

AUSTRALIAN MASTERS YIELD FUND NO 4 LIMITED

ABN 62 149 790 563

APPENDIX 4D – HALF-YEAR REPORT

FOR THE HALF-YEAR ENDED 31 DECEMBER 2016

(The previous corresponding period is the half-year ended 31 December 2015)

Results for announcement to the market

	Half-year to 31 December 2016	Half-year to 31 December 2015	Change from previous period	Change from previous period (%)
Revenue from ordinary activities	\$1,526,855	\$1,817,444	Down \$290,589	Down 15.99%
Profit from ordinary activities before tax attributable to shareholders	\$1,418,682	\$1,567,622	Down \$148,940	Down 9.50%
Profit from ordinary activities after tax attributable to shareholders	\$1,019,772	\$1,125,484	Down \$105,712	Down 9.39%
Net profit for the period attributable to shareholders	\$1,019,772	\$1,125,484	Down \$105,712	Down 9.39%
Basic earnings per share	\$1.02	\$1.13	Down \$0.11	Down 9.73%
Diluted earnings per share	\$1.02	\$1.13	Down \$0.11	Down 9.73%

Significant features of operating performance

The Company is currently invested in Australian fixed and floating income securities, with a total face value of \$46.2 million, of which \$12.5 million is due to mature within 12 months of the balance date.

The profit of the Company after providing for income tax amounted to \$1,019,772 for the half-year ended 31 December 2016 (2015: \$1,125,484). The net asset value per share at 31 December 2016 was \$51.35 (30 June 2016: \$54.69). The decline in the Company's profit was primarily driven by the reduction of the income producing assets of the Company as financial investments matured or were sold during the period with the proceeds being paid out as capital returns to investors.

The weighted average number of shares for the half-year was 995,896. The basic and diluted earnings per share after tax was \$1.02 (2015: \$1.13).

Dividends and capital returns

During the half-year, the Company paid fully franked dividends of \$0.21 per share on 18 August 2016 and \$0.37 per share on 30 November 2016. The total amount of the dividends paid was \$209,138 and \$368,482, respectively.

As approved by shareholders at the General Meeting held on 25 November 2015, the Company made its Sixth Capital Return of \$3.79 per share on 30 November 2016.

Results for announcement to the market (continued)

Explanation of operating activities

Revenue from ordinary activities of the Company for the half-year consists entirely of the Company's investment activities and is made up as follows:

	31 December 2016	31 December 2015
Interest from investments in financial assets	\$1,404,560	\$1,593,954
Interest from banks	\$33,312	\$129,660
Dividend income	\$88,983	\$93,830
Revenue from operating activities	\$1,526,855	\$1,817,444

	31 Dec 2016 \$/share	30 Jun 2016 \$/share
Net tangible assets per share <i>(After adjustment for tax)</i>	51.35	54.69

Events subsequent to reporting date

On 31 January 2017, the Company announced a fully franked dividend payment of \$0.51 per share. The dividend is intended to be paid to shareholders on 3 March 2017.

Subsequent to the end of the reporting period, the Company has disposed of investments in financial assets with carrying values as at 31 December 2016 totaling \$3.59 million.

There has not been any other event of a material and unusual nature likely to significantly affect the operations of the Company, the results of those operations, or the state of affairs of the Company, in future financial years.

Other information

This report is based on the Half-Year Financial Report which has been subject to review by an independent auditor. The independent auditor's review report forms part of the Half-Year Financial Report.

All documents comprise the information required by Listing Rule 4.2A.3.

Attachments forming part of Appendix 4D

Attachment 1 – Half-Year Financial Report, including Directors' Report



Hannah Chan
Company Secretary
23 February 2017

Australian Masters Yield Fund No 4 Limited

ABN 62 149 790 563

Half-Year Financial Report - 31 December 2016

Australian Masters Yield Fund No 4 Limited

Contents

31 December 2016

Directors' report	2
Auditor's independence declaration	4
Condensed statement of profit or loss and other comprehensive income	5
Condensed statement of financial position	6
Condensed statement of changes in equity	7
Condensed statement of cash flows	8
Notes to the condensed financial statements	9
Directors' declaration	14
Independent auditor's review report to the members of Australian Masters Yield Fund No 4 Limited	15

Australian Masters Yield Fund No 4 Limited
Directors' report
31 December 2016

The directors present their report, together with the financial statements, on the Company for the half-year ended 31 December 2016.

Directors

The following persons were directors of the Company during the whole of the financial half-year and up to the date of this report:

Mr Thomas Kline – Non Executive Chairman
Mr Christopher Brown – Non Executive Director
Mr Alexander MacLachlan – Non Executive Director

Principal activities

The principal activity of the Company during the financial period was investing in Australian fixed and floating income securities.

Review of operations

The profit for the Company after providing for income tax amounted to \$1,019,772 (31 December 2015: \$1,125,484).

The net asset value of the Company at 31 December 2016 was \$51,136,921 (30 June 2016: \$54,469,214). The net asset value per share at 31 December 2016 was \$51.35 (30 June 2016: \$54.69). The decline in the Company's profit was primarily driven by the reduction of the income producing assets of the Company as financial investments matured or were sold during the period with the proceeds being paid out as capital returns to investors.

The weighted average number of shares for the half-year was 995,896. The basic and diluted earnings per share after tax was \$1.02 (31 December 2015: \$1.13).

As approved by shareholders at the General Meeting held on 25 November 2015, the Company made its Sixth Capital Return of \$3.79 per share on 30 November 2016.

Dividends

Dividends paid during the financial half-year were as follows:

	31 December 2016	31 December 2015
	\$	\$
Fully franked dividend of \$0.56 per share paid on 18 August 2015	-	557,702
Fully franked dividend of \$0.43 per share paid on 10 December 2015	-	428,235
Fully franked dividend of \$0.21 per share paid on 18 August 2016	209,138	-
Fully franked dividend of \$0.37 per share paid on 30 November 2016	368,482	-
	<u>577,620</u>	<u>985,937</u>

Total dividends per share for the half-year ended 31 December 2016 was \$0.58 (2015: \$0.99). The tax rate at which paid dividends have been franked is 30% (2015: 30%).

Matters subsequent to the end of the financial half-year

On 31 January 2017, the Company announced a fully franked dividend of \$0.51 per share which is intended to be paid to shareholders on 3 March 2017.

Subsequent to the end of the reporting period, the Company has disposed of investments in financial assets with carrying values as at 31 December 2016 totaling \$3.59 million.

No other matter or circumstance has arisen since 31 December 2016 that has significantly affected, or may significantly affect the Company's operations, the results of those operations, or the Company's state of affairs in future financial years.

Australian Masters Yield Fund No 4 Limited
Directors' report
31 December 2016

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this directors' report.

This report is made in accordance with a resolution of directors, pursuant to section 306(3)(a) of the Corporations Act 2001.

On behalf of the directors



Thomas Kline
Chairman

23 February 2017

The Board of Directors
Australian Masters Yield Fund No 4 Limited
Level 15
100 Pacific Highway
NORTH SYDNEY NSW 2060

23 February 2017

Dear Board Members

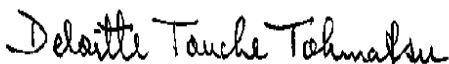
Australian Masters Yield Fund No 4 Limited

In accordance with section 307C of the *Corporations Act 2001*, I am pleased to provide the following declaration of independence to the directors of Australian Masters Yield Fund No 4 Limited.

As lead audit partner for the review of the financial statements of Australian Masters Yield Fund No 4 Limited for the half-year ended 31 December 2016, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- (ii) any applicable code of professional conduct in relation to the review.

Yours sincerely



DELOITTE TOUCHE TOHMATSU



Weng W Ching
Partner
Chartered Accountants

Australian Masters Yield Fund No 4 Limited
Condensed statement of profit or loss and other comprehensive income
For the half-year ended 31 December 2016

	Note	31 December 2016	31 December 2015
		\$	\$
Revenue	4	1,526,855	1,817,444
Realised gain on disposal/redemption of financial assets		-	159,575
Gain/(loss) on financial assets at fair value through profit or loss		189,325	(10,500)
Expenses			
Management and administration fees	13	(216,603)	(301,886)
Accounting and audit fees		(11,985)	(12,146)
Registry fees		(13,912)	(14,877)
Listing fees		(39,171)	(43,936)
Custody fees		(7,807)	(12,121)
Other expenses		(8,020)	(13,931)
Profit before income tax expense		1,418,682	1,567,622
Income tax expense	5	(398,910)	(442,138)
Profit after income tax expense for the half-year attributable to the shareholders of Australian Masters Yield Fund No 4 Limited		1,019,772	1,125,484
Other comprehensive income for the half-year, net of tax		-	-
Total comprehensive income for the half-year attributable to the shareholders of Australian Masters Yield Fund No 4 Limited		<u>1,019,772</u>	<u>1,125,484</u>
		Cents	Cents
Basic earnings per share		102.40	113.01
Diluted earnings per share		102.40	113.01

The above condensed statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

Australian Masters Yield Fund No 4 Limited
Condensed statement of financial position
As at 31 December 2016

		31 December	
	Note	2016	30 June 2016
		\$	\$
Assets			
Current assets			
Cash and cash equivalents		2,623,273	2,958,721
Other receivables		5,222	5,419
Financial assets	6	12,321,343	3,670,606
Prepayments		164,852	-
Total current assets		<u>15,114,690</u>	<u>6,634,746</u>
Non-current assets			
Financial assets	7	36,192,497	47,889,897
Deferred tax assets	8	-	42,249
Total non-current assets		<u>36,192,497</u>	<u>47,932,146</u>
Total assets		<u>51,307,187</u>	<u>54,566,892</u>
Liabilities			
Current liabilities			
Current tax liabilities		107,742	31,543
Other payables		39,156	66,135
Total current liabilities		<u>146,898</u>	<u>97,678</u>
Non-current liabilities			
Deferred tax liabilities	9	23,368	-
Total non-current liabilities		<u>23,368</u>	<u>-</u>
Total liabilities		<u>170,266</u>	<u>97,678</u>
Net assets		<u>51,136,921</u>	<u>54,469,214</u>
Equity			
Issued capital	10	49,335,097	53,109,542
Retained profits		1,801,824	1,359,672
Total equity		<u>51,136,921</u>	<u>54,469,214</u>

The above condensed statement of financial position should be read in conjunction with the accompanying notes

Australian Masters Yield Fund No 4 Limited
Condensed statement of changes in equity
For the half-year ended 31 December 2016

	Issued capital \$	Retained profits \$	Total equity \$
Balance at 1 July 2015	83,305,109	1,514,099	84,819,208
Profit after income tax expense for the half-year	-	1,125,484	1,125,484
Other comprehensive income for the half-year, net of tax	-	-	-
Total comprehensive income for the half-year	-	1,125,484	1,125,484
<i>Transactions with shareholders in their capacity as shareholders:</i>			
Capital returns paid	(22,696,470)	-	(22,696,470)
Dividends paid (note 11)	-	(985,937)	(985,937)
Balance at 31 December 2015	<u>60,608,639</u>	<u>1,653,646</u>	<u>62,262,285</u>
	Issued capital \$	Retained profits \$	Total equity \$
Balance at 1 July 2016	53,109,542	1,359,672	54,469,214
Profit after income tax expense for the half-year	-	1,019,772	1,019,772
Other comprehensive income for the half-year, net of tax	-	-	-
Total comprehensive income for the half-year	-	1,019,772	1,019,772
<i>Transactions with shareholders in their capacity as shareholders:</i>			
Capital returns paid (note 10)	(3,774,445)	-	(3,774,445)
Dividends paid (note 11)	-	(577,620)	(577,620)
Balance at 31 December 2016	<u>49,335,097</u>	<u>1,801,824</u>	<u>51,136,921</u>

The above condensed statement of changes in equity should be read in conjunction with the accompanying notes

Australian Masters Yield Fund No 4 Limited
Condensed statement of cash flows
For the half-year ended 31 December 2016

	Note	31 December 2016 \$	31 December 2015 \$
Cash flows from operating activities			
Interest received from investments		1,040,548	1,275,267
Interest received from banks		33,974	161,806
Dividends received		88,983	118,528
Management fees paid		(353,830)	(551,364)
Payments to suppliers		(164,445)	(117,668)
Net tax paid		(228,614)	(407,337)
Net cash from operating activities		<u>416,616</u>	<u>479,232</u>
Cash flows from investing activities			
Proceeds from disposal/redemption of investments		<u>3,600,000</u>	<u>11,985,276</u>
Net cash from investing activities		<u>3,600,000</u>	<u>11,985,276</u>
Cash flows from financing activities			
Capital returns paid	10	(3,774,445)	(22,696,470)
Dividends paid	11	(577,620)	(985,937)
Net cash used in financing activities		<u>(4,352,065)</u>	<u>(23,682,407)</u>
Net decrease in cash and cash equivalents		(335,449)	(11,217,899)
Cash and cash equivalents at the beginning of the financial half-year		<u>2,958,722</u>	<u>21,574,938</u>
Cash and cash equivalents at the end of the financial half-year		<u><u>2,623,273</u></u>	<u><u>10,357,039</u></u>

The above condensed statement of cash flows should be read in conjunction with the accompanying notes

Australian Masters Yield Fund No 4 Limited
Notes to the condensed financial statements
31 December 2016

1. General information

The financial statements cover Australian Masters Yield Fund No 4 Limited ("the Company") as an individual entity. The financial statements are presented in Australian dollars, which is the Company's functional and presentation currency.

The Company is a listed public company limited by shares, incorporated and domiciled in Australia.

The financial statements were authorised for issue, in accordance with a resolution of directors, on 23 February 2017.

2. Significant accounting policies

These general purpose financial statements for the interim half-year reporting period ended 31 December 2016 have been prepared in accordance with Australian Accounting Standard AASB 134 'Interim Financial Reporting' and the Corporations Act 2001, as appropriate for for-profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 'Interim Financial Reporting'.

These general purpose financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2016 and any public announcements made by the Company during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The principal accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The Company has adopted all of the new and revised Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are relevant to their operations and effective for the current half-year.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance or position of the Company.

The following new and revised Standards and Interpretations have been adopted in the current period and, where applicable, only affect disclosure and presentation in this financial report.

- AASB 2015-1 'Amendments to Australian Accounting Standards - Annual Improvements to Australian Accounting Standards 2012-2014 Cycle'

- AASB 2015-2 'Amendments to Australian Accounting Standards - Disclosure Initiative: Amendments to AASB 101'

The adoption of the above standard had no material impact on the half-year financial statements.

3. Operating segments

The Company is engaged in investing activities conducted in Australia and derives its income from income securities, predominantly fixed and floating interest financial assets.

Australian Masters Yield Fund No 4 Limited
Notes to the condensed financial statements
31 December 2016

4. Revenue

	31 December 2016	31 December 2015
	\$	\$
Interest from investments in financial assets	1,404,560	1,593,954
Interest from banks	33,312	129,660
Dividend income	88,983	93,830
	<u>1,526,855</u>	<u>1,817,444</u>

5. Income tax expense

	31 December 2016	31 December 2015
	\$	\$
The components of tax expense comprise:		
Current tax	333,293	387,480
Deferred tax	65,617	54,658
	<u>398,910</u>	<u>442,138</u>

6. Current assets - Financial assets

	31 December 2016	30 June 2016
	\$	\$
Investments in financial assets - at amortised cost	<u>12,321,343</u>	<u>3,670,606</u>

Refer to note 12 for further information on fair value measurement.

7. Non-current assets - Financial assets

	31 December 2016	30 June 2016
	\$	\$
Investments in financial assets - at amortised cost	31,117,497	43,004,222
Investments in financial assets - at fair value	5,075,000	4,885,675
	<u>36,192,497</u>	<u>47,889,897</u>

Refer to note 12 for further information on fair value measurement.

Australian Masters Yield Fund No 4 Limited
Notes to the condensed financial statements
31 December 2016

8. Non-current assets - Deferred tax assets

	31 December	30 June 2016
	2016	2016
	\$	\$

Deferred tax asset comprises temporary differences attributable to:

Amounts recognised in profit or loss:

Fair value of financial assets	-	23,019
Other	-	19,230

Deferred tax asset	-	42,249
--------------------	---	--------

9. Non-current liabilities - Deferred tax liabilities

	31 December	30 June 2016
	2016	2016
	\$	\$

Deferred tax liability comprises temporary differences attributable to:

Amounts recognised in profit or loss:

Fair value of financial assets	33,778	-
Other	(10,410)	-

Deferred tax liability	23,368	-
------------------------	--------	---

10. Equity - Issued capital

	31 December	30 June 2016	31 December	30 June 2016
	2016	2016	2016	2016
	Shares	Shares	\$	\$
Ordinary shares - fully paid	995,896	995,896	49,335,097	53,109,542

Movements in ordinary share capital

Details	Date	Shares	\$
Balance	1 July 2016	995,896	53,109,542
Sixth Capital Return of \$3.79 per share	30 November 2016	-	(3,774,445)
Balance	31 December 2016	995,896	49,335,097

Australian Masters Yield Fund No 4 Limited
Notes to the condensed financial statements
31 December 2016

11. Equity - Dividends

Dividends paid during the financial half-year were as follows:

	31 December	31 December
	2016	2015
	\$	\$
Fully franked dividend of \$0.56 per share paid on 18 August 2015	-	557,702
Fully franked dividend of \$0.43 per share paid on 10 December 2015	-	428,235
Fully franked dividend of \$0.21 per share paid on 18 August 2016	209,138	-
Fully franked dividend of \$0.37 per share paid on 30 November 2016	368,482	-
	<u>577,620</u>	<u>985,937</u>

Total dividends per share for the half-year ended 31 December 2016 was \$0.58 (2015: \$0.99). The tax rate at which paid dividends have been franked is 30% (2015: 30%).

12. Fair value measurement

Fair value hierarchy

The fair value of financial assets and financial liabilities approximates their carrying amounts at the reporting date.

The note below provides information about how the Company determines fair values of various financial assets measured at fair value through profit or loss.

The Company measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices)

Level 3: Inputs for the asset or liabilities that are not based on observable market data (unobservable inputs).

Financial asset	Fair value hierarchy	Valuation approach	Fair value
Convertible preference shares	Level 1	Quoted bid prices in an active market	\$5,075,000 (30 June 2016: \$4,885,675)

Level 1 fair values for listed convertible preference shares are based on quoted bid prices on the Australian Stock Exchange which is an active market. There were no key observable inputs or relations of unobservable inputs to fair value.

The Company recognises transfers between levels of the fair value hierarchy as at the end of the reporting period during which the transfer has occurred. There were no transfers between fair value hierarchy levels during the half-year ended 31 December 2016.

13. Related party transactions

Directors

The names of persons who were directors of the Company at any time during the half-year and to the date of these financial statements are:

Mr Thomas Kline – Non Executive Chairman
 Mr Christopher Brown – Non Executive Director
 Mr Alexander MacLachlan – Non Executive Director

Australian Masters Yield Fund No 4 Limited
Notes to the condensed financial statements
31 December 2016

13. Related party transactions (continued)

Transactions between related parties are on normal commercial terms and conditions unless otherwise stated and are as follows:

Walsh & Company Asset Management Pty Limited

Mr Thomas Kline and Mr Alexander MacLachlan are directors of the Company and directors of the Manager, Walsh & Company Asset Management Pty Limited ("the Manager").

The Manager is entitled to receive a management fee of 0.59% (excluding GST) per annum of the Value of the Portfolio. During the half-year ended 31 December 2016, Walsh & Company Asset Management Pty Limited was paid in advance an annual management fee of \$353,830 (2015: \$551,364), inclusive of GST. Of the total management fee, \$164,852 (2015: \$256,885) is included in prepayments at 31 December 2016.

Australian Fund Accounting Services Pty Limited

Australian Fund Accounting Services Pty Limited, a wholly-owned subsidiary of Dixon Advisory Group Limited, the parent of the Manager, provides fund administration services under an agreement with the Manager. These services include net asset valuation, management accounting, statutory reporting, capital management and taxation.

Total fund administration fees paid or payable for the half-year ended 31 December 2016 were \$45,000 (31 December 2015: \$45,000), exclusive of GST.

14. Contingent liabilities and capital commitments

No material amounts of contingent liabilities or capital commitments exist at balance date.

15. Events after the reporting period

On 31 January 2017, the Company announced a fully franked dividend of \$0.51 per share which is intended to be paid to shareholders on 3 March 2017.

Subsequent to the end of the reporting period, the Company has disposed of investments in financial assets with carrying values as at 31 December 2016 totaling \$3.59 million.

No other matter or circumstance has arisen since 31 December 2016 that has significantly affected, or may significantly affect the Company's operations, the results of those operations, or the Company's state of affairs in future financial years.

Australian Masters Yield Fund No 4 Limited
Directors' declaration
31 December 2016

In the directors' opinion:

- the attached financial statements and notes thereto are in accordance with the Corporations Act 2001, including compliance with the Accounting Standards;
- the attached financial statements and notes give a true and fair view of the Company's financial position as at 31 December 2016 and of its performance for the financial half-year ended on that date; and
- there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors made pursuant to section 303(5)(a) of the Corporations Act 2001.

On behalf of the directors



Thomas Kline
Chairman

23 February 2017

Independent Auditor's Review Report to the members of Australian Masters Yield Fund No 4 Limited

We have reviewed the accompanying half-year financial report of Australian Masters Yield Fund No 4 Limited, which comprises the condensed statement of financial position as at 31 December 2016, and the condensed statement of profit or loss and other comprehensive income, the condensed statement of cash flows and the condensed statement of changes in equity for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration as set out on pages 5 to 14.

Directors' Responsibility for the Half-Year Financial Report

The directors of the company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of Australian Masters Yield Fund No 4 Limited's financial position as at 31 December 2016 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Australian Masters Yield Fund No 4 Limited, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Independence Declaration

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of Australian Masters Yield Fund No 4 Limited, would be in the same terms if given to the directors as at the time of this auditor's review report.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Australian Masters Yield Fund No 4 Limited is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the company's financial position as at 31 December 2016 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU



Weng W Ching
Partner

Chartered Accountants
Sydney, 23 February 2017