



Murdoch Clarke Mortgage Fund - ARSN 093 255 559

FINANCIAL REPORT 2015

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FINANCIAL REPORT 2015

The following statements, comprising the Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows and accompanying notes, have been prepared by Murdoch Clarke Mortgage Management Limited and have been audited by Wise Lord & Ferguson.



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Murdoch Clarke Mortgage Fund
ARSN: 093 255 559

Responsible Entity:

Murdoch Clarke Mortgage Management Limited

ABN 84 115 958 560

Australian Financial Services License Number 296758

Australian Credit Licence Number 296758

DIRECTORS REPORT

The Directors of Murdoch Clarke Mortgage Management Ltd, ABN 84 115 958 560, AFSL 296758, the Responsible Entity of the Murdoch Clarke Mortgage Fund, submit their report for the Fund for the year ended 30 June 2015.

DIRECTORS

The names of the Directors of the Responsible Entity in office during the financial year and until the date of this report are:

Damian Francis Egan, BEc, LLB,
MAICD, FTIA, Chairman of the Board

Paul Kuzis, BCom, LLB

Rebecca Sandra Reid, BA LLB

David Milne Whitehouse, LLB

Benjamin Scott Swain, LLB

The Directors were in office from the beginning of the year until the date of this report, unless otherwise stated.

All the Directors of the Responsible Entity are non-executive Directors.

No emoluments are received by the directors of the Responsible Entity other than declared dividends on any shares in the Responsible Entity that they may hold.

PRINCIPAL ACTIVITIES

The principal activity of the Fund during the year was to invest funds in accordance with the provisions of the Fund's Product Disclosure Statement and Constitution.

The general investment policy of the Fund is to invest primarily in loans secured by first mortgages over real estate predominantly in Tasmania.

There has been no significant change in the nature of this activity during the year.

SCHEME INFORMATION

Murdoch Clarke Mortgage Fund is an Australian registered scheme. Murdoch Clarke Mortgage Management Ltd, the Responsible Entity of the Fund, is incorporated and domiciled in Australia.

The registered office of the Responsible Entity is located at 10 Victoria Street, Hobart, Tasmania, 7000.

REVIEW & RESULTS OF OPERATIONS

The net operating income of Murdoch Clarke Mortgage Fund for the year ended 30 June 2015 was \$5,521,931 (2014: \$5,235,909). There were no material changes in the operation of the Fund during the financial year ended 30 June 2015.

SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

There were no significant changes to the state of affairs of the Fund during the year.

SIGNIFICANT EVENTS AFTER BALANCE DATE

There has been no matter or circumstance that has arisen since the end of the financial year that has significantly affected, or may affect the Fund's operations in future financial years, the results of those operations or the Fund's state of affairs in future financial years.

LIKELY DEVELOPMENTS & EXPECTED RESULTS

The investment strategy of the Fund will be maintained in accordance with the Fund's Constitution and investment objectives.

The investment strategy of the Fund was consistent with the prior financial year.

INDEMNIFICATION & INSURANCE OF DIRECTORS & OFFICERS

During the financial year, the Responsible Entity paid a premium insuring the Directors and Officers of the Responsible Entity against liabilities incurred as a Director or Officer to the extent permitted by the Corporations Act 2001. The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

The Fund or Responsible Entity has not otherwise, during or since the financial year, indemnified or agreed to indemnify an Officer or Auditor of the Fund or Responsible Entity or of any related body corporate against a liability incurred as such an Officer or Auditor.

AUDITOR INDEPENDENCE AND NON-AUDIT SERVICES

The Directors received the following declaration from the Auditor of the Murdoch Clarke Mortgage Fund.

Auditors Independence Declaration to the Directors of Murdoch Clarke Mortgage Management Ltd as Responsible Entity of the Murdoch Clarke Mortgage Fund

In relation to our audit of the financial report of Murdoch Clarke Mortgage Fund for the year ended 30 June 2015, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of the Corporations Act 2001 or any applicable code of professional conduct



Wise Lord & Ferguson



advice to advantage

Chartered Accountants

ABN 23 563 132 864

D J MCCARTHY
PARTNER
WISE LORD & FERGUSON
Dated: 30th September 2015

Signed in accordance with a resolution of the Directors

Mr Damian Francis Egan,
Chairman, Hobart

Mr Paul Kuzis,
Director, Hobart

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2015

	NOTES	2015	2014
REVENUE			
Interest Revenue	2	\$6,984,297	\$6,564,565
TOTAL REVENUE		\$6,984,297	\$6,564,565
EXPENSES			
Responsible Entity Fees	3	\$1,231,869	\$1,122,624
Auditors Remuneration	10	\$10,156	\$21,300
Other Expenses		\$220,341	\$184,732
TOTAL EXPENSES		\$1,462,366	\$1,328,656
Net Operating Income From Ordinary Activities		\$5,521,931	\$5,235,909
Less Distributions paid and payable	4	\$5,521,931	\$5,235,909
TOTAL OTHER COMPREHENSIVE INCOME		-	-
UNDISTRIBUTED INCOME AT THE END OF THE FINANCIAL YEAR		-	-

THE ABOVE STATEMENT SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING NOTES TO ACCOUNTS.

BALANCE SHEET

AS AT 30 JUNE 2015

	NOTES	2015	2014
ASSETS			
Cash Deposits	9(b)	\$42,354,785	\$37,954,358
Receivables	5	\$842,342	\$1,008,181
Loans & Advances	6	\$88,832,185	\$78,691,448
TOTAL ASSETS		\$132,029,312	\$117,653,987
LIABILITIES			
Payables	7	\$487,204	\$437,563
Distribution Payable		\$1,373,526	\$1,298,314
TOTAL LIABILITIES (EXCLUDING LIABILITIES TO INVESTORS)		\$1,860,730	\$1,735,877
NET ASSETS ATTRIBUTABLE TO INVESTORS – LIABILITY		\$130,168,582	\$115,918,110
NET ASSETS		-	-

THE ABOVE STATEMENT SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING NOTES TO ACCOUNTS.

STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2015

	NOTES	2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES			
Interest Received		\$7,151,755	\$6,401,240
GST Paid		\$(30,414)	\$(29,800)
Responsible Entity fees paid		\$(1,201,592)	\$(1,090,908)
Other Receipts/(Payments)		\$(182,338)	\$(150,123)
NET CASH FLOWS FROM OPERATING ACTIVITIES	9(a)	\$5,737,411	\$5,130,409
CASH FLOWS FROM / (USED IN) INVESTING ACTIVITIES			
Net proceeds from (payments for) Loans & Advances		\$(10,140,737)	\$(8,906,791)
NET CASH FLOWS FROM / (USED IN) INVESTING ACTIVITIES		\$(10,140,737)	\$(8,906,791)
CASH FLOWS FROM FINANCING ACTIVITIES			
Receipts from investors		\$46,898,468	\$43,770,992
Payments to investors		\$(36,057,973)	\$(34,321,623)
Income distributions to investors		\$(2,036,742)	\$(2,144,504)
NET CASH FLOWS FROM FINANCING ACTIVITIES		\$8,803,753	\$7,304,865
NET INCREASE/(DECREASE) IN CASH		\$4,400,427	\$3,528,483
Cash at Beginning of Year		\$37,954,358	\$34,425,875
CASH AT END OF YEAR	9(b)	\$42,354,785	\$37,954,358

THE ABOVE STATEMENT SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING NOTES TO ACCOUNTS.

STATEMENTS OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2015

NOTES	2015	2014
Opening Balance	-	-
Undistributed Income for the financial year	-	-
CLOSING BALANCE	-	-

THE ABOVE STATEMENT SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING NOTES TO ACCOUNTS.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

1. Notes

a. *Basis of Accounting*

The financial report is a general purpose financial report, which has been prepared in accordance with the Fund's Constitution and the requirements of the Corporations Act 2001, which includes applicable Accounting Standards. Other mandatory professional reporting requirements have also been complied with.

The financial report has been prepared on an accruals basis and is based on historical cost, except for the valuation of investments in financial assets, which are valued at fair value or amortised cost. Cost is based on the fair values of consideration given in exchange for assets.

Adoption of New and Revised Accounting Standards and Interpretations.

The Fund has adopted all new and revised Accounting Standards and Interpretations in the current year.

The following Standards and Interpretations which have been issued by the AASB may affect the Fund. They are available for early adoption but are yet to be applied. The Fund plans to adopt these standards on their effective date.

AASB 9 Financial Instruments: Effective 1 January 2017. Includes requirements for the classification and measurement of financial instruments and at this stage it is not expected to have a material financial impact on the financial statements.

b. *Statement of Compliance*

The financial report complies with Australian Accounting Standards and International Financial Reporting Standards (IFRS).

c. *Portfolio Valuation*

Financial Assets

Loans and Advances are valued at fair value. Deposits at call are classified as Cash Deposits and are valued at fair value

Financial Liabilities

Liabilities are recognised for amounts payable in the future for goods and services received, whether or not billed to the Fund.

d. *Investment Revenue*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Specific revenues are recognised as follows:

Interest Revenue

Interest on deposits on call is recognised in accordance with the terms and conditions that apply to the deposit on an accruals basis.

Interest on mortgages is recognised on an accruals basis throughout the term of the loan.

e. *Cash Assets*

For the purposes of the Statement of Cash Flows, cash and cash equivalents includes deposits held at call with a bank or financial institution.

f. Receivables

Receivables include amounts where settlement has not yet occurred. Interest is accrued at the reporting date from the time of the last payment. Amounts are generally received within 30 days of being recorded as receivables.

g. Payables

Payables are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Fund and include distributions payable. The carrying period is dictated by market conditions and is generally less than 30 days.

h. Taxation

Under current legislation, the Fund is not subject to income tax provided the investors are presently entitled to the income of the Fund and the Fund fully distributes its taxable income.

Expenses incurred by the Fund are recognised at their GST exclusive amount. Amounts recognised as receivables and payables are recognised at their GST inclusive amount. Reduced input tax credits recoverable by the Fund from the ATO are recognised as receivables.

i. Distributions

In accordance with the Fund's Constitution, the Fund fully distributes its distributable income to investors. Distributions are payable at the end of each quarter. Such distributions are determined by reference to the operating income of the Fund.

j. Terms and conditions on investors

Each interest issued confers upon the investors an equal interest in the Fund. An investor does not have any interest in any particular asset or investment of the Fund. Investors have various rights under the Constitution and the Corporations Act 2001, including the right to:

- have their interests redeemed,
- receive income distributions,
- attend and vote at meetings of investors, and
- participate in the termination and winding up of the Fund.

The rights, obligations and restrictions attached to each investor are identical in all respects.

2. Interest Revenue	2015	2014
Cash Deposits	\$1,227,736	\$1,383,555
Loans & Advances	\$5,756,561	\$5,181,010
Total Interest revenue	\$6,984,297	\$6,564,565
3. Responsible Entity Fees	2015	2014
Management Fees	\$1,231,869	\$1,122,624
Total Management Fees	\$1,231,869	\$1,122,624
4. Distributions paid or provided for	2015	2014
- For the quarter ended 30 September	\$1,362,420	\$1,301,697
- For the quarter ended 31 December	\$1,395,827	\$1,338,763
- For the quarter ended 31 March	\$1,385,907	\$1,289,351
- For the quarter ended 30 June	\$1,377,777	\$1,306,098
Total Distributions	\$5,521,931	\$5,235,909
5. Receivables	2015	2014
Interest Receivable - Loans and Advances	\$419,136	\$583,167
Interest Receivable - Cash Deposits	\$399,711	\$403,137
Other Receivables	\$23,495	\$21,877
Total Other Assets	\$842,342	\$1,008,181
6. Loans & Advances	2015	2014
Maturity analysis		
Due within 3 months	\$88,832,185	\$78,691,448
Total Loans & advances	\$88,832,185	\$78,691,448
Average balances in year	\$86,645,679	\$75,366,294
Average interest rate	6.64%	6.87%
Total interest earned	\$5,756,561	\$5,181,010

7. Payables	2015	2014
Amounts due to Responsible Entity	\$318,061	\$287,783
Other	\$169,143	\$149,780
Total Payables	\$487,204	\$437,563
8. Investor Transactions	2015	2014
Opening value	\$115,918,110	\$103,389,486
Deposits made during the year	\$52,048,569	\$47,902,625
Withdrawals during the year	\$(37,798,097)	\$(35,374,001)
Closing value	\$130,168,582	\$115,918,110
9. Statements of cash flows	2015	2014
(a) Reconciliation of net operating income from ordinary activities to the net cash flows from operations		
Net operating income from ordinary activities	\$5,521,931	\$5,235,909
(Increase)/decrease in receivables	\$165,839	\$(165,900)
Increase/(decrease) in expenses payable	\$49,641	\$60,400
Net cash flow provided / (used) by operating activities	\$5,737,411	\$5,130,409
(b) Reconciliation of cash		
Cash balance comprises:		
Cash Deposits	\$42,354,785	\$37,954,358
(c) Non-cash financing and investing activities		
Non-cash financing and investing activities carried out during the year on normal commercial terms and conditions included:		
Reinvestment of Investor distributions	\$3,355,108	\$3,018,865
10. Auditors Renumeration	2015	2014
Amounts received or due and receivable by Wise Lord & Ferguson as auditors of the fund:		
Audit and review of financial reports	\$10,156	\$15,700
Audit and review of compliance plan	-	\$5,600
Total	\$10,156	\$21,300

11. Related party information

The names of persons who were Directors of the Responsible Entity (RE) at any time during the financial year are as follows:

Mr Damian Francis Egan

Mr Paul Kuzis

Ms Rebecca Sandra Reid

Mr David Milne Whitehouse

Mr Benjamin Scott Swain

a. Responsible Entity

Murdoch Clarke Mortgage Management Ltd was appointed to act as Responsible Entity from 1 July 2006.

Responsible Entity Fees	2015	2014
Management Fees	\$1,231,869	\$ 1,122,624
Expenses incurred on behalf of the Fund by the Responsible Entity and reimbursed by the Fund	\$10,554	
Total	\$1,242,423	\$1,122,624

The responsible entity, Murdoch Clarke Mortgage Management Ltd, is entitled to receive a fee of up to 2.20% GST inclusive of the total value of assets of the fund as stated in the product disclosure statement. The rate paid to the responsible entity was 1.1% (2014: 1.1%) GST inclusive. The management fees are deducted from the income of the Fund. There are no other fees, commissions, benefits or advantages derived by the Responsible Entity in connection with the management of the Fund.

The Responsible Entity holds no interests in the Fund.

b. Key Management Personnel

The Directors of the Responsible Entity, as listed above, are the key management personnel of that entity. The Responsible Entity and its directors are considered the key management personnel of the scheme. No emoluments of any kind are received by the directors of the RE other than declared dividends on any shares in the RE that they may hold. The RE receives no remuneration except for the fees listed above. The Scheme does not employ personnel in its own right however the Responsible Entity does have three employees (2014: 3).

c. Transactions with Related Parties

There were no transactions with Related Parties during the year ended 30 June 2015, other than investments held by Directors and Director Related Entities which were conducted on the same terms and conditions as all other investors in the Fund.

d. Directors Interests in the Fund

Movement in Investments of Directors and Director Related Entities

Responsible Entity Fees	2015	2014
Opening Interest	\$1,254,669	\$1,115,306
Deposits	\$2,124,955	\$1,078,485
Withdrawals	\$1,942,905	\$939,122
Total Investments held at year end	\$1,436,719	\$ 1,254,669

e. Loans to Directors

There were no loans to Directors or Director Related Entities from the Murdoch Clarke Mortgage Fund as at 30th June 2015 or during the year then ended. All related party transactions are conducted on normal commercial terms and conditions.

12. Financial reporting by segments

The Fund operates in one business segment, being investment activities. The Fund also operates from one geographical location being Tasmania, from where its investing activities are managed.

13. Subsequent Events

Since 30 June 2015 there has not been any matter or circumstance not otherwise dealt within the financial report that has significantly affected or may significantly affect the Fund.

14. Financial Instruments

Overview

The Fund's assets principally consist of financial instruments which comprise non quoted fixed interest investments and loans secured by first mortgage. It holds these assets at the discretion of the Responsible Entity in accordance with its investment strategy. The objective of these investments is to provide relatively secure investments together with a competitive return of income.

The allocation of assets as between the various types of financial instruments is determined by the Responsible Entity which manages the Fund's portfolio of assets to achieve the Fund's investment objectives. The composition of the portfolio is monitored by the Responsible Entity on a daily basis.

The Fund's investing activities expose it to the following risks from its use of financial instruments:

- Market Risk
- Credit Risk
- Liquidity Risk

The nature and extent of the financial instruments employed by the Fund are discussed below. This note presents information about the Fund's exposure to each

of the above risks and the Fund's objectives, policies and processes for measuring and managing risk.

The Board of Directors of the Responsible Entity has overall responsibility for the establishment and oversight of the Fund's risk management framework.

The Board has established a Management Committee which is responsible for developing and monitoring the Fund's risk management policies, including those related to its investment activities.

The Management Committee meets regularly, usually weekly, to monitor the Fund's asset allocation and performance as well as review loan applications and attend to the management of the Fund generally.

a. Market Risk

Market risk represents the risk that a financial instrument's value will fluctuate as a result of changes in market prices such as foreign exchange rates (currency risk), interest rates (interest rate risk), and property values (property market price risk). The Fund is not exposed to currency risk as all financial instruments are held in Australian Dollars.

b. Interest Rate Risk

Interest rate risk is the risk that a financial instrument's value will fluctuate as a result of changes in market interest rates.

The majority of the Fund's financial assets are held in interest bearing assets that are expected to mature within twelve months or in financial assets that reset to the prevalent market interest rate on a monthly or quarterly basis. As a result the Fund is subject to limited exposure to interest rate risk due to fluctuations in the prevailing levels of market interest rates.

The Fund's interest rate risk is managed

continuously in accordance with policies and procedures in place by:

- ensuring the Fund has an asset allocation that provides for the effective management of interest rate and associated liquidity risk,
- the approach to managing investment of funds to ensure that there is adequate matching of the duration of assets with the likely duration of investors' funds, and
- monitoring the effect upon yield and liquidity of probable movements in interest rates.

The Fund's exposure to interest rate risk is depicted in the table on page 18.

Interest Rate Sensitivity

An increase of 25 basis points in interest rates for the distribution period ending on the reporting date would have increased the amount available for distribution by \$81,132 (2014: \$72,250). A decrease of 25 basis points would have had an equal but opposite effect.

14. Financial Instruments Cont.

2015 FINANCIAL ASSETS	Non-interest bearing	Floating Interest Rate	Fixed Interest Rate Maturing in 1 Year or less	Fixed Interest Rate Maturing in 1 to 3 Years	Carrying Amount Per Balance Sheet	Aggregate Net Fair Value	Weighted Average Effective Interest Rate
Cash Deposits	-	-	\$42,354,785	-	\$42,354,785	\$42,354,785	2.86%
Receivables	\$842,342	-	-	-	\$842,342	\$842,342	Non-Interest Bearing
Loans & Advances	-	\$88,832,185	-	-	\$88,832,185	\$88,832,185	6.41%
Total Financial Assets	\$842,342	\$88,832,185	\$42,354,785	-	\$132,029,312	\$132,029,312	
FINANCIAL LIABILITIES							
Trade & Other Payables	\$487,204	-	-	-	\$487,204	\$487,204	Non-Interest Bearing
Net Assets Attributable to Investors	-	\$130,168,582	-	-	\$130,168,582	\$130,168,582	4.25%
Total Financial Liabilities	\$487,204	\$130,168,582	-	-	\$130,655,786	\$130,655,786	

The Fund's financial assets and liabilities included in the Balance Sheet are carried at fair value or amortised cost. Refer to note 14(d) for the methods and assumptions adopted in determining net fair values.

14. Financial Instruments Cont.

2014 FINANCIAL ASSETS	Non-interest bearing	Floating Interest Rate	Fixed Interest Rate Maturing in 1 Year or less	Fixed Interest Rate Maturing in 1 to 3 Years	Carrying Amount Per Balance Sheet	Aggregate Net Fair Value	Weighted Average Effective Interest Rate
Cash Deposits	-	-	\$37,954,358	-	\$37,954,358	\$37,954,358	3.52%
Receivables	\$1,008,181	-	-	-	\$1,008,181	\$1,008,181	Non-Interest Bearing
Loans & Advances	-	\$78,691,448	-	-	\$78,691,448	\$78,691,448	6.76%
Total Financial Assets	\$1,008,181	\$78,691,448	\$37,954,358	-	\$117,653,987	\$ 117,653,987	
FINANCIAL LIABILITIES							
Trade & Other Payables	\$437,563	-	-	-	\$437,563	\$437,563	Non-Interest Bearing
Net Assets Attributable to Investors	-	\$115,918,110	-	-	\$115,918,110	\$115,918,110	4.55%
Total Financial Liabilities	\$437,563	\$115,918,110	-	-	\$116,355,673	\$116,355,673	

The Fund's financial assets and liabilities included in the Balance Sheet are carried at fair value or amortised cost. Refer to note 14(d) for the methods and assumptions adopted in determining net fair values.

14. Financial Instruments cont.

a. *Property Market Price Risk*

Property market price risk is the risk that adverse movements in the market value of a property could result in financial loss to the Fund.

The objective of property market price risk management is to ensure that movements in the market value of individual properties mortgaged to the Fund do not result in financial loss to the Fund in the event of default by the borrower

The Responsible Entity manages property market price risk by strict application of the Mortgage Lending Policy, which forms part of its investment policies. The maximum thresholds for loan to valuation ratios stipulated in the Mortgage Lending Policy are the principal mode of property market price risk management.

The Responsible Entity continually monitors general property market price trends and activity as well as local issues affecting specific geographical areas.

b. *Credit risk*

Credit risk represents the risk that a counter-party will fail to perform contractual obligations under a contract.

The Fund's maximum credit risk exposure at balance date in relation to each class of recognised financial assets, is the carrying amount of those assets as indicated in the Balance Sheet. Credit risk exposure for receivables reflects the underlying credit risk inherent in the Fund.

These risks are managed through the credit policies implemented by the fund. There is no concentration of credit risk in any particular industry or market segment; however all but a few mortgaged properties are within the State of Tasmania.

The Fund's cash assets are invested with Australian Authorised Deposit-taking Institutions approved by the Responsible Entity in accordance with the Fund's investment strategy.

c. *Liquidity and cash flow risk*

Liquidity risk is the risk that the Fund will not be able to meet its financial obligations as they fall due. The Fund's approach to managing liquidity risk is to ensure that it will have sufficient liquidity to meet its liabilities as and when they fall due. The Fund's liquidity risk is managed on a daily basis in accordance with the Investment Policy.

14. Financial Instruments cont.

The following are contractual maturities of the Fund's financial instruments:

2015 FINANCIAL ASSETS	On Call	Less than 1 month	1 - 3 Months	Greater than 3 Months
Cash Deposits	\$8,354,785	\$9,500,000	\$12,000,000	\$12,500,000
Receivables	-	\$842,342	-	-
Loans & Advances	\$88,832,185	-	-	-
Financial Liabilities				
Trade & Other Payables	-	\$(487,204)	-	-
Net Assets Attributable to Investors	-	-	\$(130,168,582)	-
Net Financial Exposure	\$97,186,970	\$9,855,138	\$(118,168,582)	\$12,500,000

2014 FINANCIAL ASSETS	On Call	Less than 1 month	1 - 3 Months	Greater than 3 Months
Cash Deposits	\$4,454,358	\$8,000,000	\$16,500,000	\$9,000,000
Receivables	-	\$1,008,181	-	-
Loans & Advances	\$78,691,448	-	-	-
Financial Liabilities				
Trade & Other Payables	-	\$(437,563)	-	-
Net Assets Attributable to Investors	-	-	\$(115,918,110)	-
Net Financial Exposure	\$83,145,806	\$8,570,618	\$(99,418,110)	\$9,000,000

d. Net fair values

The carrying amounts of assets and liabilities of the Fund generally approximated fair value because of the short term to maturity.

DIRECTORS' DECLARATION

In accordance with a resolution of the Directors of Murdoch Clarke Mortgage Management Ltd as Responsible Entity for the Fund, we state that:

In the opinion of the Directors :

1. the financial statements and notes of the Fund are in accordance with the Corporations Act 2001 including:
 - a. *giving a true and fair view of the Fund's financial position as at 30th June 2015 and of its performance, as represented by the results of its operations and its cash flows for the year ended on that date; and*
 - b. *complying with Accounting Standards and the Corporations Regulations 2001; and*
2. there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.
3. the financial statements are in accordance with the provisions of the Fund's Constitution.

On behalf of the Board
Murdoch Clarke Mortgage Management Ltd.

Dated: 30th September 2015



Mr Damian Francis Egan,
Chairman, Hobart



Mr Paul Kuzis,
Director, Hobart



Wise Lord & Ferguson
Chartered Accountants
advice to advantage

Independent auditor's report to the members of Murdoch Clarke Mortgage Fund

Report on the financial report

We have audited the accompanying financial report of Murdoch Clarke Mortgage Fund, which comprises the balance sheet as at 30 June 2015, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Directors' responsibility for the financial report

The directors of the Murdoch Clarke Mortgage Management Ltd are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal controls as the directors determine are necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with *International Financial Reporting Standards*.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



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Partners: Harvey Gibson, Danny McCarthy, Douglas Thomson, Joanne Doyle, Stuart Clutterbuck,
Ian Wheeler, Dean Johnson, Marg Marshall, Paul Lyons, Alicia Leis, Nick Carter
Managers: Melanie Richardson, Simon Jones, Trent Queen, Rachel Mendlik, Nathan Brereton,
Melissa Johnson, Donna Powell, Rebecca Meredith, Naomi Norman, Maryellen Salter
Consultant: Peter Beven

Independence

In conducting our audit we have complied with the independence requirements of the *Corporations Act 2001*. We have given to the directors of the company a written Auditor's Independence Declaration, a copy of which is included in the directors' report. We confirm that the Auditor's Independence Declaration would be in the same terms if given to the directors as at the time of this auditor's report.

Opinion

In our opinion:

- a. the financial report of Murdoch Clarke Mortgage Fund is in accordance with the *Corporations Act 2001*, including:
 - i giving a true and fair view of the fund's financial position as at 30 June 2015 and of its performance for the year ended on that date; and
 - ii complying with Australian Accounting Standards and the *Corporations Regulations 2001*; and
- b. the financial report also complies with *International Financial Reporting Standards* as disclosed in Note 1.



D-J McCARTHY
Partner
Wise Lord & Ferguson

Date: 30.9.15



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Murdoch Clarke Mortgage Fund
ARSN: 093 255 559

Responsible Entity:

Murdoch Clarke Mortgage Management Limited

ABN 84 115 958 560

Australian Financial Services Licence Number 296758

Australian Credit Licence Number 296758