



Richmond Mortgage Fund

ARSN 097 151 883

BENCHMARKS AS AT 30 JUNE 2010

Portfolio Diversification

Consolidated Asset Allocation

	Amount (\$)
Mortgage Securities	54,023,832
Cash	9,523,081
Other	1,615,437
Fund Assets	65,162,350

Largest Borrowers

	Total Amount Owing (\$)	% of Total Loans
Largest Borrower	5,962,130	11%
10 Largest Borrowers	32,922,386	61%

Loans by Activity

No.	Amount (\$)	Activity
5	7,297,572	Property Development
45	45,360,626	Property Investment
1	239,461	Retail/Business Services
2	774,911	Agriculture
1	351,262	Other
54	54,023,832	

Nature of Security for Loans made by the Fund

	Amount (\$)
Loans secured by 1st mortgages	54,023,832
Loans secured by 2nd mortgages	Nil
Total Loans	54,023,832

Loans by Geographic Region

No. of Properties	Amount (\$)	Region
27	24,833,820	Far North Coast NSW
3	1,713,670	Mid North Coast NSW
7	5,254,829	Newcastle NSW
2	400,000	Other NSW
8	13,929,574	Gold Coast Qld
4	2,038,623	Brisbane Qld
3	5,853,316	Other Qld
0	0	Other
54	54,023,832	

Loan Interest Rates

No.	Interest Rate (%)	Amount (\$)
4	0.00 - 7.50	8,492,910
2	7.51 - 8.00	1,799,461
0	8.01 - 8.50	0
5	8.51 - 9.00	8,420,109
8	9.01 - 9.50	6,293,071
8	9.51 - 10.00	2,169,705
5	10.01 - 10.50	2,999,610
12	10.51 - 11.00	9,094,760
10	11.00 +	14,754,206
54		54,023,832

Loans With Capitalised Interest

No.	Amount (\$)
4	5,706,579

Loans in Default or Arrears

Period	Principal Outstanding (\$)	Interest Arrears (\$)	Principal Arrears (\$)	No of Loans
Loans in Arrears				
60 - 90 days	1,978,669	46,919	Nil	1
90 days +	0	0	Nil	0
Loans Past Due				
< 60 days	2,560,983	0	2,560,983	1
> 60 days	3,527,132	0	3,527,132	1

Collection of interest on loans past due has been suspended and legal action commenced. Based on the information currently available Directors do not envisage any loss to unit holders from the loans disclosed above.

Undrawn Loan Commitments

No.	Amount (\$)	
18	5,323,988	Existing loans with funds available but undrawn
3	2,535,000	New loans approved but undrawn

The undrawn loan commitments will be funded via cash reserves, repayment of loan principal and new investor funds

Loan Maturity Profile

No	Term	Amount (\$)
46	0 - 12 months	43,483,979
7	13 - 24 months	9,577,353
1	25 - 36 months	962,500
54		54,023,832

Loan to Valuation Ratios

No.	LVR (%)	Amount (\$)
26	0 - 50	11,086,276
12	51 - 60	16,047,730
10	61 - 70	15,022,451
5	71 - 80	8,340,243
1	81 +	3,527,132
54		54,023,832

Non Loan Assets (ex cash investments)

The Trust has acquired a waterfront residential property at Tea Gardens NSW. Property was valued by a licenced valuer 20/6/2010 at \$975k. The property is currently listed for sale.

Lending Policy on Loan Rollovers

All loans are reviewed prior to maturity to determine ongoing requirements. If continuation is requested, borrower is required to provide adequate data (which can include financials, updated valuation, statement of position) to the Fund in order to allow us to consider request.

Derivatives

The Fund does not invest in, or use, derivatives.

Investments in other Mortgage Funds

The Fund does not invest in other mortgage funds.



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