

2010
CONCISE ANNUAL REPORT



MAYNE INVESTMENTS LIMITED
Responsible Entity for Northern Investment Trust Fund



Mayne Investment Limited
ABN 34 000 339 211
As responsible entity for
Northern Investment Trust Fund
ARSN 090 693 986

Corporate Data

Auditors

WHK Rutherfords, Lismore

Solicitors

Walters, Lismore

Hosie and Partners, Ballina

McCullough Robertson, Brisbane

Bankers

ANZ Banking Group Limited

Registered Office

29 Molesworth Street

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CHAIRMAN'S REPORT

M



Barry Wappett | Chairman

It is my privilege to submit my first report as Chairman of your Fund. In doing so, I pay tribute to outgoing Chairman, Pat Rummery, who has held this position for the previous 14 years. We, at Mayne, are delighted that both Pat and outgoing Deputy Chairman, Mike Shay, have remained Directors and continue to provide experience and wise counsel as part of your Board. I also welcome Kevin McGregor's appointment as Deputy Chairman.

The past financial year has again been both demanding and challenging. Although all funds such as ours, have remained in a frozen state, progress has been made in developing a plan to go forward as soon as economically and administratively possible. We will soon call a special members' meeting to explain to you what we have done, as well as what remains to be done, to reach our goal of unfreezing the Fund. At that meeting, we will also seek your approval for a change in the Fund constitution, to allow for more flexibility in the way future investments in the Fund are treated. Given the past experience of the volatility of accepting investments at call, and liquidity requirement of ASIC, emphasis, in future, will be placed on term type investments.

We are pleased to have been able to make four redemptions in the past 12 months. Members redeemed a total amount of \$29,666,114 and it is encouraging to note the large number of investors

who have not taken part in these offers. However, we do understand, only too well, that there are many loyal investors who have needed access to some of their invested funds and have taken up part or all of their entitlement.

In the past year, an amount of \$927,084 has been provided to members seeking hardship relief. All these applications met the stringent rules established by ASIC. Investors should be aware that Mayne is legally unable to provide for hardship relief outside of those prescribed parameters.

I wish to pay tribute to management and staff for their thoroughly professional, dedicated and cheerful service. It has, at times, been difficult and stressful handling the day to day business of the Fund, and it is pleasing to hear of the many plaudits given to them.

Finally, I want to thank my fellow Directors for their passionate interest in Mayne's future. There continue to be a number of difficult issues to deal with but our emphasis is to ensure the protection of member's investments, provide sound returns on those investments and ultimately the unfreezing of the Fund.

Barry Wappett
Chairman

CHIEF EXECUTIVE OFFICER'S REPORT

M



Greg Andersen | Chief Executive Officer

I am pleased to update you on the Funds performance during the financial year.

This was another challenging time for Mayne as the aftershocks from the GFC continue to be felt throughout the mortgage funds industry. Our Fund, like many others, remains frozen nearly two years after the government's announcement to guarantee banks, building societies and credit unions. In meeting these challenges head-on, the Board of Mayne has acted decisively to ensure the long term integrity and continued good performance of the Fund.

Despite the unlevel playing field, I am pleased to advise that the Fund has continued to perform well. Profit from operating activities amounted to \$12,898,744, giving investors an average return of 5.63%; or 5.75% on a compounded annualised basis.

Even more pleasing is that despite a very difficult lending environment, the loan portfolio ended the year on an excellent note, with no arrears and no provision for bad debts. This is a very satisfying result given the turbulent events of the past two years. Board and management will continue to maintain a close watch over the loan portfolio in the knowledge that some borrowers may still require ongoing management in a property market that has yet to fully recover.

During the year, the Reserve Bank increased the cash rate on six occasions by a total of 1.5% as the

economy continued to gain momentum. During this same period, Mayne increased the distribution rate by 1.75%, with the rate currently at 6.75% (6.92% pa if distributions are reinvested). No doubt there will be more rate movements ahead and Mayne will endeavour to continue to pass these on as we look to maintain our traditional place within the local investment market.

Throughout the year, Mayne has continued to make funds available to investors with four quarterly offers of 10% of account balances and whilst this has seen a further reduction in the total of funds under management, the Fund is still of a size sufficient to ensure we will remain a relevant investment alternative. The low participation rates in these offers and increasing investor confidence gives support to the belief that investors will accept that future investment in Mayne will be a long, rather than a short term strategy.

Whilst I am confident that we can continue to deliver a good return, we are not underestimating the challenges ahead of us. With the support of our investors and in the absence of any further shocks in financial markets, I believe Mayne Investments will be well placed to once again become the preferred investment choice in the Northern Rivers.

Greg Andersen
Chief Executive Officer

FINANCIAL STATISTICS



Greg Clark | Chief Financial Officer

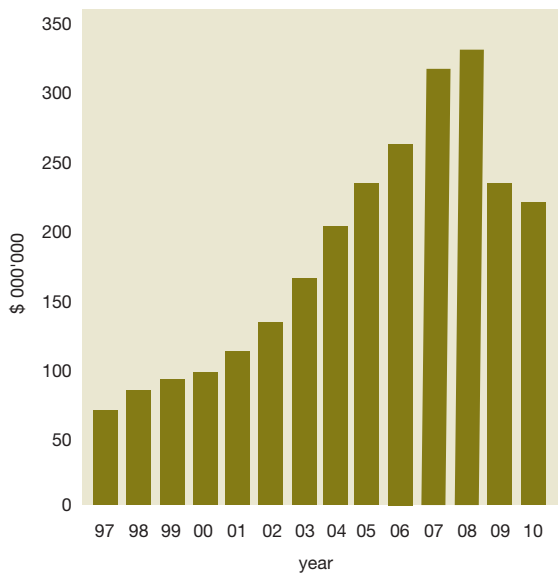
The Fund's profitability continues to be strong, despite the challenging conditions in the financial markets.

Our low cost structure has proven to be a real strength.

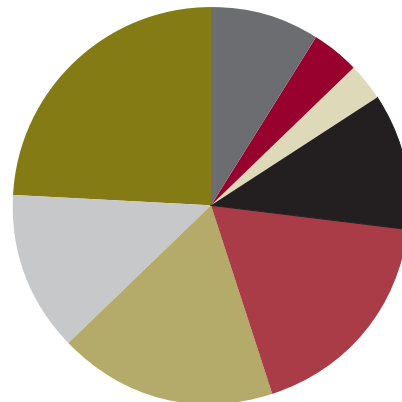
Distributions

Distribution (Interest) paid during the year to 31 May 2010		
	\$	Av. rate per quarter
31 August 2009	2,981,210	5%
30 November 2009	3,053,124	5.25%
28 February 2010	3,333,123	5.9%
31 May 2010	3,531,287	6.4%

Funds Under Management



Investment Allocation



- Rural property 9%
- Industrial 4%
- Caravan/manufactured homes 3%
- Residential investment 11%
- Land 18%
- Hotel/motels and accommodation 18%
- Commercial property 13%
- Bank deposits and securities 24%

DIRECTOR'S REPORT

M



Back row | Kevin McGregor, Stephen Connelly, Kevin Dalton **Front row** | Michael Shay, Patrick Rummery, Barry Wappett

The Directors of Mayne Investments Limited (the Responsible Entity), the Responsible Entity of Northern Investment Trust Fund (the Scheme) present their report together with the financial report of the Scheme, for the year ended 31 May 2010 and the auditor's report thereon.

Responsible Entity

The registered office and principal place of business of the Responsible Entity and the Scheme is 29 Molesworth Street, Lismore, NSW.

Directors

The Directors of Mayne Investments Limited during or since the end of the financial year are:

Barry Joseph Wappett
Kevin Joseph McGregor
Patrick Joseph Rummery
Michael Gerard Shay
Kevin James Dalton
Stephen John Connelly

Principal Activities

The Scheme is a registered managed investment scheme domiciled in Australia.

The investment activities of the Scheme are in accordance with the investment policy of the Scheme as outlined in the current product disclosure statement, and investments in each class of asset were maintained within the stated asset allocation ranges. The key asset categories are fixed interest and loans secured by registered mortgages.

The principal activities of the Scheme during the year were to offer individual investors the opportunity to combine their funds with the funds of other investors to collectively, within the trust, invest in bank securities, and loans secured primarily by mortgages over real estate. There was no significant change in the nature of the principal activities during this period.

DIRECTOR'S REPORT CONTINUED

Review of Operations

Operating Results

The Scheme's net income from operations before income tax and finance costs for the current year was \$12,898,744 (2009 - \$20,293,325).

The Scheme's Constitution contains a clause that permits the Responsible Entity to provide for the anticipated losses, expenses or obligations of the Scheme in a Reserve under Clause 11.2 (b) of the Constitution. The Responsible Entity has determined that the Scheme has no known losses, expenses or obligations at 31 May 2010 that require an amount to be provided out of the distributable income of the Scheme for the year ended 31 May 2010, for the purposes of Clause 11.2 (b).

The Directors of the Responsible Entity have reviewed the loan receivables as at 31 May 2010 and have declared that there is no impairment required on any loan.

Distribution to Unitholders

The Unitholders received total distributions of \$12,898,744 for the year ended 31 May 2010, at an average rate of 5.63%. Total distributions for the previous year ended 31 May, 2009 were \$20,293,325 at an average rate of 7.02%. These distributions are classified as finance costs to the Scheme in the Statement of Comprehensive Income.

Interests of the Responsible Entity

The Responsible Entity held 2,548,504 units in the Scheme as at 31 May 2010 (2009 - 3,445,263 units)

Fees paid to the Responsible Entity

The Responsible Entity was entitled to claim fees totalling \$2,305,020 (exclusive of GST) for the year ended 31 May 2010 (2009 - \$2,806,278 excluding GST), in accordance with the Constitution of the Scheme dated 3 June 1968 and amendments and Varied by Deed of Variation dated 13 October 1999, 13 June 2003, 26 October 2004, 28 June 2005 and 4 October 2005.

	2010	2009
	\$	\$
Revenue		
Interest Income	16,248,681	23,292,834
Other Income	318	4,220
Total Revenue	16,248,999	23,297,054
Expenses		
Responsible Entity Fees	1,734,300	716,555
Employees Benefits Expenses	515,784	531,290
Custodian Fees	59,066	71,911
Impairment of Loan Receivables	-	1,085,749
Loss on Sale of Investment in Floating Rate Note	-	52,152
Other Expenses	536,136	546,072
Total Expenses	2,845,286	3,003,729
Profit from Operating Activities Before Income Tax	13,403,713	20,293,325

DIRECTOR'S REPORT CONTINUED

The Responsible Entity will be paid fees of \$1,692,000 (exclusive of GST) for the year ended 31 May 2010 (2009 - \$699,078 excluding GST). There is also an unrecoverable GST cost of \$42,300 (2009 - \$17,477) resulting in the Responsible Entity Fees expense of \$1,734,300 for the year ended 31 May 2010 (2009 - \$716,555). The balance of Responsible Entity fees amounting to \$613,020 exclusive of GST (2009 - \$2,107,200 exclusive of GST) will not be claimed by the Responsible Entity.

Significant Changes in the State of Affairs of the Scheme

The Board of Mayne Investments Limited on 21 October 2008, took the unprecedented step of announcing a freeze on all redemption requests, after receiving an overwhelming number of withdrawal requests following the government guarantee of the banking industry. Since then, the Board has made six partial redemption offers, the first for \$20 million on 7/1/09 and a second for \$30 million on 16/2/09, followed by a third partial redemption offer on 25/05/09, whereby all investors were able to redeem a maximum of 5% of their account balance. Three further partial redemption offers were made on 26/8/09, 16/12/09 and 3/3/10, which gave investors the opportunity to redeem a maximum of 10% of their account balance.

In the opinion of the Responsible Entity, there were no other significant changes in the state of affairs of the Scheme that occurred during the current year.

Events Subsequent to Balance Date

Since the year ended 31 May 2010 and to the date of this report, the Board of Mayne Investments Limited has continued the practice of deferring redemption requests and will offer investors periodic partial redemption offers.

Other than the matter mentioned above, there has not arisen in the interval between the end of the financial year and the date of this report any other item, transaction or event of a material and unusual nature likely, in the opinion of the Responsible Entity, to affect significantly the operations of the Scheme, the results of those operations, or the state of affairs of the Scheme in future financial years.

Likely Developments

The Board of Mayne Investments Limited expects that the Scheme will continue to make periodic partial redemption offers until the economic outlook improves, and the Board is comfortable that it can maintain appropriate levels of liquidity. In the interim the Fund will accept new investments and continue to make loans where appropriate. In this regard a new Product Disclosure Statement was issued on 2 March 2009 which reflects the non-liquid status of the Scheme.

Environmental Regulation

The Scheme's operations are not regulated by any significant environmental regulation under either Commonwealth, State or Territory legislation

Indemnities and Insurance Premiums for Officers or Auditors

Indemnification

In accordance with Clause 14.3 of the Constitution of the Scheme, the Responsible Entity is indemnified in full out of the assets of the scheme for any loss, damage, expense or other liability incurred by it in properly performing or exercising any of its powers, duties or rights in relation to the Scheme. The Scheme has not indemnified any auditor of the scheme.

DIRECTOR'S REPORT CONTINUED

Insurance Premiums

The Responsible Entity pays premiums to insure each of the Directors against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of Director of the Responsible Entity, other than conduct involving a wilful breach of duty in relation to the Company. The amount of the premium paid was \$26,310 (2009 - \$24,200).

Proceedings on behalf of the Scheme

During or since the end of the financial year no party has applied for leave of Court to bring proceedings on behalf of the Responsible Entity or Scheme or intervene in any proceedings to which the Responsible Entity or Scheme is a party for the purpose of taking responsibility on behalf of the Responsible Entity or Scheme for all or any part of those proceedings.

The Responsible Entity or Scheme were not a party to any such proceedings during the financial year.

Interests in the Scheme

The details of the unit holders interests in the Scheme for the year ended 31 May 2010 were:

Units issued as at 1 June 2009	236,697,346
Units issued during the period	9,260,630
Units withdrawn during the period	(23,611,377)
Units issued as at 31 May 2010	<u>222,346,599</u>

Valuation of the Scheme Assets

The value of the Scheme assets at 31 May 2010 was \$222,905,267 (31/05/09: \$237,399,075). The basis for valuation of the Schemes assets is discussed in Note 3 to the financial statements.

Information on Directors of Responsible Entity

Barry Joseph Wappett

*Non Executive Chairman of Directors -
Non Executive Director
Age 75*

Mr Wappett is a Chartered Accountant and Foundation General Manager and Secretary of Mayne Investments Limited, serving in those roles since foundation on 3 June 1968 to 6 July 2000. He has been a Director of Mayne Investments Limited since 1980 and was elected to the position of Chairman of Directors in November 2009. He is a former senior partner in the firm of Wappetts Chartered Accountants of Lismore, and had practiced as a Chartered Accountant in public practice from 1952 to 1993. From 1993 to 6 July 2000 he was Executive Managing Director of Mayne Investments Limited. He has considerable experience in taxation, commercial and financial accounting and fund management. He is a member of the Audit Committee.

Kevin Joseph McGregor

*Non Executive Director/Compliance Officer
Age 60*

Mr McGregor is a qualified Chartered Accountant and is the current senior partner in the firm of Wappetts Chartered Accountants of Lismore. He has practiced as a Chartered Accountant in public practice since 1971 and has considerable experience in audit, taxation, commercial and financial accounting. He is a registered company auditor and a registered tax agent. He has been a Director of Mayne Investments Limited since 1994 and is a member of the Audit Committee and former Chairman of the Compliance Committee. He was elected Deputy Chairman of Directors in November 2009.

DIRECTOR'S REPORT CONTINUED

Patrick Joseph Rummery

Non Executive Director

Age 71

Mr Rummery is a Foundation Manager and Director of Mayne Investments Limited serving in those roles since formation on 3 June 1968 and occupied the position of Chairman from 13 March 1995 to 17 November 2009. He is a retired solicitor and was involved in legal practice from 1963 to 1998, specialising in the fields of Property, Commercial Law, Liquor Law and Probate. He has recently retired as Executive Director of a wholesaling business involving importing goods for distribution to the retail market throughout Australia.

Michael Gerard Shay

Non Executive Director

Age 59

Mr Shay is a licensed Real Estate Agent, Business Agent and Stock and Station Agent and has been in that business for 38 years. He is a partner in the firms LJ Hooker Ballina and Lennox Head. He has been involved in marketing and management and development of subdivisions, shopping centres, industrial and residential projects and general advice regarding property development. He has been a Director of Mayne Investments Limited since 1988 and occupied the position of Deputy Chairman of Directors between 1995 and November 2009. He has also been involved in other Funds management since 1983.

Kevin James Dalton

Non Executive Director

Age 63

Mr Dalton is a qualified Accountant involved in the accounting and management of companies in the Building and Construction Industry. He is a Director and Company Secretary of the Bennett Industries Group of Companies, a major construction firm operating on the North Coast of New South Wales, and has been with that group for the past 31 years. He has extensive experience in commercial building contracts, development projects and the building industry generally. He has been a Director of Mayne Investments Limited since 1994 and is a member of the Audit and Compliance Committees.

Stephen John Connelly

Non Executive Director

Age 54

Mr Connelly is a Certified Practising Planner and Fellow of the Planning Institute of Australia. He has over 31 years experience in town planning. His specialist skills are in the fields of statutory, concept and ESD planning. Mr Connelly is also extensively involved in regional planning in the NSW Northern Rivers and is a former President of the Northern NSW Branch of the Planning Institute of Australia (1995–2004). Mr Connelly is regularly called upon to give expert town planning testimony to various courts and tribunals. He has been a Director of Mayne Investments Limited since August 2002 and became Chairman of the Compliance Committee on 1 December 2009.

DIRECTOR'S REPORT CONTINUED

Meetings of Directors of the Responsible Entity

During the year 28 meetings of Directors were held. The number of meetings attended by each Director during the year were:

Directors Meetings Attended

Barry Joseph Wappett	26
Kevin Joseph McGregor	27
Patrick Joseph Rummery	23
Michael Gerard Shay	24
Kevin James Dalton	26
Stephen John Connelly	27

During the year there were 3 meetings of the Audit Committee. The meeting attendance by each Director on this committee was;

Audit Committee Meetings Attended

Barry Joseph Wappett	3
Kevin Joseph McGregor	3
Kevin James Dalton	3

During the year there were 12 meetings of the Compliance Committee. The meeting attendance by each Director on this committee was;

Compliance Committee Meetings Attended

Barry Joseph Wappett	11
Kevin Joseph McGregor	11
Patrick Joseph Rummery	10
Michael Gerard Shay	11
Kevin James Dalton	10
Stephen John Connelly	11

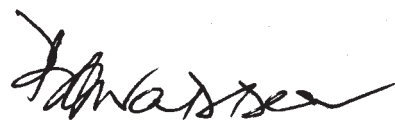
Auditors Independence Declaration

A copy of the auditors independence declaration as required under Section 307C of the Corporations Act 2001 is set out on page 14 and forms part of the Directors report for the year ended 31 May 2010.

Non Audit Services

The Directors, in accordance with the advice of the Audit Committee, are satisfied that no non audit services during the financial year were provided.

This report is made with a resolution of the Directors of the Responsible Entity.



Barry J Wappett



Kevin J McGregor

Dated at Lismore this 29th June 2010

DISCUSSION AND ANALYSIS OF THE **FINANCIAL STATEMENTS**

Information on Northern Investment Trust Fund Concise Financial Report.

The concise financial report is an extract from the full financial report for the year ended 31 May 2010.

The Financial Statements and disclosures in the Concise Financial Report have been derived from the 2010 Financial Report of Northern Investment Trust Fund.

A copy of the full Financial Report and auditors report will be sent to any unit holder, free of charge, upon request.

The discussion and analysis is provided to assist unit holders in understanding the Concise Financial Report.

The discussion and analysis is based on Northern Investment Trust Funds financial statements and the information contained in the Concise Financial Report has been derived from the full 2010 Financial Report of Northern Investment Trust Fund.

Statement of Comprehensive Income

For the year ending 31 May 2010, the Scheme's net income from operations before income tax and finance costs was \$12,898,744 (2009: \$20,293,325). The Scheme distributed \$12,898,744 (2009: \$20,293,325) to Unit holders, a result that represents an average return of 5.63% (2009: 7.02%). For those who re-invested their quarterly distributions the compounded annualised rate was 5.75% (2009: 7.10%).

Statement of Financial Position

Net assets attributable to unit holders' funds - liability, decreased by 6% or \$14,350,747 to \$222,355,928 during the year. The decrease in the Scheme was mainly attributable to the following:

- Cash and other cash equivalents decreased \$13,507,487 to \$44,015,220 at 31 May 2010, but still remain at 19.8% of total unit holders' funds.

Statement of Cash Flows

The scheme reported net cash flows from operating activities of \$12,096,816 for the year ended 31 May 2010 (2009: \$20,908,581). The decrease was mainly attributable to the cash flow from interest received on loans being \$7,048,055 less than the previous year due to the lower interest rate environment in the year to 31 May 2010.

There was a net outflow of funds, excluding distributions, amounting to \$14,350,747 for the year ended 31 May 2010, compared to a net outflow of \$91,148,073 for the 2009 year. Partial Redemption offers made during the year to 31 May 2010, accounted for \$22,559,079 of the net cash outflow of Unit Holders funds, while inflows from new funds totalled \$9,260,630.

Statement of Changes in Equity

The Unit holders in the Scheme have an entitlement to redeem their units in the Scheme for \$1 per unit.

In accordance with AASB 132 "Financial Instruments: Disclosures and Presentation" this contractual obligation is recognised as a liability of the Scheme and accordingly the contributions made by Unit holders to the Scheme are recognised as Liabilities.

Distributions paid to unit holders are recognised as a finance cost in the Income Statement.

The financial effect of the recognition of Unit holders contributions to the Scheme as Liabilities is the elimination of Equity in the Scheme and accordingly there is no disclosure required in the Statement of Changes in Equity.

Auditor's Independence Declaration

under section 307c of the Corporations Act 2001
to Mayne Investments Limited ABN 34 000 339 211 (as Responsible Entity)
for Northern Investment Trust Fund ARSN 090 693 986

I declare that, to the best of my knowledge and belief in relation to the audit, for the year ended 31 May 2010 there have been:

- (a) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit, and
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.



Kenneth Neil Rushforth

Registered Company Auditor (Number 4367)

WHK Rutherfords

53 Carrington Street

LISMORE NSW 2480

Dated at Lismore this 29 June 2010

Statement of Comprehensive Income

for the year ended 31 May 2010

	2010 \$	2009 \$
Revenue		
Interest Income	16,248,681	23,292,834
Other Income	318	4,220
Total Revenue	16,248,999	23,297,054
Expenses		
Auditors Remuneration	45,900	36,450
Responsible Entity Fees	1,734,300	716,555
Employee benefits expense	515,784	531,290
Custodian Fees	59,066	71,911
Impairment of loan receivables	-	1,085,749
Loss on Sale of Investment in Floating Rate Note	-	52,152
Other expenses	490,236	509,622
Operating Expenses before Finance Costs	2,845,286	3,003,729
Profit from operating activities before Income Tax	13,403,713	20,293,325
Income tax (expense)	(504,969)	-
Profit from operating activities after Income Tax	12,898,744	20,293,325
Finance Costs		
Distribution expense to Unit holders	(12,898,744)	(20,293,325)
Change in net assets attributable to Unit Holders	-	-

Statement of Financial Position

as at 31 May 2010

	2010 \$	2009 \$
Assets		
Cash and cash equivalents	44,015,220	57,522,707
Financial Assets held-to-maturity	9,543,677	9,527,588
Loans and receivables	169,052,584	169,628,112
Other receivables	267,804	206,844
Deferred tax assets	25,982	513,824
Total Assets	222,905,267	237,399,075
Liabilities		
Accounts payable	511,463	162,432
Tax Liability	-	488,886
Accrued expenses and provisions	37,876	41,082
Total Liabilities (excluding net assets attributable to Unit Holders)	549,339	692,400
Net Assets attributable to Unit Holders - Liability	\$222,355,928	\$236,706,675
Represented by:		
Net assets attributable to Unit Holders at redemption price	\$222,355,928	\$236,706,675

Statement of Changes in Equity

for the year ended 31 May 2010

As the Scheme has no equity, the Scheme has not included any items of recognised income and expense for the current or comparative year.

Statement of Cash Flow

for the year ended 31 May 2010

	2010 \$	2009 \$
Cash flows from operating activities		
Interest received	16,248,999	23,297,054
Operating Expenses paid	(4,152,183)	(2,388,473)
Net cash flows from operating activities	12,096,816	20,908,581
Cash flows from investing activities		
Net decrease/(increase) in Financial Assets	(16,089)	3,071,561
Net decrease/(increase) in investment in loans	1,661,277	82,260,315
Net cash flows from/(used in) investing activities	1,645,188	85,331,876
Cash flows from financing activities		
Proceeds from issue of redeemable units	9,260,630	65,139,213
Payments on redemption of redeemable units	(23,611,377)	(156,287,286)
Distribution paid	(12,898,744)	(20,293,325)
Net cash flows used in financing activities	(27,249,491)	(111,441,398)
Net decrease in cash & cash equivalents	(13,507,487)	(5,200,941)
Cash & cash equivalents at 1 June 2009	57,522,707	62,723,648
Cash & cash equivalents at 31 May 2010	\$44,015,220	\$57,522,707

Notes to the Financial Statements

for the year ended 31 May 2010

Note 1: Basis of Preparation of the Concise Financial Report

The concise financial report is an extract from the full financial report for the year ended 31 May 2010. The concise financial report has been prepared in accordance with Accounting Standard AASB 1039: Concise Financial Reports, and the Corporations Act 2001.

The financial statements, specific disclosures and other information included in the Concise Financial Report are derived from and are consistent with the full Financial Report of Northern Investment Trust Fund. The Concise Financial Report cannot be expected to provide as detailed an understanding of the financial performance, financial position and financing and investing activities of Northern Investment Trust Fund as the full Financial Report. A copy of the full Financial Report and Auditor's Report will be sent to any unit holder, free of charge, upon request.

The Financial Report of Northern Investment Trust Fund complies with all Australian equivalents to International Financial Reporting Standards (AIRFS) in their entirety. The presentation currency used in this Concise Financial Report is Australian dollars.

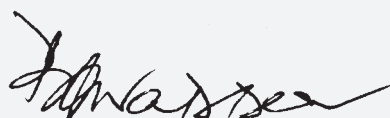
Directors Declaration

In the opinion of the directors of Mayne Investments Limited, the responsible entity of Northern Investment Trust Fund (the Scheme);

- (a) the financial statements and notes, set out on pages 7 to 19, are in accordance with the Corporations Act 2001, including:
 - (i) giving a true and fair view of the Scheme's financial position as at 31 May 2010 and of its performance, for the financial year ended on that date; and
 - (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001;
- (b) the financial report also complies with International Financial Reporting Standards as disclosed in Note 2(a); and

- (c) there are reasonable grounds to believe that the Scheme will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the directors of the Responsible Entity.



B J Wappett



K J McGregor

Dated at Lismore this 29th June 2010

Independent Auditor's Report

to Mayne Investments Limited ABN 34 000 339 211 (as Responsible Entity)
for Northern Investment Trust Fund ARSN 090 693 986

Report on the Concise Financial Report

The accompanying concise financial report of Northern Investment Trust Fund ('the Scheme'), which comprises the balance sheet as at 31 May 2010, and the income statement, statement of changes in equity and statement of cash flows for the year ended on that date and related notes, derived from the audited financial report of Northern Investment Trust Fund for the year ended 31 May 2010, and the discussion and analysis. The concise financial report does not contain all the disclosures required by Australian Accounting Standards.

Directors' Responsibility for the Concise Financial Report

The directors of Mayne Investments Limited ('the Responsible Entity') are responsible for the preparation and fair presentation of the concise financial report in accordance with Accounting Standard AASB 1039: Concise Financial Reports (including Australian Accounting Interpretations), statutory and other requirements. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the concise financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the concise financial report based on our audit procedures. We conducted an independent audit, in accordance with Australian Auditing Standards, of the financial report of Northern Investment Trust Fund for the year ended 31 May 2010. Our audit report on the financial report for the year was signed on 27 August 2010 and was unqualified with an emphasis of matter for the significant inherent uncertainty arising from going concern related to the global financial environment. The Auditing Standards require that we comply with relevant ethical requirements relating to audit

engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

Our audit procedures in respect of the concise financial report included testing that the information in the concise financial report is derived from, and is consistent with, the financial report for the year and the examination on a test basis, of evidence supporting the amounts, discussion and analysis, and other disclosures which were not directly derived from the financial report for the year. These procedures have been undertaken to form an opinion whether, in all material respects, the concise financial report, complies with Accounting Standard AASB 1039: Concise Financial Reports and whether the discussion and analysis complies with the requirements laid down in AASB 1039: Concise Financial Reports.

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

Statement of Continued Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001. We confirm that the independence declaration required by the Corporations Act 2001, provided to the directors of Mayne Investments Limited on 29 June 2010, would be unchanged if provided to the directors of the Responsible Entity of Northern Investment Trust Fund as at the date of this auditor's report.

Auditor's Opinion

In our opinion, the concise financial report including the discussion and analysis of Northern Investment Trust Fund for the year ended 31 May 2010 complies with Accounting Standard AASB 1039: Concise Financial Reports.

Independent Auditor's Report CONTINUED

Emphasis of matter significant inherent uncertainty On Going Concern

Without qualification to the opinion expressed above, attention is drawn to Note 14: Business Continuity in the full financial report.

The Scheme is subject to the inherent uncertainties associated with the global financial crisis which has impacted significantly on the availability of credit, asset values and cash flows throughout the domestic and international economies.

The directors, of the Responsible Entity, have assessed the loans and receivables of the Scheme at 31 May 2010 for impairment losses. This assessment is subject to significant inherent uncertainty that the existence of impairment losses on loans and receivables at 31 May 2010 can only be ultimately determined by future events related to the fair value on future realisation of the underlying security for loans and receivables; and the future performance of the borrowers in complying with loan obligations.



Kenneth Neil Rushforth

Registered Company Auditor (Number 4367)

WHK RUTHERFORDS

53 Carrington Street Lismore NSW 2480

Dated at Lismore 27 August 2010

