

30 September 2024

TO WHOM IT MAY CONCERN

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

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

I provide an update on the estimated unit price of the Fund as at 30 June 2024, calculated as follows:

Description	\$
Total Value of Fund Assets as at 30 June 2024	53,051,620
Less Creditors and Other Payables	2,814,764
Total Net Value of Fund Assets	50,236,856
Total Number of Units	492,125,624
Unit Price Estimate	10.2 cents

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

Yours faithfully



David Whyte
Receiver