



# Mort & Co No.5 Project - 2008

## TAX EFFECTIVE - ATO PR 2007/58

<b>Type of Scheme</b>	Available to Wholesale Investors Only - Unregistered managed investment scheme – Tax Effective – ATO Product Ruling PR 2007/58
<b>Objective</b>	The scheme aims to profitably procure cattle for lot feeding over 80 to 120 days for sale to Australian beef processors who in turn supply premium domestic and international markets.
<b>Cut off Date for Entry</b>	15th June, 2008 – Scheme runs for 5 years
<b>Fund Size</b>	Maximum subscription 400 herds - \$20,610,480 (GST inclusive)
<b>Product Type</b>	Unregistered Managed Investment Scheme
<b>Tax Structure</b>	Tax Effective – ATO Product Ruling – PR 2007/58 plus Addendum
<b>Distribution Frequency</b>	Annually
<b>Fund Status</b>	Income (unfranked distributions)
<b>Fund Manager</b>	Mort & Co Ltd
<b>Asset Allocation</b>	Cattle
<b>Risk Profile</b>	Moderate
<b>Investment Returns<sup>1</sup></b>	Approx. IRR 11.61% - 5 Year (pre tax)
<b>Funding</b>	Cattle Purchases up to \$100,000 per lot provided by National Cattle Feeders Pty Ltd – BBSY Rate plus 3.94% - currently approx. 11.82% Cattle Feeding – 120 days – BBSY Rate plus 3.40% - currently approx. 12.43%
<b>Minimum Investment</b>	Qty 1 Herd – Application Fee - \$51,526 (GST Inclusive).
<b>Key Benefits</b>	<ul style="list-style-type: none"> <li>• Derives returns from an alternative investment class, limited correlation with main stream investments.</li> <li>• Proven track record – Mort &amp; Co Cattle Fund.</li> <li>• AAG (Australian Agricultural Group) Report available – Rating 3.75 Stars on Early Producers Scheme PR 2007/39</li> </ul>
<b>Entry Fees</b>	\$51,526 (GST included) - \$46,842 after GST claimed back – 98.7% tax deductible for “financed investors” (\$600 loan application fee deductible over 5 years) and 100% tax deductible for self funded investors
<b>Experienced Management</b>	Mort & Co is one of Australia’s largest managers of lot fed beef cattle and in 2005/06 managed total sales of in excess of \$150 million.
<b>To obtain an Information Memorandum contact your adviser or ...</b>	<p><b>Mort &amp; Co Ltd</b> ABN 43 096 318 759 - Australian Financial Services Licence Number 228989</p> <p>99 Herries Street, Toowoomba Queensland 4350</p> <p>Telephone 07 4639 6049</p> <p>Facsimile 07 4639 6052</p> <p>Email admin@mortco.com.au</p> <p>Web www.mortco.com.au</p>

<sup>1</sup> The value of an investment can rise and fall and past performance is not indicative of future performance