



Fund name
First Mortgage PIE Trust

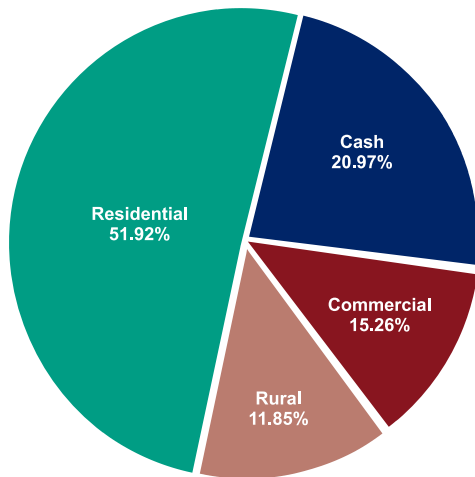
FIRST MORTGAGE PIE TRUST

Additional Registration Entry Information

The Manager has prepared this additional information in accordance with the Financial Markets Conduct (First Mortgage Trust Group Investment Fund and First Mortgage PIE Trust) Exemption Notice 2015.

This disclosure is based the full portfolio of investments held by First Mortgage PIE Trust ("PIE Trust") as at 30 September 2018.

The PIE Trust invests solely in the First Mortgage Trust Group Investment Fund (FMT GIF). This graph shows the composition of the FMT GIF's assets as a percentage according to asset types.



Asset types:

Residential - mortgage loans for which the principal secured property is residential property

Commercial - mortgage loans for which the principal secured property is commercial property

Rural - mortgage loans for which the principal secured property is rural property

Cash - cash deposits with registered banks.

This table shows the composition of the mortgage loans expressed as a percentage according to each geographical region and within each geographical region details of the proportion of mortgage loans asset types.

List of regions	Percentage by geographic region	Proportion by asset type:		
		Residential	Commercial	Rural
1 Northland	1.39%	72.20%	6.20%	21.60%
2 Auckland	58.75%	72.60%	15.20%	12.20%
3 Waikato	9.37%	61.10%	16.10%	22.80%
4 Bay of Plenty	14.98%	64.40%	9.30%	26.30%
5 Gisborne	0.00%	0.00%	0.00%	0.00%
6 Hawke's Bay	1.42%	6.20%	93.80%	0.00%
7 Taranaki	0.35%	100.00%	0.00%	0.00%
8 Manawatu-Wanganui	1.28%	5.10%	91.30%	3.60%
9 Wellington	4.68%	43.00%	54.60%	2.40%
10 Tasman	0.00%	0.00%	0.00%	0.00%
11 Nelson	0.06%	100.00%	0.00%	0.00%
12 Marlborough	0.42%	23.40%	76.60%	0.00%
13 West Coast	0.00%	0.00%	0.00%	0.00%
14 Canterbury	6.00%	60.70%	23.30%	16.00%
15 Otago	0.56%	45.90%	35.60%	18.50%
16 Southland	0.74%	15.70%	55.40%	28.90%

Mortgage loans are allocated an asset type based on the zoning of the principal secured property (by value) that is set in the local council's district plan.

The FMT GIF is a pooled investment vehicle which invests in a portfolio of loans secured by registered first mortgages over land and buildings in New Zealand.

There were no impaired mortgage loans at the time this information was prepared.

The FMT GIF has lending limits, based on the amount of the mortgage loan when compared with the value of the mortgage security properties ("LVR") at the time of mortgage loan approval, as follows:

Loans secured (or principally secured) by mortgage over residential property	Loans secured (or principally secured) by mortgage over commercial property	Loans secured (or principally secured) by mortgage over rural property
Fee simple land and buildings: up to 75% LVR	Fee simple land and buildings: up to 66.7% LVR	Fee simple: up to 60% LVR
Land with power, water, sewage and associated services ("Services") completed: up to 70% LVR		Land used for dairy farming (fee simple): up to 66.67% LVR
Leasehold land: up to 50% LVR	Leasehold land: up to 50% LVR	Leasehold land: up to 50% LVR
Vacant land which does not have Services: up to 50% LVR	Vacant land which does not have Services: up to 50% LVR	Vacant land: up to 50% LVR

Further information

You can also obtain this information, the PDS's for the PIE Trust and the FMT GIF and some additional information from the offer register at <https://disclose-register.companiesoffice.govt.nz>



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