



2016 Full-Year Results August 2016

FY16 Financial Results – Highlights

Strong Delivery of FY16 Prospectus Forecasts

share*

- FY16 NPAT \$22.6 million up 15.1% on Prospectus Forecast and marginally higher than the April 2016 market guidance range of \$22.0 – \$22.5 million
- FY16 Residential settlements \$33.8 billion up 8.3% on FY15, 99.4% of FY16
 Prospectus Forecast. This is despite numerous headwinds in the market place.
- FY16 Commercial settlements \$2.76 billion up 15% on FY15, 112% of FY16
 Prospectus Forecast
- AFGHL contributed \$6.6m profit before tax in FY16, settlements across all AFG
 Home Loans products up 99% to \$1.94 billion.
- Final dividend of 5.4 cents per share for a full year dividend yield of approximately 8.4% based on closing 30 June 2016 share price
- EPS for FY16 is 10.54 cents per share up 48% from FY15 EPS of 7.12 cents per

* Using shares on issue at listing and FY15 NPAT from continuing operations

OUR PEOPLE

2,650+

The number of mortgage brokers who use the services provided by AFG across Australia.

190⁺

The number of AFG staff we have across the country.



The number of lenders on the AFG panel we do business with every day.



The number of finance products available to AFG brokers.



FY16 Prospectus Forecast Tracking

Strong performance against full year 2016 Prospectus forecasts. Comfortably exceeded Prospectus forecasts.

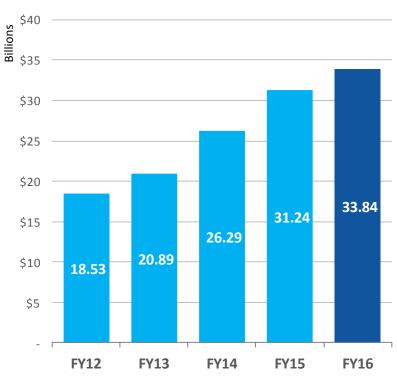
	FY16 \$000's	FY16 IPO Pro Forma \$000's	
NPAT	22,644	19,675	15%
Residential Loan Book	114,737,484		
Commercial Loan Book	5,665,214		
Total Loan Book	120,402,698	117,769,564	2%
Settlements			
Residential	33,840,648	34,044,124	(1%)
Commercial	2,755,778	2,454,210	12%
AFGHL Edge and Icon Settlements	1,441,652	1,300,000	11%
AFG Securities Loan Book	1,043,479	1,085,787	(4%)
Net Interest	13,563	10,615	28%
Net Interest Margin	1.32%	0.96%	38%
EPS	10.5 cents	9.16 cents	15%



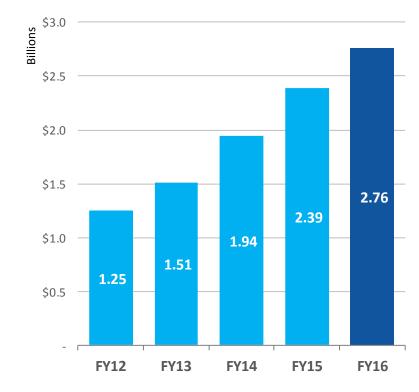
Settlements

Year on Year Comparison

FY16 delivered growth in both residential and commercial settlements with year on year growth every year for the last five years



Residential Settlements



Commercial Settlements

Settlements FY14 - FY16 State Comparison

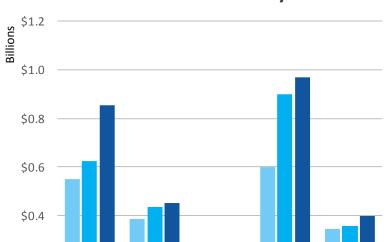
Continued strong growth in both Residential and Commercial Settlements, particularly in New South Wales and Victoria – the country's biggest markets

\$0.2

NSW

QLD





SA

■ FY14 ■ FY15 ■ FY16

VIC

WA

Commercial Settlements by state

AFG



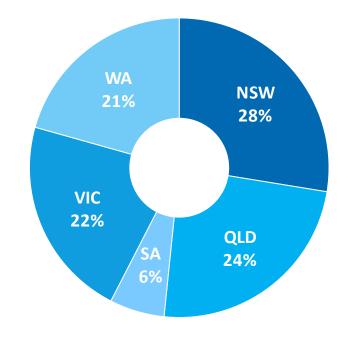
Residential Portfolio June 2016

The Residential portfolio again grew in all geographical markets, residential loan book of \$114.7 billion generating ongoing trail commission.



Residential Portfolio by state

Residential Loan Book Location





Australian Residential Mortgage Market

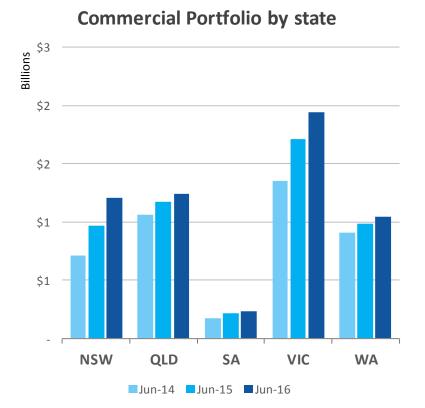
The Australian residential mortgage market has demonstrated consistently strong growth with CAGR of 5.9% in total loans outstanding since 2010, over the same period AFGs residential loan book has a CAGR of **11.3%**.



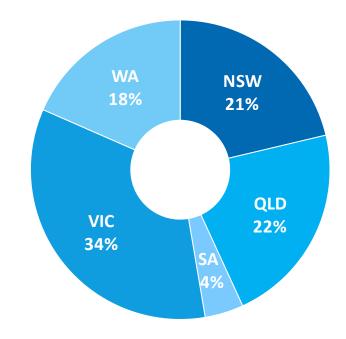


Commercial Portfolio June 2016

Growth in all geographical markets, commercial loan book of \$5.7 billion generating ongoing trail commission.



Commercial Loan Book Location

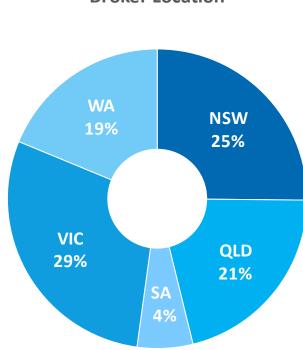


Distribution Network

Consistent growth in broker numbers nationally with good geographic diversity







Broker Location

AFG

AFG Home Loans

Consistent growth in our distribution network together with delivery on cross sell strategy has generated excellent AFG Home Loans results. Settlements up 99% to \$1.94 billion across all AFG Home Loans branded products

AFGHL Edge

- AFGHL Edge Settlements \$1.33 billion in FY16 up from \$460 million in FY15
- Momentum set in the first half of FY16 continuing to be maintained

AFGHL Icon

AFG

- Newly branded white label soft launched in October 2015 providing alternative product and funding lines for AFG branded products. \$314 million in lodgements to 30 June 2016.
- Similar margins to Edge Product and similar residual risk profile
- Maintains objective of having more than one white label funder

AFG Securities (Retro)

- Improved net interest margin driving strong returns across the financial year
- FY16 loan book of \$1.043 billion up from \$1.020 billion at 30 June 2015.
- Approximately 40% of funding is locked away in term transactions with the balance spread across two 'Big 4 Bank' warehouses

AFG HOME LOANS EDGE







AFG Home Loans

Strong growth in higher margin business

	FY 2016	FY 2016 Prospectus
	\$000's	\$000's
Total AFGHL Revenue	68,327	60,888
AFGHL Profit Before Tax	6,564	3,073

Profit before tax result exceeds Prospectus forecast by 114% and is assisted by the following;

- Improved margin within AFG Securities business owing to lower cost of funds and repricing parts of the loan book when the majority of the market also repriced loan books during quarter 2 of FY16
- Total settlements achieved were \$1.94 billion in FY16 up 99% from \$0.97 billion in FY15
- Lower cost of funds driven predominately by warehouse mix

Financials



2016 Results - Actual

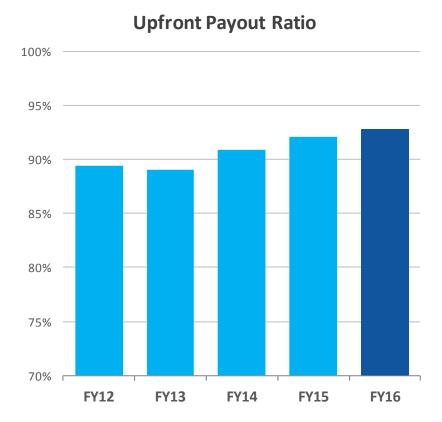
Increased profit underpinned by increased sales of AFG branded products, increased commercial and residential settlements, improved securitisation margins and other income

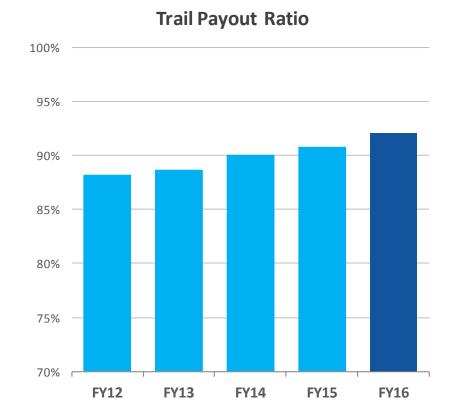
	FY16 \$000's	FY15 \$000's	
Statutory NPAT	22,644	20,374	11%
Represented by Continuing Operations	22,644	15,296	48%
Discontinued Operations (Property Business)	-	5,078	
Loan Book	120,402,698	106,926,558	13%
Settlements			
Residential	33,840,648	31,242,452	8%
Commercial	2,755,778	2,392,418	15%
AFGHL Edge and Icon Settlements	1,441,652	460,000	213%
AFG Securities Loan Book	1,043,479	1,020,294	2%
Net Interest	13,563	10,438	30%
Net Interest Margin	1.32%	1.00%	32%
EPS (Statutory)	10.5 cents	9.5 cents	11%
EPS (Continuing Operations)	10.5 cents	7.1 cents	48%



Payout Ratios – Upfront and Trail

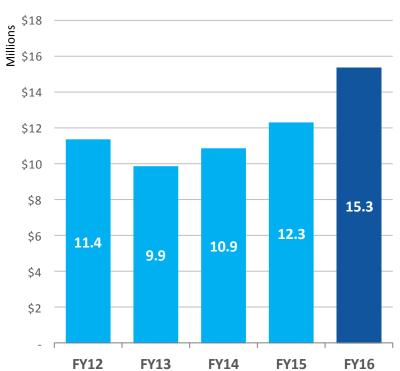
Payout ratios in line with Prospectus forecasts





Other Income

Relates to fees for services provided to brokers, sponsorship and incentive income



Other Income

- 20% growth in service fees to \$5.3m in FY16 reflects the ongoing value of the AFG brand and technology proposition to brokers
- Sponsorship and incentive income received in FY16 was \$7.4m up 30% from \$5.6m in FY15.
- Continues to be an important offset against margin compression in the residential segment and a reflection of the value AFG provides to the lender panel.

Summary Cash Flow

Strong operating cash flow delivers solid balance sheet

	June 2016 \$000's	June 2015 \$000's
Cash flows from operating activities		
Cash receipts from customers	440,571	399,849
Cash paid to suppliers and employees	(410,148)	(397,454)
Repayments/(Advances) of customer borrowings	23,414	34,025
(Repayment of)/Proceeds from securitisation	(2,189)	(19.694)
Income taxes paid	(7,780)	(8,328)
Net cash generated by operating activities	43,868	8,398
Cash flows from investing activities	2,993	(768)
Net cash generated/(used in) financing activities	(6,972)	7,124
Net increase in cash and cash equivalents	39,889	14,754
Cash and cash equivalents at 1 July	90,776	76,022
Cash and cash equivalents at 30 June ¹	130,665	90,776

Points to note:

 Includes restricted cash of \$44.7 million (FY15: \$35.0 million)

The increase in cash flows generated from operating activities since 30 June 2015 is driven primarily from strong cash profit results over the 12 months, the increase of funds on hand from RMBS Warehouse activities and the absence of payments relating to the demerged property business. AFG continues to be a business that generates strong cash flows.

Cash Reconciliation	FY16	FY15
Un-restricted net cash	\$85.95m	\$55.75
Restricted cash (Securities)	\$44.72m	\$35.03
Total cash	\$130.67m	\$90.78m

Summary Balance Sheet

	June 2016 \$000's	June 2015 \$000's
Assets		9000 S
Cash ¹	130,665	90,776
Receivables ²	650,108	594,667
Loans and advances ³	1,046,412	1,025,344
Property, plant and equipment	2,379	2,998
Intangible assets	757	865
Total assets	1,830,321	1,714,650
Liabilities		
Interest bearing liabilities ³	1,072,215	1,041,099
Trade and Other payables ⁴	652,049	585,257
Employee benefits	3,818	3,131
Provisions	322	292
Deferred tax liability	13,397	12,641
Total liabilities	1,741,801	1,632,996
Net assets	88,520	85,279
Equity		
Share capital	43,541	43,541
Reserves	23	(67)
Retained earnings	44,980	28,757
Non-controlling interest	(24)	(1)
Total equity	88,520	72,230

Points to note:

- Cash and liquidity levels remain within desired ranges. Includes restricted cash of \$44.7 million (FY15: \$35.0 million)
- 2. Predominantly related to trail book accounting
- Largely AFG Securitisation business. Total subordinated notes subscribed of \$8.7 million (FY2015: \$8.0 million)
- 4. Includes trail book accounting liability and general trade creditors and accruals.

Strategic & Market Outlook



Strategic & Market Outlook

Combination of market share, recruitment, new AFG branded products, cross sell opportunities and record low interest rates continue to leave us optimistic about the sector

- Broker market penetration of the Australian mortgage market now more than 52% across the full financial year, up from 51.3% across the FY15 financial year. AFG continues to be systematically important to the Australian banking system.
- Brokers provide a vital distribution network for small and large lenders which provides greater choice and competition for consumers. Access to greater range of lenders, larger discounts, assistance with application and excellent customer service that would not be possible for smaller lenders on their own.
- Broker numbers at 30 June of over 2,650 exceeding Prospectus forecast of 2,603. The AFG broker network
 provides a powerful distribution network with a proven track record of delivering on our strategy to diversify
 earnings by accessing other areas of the financial services market.
- The Group's diversification strategy is validated by the excellent growth in AFG Home Loans and Commercial settlements. AFG Home Loans settlements across all brands increased 99% to \$1.94 billion and commercial settlement volumes increased by 15% in FY16 to \$2.76 billion.
- Securitisation markets showing signs of reduced volatility, consistent with FY16 no rapid growth in volumes is expected in FY17. Warehouse relationships remain strong and have been recently renewed.
 AFG

AFG's Growth Strategy

Protect and grow residential mortgage broking business

Grow commercial mortgage broking business

Increase penetration of AFG Home Loans product

Provide additional products to mortgage broker network

Pursue initiatives for growth via the online channel

AFG

- Continue to expand broker network and distribution reach through active recruitment program
- Investment in technology platforms to maintain best in class technology and attract high calibre brokers
- Residential loan book up from \$102b at 30 June 2015 to \$114.7b at 30 June 2016

• Investment in strategic alliance with Biz2Credit, a leading international Financial Technology company that will enable AFG brokers to deliver an innovative lending experience for small businesses in Australia

- Expansion of broker network to increase distribution reach and loan book
- Commercial loan book has reached \$5.7b exceeding the prospectus FY16 target of \$5.1b
- AFG Icon has been developed to add diversity to the AFG product suite and funding sources
- Securitisation continued use of the securitisation market as an alternative funding source at appropriate times

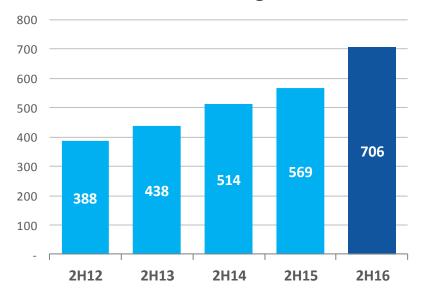
• Gradual widening of risk appetite to supplement existing prime mortgage flow in a less competitive sector

- AFG soft launched a car loan offering through its broker network in February 2016
- Revenue from insurance products continues to grow
- Utilising existing distribution network and customer behaviour information to increase market share of additional products and more choice at competitive pricing
- The online channel continues to develop and AFG believes it will be a viable distribution channel in the medium to long term
- · Continue to explore and assess organic and inorganic opportunities in this area



Powerful National Distribution Network

A proven ability to cross sell additional products through our broker network will drive growth and diversification. Increasing market share in the commercial sector is a significant opportunity.



Broker numbers writing Commercial

Market – FY16	Size*	Share
Residential Mortgages	\$387b	8.7%
Commercial Fixed Loans	\$392b	0.7%
Purchase of real property	\$159b	1.7%
Other	\$233b	-

- Continue to develop our expanding broker network to grow our Commercial mortgage market share of \$159b per annum
 Commercial real property market
- Proven platform to cross-sell and grow new products through the existing distribution network of Brokers will be supported by the exclusive agreement with Biz2Credit

Launching Biz2Credit

Partnership with Biz2Credit to utilise innovative SME lending platform along with established Broker network to service the SME lending market

- In August 2016 announced our exclusive agreement with Biz2Credit
- The innovative SME lending platform will assist in unlocking opportunity in the under-serviced SME lending market
- Utilising our growing broker network and the Biz2Credit partnership to service the \$392 billion*
 Commercial fixed loan market
- Ability to process funding requests in real-time with applications from device, laptop or smart phone at a time and place that suits

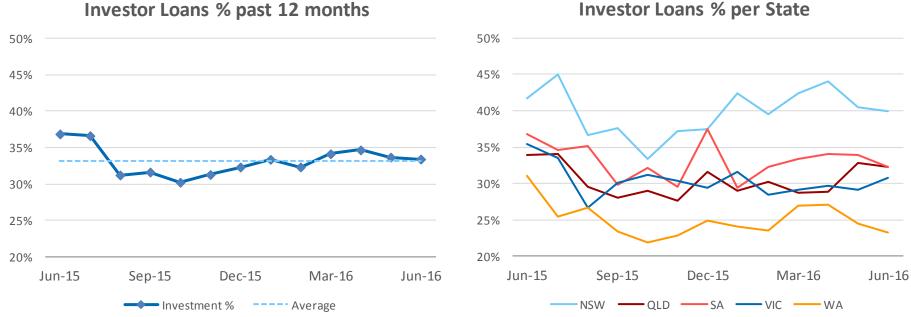
AFG

Biz2Credit®

Investor Loans

AFG

APRA actions to reduce residential investor activity impact has stabilised near long term average

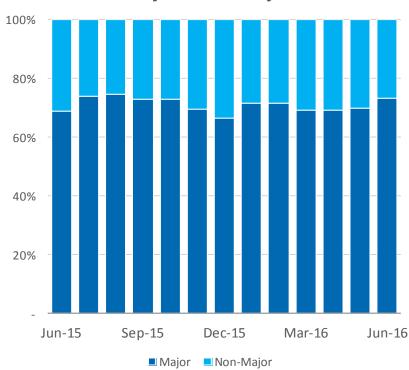


Investor Loans % per State

- Higher proportion of investor loans continue to be written in NSW
- Investor loan percentage stabilising near long term average
- The decline in investor loans during the year was offset by an increase in owner occupiers

Lending Activity

Non-Majors maintaining market share across the financial year, average loan size steady and continues to be influenced by NSW



Major v Non-Major



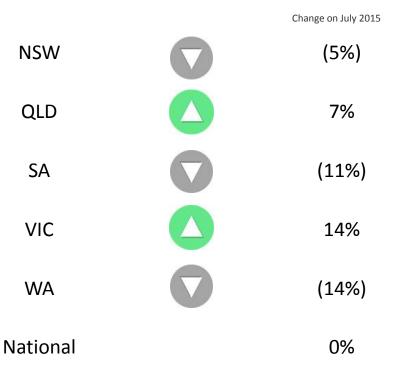
National Average Loan Size

July Trading

Consistent start to FY17 Residential Lodgements

- Total Residential Lodgements were \$4.7 billion in July 2016
- Victoria and Queensland continue their strong lodgement growth, partially offset by continued weakness in Western Australia and decrease in New South Wales in July. Signs of ongoing improvement in Queensland.
- August lodgement run-rate is reflecting year on year growth, including the NSW market
- Strong AFGHL momentum has been maintained through the start of FY17

Comparison of July Lodgments



In conclusion

Strong first full year as a listed company in 2016 with outperformance of Prospectus forecast results and a positive outlook for the future

- Comfortably exceeded Prospectus forecasts and positive outlook for FY2017
- Full year dividend yield of approximately 8.4% using the closing share price at 30 June 2016
- The Group is in a good position to deliver future growth following strong results across key KPIs and continue to deliver on our strategy to increase diversification of earnings to even greater levels
- Another AFG record loan book at 30 June 2016 of \$120.4 billion provides an excellent platform for growth through future cash flows, approximately 80% of which flow from A grade credit rated Australian financial institutions
- Strong cash flows and balance sheet to drive and deliver the Group's core and diversification growth plans



Thank you



Appendices



Balance Sheet

	June 2016 \$000's	June 2015 \$000's
Assets		
Cash and cash equivalents	130,665	90,776
Trade and other receivables	650,059	593,931
Current tax asset	-	687
Loans and advances	1,046,412	1,025,344
Other financial assets	49	49
Property, plant and equipment	2,379	2,998
Intangible assets	757	865
Total assets	1,830,321	1,714,650

	June 2016 \$000's	June 2015 \$000's
Liabilities		
Interest-bearing liabilities	1,072,215	1,041,099
Trade and other payables	646,113	580,341
Employee benefits	3,818	3,131
Current tax payable	1,060	-
Deferred income	4,876	4,916
Provisions	322	292
Deferred tax liability	13,397	12,641
Total liabilities	1,741,801	1,642,420
Net assets	88,520	72,230
Equity		
Share capital	43,541	43,541
Share-based payment reserve	97	9
Other capital reserves	(74)	(76)
Retained earnings	44,980	28,757
Total equity attributable to equity holders of the Company	88,544	72,231
Non-controlling interest	(24)	(1)
Total equity	88,520	72,230

Consolidated Income Statement

	June 2016 \$'000's	June 2015 \$'000's
Continuing Operations		
Commission and other income	482,331	462,820
Securitisation interest income	46,597	48,534
Operating income	528,928	511,354
Commission and other cost of sales	(440,790)	(421,324)
Securitisation interest expense	(33,036)	(38,096)
Gross profit	55,102	51,934
Other income	15,345	12,296
Administration expenses	(3,314)	(3,209)
Other expenses	(36,881)	(41,757)
Results from operating activities	30,252	19,264
Finance income	2,708	2,545
Finance expenses	(34)	(83)
Net finance income	2,674	2,462
Profit before tax from continuing operations	32,926	21,726
Income tax expense	(10,282)	(6,430)
Profit from continuing operations	22,644	15,296
Discontinued operations		
Profit after tax for the year from discontinued operations	-	5,078
Profit for the period	22,644	20,374

	June 2016 \$'000's	June 2015 \$'000's
Profit attributable to:		
Equity holders of the Company	22,667	20,379
Non-controlling interests	(23)	(5)
Profit for the Period	22,644	20,374
Other comprehensive income for the period, net of income tax	2	(15)
Total comprehensive income for the period		
	22,646	20,359
Total comprehensive income for the period attributable to:		
Equity holders of the Company	22,669	20,364
Non-controlling interests	(23)	(5)
Total comprehensive income for the Period	22,646	20,359
Earnings per share		
Basic earnings per share (cents per share)	10.54	10.73
Diluted earnings per share (cents per share)	10.54	10.71
Earnings per share – continuing operations		
Basic earnings per share (cents per share)	10.54	8.05
Diluted earnings per share (cents per share)	10.54	8.03

Cash Flows

\$000's	\$000's
	2000 S
440,571	399,849
(410,148)	(397,454)
23,414	34,025
(2,189)	(19,694)
(7,780)	(8,328)
43,868	8,398
2,665	2,423
(136)	(530)
(205)	(242)
(49)	(76)
-	459
718	(113)
-	(2,689)
2,993	(768)
-	13,805
-	32,558
-	(523)
. ,	(716)
	(38,000)
(6,972)	7,124
20 880	14,754
	76,022
	90,776
	(410,148) 23,414 (2,189) (7,780) 43,868 2,665 (136) (205) (49) - 718

Cash Reconciliation	FY16	FY15
Un-restricted net cash	\$85.95m	\$55.75
Restricted cash (Securities)	\$44.72m	\$35.03
Total cash	\$130.67m	\$90.78m



Impact of Securitisation SPVs Balance Sheet

The proforma balance sheet below shows Group's balance sheet with the 'non-recourse' special purpose vehicles (SPVs) relating to the securitisation business and the balance of the Group separately.

	AFG SPVs \$000's	AFG excl SPVs \$000's	Re- classifications	AFG Limited \$000's
Assets				
Cash and cash equivalents	42,698	87,967	-	130,665
Trade and other receivables	-	650,108	-	650,108
Loans and advances	1,043,984	2,428	-	1,046,412
Investment in subordinated notes	-	8,657	(8,657)	-
Property, plant and equipment	-	2,379	-	2,379
Intangible assets	-	757	-	757
Total assets	1,086,682	752,296	(8,657)	1,830,321
Liabilities				
Interest-bearing liabilities	1,080,689	183	(8,657)	1,072,215
Trade and other payables	5,342	646,707	-	652,049
Employee benefits	-	3,818	-	3,818
Provisions	-	13,397	-	13,397
Deferred tax liability	-	322	-	322
Total liabilities	1,086,031	664,427	(8,657)	1,741,801
Net assets	651	87,869	-	88,520

Points to note:

- 1. The AFG business is largely debt free outside the non-recourse securitisation book within the special purpose vehicles
- AFGs total subordinated notes subscribed of \$8.7 million (FY2015: \$8.0 million) reflects the total cash exposure to the securitisation business at 30 June 2016.



Impact of Trail Book Accounting

	June 20 \$000'		June 20 \$000	
Statutory	Operating income	Profit After Tax	Operating income	Profit After Tax
Underlying results from continuing operations	472,602	22,466	432,417	12,058
Change in the present value of trailing commission receivable and payable	56,326	178	78,937	3,238
Results from continuing operations	528,928	22,644	511,354	15,296

Key Assumptions	June 2016	June 2015
Average loan life	Between 4.3 and 5.2 years	Between 4.4 and 5.3 years
Discount rate per annum ¹	Between 5% and 13.5%	Between 5% and 13.5%
Percentage paid to members ²	Between 85% and 93%	Between 85% and 91%

¹ Discount rates once set are not adjusted during the life of the loan. The spread in discount rate captures loans settled in previous financial years as well as the current financial year.

² The percentage paid to members is fixed by the terms of their agreement with the Group. As a consequence, management does not expect changes to the percentage paid to members to be reasonably possible.

Important Disclaimer

This presentation contains general information which is current as at 26 August 2016.

The information is intended to be a summary of Australian Finance Group Limited (AFG) and it its activities as at 30 June 2016, and does not purport to be complete in any respect.

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