360
Allowance for ECL		(4,985)	(1,875)
Carrying amount	9a	1,351,529	1,260,078



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(b) Credit risk (continued)

Concentration of credit risk (continued)

Loan-to-Value ratios (LVRs) are calculated as the current loan secured by a first mortgage divided by the Fund's valuation of the security property at origination of the exposure. The Fund monitors concentrations of the loan portfolio credit risk by LVRs. An analysis of concentrations of credit risk at the reporting date by percentage of loans by LVR range is shown below:

LVR Range	31 Mar 2023 Percentage of Loans	31 Mar 2022 Percentage of Loans
Does not exceed 45%	34.0%	25.9%
Exceeds 45% and not 55%	33.8%	27.2%
Exceeds 55% and not 65%	25.2%	37.1%
Exceeds 65% and not 75%	6.9%	9.7%
Exceeds 75% and not 85%	-	-
Exceeds 85%	0.1%	0.1%

Valuation of the security property at origination is the valuation at the time of loan approval, or the valuation at the time the loan is increased if an increase has occurred which requires a more up-to-date valuation.

(c) Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in meeting obligations associated with its financial liabilities.

Management of liquidity risk

The Fund's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Fund's reputation.

The daily liquidity position is monitored and regular liquidity stress testing is conducted under a variety of scenarios covering both normal and more severe market conditions. The Fund takes monies invested by investors and lends to customers for longer periods. If an investor wishes to withdraw from the Fund, the Manager has up to 90 business days to repay the investor. For this financial structure to be viable, a high level of confidence must be preserved that the Fund's investor funds will be maintained. The contractual cash flow analysis below sets out the liquidity position of the Fund's assets.

► Cash reserves

The Manager has agreed with the Fund's Supervisor to maintain a portion of the Fund in liquid investments to provide for withdrawals and running expenses. This portion of the Fund may be partially invested in bank deposits, government securities or other managed funds.



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(c) Liquidity risk (continued)

Exposure to liquidity risk

The key measure used by the Fund for managing liquidity risk is the ratio of net liquid assets to deposits from customers (i.e. investors' funds). For this purpose net liquid assets are considered as including cash and cash equivalents and debt securities for which there is an active and liquid market less any borrowings and commitments maturing within the next month. A similar, but not identical, calculation is used to measure the Fund's compliance with the liquidity limit established by the Fund's Supervisor. Details of the reported Fund ratio of net liquid assets to investors' funds at the reporting date and during the reporting year were as follows:

	31 Mar 2023	31 Mar 2022
As at year end		
Cash and cash equivalents and short term deposits	15.9%	13.3%
Average for the year	13.2%	11.8%
Maximum for the year	16.1%	17.6%
Minimum for the year	10.2%	7.0%

Cash and cash equivalents comprise cash balances, call deposits, and short term deposits with a remaining term to maturity of three months or less. Short term deposits in the statement of financial position includes short term deposits with a maturity of greater than 3 months but less than one year.

The following table combines cash and cash equivalents and all short term deposits:

		31 Mar 2023	31 Mar 2022
	Note	\$000's	\$000's
Cash and cash equivalents	10a	194,747	150,966
Short term deposits	10b	63,048	42,663
Total cash and cash equivalents and short term deposits		257,795	193,629



Notes to the financial statements

For the year ended 31 March 2023

First Mortgage Trust Group Investment

14. FINANCIAL INSTRUMENTS (CONTINUED)

(c) Liquidity risk (continued)

Residual contractual maturities for financial assets and liabilities

The following table sets out the contractual cash flows for all financial assets and liabilities.

31 March 2023	Carrying value \$000's	Contractual cash flows \$000's	On demand \$000's	6 months or less \$000's	6-12 months \$000's	1-2 years \$000's	2-5 years \$000's	More than 5 years \$000's
Assets								
Cash and cash equivalents	194,747	194,825	174,179	20,646	-	-	-	-
Short term deposits	63,048	65,061	-	22,823	42,238	-	-	-
Loans to customers	1,351,529	1,428,119	29,181	661,545	491,703	233,395	8,522	3,773
Interest and fees receivable	8,819	8,819	476	8,020	323	-	-	-
Taxation receivable	379	379	-	379	-	-	-	-
Total assets	1,618,522	1,697,203	203,836	713,413	534,264	233,395	8,522	3,773
Liabilities								
Accounts payable	5,558	5,558	-	5,558	-	-	-	-
Total non-derivative liabilities	5,558	5,558	-	5,558	-	-	-	-
Net financial assets	1,612,964	1,691,645	203,836	707,855	534,264	233,395	8,522	3,773



Notes to the financial statements

For the year ended 31 March 2023

First Mortgage Trust Group Investment

31 March 2022	Carrying value \$000's	Contractual cash flows \$000's	On demand \$000's	6 months or less \$000's	6-12 months \$000's	1-2 years \$000's	2-5 years \$000's	More than 5 years \$000's
Assets								
Cash and cash equivalents	150,966	151,000	136,534	14,466	-	-	-	-
Short term deposits	42,663	43,139	-	16,428	26,711	-	-	-
Loans to customers	1,260,078	1,326,425	16,270	552,883	434,317	307,744	11,620	3,591
Interest and fees receivable	6,104	6,104	123	5,915	66	-	-	-
Total assets	1,459,811	1,526,668	152,927	589,692	461,094	307,744	11,620	3,591
Liabilities								
Accounts payable	4,538	4,538	-	4,538	-	-	-	-
Taxation payable	327	327	-	327	-	-	-	-
Total non-derivative liabilities	4,865	4,865	-	4,865	-	-	-	-
Net financial assets	1,454,946	1,521,803	152,927	584,827	461,094	307,744	11,620	3,591



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

c) Liquidity risk (continued)

Residual contractual maturities for financial assets and liabilities (continued)

Loans to customers are repayable on demand if payments are not made when contractually due. Accordingly amounts in relation to loans to customers where the original term of the loan has expired, including loans that may have interest past due or loans that are impaired, have been included in the on demand category of the above contractual maturity tables.

The actual repayment of loans to customers may not occur at the contractual maturity date. In the normal course of business loans are advanced for a further period of time, borrowers repay loans early, or borrowers are unable to repay the loan when it falls due. The Fund is managed based on contractual maturity of loans to customers and liquidity risk is managed primarily by holding a portion of the Fund in bank deposits.

The liquidity table on the previous page does not include investors' funds due to the fact that they are classified as equity in the statement of financial position however they consist of puttable instruments that are, by their nature, capable of being put to the Fund within 6 months of the reporting date.

The Manager has calculated expected maturity for loans to customers using estimated repayment dates for loans to customers with a contractual repayment date that is past due and assumed that 44% (2022: 44%) of maturing loans will be renewed for a further term of 12 months on an ongoing basis.

In the normal course of business loans to customers that are not renewed will be repaid earlier or later than the contractual maturity date. In calculating the estimated maturity it has been assumed that loans that are not renewed are repaid on the contractual maturity date and no adjustment has been made for early or late repayment of those loans.

In the normal course of business loans are advanced for a further period of time. When renewing loans the Manager takes into account the current and expected liquidity requirements of the Fund at the time the decision is made to renew the loan. Accordingly the expected maturity schedule may change depending on the liquidity requirements of the Fund.

Contractual maturity is estimated to be the same as expected maturity for financial assets and liabilities other than loans to customers.



Notes to the financial statements

For the year ended 31 March 2023

First Mortgage Trust Group Investment

14. FINANCIAL INSTRUMENTS (CONTINUED)

(c) Liquidity risk (continued)

Residual contractual maturities for financial assets and liabilities (continued)

The following table sets out an estimate of expected cash flows for all financial assets and liabilities.

31 March 2023	Carrying value \$000's	Expected cash flows \$000's	On demand \$000's	6 months or less \$000's	6-12 months \$000's	1-2 years \$000's	2-5 years \$000's	More than 5 years \$000's
Assets								
Cash and cash equivalents	194,747	194,825	174,179	20,646	-	-	-	-
Short term deposits	63,048	65,061	-	22,823	42,238	-	-	-
Loans to customers	1,351,529	1,583,830	441	427,562	309,753	459,108	356,458	30,508
Interest and fees receivable	8,819	8,819	-	8,496	323	-	-	-
Taxation receivable	379	379	-	379	-	-	-	-
Total assets	1,618,522	1,852,914	174,620	479,906	352,314	459,108	356,458	30,508
Liabilities								
Accounts payable	5,558	5,558	-	5,558	-	-	-	-
Total non-derivative liabilities	5,558	5,558	-	5,558	-	-	-	-
Net financial assets	1,612,964	1,847,356	174,620	474,348	352,314	459,108	356,458	30,508



Notes to the financial statements

For the year ended 31 March 2023

First Mortgage Trust Group Investment

31 March 2022	Carrying value \$000's	Expected cash flows \$000's	On demand \$000's	6 months or less \$000's	6-12 months \$000's	1-2 years \$000's	2-5 years \$000's	More than 5 years \$000's
Assets								
Cash and cash equivalents	150,966	151,000	136,534	14,466	-	-	-	-
Short term deposits	42,663	43,139	-	16,428	26,711	-	-	-
Loans to customers	1,260,078	1,455,924	55	349,862	276,733	454,366	348,086	26,822
Interest and fees receivable	6,104	6,104	-	6,038	66	-	-	-
Total assets	1,459,811	1,656,167	136,589	386,794	303,510	454,366	348,086	26,822
Liabilities								
Accounts payable	4,538	4,538	-	4,538	-	-	-	-
Taxation payable	327	327	-	327	-	-	-	-
Total non-derivative liabilities	4,865	4,865	-	4,865	-	-	-	-
Net financial assets	1,454,946	1,651,302	136,589	381,929	303,510	454,366	348,086	26,822



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(d) Interest rate risk

Interest rate risk is the risk that changes in interest rates will affect the Fund's income or the value of its financial instruments. The objective of interest rate risk management is to manage and control interest rate risk exposures within acceptable parameters, while optimising the return on risk.

Management of interest rate risk

Most investments will be in loans with floating interest rates but the Manager may maintain some fixed rate loans. The interest rates of the loans are disclosed in note 9a.

A change of 100 basis points in interest rates would have increased or decreased profit by \$16,074,000 (2022: \$14,548,000). There would be no impact on equity as any increase or decrease in profit would affect distributions to investors by an equal value.

As at 31 March 2023 there were no loans to customers with a fixed interest rate (2022: \$306,000). All other loans are subject to interest receivable at floating interest rates. Interest rates on loans are continually reviewed by the Manager and these rates are varied in accordance with movements in the market. Loan agreements provide for adjustments to the interest rate on existing loans by giving 14 days written notice to loan holders.

Exposure to interest rate risk

Interest rate risk – repricing analysis

31 March 2023	Total \$000's	0-6 months \$000's	6-12 months \$000's	1-2 years \$000's	More than 2 years \$000's
<i>Fixed rate instruments</i>					
Cash and cash equivalents	20,568	20,568	-	-	-
Short term deposits	63,048	22,428	40,620	-	-
Loans to customers	-	-	-	-	-
Total fixed rate instruments	83,616	42,996	40,620	-	-
<i>Variable rate instruments</i>					
Cash and cash equivalents	174,179	174,179	-	-	-
Loans to customers	1,351,529	1,351,529	-	-	-
Total variable rate instruments	1,525,708	1,525,708	-	-	-
Total	1,609,324	1,568,704	40,620	-	-



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(d) Interest rate risk (continued)

Exposure to interest rate risk (continued)

Interest rate risk – repricing analysis (continued)

31 March 2022	Total \$000's	0-6 months \$000's	6-12 months \$000's	1-2 years \$000's	More than 2 years \$000's
<i>Fixed rate instruments</i>					
Cash and cash equivalents	14,432	14,432	-	-	-
Short term deposits	42,663	16,359	26,304	-	-
Loans to customers	306	306	-	-	-
Total fixed rate instruments	57,401	31,097	26,304	-	-
<i>Variable rate instruments</i>					
Cash and cash equivalents	136,534	136,534	-	-	-
Loans to customers	1,259,772	1,259,772	-	-	-
Total variable rate instruments	1,396,306	1,396,306	-	-	-
Total	1,453,707	1,427,403	26,304	-	-

(e) Capital management

The Fund's capital consists of retained earnings and investors' funds, and is not subject to any externally imposed capital requirements. See discussion on liquidity risk in Note 14(c) for capital management techniques for investors' funds.

(f) Sensitivity analysis

The quarterly interest distribution to investors is the quarterly net profit arising from operations, after allowing for expenses, bad debts, taxes and any other amount the Manager considers prudent to set aside in the reserve fund. If the Manager determines that it is appropriate, interest in relation to some loans with overdue interest payments may not be distributed until such time as it is received.

The key driver of this distribution is interest income from loans to customers. Given the nature of the Fund's structure, any increase in interest rates (i.e. income) is materially passed on to investors via the distribution, and thus an increase in one factor is mirrored in the other.



Notes to the financial statements

For the year ended 31 March 2023

14. FINANCIAL INSTRUMENTS (continued)

(g) Classification and estimation of fair values

The methods used in determining the fair values of financial instruments are discussed in note 4.

The carrying value of each class of financial instruments has been determined to be representative of the fair value of the respective instruments.

The carrying value of loans to customers with variable interest rates is deemed to be equal to their fair value in accordance to note 4(a).

As at 31 March 2023 there were no loans to customers with a fixed interest rate (2022: one loan of \$306,000 with a fixed interest rate of 6.69%). Due to the short term nature of the fixed interest period the carrying value of the loan was materially equal to the fair value.

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

	31 Mar 2023 \$000's	31 Mar 2022 \$000's
Profit for the year	90,787	66,130
<i>Adjustments for changes in working capital:</i>		
Change in interest and fees receivable	(2,665)	(1,790)
Change in accounts payable	33	577
Change in prepayments	(8)	(26)
Change in taxation payable	(706)	294
<i>Adjustments for non-cash items:</i>		
Non cash interest adjustments *	(48,125)	(35,680)
<i>Adjustments for items impacting investing activities:</i>		
Bad Debts written off	18	55
Change in impairment allowance	3,294	(220)
Net cash from operating activities	42,628	29,340

*Non cash interest adjustments consists of capitalised interest of \$43,167,447 and capitalised lending fees of \$4,933,415 (2022: \$32,700,261 and \$2,979,577), and \$24,386 units were refunded to pay interest (2022: \$nil), and no bad debts – interest were written off (2022: \$nil).



Notes to the financial statements

For the year ended 31 March 2023

16. RELATED PARTIES

(a) Nature of relationship

The Fund is managed by the Manager as outlined in the product disclosure statement. The Manager makes all decisions relating to administration, investment management, investment applications, loan applications and the management of the Fund's mortgage 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 Fund. The Manager does not guarantee the return of principal or income to investors.

The ultimate shareholder of the Manager is CapitalGroup (FMT) Limited Partnership, the General Partner of this entity is CapitalGroup Limited (CapitalGroup). There are common directors in the Manager and CapitalGroup.

In the normal course of business, subsidiaries of CapitalGroup, may provide loans to the Fund's borrowers with a second ranking mortgage as security (where the Fund has provided a first ranking mortgage). In each circumstance, the Fund will enter a Deed of Priority and Subordination with the CapitalGroup subsidiary. The terms of each Deed of Priority and Subordination restrict the rights of CapitalGroup's subsidiary, to take enforcement action and to receive loan repayments and interest from the borrower until the Fund has received full repayment of its loan, interest and other amounts due to it.

As at 31 March 2023 the loans to customers where a second mortgage is held by a CapitalGroup subsidiary, have a carrying value of \$137,487,601 in the Statement of Financial Position (2022: \$92,394,022).

Also in the normal course of business, FMT may ask a CapitalGroup subsidiary to participate in a loan to a borrower. In this circumstance, CapitalGroup's subsidiary agrees that it has no right to take enforcement action or to receive loan repayments or interest from the borrower until the Fund has received full repayment of its loan, interest and other amounts due to it. This operates in the same way as if a Deed of Priority and Subordination was entered into.

As at 31 March 2023 the blended loans to customers where a subsidiary of CapitalGroup is a subordinated investor, have a carrying value of \$58,744,491 in the Statement of Financial Position (2022: \$106,337,489).

The trustee and supervisor's role is performed by the Supervisor. The role of the Supervisor is to hold all of the assets of the Fund 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.



Notes to the financial statements

For the year ended 31 March 2023

16. RELATED PARTIES (continued)

(a) Nature of relationship (continued)

The Supervisor and Manager are entitled to be indemnified against any expense or liability which may be incurred by them in relation to the Fund, with the exception of fraud, wilful breach of trust or dishonesty or breach of trust by the Supervisor or Manager. The Supervisor and Manager are entitled to be reimbursed out of the Fund for all expenses, costs or liabilities incurred by them acting as Supervisor or Manager.

First Mortgage PIE Trust is managed by the Manager and invests in the Fund.

Directors of the Manager are also considered related parties of the Fund.

(b) Transactions and balances

As at 31 March 2023 directors and key management personnel of the Manager, either individually or through related interests, held units to the value of \$275,076 in the Fund or First Mortgage PIE Trust which invests in the Fund and received \$8,827 of distributions during the year (2022: \$130,417 units held and \$24,654 of distributions received for the year).

Management fees paid to the Manager are detailed in note 5. Within accounts payable in the statement of financial position is an amount owing to the Manager of \$2,104,114 (31 March 2022: \$1,885,158).

In addition, during the year Borrowers have paid loan processing fees direct to the Manager of \$17,272,781 (31 March 2022: \$15,852,738). The fees are loan establishment fees which are generally paid by the Fund across to the Manager from loan advances made to the Borrower.

Supervisor fees paid to the Supervisor are detailed in note 6. Within accounts payable in the statement of financial position is an amount owing to the Supervisor of \$82,511 (31 March 2022: \$223,880).

As at 31 March 2023 First Mortgage PIE Trust held units to the value of \$609,178,314 (31 March 2022: \$512,549,945) in the Fund and received \$33,628,834 of distributions during the year (2022: \$22,425,673). The value of units issued by the Fund to First Mortgage PIE Trust during the year was \$194,344,625 (2022: \$223,708,400) and the value of the units redeemed by the Fund to First Mortgage PIE Trust during the year was \$97,716,256 (2022: \$86,523,470).

17. 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 Trust Group Investment Fund
Report on the audit of the financial statements

OPINION

In our opinion, the financial statements of First Mortgage Trust Group Investment Fund (the 'Fund') on pages 4 to 48:

Present fairly in all material respects the Fund's financial position as at 31 March 2023 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 and International Financial Reporting Standards.

We have audited the accompanying financial statements which comprise:

- The statement of financial position as at 31 March 2023;
- The statements of comprehensive income, changes in equity and cash flows for the year then ended; and
- Notes, including a summary of significant accounting policies.



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. Other than in our capacity as auditor we have no 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 \$7,800,000 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. We summarise below those matters and our key audit procedures to address those matters in order that the members as a body may better understand the process by which we arrived at our audit opinion.

Our procedures were undertaken in the context of and solely for the purpose of our statutory audit opinion on the financial statements as a whole and we do not express discrete opinions on separate elements of the financial statements.

► *The key audit matter*

Provision for expected credit loss

Refer to notes 3c and 9b in the financial statements.

The provision for expected credit losses (the 'provision') is a key audit matter due the financial significance of loans to customers and the high degree of complexity and judgement applied by management in estimating the provision. The estimate uses statistical analysis based on the entity's historical loss experience per stage allocation, business segment and macroeconomic considerations.

The inherent subjectivity in determining the provision requires us to assess and challenge the appropriateness of management's assumptions.

There is heightened uncertainty around forward-looking assumptions due to the current economic environment.

These factors resulted in significant audit effort being undertaken to address the risks around the recoverability of loans to customers, the determination of the related provision for impairment and disclosure in the financial statements.



► **How the matter was addressed in our audit**

Our audit procedures, amongst others, included:

- Assessing the Fund's methodology used in the expected credit loss (ECL) model to calculate the provision against the requirements of NZ IFRS 9: *Financial Instruments* ("NZ IFRS 9").
- Testing key controls over loan data inputs and the identification of loans to customers where there has been a 'significant change in credit risk' of the loan.
- Verifying loan details by agreeing non-financial data such as interest rates, maturity dates and valuations to loan agreements and loan valuations respectively.
- Assessing the mathematical accuracy of the ECL model used to calculate the provision for impairment of loans to customers.
- Testing key inputs used in the ECL model including agreeing macroeconomic factors to externally available data and assessing the accuracy of key assumptions, challenging the basis for management's determination, where different.
- For loans identified as having a 'significant increase in credit risk' and being 'credit impaired', evaluating the basis, and adequacy, of provisioning. This included inspecting externally obtained valuation reports that support the entity's security and assessing the cash flow relating to the loans.
- Assessing whether there were any additional loans that ought to be included in management's individual provision through portfolio analytics (including monthly arrears analysis), inspection of Loan Committee reporting, and the related credit watchlist and board meeting minutes. We also challenged management's assessment of matured loans that were not identified as having a significant increase in credit risk.
- Assessing the Fund's significant accounting policies and disclosures in the financial statements against the requirements of NZ IFRS 9.

The judgements and assumptions made in estimating the provision for expected credit losses are reasonable. We did not identify any material issues or exceptions from our procedures.



OTHER INFORMATION

The Manager, on behalf of the investors, are responsible for the other information included in the entity's Annual Report. Our opinion on the financial statements does not cover any other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.





USE OF THIS INDEPENDENT AUDITOR'S REPORT

This independent auditor's report is made solely to the investors 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);
- 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 opinion is John Kensington.

For and on behalf of:



KPMG Tauranga
4 July 2023





Find out more ▶▶

0800 321 113

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First Mortgage Managers Limited, the issuer of the First Mortgage Trust Group Investment Fund and the First Mortgage PIE Trust, is licensed under the Financial Markets Conduct Act 2013 as a manager of registered schemes. First Mortgage Managers Limited is not a registered bank under the Banking (Prudential Supervision) Act 1989. For copies of our Product Disclosure Statements visit fmt.co.nz