

Half Year ending Dec 2014

Half Yearly Results Presentation

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25th February 2015



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PERFORMANCE HIGHLIGHTS



1H15 performance highlights

	1H15	1H14	1H15 vs 1H14
NPAT – cash* – continuing operations	9.0m	9.0m	0.0%
 – IFRS* – continuing operations 	10.0m	9.7m	3.3%
Loan book*^	48.4b	46.4b	4.5%
Approvals*	6.9b	6.2b	11.4% 🕇
Settlements*	5.7b	5.3b	9.0% 🕇
Market Share (approvals)*	3.9%	3.9%	0.0%
Basic EPS – cash (Cps)*	7.2c	7.3c	1.4%
– IFRS (Cps)*	8.0c	7.9c	1.3%
DPS – ordinary (Cps)	7.5c	7.5c	0.0%
NPAT – cash (includes discontinued ops in 1H14)	9.0m	10.3m	13.0% 📕
 – IFRS (includes discontinued ops in 1H14) 	10.0m	11.0m	9.4%

*excludes discontinued operations in 1H14

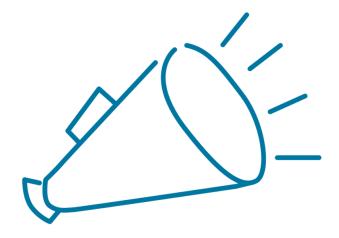
^includes residential, commercial loans and reverse mortgages

MC settlements and loan book



- Highest 6 monthly settlements in Mortgage Choice's history
- Loan book continues to grow at steady rate despite low rate environment encouraging borrowers to pay off mortgage sooner

Highlights Summary



- NPAT Cash profit consistent with 1H14
- Loan book growth approaching \$50b
- Settlements trend remains strong
- Dividend maintained at 7.5c



FINANCIAL PERFORMANCE



Profit and loss statement

\$m	1H15	1H14	%	1 [1H15	1H14	%
	Cash^	Cash^	change		IFRS	IFRS	change
Origination commission received	35.0	31.7	10%	1 I	35.0	31.7	10%
Trailing commission received	44.3	43.9	1%		50.9	48.0	6%
	79.3	75.7	5%		85.9	79.7	8%
Origination commission paid	25.8	23.1	12%		25.8	23.1	12%
Trailing commission paid	26.7	25.9	3%		30.9	28.1	10%
	52.5	49.0	7%		56.8	51.2	11%
Net core commission	26.8	26.7	0%		29.1	28.5	2%
Diversified products net revenue	0.8	0.6	29%		0.8	0.6	29%
HMC and Financial Planning net revenue	2.0	1.2	64%		2.2	1.3	70%
LoanKit Revenue	-	0.3	(100%)		-	0.3	(100%)
Other income	2.6	2.2	22%		2.6	2.2	22%
Gross profit	32.2	31.0	4%		34.7	32.8	6%
Operating expenses	19.6	18.2	7%		19.6	18.2	7%
Share based remuneration	-	-	-		0.7	0.6	23%
Net profit before tax	12.6	12.8	(1%)		14.4	14.0	3%
Net profit after tax	9.0	9.0	0%		10.0	9.7	3%
After tax gain on sale of LoanKit	-	1.3	(100%)		-	1.3	(100%)
NPAT including gain on sale of LoanKit	9.0	10.3	(13%)		10.0	11.0	(9%)
EPS (cps) (continuing operations)	7.2	7.3*	(1%)		8.0	7.9*	1%
DPS (cps)	7.5	7.5	0%		7.5	7.5	0%

^Cash is based on accruals accounting and excludes share based remuneration and the net present value of future trailing commissions receivable and payable. This is an extract from our audited accounts

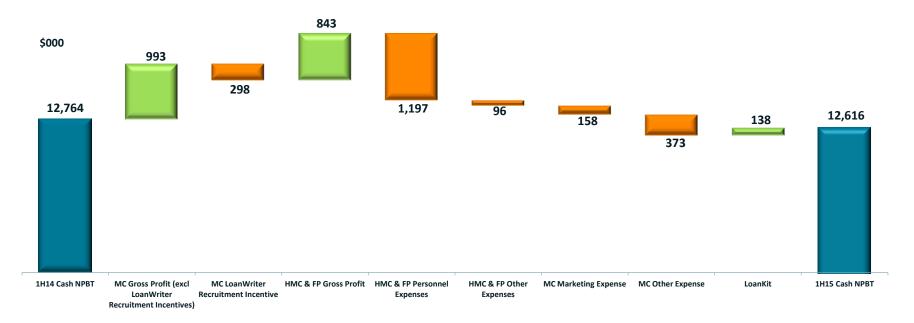
*1H14 contains profit from discontinued operations which is excluded from the comparative EPS

Payout

	1H15	1H14	% Change
Origination commission received	34,980	31,722	
Origination commission paid	25,530	23,052	
Net origination income	9,450	8,671	
Origination Payout	73.0%	72.7%	0.3%
Loan writer recruitment incentive paid	298	33	
Net origination income	9,152	8,638	
Origination Payout	73.8%	72.8%	1.1%
Trailing commission received	44,273	43,942	
Trailing commission paid	26,654	25,893	
Net trail income	17,619	18,049	
Trail Payout (inc MOC book)	60.2%	58.9%	1.3%
Trail Payout (exc MOC book)	62.4%	60.7%	1.7%

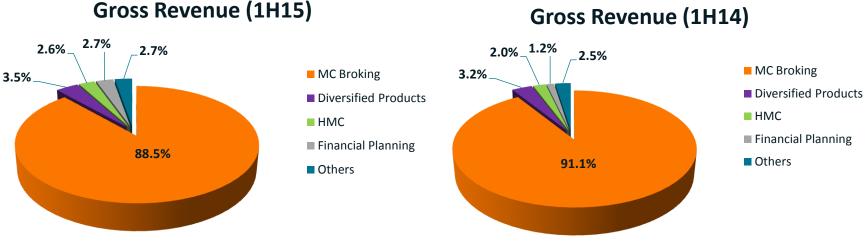
- Loan writer recruitment incentives pushed payout ratio up on origination payments; incentive to finish at the end of FY15
- Increased settlements triggered payment model to share more trail with franchisees, encouraging further business investment on their part

Continue to invest in diversification and growth in broker numbers



- Increase in personnel expense for HMC and FP. FP's additional support staff positions business for further growth; HMC positioned to take advantage of seasonal uplifts in 2H15
- Loan writer incentives estimated to be \$250k in second half and finish by 30th June 2015
- Operating expenses in total expected to be lower by 8 to 10% as national and high flyer conferences are held in the first half of the financial year

Gross revenue mix



Gross Revenue (1H14)

- Percentage of gross revenue from diversified sources now accounts for 11.5% of total revenue despite the strong growth in broking commission from increased settlements. These results reflect our success in growing the core business but still diversifying
- Over the past five years the percentage of gross revenue from diversification has increased from 1.4% for FY09 to 11.5% for 1H15

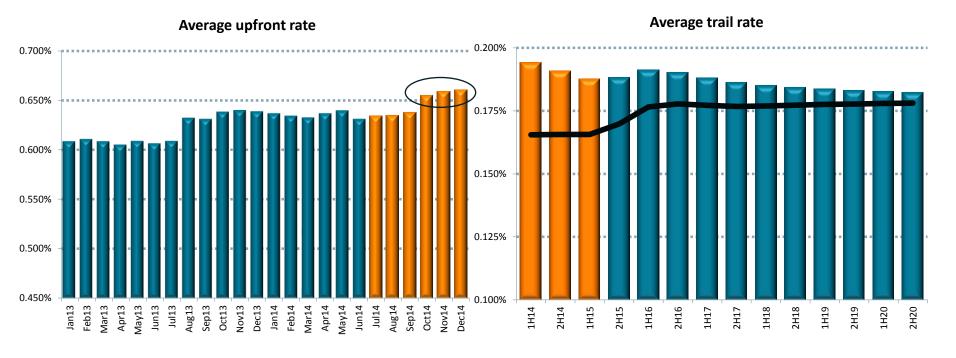
Divisional results

\$000			1H15			2	H14			1	H14	
	МС	НМС	FP	LK (Discontinued)	мс	НМС	FP	LK (Discontinued)	МС	НМС	FP	LK (Discontinued)
Settlements	5.7b				5.1b				5.3b			0.5b
Gross profit (IFRS)	32,417	1,725	553	0	27,549	2,261	423	0	31,191	1,108	213	329
Gross profit (Cash)	30,095	1,559	553	0	27,864	2,264	423	0	29,398	1,055	213	329
EBITDA (Cash)	14,106	(690)	(463)	0	13,996	641	(519)	0	14,244	(232)	(497)	(109)
NPAT (IFRS)	10,753	(422)	(359)	0	8,815	391	(408)	o	10,291	(177)	(365)	(92)
NPAT (Cash)	9,836	(522)	(342)	0	9,722	406	(390)	0	9,620	(203)	(349)	(98)
YOY Growth (%)	2%	-157%	2%	100%								

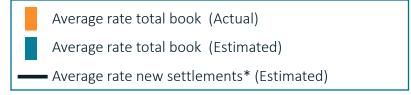
* Figures before gain on sale of LoanKit

- Growth of 2% in cash profits from core broking business benefits from increased settlements have been reined in due to increase in payout ratio
- HMC cash gross profit up by 48% on PCP. Cash NPAT reflects investment in scale to capitalise on the upcoming seasonal uplift, which should push HMC into profit
- Financial Planning build complete, gross profit to grow in second half and FY16. Breakeven on a monthly basis pushed out to FY16 as adviser recruitment driven by quality

Average commission rates



- Average upfront rate for 1H15 of 0.647%, up from 0.633% in FY14
- Upfront rate rise due to special offers but expected to return to 0.635% towards end of financial year
- Stabilised trail rate for new settlements has increased from 0.175% to 0.178% due to recent commission changes



* Settlements from 1 Jan09 - projection based on our best estimates for lender mix, run off and settlements growth

Lender commissions

	UPFRONT	RATE bps		1	RAIL RATE bp	S	
	Basic Rate	Max Rate	Year 1	Year 2	Year 3	Year 4	Year 5+
ANZ	50	67.5	15	15	15	20	20
bankwest 🞇	70	70	0	15	20	20	25
🔶 CAN	50	65	15 🕇	15	15	20	20
cua	60	60	15	15	15	15	15
ING ‰ DIRECT	50	65	15	15	15	20	20
MACQUARIE	70	70	15	15	17.5	20	22.5
¥ nab	65	65	15 🕇	15	20	25	30
st.george	65	65	15	15	15	15	15
	65	65	15	15	15	25	25 🕇
estpac	50	65	15	15	15	15	15

• Special short term offers available on remainder of panel

Operating cash flow

\$000	1H15	1H14
Net profit before tax (cash basis)	12,616	12,764
Depreciation and amortisation	605	990
	13,221	13,754
Tax paid	(4,070)	(3,901)
Purchase of fixed assets and intangibles	(3,538)	(725)
Net Proceeds from sale of Loankit	-	1,595
Other balance sheet movements	(1,884)	(2,108)
Cash flow before dividends	3,729	8,615
Dividends paid	(9,910)	(8,640)
Net cash movement	(6,181)	(25)

• Increase in dividend and IT expenditure met without the need to borrow



ECONOMY AND INDUSTRY



Australia's housing finance commitments

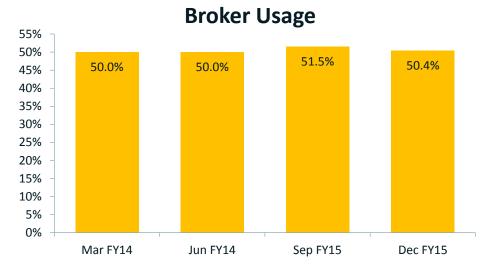


Source: ABS 5609 Table 11 – Housing Finance, Australia, Dec14 (Seasonally adjusted series)

- Housing finance commitments are at an all time high, providing Mortgage Choice with a wonderful growth opportunity
- The level of investment activity remains high by historical standards
- First Home Buyer activity remains low by historical standards

However, our data indicates up to 21% of FHBs are choosing to purchase an investment property as their first property purchase

Housing market in an upward cycle and broker usage at 50%



Source: MFAA's quarterly survey of leading mortgage brokers and aggregator - Dec14 report

%	2014	2015(f)	2016 (f)	2017 (f)
Credit growth Total	5.1	5-7	4.5-6.5	4-6
Housing <	6.4	6-7	4. <u>5-0.5</u> 5.5-7.5	5-7
Business Other personal	3.5 0.7	4-6 2-4	3-5 2.5-4.5	3-5 2-4
	017		210 110	
Cash rate	2.5	2	2	2

Source: CBA Half Year Results presentation - Dec14

Headwinds and tailwinds

Headwinds

Consumer confidence volatile

- Has housing affordability reached its limit?
- Unemployment on the rise

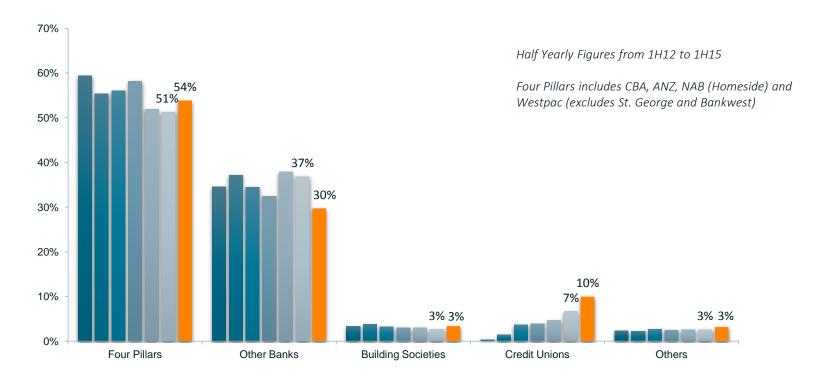
Tailwinds

✓ Interest rates at historical lows and lenders competing hard for new mortgage customers

Broker usage at 50%

Property prices, auction clearance rates and housing finance commitments remain strong

Mortgage Choice settlements by lender



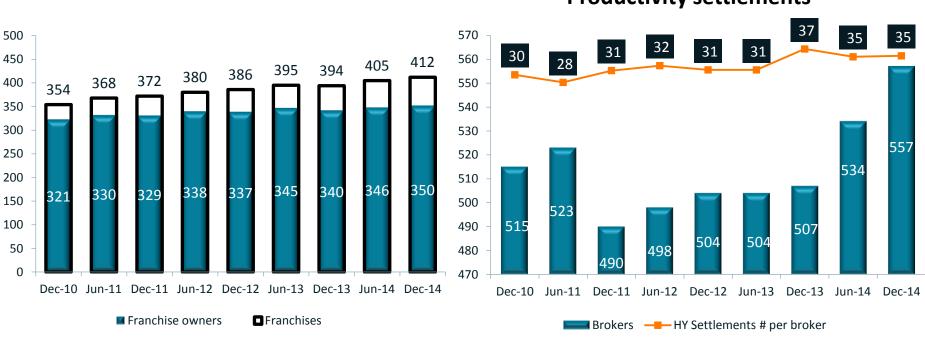
- Four pillars continue to dominate
- Credit unions have seen an increase in market share as they continue to compete aggressively on pricing and product innovation
- Four pillars including St. George and Bankwest = 67% in 1H15 vs 68% in 2H14



OPERATIONS AND STRATEGY



Strong network growth and productivity



Network

Productivity settlements

- Franchise numbers are up from 405 to 412
- Plus One initiative pushed loan writer count to 557
- Productivity maintained throughout this period of exciting network growth

Franchise recruitment strong and steady

Franchise Movement



Sale of greenfields and existing franchises

- Consistent interim result of 8 greenfields and 4 sales of existing franchises
- Full year greenfield recruitment expected to reach 25 as approved pipeline high, demonstrating the strong commercial viability of our franchise system

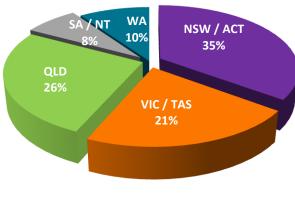
Mortgage Choice broking network snapshot – state performance

<u>Settlements (\$m)</u>	<u>1H15</u>	<u>%</u>	<u>1H14</u>	<u>%</u>	Growth
NSW / ACT	2,017	35%	1,869	36%	8%
VIC / TAS	1,226	21%	1,116	21%	10%
QLD	1,508	26%	1,300	25%	16%
SA / NT	428	8%	438	8%	(2%)
WA	557	10%	537	10%	4%
	5,736	100%	5,260	100%	9%

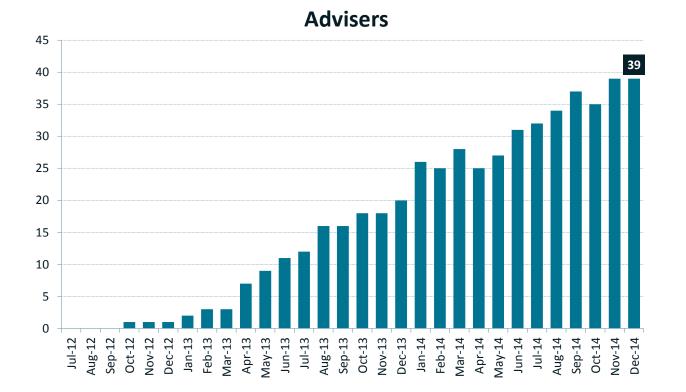
Settlements growth 1H15 / 1H14



States contribution to settlements

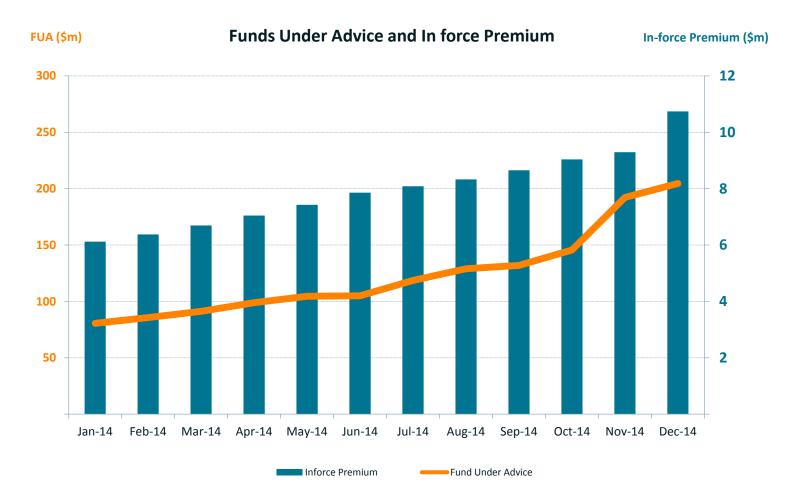


MCFP adviser numbers are growing



• We continue to search for quality advisers with target adjusted to 50 at 30 June 2015 with continued recruitment expected in FY16

FUA and in force premiums are climbing



^{*}Includes insurance written by broking network

An external review gives MCFP a tick of approval

Now that MCFP has completed it's start up phase, it seemed prudent to commission an external review of our compliance obligations as an AFS Licence holder. Not only that, we are aiming for best practice in everything we do in this space - from compliance, to adviser support, to the customer experience. So in January 2015, we commissioned specialist legal firm The Fold Compliance Pty Limited to complete an external view. The results were very pleasing and are best summarised by the quotes below from the final report.

Your business model, processes and structure are a standout example of a financial planning business model that has successfully adopted the Future of Financial Advice (FOFA) approach to financial services compliance.

Your compliance arrangements are robust, pragmatic and well managed. We applaud you on the support services and tools you have available to your advisers. This is often an area where many licensees fail leading to poor and inappropriate advice. It is clear...that much investment has gone into ensuring that your advisers have the systems in place to deliver appropriate advice that is in the best interests of the client.





Update on Project One



- Project One will implement an enterprise wide, trusted offthe-shelf CRM platform with an industry leading broker front end. They will combine to provide our franchisees with a web based platform rich in functionality to improve productivity and customer experience
- Phase 1 to implement new CRM will be rolled out company wide by 30th June 2015
- Phase 2 to deliver broker front end will be rolled out in 1H16 as planned

Summary

- Increased broker numbers in place to capture more of the buoyant property market
- Increasing settlements trend
- Loan book poised to hit \$50b
- FP model implemented and continued focus on quality recruitment
- HMC investment to put additional scale in place for 2H15 seasonal push
- Cash profit steady with 1H14 despite increased HMC and FP investment
- Interim dividend maintained at 7.5c





QUESTIONS



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APPENDICES



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Half-Yearly Statistics – P/L

\$m	1H10	2H10	1H11	2H11	1H12	2H12	1H13	2H13	1H14	2H14	1H15
Origination inc	27.99	24.16	25.51	23.59	25.98	25.08	26.03	25.94	31.72	31.29	34.98
Origination exp	(20.25)	(16.99)	(18.14)	(16.62)	(18.43)	(17.95)	(18.78)	(18.59)	(23.08)	(22.69)	(25.83)
Cash Trail inc	41.48	41.45	42.30	41.48	42.13	42.32	43.40	43.28	43.94	43.47	44.27
Cash Trail exp	(25.78)	(25.55)	(25.39)	(25.15)	(24.99)	(25.08)	(25.69)	(25.60)	(25.89)	(26.30)	(26.65)
Net Upfront	7.74	7.17	7.37	6.97	7.55	7.13	7.25	7.35	8.64	8.60	9.15
Net Trail	15.70	15.90	16.91	16.33	17.13	17.24	17.71	17.68	18.05	17.17	17.62
	23.44	23.08	24.28	23.30	24.68	24.38	24.96	25.02	26.69	25.77	26.77
Other Income	0.89	1.51	1.36	1.95	2.45	2.50	3.45	3.64	4.31	4.79	5.43
Cash PAT	7.79	7.04	8.84	7.08	6.50	8.52	7.82	7.95	8.97	9.74	8.97
IFRS PAT	9.76	13.72	8.79	18.67	6.44	12.02	7.51	11.20	9.66	8.80	9.97
After tax gain on Loankit sale	-	-	-	-	-	-	-	-	1.34	-	-
Cash PAT inclu. Gain on sale	7.79	7.04	8.84	7.08	6.50	8.52	7.82	7.95	10.31	9.74	8.97
IFRS PAT inclu. Gain on sale	9.76	13.72	8.79	18.67	6.44	12.02	7.51	11.20	11.00	8.80	9.97
Cash e.p.s.	6.5 c	5.9 c	7.3 c	6.0 c	5.4 c	7.1 c	6.4 c	6.5 c	8.3 c	7.9 c	7.2 c
IFRS e.p.s.	8.2 c	11.5 c	7.3 c	15.6 c	5.4 c	10 c	6.2 c	9 c	8.9 c	7.1 c	8.0 c
Div p.s.	5.5 c	6.5 c	6.0 c	7.0 c	6.0 c	7.0 c	6.0 c	7.0 c	7.5 c	8.0 c	7.5 c
Upfront Payout	72.3%	70.3%	71.1%	70.4%	70.9%	71.6%	72.2%	71.7%	72.8%	72.5%	73.8%
Trail Payout	62.2%	61.6%	60.0%	60.6%	59.3%	59.3%	59.2%	59.2%	58.9%	60.5%	60.2%
Total Payout	66.3%	64.8%	64.2%	64.2%	63.8%	63.8%	64.1%	63.8%	64.7%	65.5%	66.2%
Volumes MC											
Settlements # (`000)	18.73	15.36	15.91	14.56	15.58	15.86	15.77	15.68	18.66	17.86	19.24
Settlements \$b	4.82	4.07	4.33	3.99	4.34	4.39	4.43	4.35	5.26	5.11	5.74
Approvals \$b	5.39	4.59	4.98	4.55	5.11	5.04	5.09	5.28	6.19	6.04	6.90
Market \$b	142.8	124.1	126.4	116.3	124.1	119.8	128.0	133.1	157.1	157.7	177.2
Market Share	3.8%	3.7%	3.9%	3.9%	4.1%	4.2%	4.0%	4.0%	3.9%	3.8%	3.9%
Avg Residential Loan Book \$b	36.97	38.40	39.73	40.68	41.68	42.76	43.80	44.55	45.56	46.48	47.65

Balance Sheet

	Dec 2014	Jun 2014
	\$'000	\$'000
ASSETS		
Current assets		
Cash and cash equivalents	6,264	12,445
Trade and other receivables	97,936	98,876
Total current assets	104,200	111,321
Non-current assets		
Receivables	242,976	238,244
Property, plant and equipment	905	907
Intangible assets	5,249	2,349
Total non-current assets	249,130	241,500
Total assets	353,330	352,821
LIABILITIES		
Current liabilities		
Trade and other payables	64,112	66,702
Current tax liabilities	865	2,418
Provisions	1,143	1,103
Total current liabilities	66,120	70,223
Non-current liabilities		
Trade and other payables	146,090	142,900
Deferred tax liabilities	38,082	36,605
Provisions	826	762
Total non-current liabilities	184,998	180,267
Total liabilities	251,118	250,490
Net assets	102,212	102,331
NET 933E13	102,212	102,331
EQUITY	5,758	4,604
Contributed equity Reserves	5,758	4,604 2,210
Retained profits	94,655	95,517
Total equity	102,212	102,331

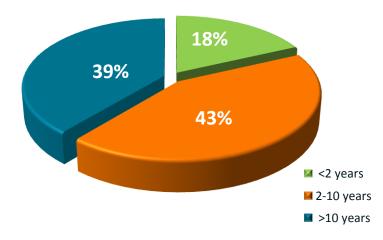
Cash Flow statement

	1H15	1H14
	\$'000	\$'000
Cash flows from operating activities		
Receipts from customers (inclusive of goods and services tax)	99,332	90,352
Payments to suppliers and employees (inclusive of goods and services tax)	(88,263)	(78,964)
services tax)	11,069	11,388
Income taxes paid	(4,070)	(3,901)
Net cash inflow from operating activities	6,999	7,487
Cash flows from investing activities		
Payments for property, plant, equipment and intangibles	(3,538)	(725)
Proceeds from sale of LoanKit net of selling costs	-	1,595
Interest received	268	258
Net cash (outflow) from investing activities	(3,270)	1,128
Cash flows from financing activities		
Dividends paid to company's shareholders	(9,910)	(8,640)
Net cash (outflow) from financing activities	(9,910)	(8,640)
Net decrease in cash and cash equivalents held	(6,181)	(25)
Cash and cash equivalents at the beginning of the half-year	12,445	10,953
Cash and cash equivalents at the end of the half-year	6,264	10,928

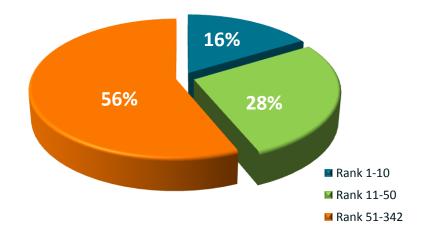
Mortgage Choice broking network snapshot

	National	NSW&ACT	VIC&TAS	QLD	SA&NT	WA	
	<u>Dec-14</u> <u>Dec-13</u>						
Loan book*	\$48.0bn \$46.0bn	35.2% 36.0%	20.0% 19.8%	25.8% 25.2%	9.0% 9.0%	10.0% 10.0%	
Loan writer	557 507	197 177	127 119	132 116	41 39	60 56	
Franchise	412 394	153 145	88 83	89 87	30 28	52 51	
*Residential only							

Franchise owner experience



Franchise owner share of settlements



Capacity for growth in recruitment

Marketing Areas



Franchises

* Information based on Dec14 Quarter Broker Resource Model

- Marketing area capacities are assessed quarterly using an external benchmarking model that takes into account geographic data, ABS data and franchise settlements
- In 132 marketing areas, 118 greenfield sites are available
- We have capacity to increase our franchise footprint from 412 to 586

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