

**Reitway Global Property Portfolio**

ARSN 603 098 773

**Annual report**

**For the year ended 30 June 2017**

# Reitway Global Property Portfolio

ARSN 603 098 773

## Annual report

For the year ended 30 June 2017

### Contents

Directors' report

Auditor's independence declaration

Statement of comprehensive income

Statement of financial position

Statement of changes in equity

Statement of cash flows

Notes to the financial statements

Directors' declaration

Independent auditor's report to the unit holders of Reitway Global Property Portfolio

This annual report covers Reitway Global Property Portfolio as an individual entity.

The Responsible Entity of Reitway Global Property Portfolio is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975).

The Responsible Entity's registered office is:

Level 1, 575 Bourke Street

Melbourne, VIC 3000

## Directors' report

The directors of Equity Trustees Limited, the Responsible Entity of Reitway Global Property Portfolio (the "Fund"), present their report together with the financial statements of the Fund, for the year ended 30 June 2017.

### Principal activities

The Fund invests in global listed property assets where it takes a high-conviction view designed to generate consistent higher income and generate wealth-enhancing performance over the medium to longer term.

The Fund did not have any employees during the year.

There were no significant changes in the nature of the fund's activities during the year

The various service providers for the Fund are detailed below:

Service	Provider
Responsible Entity	Equity Trustees Limited*
Investment Manager	Sanlam Private Wealth Pty Ltd
Portfolio Manager	Reitway Global
Custodian and Administrator	Mainstream Fund Services Pty Ltd
Statutory Auditor	Ernst & Young

\*On 1 August 2017, Equity Trustees Limited was appointed as Responsible Entity by Sanlam Private Wealth Pty Ltd. OneVue RE Services was the Responsible Entity from the beginning of the year up to this date.

### Directors

The following persons held office as directors of OneVue RE Services Limited during the year as indicated.

Nigel Cameron Stokes	(appointed 8 October 2014)
Brett Marsh	(resigned 17 March 2017)
Karen Nita Gibson	(appointed 23 March 2016)
Robert Joseph Brown	(resigned 6 June 2017)
Alexander Wise	(appointed 17 March 2017)
Vincent Leo Plant	(appointed 17 March 2017)

The following persons held office as directors of Equity Trustees Limited from 1 August 2017, being the date Equity Trustees Limited was appointed.

Philip D Gentry	Chairman
Harvey H Kalman	
Ian C Westley	(appointed 12 December 2016)

### Review and results of operations

During the year, the Fund continued to invest its funds in accordance with the Product Disclosure Statement and the provisions of the Fund's Constitution.

The Fund's performance was -3.46% (net of fees) for the year ended 30 June 2017. The Fund's benchmark, the GPR 250 REIT NET TR Index returned -6.58% for the same period.

## Directors' report (continued)

### Review and results of operations (continued)

The performance of the Fund, as represented by the results of its operations, was as follows:

	Year ended	
	30 June 2017	30 June 2016
Operating profit/(loss) before financing costs attributable to unit holders (\$'000)	(299)	1,735
<b>Distributions - Retail class</b>		
Distributions paid and payable (\$'000)	63	47
Distributions (cents per unit)	2.98	2.34
<b>Distributions - Management class</b>		
Distributions paid and payable (\$'000)	288	326
Distributions (cents per unit)	4.14	4.73
<b>Distributions - Institutional class</b>		
Distributions paid and payable (\$'000)	25	-
Distributions (cents per unit)	5.00	-

### Significant changes in state of affairs

There were no significant changes in the state of affairs of the Fund that occurred during the financial year under review.

### Matters subsequent to the end of the financial year

On 1 August 2017, Equity Trustees Limited was appointed as Responsible Entity by Sanlam Private Wealth Pty Ltd. OneVue RE Services was the Responsible Entity from the beginning of the year up to this date.

No other matter or circumstance has arisen since 30 June 2017 that has significantly affected, or may have a significant effect on:

- (i) the operations of the Fund in future financial years;
- (ii) the results of those operations in future financial years; or
- (iii) the state of affairs of the Fund in future financial years.

### Likely developments and expected results of operations

The Fund will continue to be managed in accordance with the investment objectives and guidelines as set out in the Product Disclosure Statement and the provisions of the Fund's Constitution.

The results of the Fund's operations will be affected by a number of factors, including the performance of investment markets in which the Fund invests. Investment performance is not guaranteed and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

### Indemnification and insurance of officers

No insurance premiums are paid for out of the assets of the Fund in regards to insurance cover provided to the officers of Equity Trustees Limited. So long as the officers of Equity Trustees Limited act in accordance with the Fund's Constitution and the Law, the officers remain indemnified out of the assets of the Fund against losses incurred while acting on behalf of the Fund.

### Indemnification of auditors

The auditor of the Fund is in no way indemnified out of the assets of the Fund.

### Fees paid to and interests held in the Fund by the Responsible Entity and its associates

Fees paid to the Responsible Entity and its associates out of Fund property during the year are disclosed in Note 14 of the financial statements.

No fees were paid out of Fund property to the directors of the Responsible Entity during the year.

The number of interests in the Fund held by the Responsible Entity or its associates as at the end of the financial year are disclosed in Note 14 of the financial statements.

## Directors' report (continued)

### Interests in the Fund

The movement in units on issue in the Fund during the year is disclosed in Note 7 of the financial statements.

The value of the Fund's assets and liabilities is disclosed on the statement of financial position and derived using the basis set out in Note 2 to the financial statements

### Environmental regulation

The operations of the Fund are not subject to any particular or significant environmental regulations under a Commonwealth, State or Territory law.

### Rounding of amounts to the nearest thousand dollars

Amounts in the Directors' report have been rounded to the nearest thousand dollars in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, unless otherwise indicated.

### 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 on page 5.

This report is made in accordance with a resolution of the directors of Equity Trustees Limited.



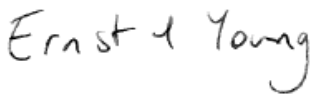
Philip D Gentry  
Director

Melbourne  
26 September 2017

## Auditor's Independence Declaration to the Directors of Equity Trustees Limited as Responsible Entity for Reitway Global Property Portfolio

As lead auditor for the audit of Reitway Global Property Portfolio for the financial year ended 30 June 2017, I declare to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of 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.



Ernst & Young



Rohit Khanna  
Partner  
Sydney  
26 September 2017

**Statement of comprehensive income**

		Year ended	
		30 June 2017	30 June 2016
	Note	\$'000	\$'000
<b>Investment income</b>			
Dividend and distribution income		378	422
Net foreign exchange gains/(losses)		(26)	(15)
Net gains/(losses) on financial instruments held at fair value through profit or loss	5	(476)	1,422
Other income		4	1
<b>Total investment income/(loss)</b>		<b>(120)</b>	<b>1,830</b>
<b>Expenses</b>			
Management fees	14(g)	96	53
Recoverable fees	14(g)	22	-
Transaction costs		33	42
Other expenses		28	-
<b>Total expenses</b>		<b>179</b>	<b>95</b>
<b>Operating profit/(loss)</b>		<b>(299)</b>	<b>1,735</b>
<b>Finance costs attributable to unit holders</b>			
Distributions to unit holders	8	(376)	(373)
(Increase)/decrease in net assets attributable to unit holders	7	675	(1,362)
<b>Profit/(loss) for the year</b>		<b>-</b>	<b>-</b>
Other comprehensive income		-	-
<b>Total comprehensive income for the year</b>		<b>-</b>	<b>-</b>

*The above statement of comprehensive income should be read in conjunction with the accompanying notes.*

**Statement of financial position**

		As at	
	Note	30 June 2017 \$'000	30 June 2016 \$'000
<b>Assets</b>			
Cash and cash equivalents	9	108	267
Receivables	11	78	75
Due from brokers - receivable for securities sold		-	227
Financial assets held at fair value through profit or loss	6	10,362	9,928
<b>Total assets</b>		<b>10,548</b>	<b>10,497</b>
<b>Liabilities</b>			
Distributions payable	8	273	243
Payables	12	13	5
Due to brokers - payable for securities purchased		-	57
<b>Total liabilities (excluding net assets attributable to unit holders)</b>		<b>286</b>	<b>305</b>
<b>Net assets attributable to unit holders - liability</b>	7	<b>10,262</b>	<b>10,192</b>

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



**Statement of changes in equity**

	Year ended	
	30 June 2017 \$'000	30 June 2016 \$'000
<b>Total equity at the beginning of the financial year</b>	-	-
Profit/(loss) for the year	-	-
Other comprehensive income	-	-
<b>Total comprehensive income</b>	-	-
Transactions with owners in their capacity as owners	-	-
<b>Total equity at the end of the financial year</b>	-	-

Under Australian Accounting Standards, net assets attributable to unit holders are classified as a liability rather than equity. As a result, there was no equity at the start or end of the financial year.

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

**Statement of cash flows**

		Year ended	
		30 June 2017 \$'000	30 June 2016 \$'000
	Note		
<b>Cash flows from operating activities</b>			
Proceeds from sales of financial instruments held at fair value through profit or loss		9,070	11,511
Purchase of financial instruments held at fair value through profit or loss		(9,810)	(11,589)
Transaction costs on financial instruments held at fair value through profit or loss		(33)	(42)
Foreign exchange gains/(losses)		(27)	(13)
Dividends and distributions received		356	406
Other income received		4	1
Management fees paid		(90)	(62)
Recoverable fees (paid)/received		6	(25)
GST paid		(6)	-
Other expenses paid		(29)	-
<b>Net cash inflow/(outflow) from operating activities</b>	10 (a)	<b>(559)</b>	<b>187</b>
<b>Cash flows from financing activities</b>			
Proceeds from applications by unit holders		605	7,019
Payments for redemptions by unit holders		-	(6,897)
Distributions paid to unit holders		(206)	(333)
<b>Net cash inflow/(outflow) from financing activities</b>		<b>399</b>	<b>(211)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>(160)</b>	<b>(24)</b>
Cash and cash equivalents at the beginning of the year		267	292
Effect of foreign currency exchange fluctuations on cash and cash equivalents		1	(1)
<b>Cash and cash equivalents at the end of the year</b>	9	<b>108</b>	<b>267</b>
Non-cash operating and financing activities	10 (b)	<b>140</b>	<b>62</b>

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

## Notes to the financial statements

### Contents

- 1 General information
- 2 Summary of significant accounting policies
- 3 Financial risk management
- 4 Fair value measurements
- 5 Net gains/(losses) on financial instruments held at fair value through profit or loss
- 6 Financial assets held at fair value through profit or loss
- 7 Net assets attributable to unit holders
- 8 Distributions to unit holders
- 9 Cash and cash equivalents
- 10 Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities
- 11 Receivables
- 12 Payables
- 13 Remuneration of auditor
- 14 Related party transactions
- 15 Events occurring after the reporting period
- 16 Contingent assets and liabilities and commitments

## 1 General information

These financial statements cover Reitway Global Property Portfolio (the "Fund") as an individual entity. The Fund is an Australian registered managed investment scheme which was constituted on 1 April 2014 and will terminate on 31 March 2094, unless terminated earlier in accordance with the provisions of the Fund's Constitution.

The Responsible Entity of the Fund is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975) (the "Responsible Entity"). The Responsible Entity's registered office is Level 1, 575 Bourke Street, Melbourne, VIC 3000. The financial statements are presented in the Australian currency unless otherwise noted.

The Fund invests in global listed property assets where it takes a high-conviction view designed to generate consistent higher income and generate wealth-enhancing performance over the medium to longer term; in accordance with the Product Disclosure Statement and the provisions of the Fund's Constitution.

The financial statements were authorised for issue by the directors on the date the Directors' declaration was signed. The directors of the Responsible Entity have the power to amend the financial statements after they have been issued.

## 2 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all periods presented, unless otherwise stated in the following text.

### (a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Accounting Standard Board (AASB) and the *Corporations Act 2001* in Australia. The Fund is a for-profit entity for the purpose of preparing the financial statements.

The financial statements are prepared on the basis of fair value measurement of assets and liabilities except where otherwise stated.

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are generally expected to be recovered or settled within twelve months, except for investments in financial assets and liabilities at fair value through profit or loss and net assets attributable to unit holders.

The Fund manages financial assets at fair value through profit or loss based on the economic circumstances at any given point in time, as well as to meet any liquidity requirements. As such, it is expected that a portion of the portfolio will be realised within 12 months, however, an estimate of that amount cannot be determined as at reporting date.

In the case of net assets attributable to unit holders, the units are redeemable on demand at the unit holder's option. However, holders of these instruments typically retain them for the medium to long term. As such, the amount expected to be settled within 12 months cannot be reliably determined.

#### (i) Compliance with International Financial Reporting Standards (IFRS)

The financial statements of the Fund also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board (IASB).

#### (ii) New and amended standards adopted by the Fund

The amendments to AASB 107 *Statement of Cash Flows* have been early adopted. The Fund has elected to adopt the amendments made by AASB 2016-2 *Amendments to Australian Accounting Standards – Disclosure Initiative: Amendments to AASB 107* early. This amendment requires disclosure of changes in liabilities arising from financing activities. The relevant information is provided in Note 7.

There are no other new standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2016 that have a material impact on the Fund.

## 2 Summary of significant accounting policies (continued)

### (a) Basis of preparation (continued)

#### *(iii) New standards and interpretations not yet adopted*

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2017 reporting period and have not been early adopted by the Fund. The directors' assessment of the impact of these new standards (to the extent relevant to the Fund) and interpretations is set out below:

- AASB 9 *Financial Instruments* (and applicable amendments) (effective from 1 January 2018)

AASB 9 addresses the classification, measurement and derecognition of financial assets and financial liabilities. It has now also introduced revised rules around hedge accounting and impairment. The standard is not applicable until 1 January 2018 but is available for early adoption. The directors do not expect this to have a significant impact on the recognition, classification and measurement of the Fund's financial instruments as they are carried at fair value through profit or loss. The derecognition rules have not been changed from the previous requirements, and the Fund does not apply hedge accounting. AASB 9 introduces a new impairment model. However, as the Fund's investments are all held at fair value through profit or loss, the change in impairment rules will not impact the Fund. The Fund has not yet decided when to adopt AASB 9.

- AASB 15 *Revenue from Contracts with Customers* (effective from 1 January 2018)

AASB 15 will replace AASB 118 *Revenue* which covers contracts for goods and services and AASB 111 *Construction Contracts* which covers construction contracts. AASB 15 is based on the principle that revenue is recognised when control of a good or service transfers to a customer – so the notion of control replaces the existing notion of risks and rewards.

The Fund's main sources of income are interest, dividends and distributions, and gains on financial instruments held at fair value. All of these are outside the scope of the new revenue standard. As a consequence, the directors do not expect the adoption of AASB 15 to have a significant impact on the Fund's accounting policies or the amounts recognised in the financial statements. The Fund has not yet decided when to adopt AASB 15.

There are no other standards that are not yet effective and that are expected to have a material impact on the Fund in the current or future reporting periods and on foreseeable future transactions.

### (b) Financial instruments

#### *(i) Classification*

The Fund's investments are classified as held at fair value through profit or loss. They comprise of:

- Financial instruments designated at fair value through profit or loss upon initial recognition

These include financial assets and financial liabilities that are not held for trading purposes and which may be sold. These are investments in exchange traded equity securities.

Financial assets and liabilities designated at fair value through profit or loss at inception are those that are managed and their performance evaluated on a fair value basis in accordance with the Fund's documented investment strategy as outlined in the Product Disclosure Statement. The Fund's policy is for the Investment Manager to evaluate the information about these financial instruments on a fair value basis together with other related financial information.

#### *(ii) Recognition and derecognition*

The Fund recognises financial assets and financial liabilities on the date they become party to the contractual agreement (trade date) and recognises changes in fair value of the financial assets or financial liabilities from this date.

Financial assets are derecognised when the right to receive cash flows from the financial assets has expired or the Fund has transferred substantially all risks and rewards of ownership. Financial liabilities are derecognised when the obligation under the liabilities are discharged.

## 2 Summary of significant accounting policies (continued)

### (b) Financial instruments (Continued)

#### (iii) Measurement

- Financial assets held at fair value through profit or loss

At initial recognition, the Fund measures a financial asset at its fair value. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the statement of comprehensive income.

Subsequent to initial recognition, all financial assets and financial liabilities at fair value through profit or loss are measured at fair value. Gains and losses arising from changes in the fair value of the 'financial assets or financial liabilities at fair value through profit or loss' category are presented in the statement of comprehensive income in the period in which they arise.

For further details on how the fair value of financial instruments is determined please see Note 4 to the financial statements.

### (c) Net assets attributable to unit holders

Units are redeemable at the unit holders' option, however, applications and redemptions may be suspended by the Responsible Entity if it is in the best interests of the unit holders. The units are classified as financial liabilities as the Fund is required to distribute its distributable income in accordance with the Fund's Constitution.

The units can be put back to the Fund at any time for cash based on the redemption price.

### (d) Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are classified as liabilities in the statement of financial position.

Payments and receipts relating to the purchase and sale of investment securities are classified as cash flows from operating activities, as trading of these securities represent the Fund's main income generating activity.

### (e) Investment income

#### (i) Interest income

Interest income on cash and cash equivalents is recognised in the statement of comprehensive income on an accruals basis. Changes in fair value of financial instruments are recorded in accordance with the policies described in Note 2(b).

#### (ii) Dividends and distributions

Dividend income is recognised on the ex-dividend date with any related foreign withholding tax recorded as an expense. The Fund currently incurs withholding tax imposed by certain countries on investment income. Such income is recorded gross of withholding tax in the statement of comprehensive income.

Trust distributions are recognised on an entitlements basis.

### (f) Expenses

All expenses are recognised in the statement of comprehensive income on an accruals basis.

### (g) Income tax

Under current legislation, the Fund is not subject to income tax as unit holders are presently entitled to the income of the Fund. The benefits of imputation credits and foreign tax paid are passed on to unit holders.

### (h) Distributions

The Fund distributes its distributable income, in accordance with the Fund's Constitution, to unit holders by cash or reinvestment. The distributions are recognised in the statement of comprehensive income as finance costs attributable to unit holders.

### (i) Increase/(decrease) in net assets attributable to unit holders

Income not distributed is included in net assets attributable to unit holders. Movements in net assets attributable to unit holders are recognised in the statement of comprehensive income as finance costs.

## 2 Summary of significant accounting policies (continued)

### (j) Foreign currency translation

#### (i) Functional and presentation currency

Balances included in the Fund's financial statements are measured using the currency of the primary economic environment in which it operates (the "functional currency"). This is the Australian dollar which reflects the currency of the economy in which the Fund competes for funds and is regulated. The Australian dollar is also the Fund's presentation currency.

#### (ii) Transactions and balances

Foreign currency transactions are translated into the Fund's functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

The Fund does not isolate that portion of unrealised gains or losses on financial instruments that are measured at fair value through profit or loss and which is due to changes in foreign exchange rates. Such fluctuations are included with the net gains/(losses) on financial instruments at fair value through profit or loss

### (k) Due from/to brokers

Amounts due from/to brokers represent receivables for securities sold and payables for securities purchased that have been contracted for but not yet delivered by the end of the year. Trades are recorded on trade date, and for equities normally settled within two business days. A provision for impairment of amounts due from brokers is established when there is objective evidence that the Fund will not be able to collect all amounts due from the relevant broker. Indicators that the amount due from brokers is impaired include significant financial difficulties of the broker, probability that the broker will enter bankruptcy or financial reorganisation and default in payments.

### (l) Receivables

Receivables may include amounts for interest, dividends and trust distributions. Dividends and trust distributions are accrued when the right to receive payment is established. Interest is accrued on a daily basis. Amounts are generally received within 30 days of being recorded as receivables.

Collectability of receivables is reviewed on an ongoing basis. Receivables which are known to be uncollectable are written off by reducing the carrying amount directly. The amount of the impairment loss is recognised in the statement of comprehensive income within other expenses. Subsequent recoveries of amounts previously written off are credited against other expenses in the statement of comprehensive income.

### (m) Payables

Payables include liabilities and accrued expenses owing by the Fund which are unpaid as at the end of the reporting year.

As the Fund has a contractual obligation to distribute its distributable income, a separate distribution payable is recognised in the statement of financial position as at the end of each reporting period where this amount remains unpaid as at the end of the reporting period.

Distributions declared effective 30 June in relation to unit holders who have previously elected to reinvest distributions are recognised as reinvested effective 30 June of the same financial year.

### (n) Applications and redemptions

Applications received for units in the Fund are recorded net of any entry fees payable prior to the issue of units in the Fund. Redemptions from the Fund are recorded gross of any exit fees payable after the cancellation of units redeemed.

### (o) Goods and Services Tax (GST)

The GST incurred on the costs of various services provided to the Fund by third parties such as management, administration and custodian services where applicable, have been passed onto the Fund. The Fund qualifies for Reduced Input Tax Credits (RITC) at a rate of at least 55%. Hence, fees for these services and other expenses have been recognised in the statement of comprehensive income net of the amount of GST recoverable from the Australian Taxation Office (ATO). Amounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in receivables in the statement of financial position. Cash flows relating to GST are included in the statement of cash flows on a gross basis.

## 2 Summary of significant accounting policies (continued)

### (p) Use of estimates

The Fund makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

For the majority of the Fund's financial instruments, quoted market prices are readily available. However, certain financial instruments, for example over-the-counter derivatives or unquoted securities, are fair valued using valuation techniques. Where valuation techniques (for example, pricing models) are used to determine fair values, they are validated and periodically reviewed by experienced personnel of the Investment Manager.

Models use observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

For more information on how fair value is calculated refer to Note 4 to the financial statements.

### (q) Rounding of amounts

The Fund is an entity of a kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191* relating to the "rounding off" of amounts in the financial statements. Amounts in the financial statements have been rounded to the nearest thousand dollars, unless otherwise indicated

## 3 Financial risk management

The Fund's activities expose it to a variety of financial risks including market risk (which incorporates price risk, foreign exchange risk and interest rate risk), credit risk and liquidity risk.

The Fund's overall risk management programme focuses on ensuring compliance with the Fund's Product Disclosure Statement and the investment guidelines of the Fund. It also seeks to maximise the returns derived for the level of risk to which the Fund is exposed and seeks to minimise potential adverse effects on the Fund's financial performance. The Fund's policy allows it to use derivative financial instruments in managing its financial risks.

All securities investments present a risk of loss of capital. The maximum loss of capital on long equity and debt securities is limited to the fair value of those positions. The maximum loss of capital on long futures and forward currency contracts is limited to the notional contract values of those positions. On equities sold short, the maximum loss of capital can be unlimited.

The investments of the Fund, and associated risks, are managed by a specialist Investment Manager, Sanlam Private Wealth Pty Ltd under an Investment Management Agreement (IMA) approved by the Responsible Entity, and containing the investment strategy and guidelines of the Fund, consistent with those stated in the Product Disclosure Statement

Risk management plays an important part Reitway Global's investment process and is managed through adequate diversification and by minimizing REIT specific risks.

In addition to the fundamental risks that are evaluated as part of our research process, we assign risk-reward ratings (based on the Sortino ratio) to each security in our portfolio. These ratings act as a base for determining security sizes in the portfolio.

The Fund uses different methods to measure different types of risk to which it is exposed. These methods are explained below.

### (a) Market risk

#### (i) Price risk

The Fund is exposed to price risk on equity securities listed or quoted on recognised securities exchanges. Price risk arises from investments held by the Fund for which prices in the future are uncertain. Where non-monetary financial instruments are denominated in currencies other than the Australian dollar, the price in the future will also fluctuate because of changes in foreign exchange rates which are considered a component of price risk

Price risk is managed by employing a Growth at a Reasonable Price investment style. We primarily purchase REITs that exhibit an outlook of superior cash flow growth, based on favourable supply/demand fundamentals. This leads to superior long term total returns, owing to the fact that share prices take their cue from cash flow growth. However, we allocate capital to these REITs only when they are trading at attractive absolute and relative valuations. These valuations/prices fluctuate substantially, even in the short term. Therefore, being an active, price-sensitive investment manager is key.



### 3 Financial risk management (continued)

#### (a) Market risk (continued)

##### (i) Price risk (continued)

The table at Note 3(b) summarises the sensitivities of the Fund's assets and liabilities to price risk. The analysis is based on the assumption that the markets in which the Fund invests moves by +/- 10% (2016: +/-10%).

##### (ii) Foreign exchange risk

The Fund operates internationally and holds both monetary and non-monetary assets dominated in currencies other than the Australian dollar. Foreign exchange risk arises as the value of monetary securities denominated in other currencies fluctuate due to changes in exchange rates. The foreign exchange risk relating to non-monetary assets and liabilities is a component of price risk and not foreign exchange risk. However, the Investment Manager monitors the exposure of all foreign currency denominated assets and liabilities.

Foreign exchange risk is managed by the use of expert research partners across the world, we continually monitor the micro and macroeconomic factors that could impact the various local currencies of the securities in which we invest. In addition, our proprietary models include currency-and-interest-rate-adjusted valuations. We use these to constantly assess the investibility of the REITs that reside within our investible universe.

The table below summarises the fair value of the Fund's financial assets and liabilities, monetary and non-monetary, which are denominated in a currency other than the Australian dollar.

<b>As at 30 June 2017</b>	<b>US Dollars A\$'000</b>	<b>Euro A\$'000</b>	<b>All other foreign currencies A\$'000</b>
Cash and cash equivalents	42	1	-
Receivables	42	11	4
Financial assets held at fair value through profit or loss	<u>7,759</u>	<u>1,068</u>	<u>1,156</u>
<b>Net exposure</b>	<b><u>7,843</u></b>	<b><u>1,080</u></b>	<b><u>1,160</u></b>

##### As at 30 June 2016

Cash and cash equivalents	15	-	2
Receivables	32	4	6
Financial assets held at fair value through profit or loss	<u>6,205</u>	<u>1,925</u>	<u>1,481</u>
<b>Net exposure</b>	<b><u>6,252</u></b>	<b><u>1,929</u></b>	<b><u>1,489</u></b>

The table at Note 3(b) summarises the sensitivities of the Fund's monetary assets and liabilities to foreign exchange risk. The analysis is based on the assumption that the Australian dollar weakened and strengthened by 10% (2016: +/-10%) against the material foreign currencies to which the Fund is exposed.

##### (iii) Interest rate risk

Interest rate risk management is undertaken by maintaining as close to a fully invested position as possible thus limiting the exposure of the Fund to interest rate risk.

The majority of the Fund's financial assets are non-interest-bearing. As a result, the Fund is subject to limited exposure to fair value interest rate risk due to fluctuations in the prevailing levels of market interest rates.

### 3 Financial risk management (continued)

#### (b) Summarised sensitivity analysis

The following table summarises the sensitivity of the Fund's operating profit and net assets attributable to unit holders to market risks. The reasonably possible movements in the risk variables have been determined based on management's best estimate, having regard to a number of factors, including historical levels of changes in foreign exchange rates, interest rates and the historical correlation of the Fund's investments with the relevant benchmark and market volatility. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market movements resulting from changes in the performance of and/or correlation between the performances of the economies, markets and securities in which the Fund invests. As a result, historic variations in risk variables should not be used to predict future variances in the risk variables.

	Impact on operating profit/Net assets attributable to unit holders			
	Price risk		Foreign exchange risk	
	-10% \$'000	+10% \$'000	-10% \$'000	+10% \$'000
As at 30 June 2017	(1,036)	1,036	10	(10)
As at 30 June 2016	(993)	993	1	(1)

#### (c) Credit risk

The Fund is exposed to credit risk, which is the risk that a counterparty will be unable to pay its obligations in full when they fall due, causing a financial loss to the Fund.

The Fund does not have a significant concentration of credit risk that arises from an exposure to a single counterparty or group of counterparties having similar characteristics. The main concentration of credit risk, to which the Fund is exposed, arises from cash and cash equivalents and amounts due from brokers balances. None of these assets are impaired nor past their due date. The maximum exposure to credit risk at the reporting date is the carrying amount of cash and cash equivalents and amounts due from brokers.

#### (d) Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

Exposure to liquidity risk for the Fund may arise from the requirement to meet daily unit holder redemption requests or to fund foreign exchange related cash flow requirements.

Liquidity risk is managed by a detailed liquidity overlay. We explicitly monitor the liquidity (i.e. tradeability) of current and potential portfolio holdings.

In order to manage the Fund's overall liquidity, the Responsible Entity has the discretion to reject an application for units and to defer or adjust redemption of units if the exercise of such discretion is in the best interests of unit holders. The Fund did not reject or withhold any redemptions during 2017 and 2016.

#### Maturity analysis of non-derivative financial liabilities

The table below analyses the Fund's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at reporting date to the contractual maturity date. The amounts in the table are the contractual undiscounted cash flows. Units are redeemed on demand at the unit holder's option. However, the Responsible Entity does not envisage that the contractual maturity disclosed in the table below will be representative of the actual cash outflows, as holders of these instruments typically retain them for the medium to long term.

	Less than 1 month \$'000	1 to 6 months \$'000	6 to 12 months \$'000	Over 12 months \$'000	Total \$'000
As at 30 June 2017					
Distributions payable	273	-	-	-	273
Payables	13	-	-	-	13
Net assets attributable to unit holders	-	10,262	-	-	10,262
<b>Contractual cashflows (excluding derivatives)</b>	<b>286</b>	<b>10,262</b>	<b>-</b>	<b>-</b>	<b>10,548</b>

### 3 Financial risk management (continued)

#### (d) Liquidity risk (continued)

*Maturity analysis of non-derivative financial liabilities (continued)*

As at 30 June 2016	Less than 1 month \$'000	1 to 6 months \$'000	6 to 12 months \$'000	Over 12 months \$'000	Total \$'000
Distributions payable	243	-	-	-	243
Payables	62	-	-	-	62
Net assets attributable to unit holders	-	10,192	-	-	10,192
Contractual cashflows (excluding derivatives)	305	10,192	-	-	10,497

### 4 Fair value measurements

The Fund measures and recognises financial assets and liabilities held at fair value through profit or loss on a recurring basis.

The Fund has no assets or liabilities measured at fair value on a non-recurring basis in the current reporting period.

AASB 13 *Fair Value Measurement* requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly (Level 2); and
- Inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

The Fund values its investments in accordance with the accounting policies set out in Note 2 to the financial statements. For the majority of its investments, the Fund relies on information provided by independent pricing services for the valuation of its investments.

#### (a) Fair value in an active market (level 1)

The fair value of financial assets and liabilities traded in active markets (listed equity securities) are based on quoted market prices at the close of trading at the end of the reporting period without any deduction for estimated future selling costs.

The quoted market price used for financial assets held by the Fund is the current bid price; the quoted market price for financial liabilities is the current asking price.

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

#### (b) Fair value in an inactive or unquoted market (level 2 and level 3)

The fair value of financial assets and liabilities that are not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar other instrument, discounted cash flow techniques, option pricing models or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

#### 4 Fair value measurements (continued)

##### (c) Recognised fair value measurements

The following table presents the Fund's financial assets measured and recognised at fair value according to the fair value hierarchy at 30 June 2017:

As At 30 June 2017	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>Financial assets</b>				
Financial assets designated at fair value through profit or loss:				
Listed equities	8,875	-	-	8,875
Listed unit trusts	379	-	-	379
Listed property trusts	1,108	-	-	1,108
<b>Total financial assets</b>	<b>10,362</b>	<b>-</b>	<b>-</b>	<b>10,362</b>

As At 30 June 2016

<b>Financial assets</b>				
Financial assets designated at fair value through profit or loss:				
Listed equities	7,282	-	-	7,282
Unlisted equities	-	-	11	11
Listed unit trusts	316	-	-	316
Listed property trusts	2,319	-	-	2,319
<b>Total financial assets</b>	<b>9,917</b>	<b>-</b>	<b>11</b>	<b>9,928</b>

##### (d) Transfers between levels

Management's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

There were no transfers between levels in the fair value hierarchy at the end of the reporting period

##### (e) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the movement in level 3 instruments for the year ended 30 June 2017 and 30 June 2016 by class of financial instrument.

	Unlisted equities \$'000
<b>Opening balance – 1 July 2015</b>	-
Transfers into/(out) from level 3	276
Purchases	11
Sales	(279)
Gains/(losses) recognised in the statement of comprehensive income	3
<b>Closing balance – 30 June 2016</b>	<b>11</b>
Transfers into/(out) from level 3	-
Purchases	-
Sales	(11)
Gains/(losses) recognised in the statement of comprehensive income	-
<b>Closing balance – 30 June 2017</b>	<b>-</b>

##### (f) Financial instruments not carried at fair value

The carrying value of receivables and payables are assumed to approximate their fair values.

Net assets attributable to unit holders' carrying value differ from its fair value (deemed to be redemption price for individual units) due to differences in valuation inputs. This difference is not material in the current or prior year.

## 5 Net gains/(losses) on financial instruments held at fair value through profit or loss

Net gains/losses recognised in relation to financial assets and liabilities held at fair value through profit or loss:

	Year ended	
	30 June 2017 \$'000	30 June 2016 \$'000
<b>Financial assets</b>		
Net gain/(loss) on financial assets designated as at fair value through profit or loss	(476)	1,422
Net gains/(losses) on financial assets designated as at fair value through profit or loss	<u>(476)</u>	<u>1,422</u>
Net realised gain/(loss) on financial assets held at fair value through profit or loss	125	24
Net unrealised gain/(loss) on financial assets held at fair value through profit or loss	(601)	1,398
Net gains/(losses) on financial assets held at fair value through profit or loss	<u>(476)</u>	<u>1,422</u>
<b>Total net gains/(losses) on financial instruments held at fair value through profit or loss</b>	<u>(476)</u>	<u>1,422</u>

## 6 Financial assets held at fair value through profit or loss

	As at	
	30 June 2017 \$'000	30 June 2016 \$'000
<b>Designated at fair value through profit or loss</b>		
Listed equities	8,875	7,282
Unlisted equities	-	11
Listed unit trusts	379	316
Listed property trusts	1,108	2,319
Total designated at fair value through profit or loss	<u>10,362</u>	<u>9,928</u>
<b>Total financial assets designated at fair value through profit or loss</b>	<u>10,362</u>	<u>9,928</u>

## 7 Net assets attributable to unit holders

Movements in the number of units and net assets attributable to unit holders during the year were as follows:

	Year ended		Year ended	
	30 June 2017 Units '000	30 June 2017 \$'000	30 June 2016 Units '000	30 June 2016 \$'000
<b>Retail class</b>				
Opening balance	2,023	2,242	7,338	8,708
Applications	77	105	6,944	6,957
Redemptions	-	-	(5,414)	(6,897)
Reinvestment of distributions	36	49	52	62
Switch in/(out)	-	-	(6,897)	(6,897)
Increase/(decrease) in net assets attributable to unit holders	-	(150)	-	309
<b>Closing balance</b>	<u>2,136</u>	<u>2,246</u>	<u>2,023</u>	<u>2,242</u>
<b>Management class</b>				
Opening balance	6,897	7,950	-	-
Applications	-	-	-	-
Redemptions	-	-	-	-
Reinvestment of distributions	91	91	-	-
Switch in/(out)	-	-	6,897	6,897
Increase/(decrease) in net assets attributable to unit holders	-	(490)	-	1,053
<b>Closing balance</b>	<u>6,988</u>	<u>7,551</u>	<u>6,897</u>	<u>7,950</u>

## 7 Net assets attributable to unit holders (continued)

	Year ended		Year ended	
	30 June 2017 Units '000	30 June 2017 \$'000	30 June 2016 Units '000	30 June 2016 \$'000
<b>Institutional class</b>				
Opening balance	-	-	-	-
Applications	500	500	-	-
Redemptions	-	-	-	-
Reinvestment of distributions	-	-	-	-
Switch in/(out)	-	-	-	-
Increase/(decrease) in net assets attributable to unit holders	-	(35)	-	-
<b>Closing balance</b>	<b>500</b>	<b>465</b>	-	-
<b>Closing balance</b>		<b>10,262</b>		<b>10,192</b>

As stipulated in the Fund's Constitution, each unit represents a right to an individual share in the Fund and does not extend to a right to the underlying assets of the Fund.

There are three separate classes of units. Each unit within the same class has the same rights as all other units within that class. Each unit class has a different management fee rate.

### Capital risk management

The Fund considers its net assets attributable to unit holders as capital, notwithstanding that net assets attributable to unit holders are classified as a liability. The amount of net assets attributable to unit holders can change significantly on a daily basis as the Fund is subject to daily applications and redemptions at the discretion of unit holders.

Daily applications and redemptions are reviewed relative to the liquidity of the Fund's underlying assets on a daily basis by the Responsible Entity. Under the terms of the Fund's Constitution, the Responsible Entity has the discretion to reject an application for units and to defer or adjust redemption of units if the exercise of such discretion is in the best interests of unit holders.

## 8 Distributions to unit holders

The distributions declared during the year were as follows:

	Year ended		Year ended	
	30 June 2017 \$'000	30 June 2017 CPU	30 June 2016 \$'000	30 June 2016 CPU
<b>Distributions - Retail class</b>				
December	12	0.59	9	0.47
June (payable)	51	2.39	38	1.86
<b>Total distributions</b>	<b>63</b>	<b>2.98</b>	<b>47</b>	<b>2.33</b>
<b>Distributions - Management class</b>				
December	91	1.32	121	1.75
June (payable)	197	2.82	205	2.98
<b>Total distributions</b>	<b>288</b>	<b>4.14</b>	<b>326</b>	<b>4.73</b>
<b>Distributions - Institutional class</b>				
December	-	-	-	-
June (payable)	25	5.00	-	-
<b>Total distributions</b>	<b>25</b>	<b>5.00</b>	<b>-</b>	<b>-</b>
<b>Total distributions</b>	<b>376</b>		<b>373</b>	

## 9 Cash and cash equivalents

	As at	
	30 June	30 June
	2017	2016
	\$'000	\$'000
Cash at bank	108	267
<b>Total cash and cash equivalents</b>	<b>108</b>	<b>267</b>

## 10 Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities

	Year ended	
	30 June	30 June
	2017	2016
	\$'000	\$'000
<b>(a) Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities</b>		
Profit/(loss) for the year	-	-
Increase/(decrease) in net assets attributable to unit holders	(675)	1,362
Distributions to unit holders	376	373
Proceeds from sale of financial instruments held at fair value through profit or loss	9,070	11,511
Purchase of financial instruments held at fair value through profit or loss	(9,810)	(11,589)
Net (gains)/losses on financial instruments held at fair value through profit or loss	476	(1,422)
Net foreign exchange (gain)/loss	(1)	2
Net change in receivables	(3)	(16)
Net change in payables	8	(34)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(559)</b>	<b>187</b>
<b>(b) Non-cash operating and financing activities</b>		
The following distribution payments to unit holders were satisfied by the issue of units under the distribution reinvestment plan.	140	62
<b>Total non-cash operating and financing activities</b>	<b>140</b>	<b>62</b>

As described in Note 2(i), income not distributed is included in net assets attributable to unit holders. The change in this amount for the year (as reported in (a) above) represents a non-cash financing cost as it is not settled in cash until such time as it becomes distributable.

## 11 Receivables

	As at	
	30 June	30 June
	2017	2016
	\$'000	\$'000
Dividends receivable	67	45
Fee reimbursement receivable	-	25
GST receivable	11	5
<b>Total receivables</b>	<b>78</b>	<b>75</b>

## 12 Payables

	As at	
	30 June	30 June
	2017	2016
	\$'000	\$'000
Management fees payable	10	4
Recoverable fee payable	3	-
Other payables	-	1
<b>Total payables</b>	<b>13</b>	<b>5</b>

### 13 Remuneration of auditor

During the year the following fees were paid or payable for services provided by the auditor of the Fund:

	Year ended	
	30 June 2017	30 June 2016
	\$	\$
<b>Ernst &amp; Young</b>		
<i>Audit and other assurance services</i>		
Audit of financial statements	8,000	9,556
Audit of compliance plan	1,730	1,444
Total remuneration for audit and other assurance services	9,730	11,000
<i>Taxation services</i>		
Tax compliance services	7,100	7,100
Total remuneration for taxation services	7,100	7,100
<b>Total remuneration of Ernst &amp; Young</b>	16,830	18,100

The auditor's remuneration is borne by the Fund. Fees are stated exclusive of GST.

### 14 Related party transactions

The Responsible Entity of the Fund is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975). Accordingly, transactions with entities related to Equity Trustees Limited are disclosed below.

The Responsible Entity has contracted services to Sanlam Private Wealth Pty Ltd, to act as Investment Manager for the Fund, and Mainstream Fund Services Pty Ltd to act as Custodian and Administrator for the Fund. The contracts are on normal commercial terms and conditions.

#### (a) Key management personnel

##### (i) Directors

The following persons held office as directors of Equity Trustees Limited from 1 August 2017, being the date Equity Trustees Limited was appointed.

Philip D Gentry	Chairman
Harvey H Kalman	
Ian C Westley	(appointed 12 December 2016)

The following persons held office as directors of OneVue RE Services Limited during the year as indicated.

Nigel Cameron Stokes	(appointed 8 October 2014)
Brett Marsh	(resigned 17 March 2017)
Karen Nita Gibson	(appointed 23 March 2016)
Robert Joseph Brown	(resigned 6 June 2017)
Alexander Wise	(appointed 17 March 2017)
Vincent Leo Plant	(appointed 17 March 2017)

##### (ii) Other key management personnel

There were no other key management personnel with responsibility for planning, directing and controlling activities of the Fund, directly or indirectly during the financial year.

#### (b) Transactions with key management personnel

There were no transactions with key management personnel during the reporting period.



## 14 Related party transactions (continued)

### (c) Key management personnel unit holdings

Key management personnel did not hold units in the Fund as at 30 June 2017 (30 June 2016: nil).

### (d) Key management personnel compensation

Key management personnel are paid by EQT Services Pty Ltd. Payments made from the Fund to Equity Trustees Limited do not include any amounts directly attributable to the compensation of key management personnel.

### (e) Key management personnel loans

The Fund has not made, guaranteed or secured, directly or indirectly, any loans to key management personnel or their personally related entities at any time during the reporting period.

### (f) Other transactions within the Fund

Apart from those details disclosed in this note, no key management personnel have entered into a material contract with the Fund during the financial year and there were no material contracts involving management personnel's interests existing at year end.

### (g) Responsible Entity and Investment Manager's fees and other transactions

Under the terms of the Fund's Constitution and Product Disclosure Statement for the Fund, the Responsible Entity and the Investment Manager are entitled to receive management fees.

The transactions during the year and amounts payable as at year end between the Fund and the Responsible Entity and the Investment Manager were as follows:

	Year ended	
	30 June	30 June
	2017	2016
	\$	\$
Investment management fees for the year	95,946	53,046
Recoverable fees for the year	22,456	(39)
Fees reimbursed for the year	-	(244)
Total amount payable to the Investment Manager at the reporting date	<b>10,023</b>	4,392

### (h) Related party unit holdings

Parties related to the Fund (including Equity Trustees Limited, its related parties and other schemes managed by Equity Trustees Limited and the Investment Manager) held no units in the Fund as at 30 June 2017.

Parties related to the Fund (including OneVue RE Services Limited, its related parties and other schemes managed by OneVue RE Services Limited and the Investment Manager) held no units in the Fund as at 30 June 2017 (30 June 2016: nil).

### (i) Investments

The Fund did not hold any investments in Equity Trustees Limited or its related parties during the year.

The Fund did not hold any investments in OneVue RE Services Limited or its related parties during the year (2016: nil).

## 15 Events occurring after the reporting period

No significant events have occurred since the end of the year which would impact on the financial position of the Fund as disclosed in the statement of financial position as at 30 June 2017 or on the results and cash flows of the Fund for the year ended on that date.

## 16 Contingent assets and liabilities and commitments

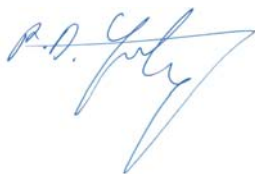
There are no outstanding contingent assets and liabilities or commitments as at 30 June 2017 (2016: Nil).

## Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) The financial statements and notes set out on pages 6 to 24 are in accordance with the *Corporations Act 2001*, including:
  - (i) complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
  - (ii) giving a true and fair view of the Fund's financial position as at 30 June 2017 and of its performance for the financial year ended on that date.
- (b) There are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.
- (c) Note 2(a) confirms that the financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

This declaration is made in accordance with a resolution of the directors of Equity Trustees Limited.



Philip D Gentry  
Director

Melbourne  
26 September 2017

## Independent Auditor's Report to the Unitholders of Reitway Global Property Portfolio

### Opinion

We have audited the financial report of Reitway Global Property Portfolio ("the Fund"), which comprises the statement of financial position as at 30 June 2017, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Fund is in accordance with the *Corporations Act 2001*, including:

- a) giving a true and fair view of the Fund's financial position as at 30 June 2017 and of its financial performance for the year ended on that date; and
- b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

### Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Fund in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

### Information Other than the Financial Statements and Auditor's Report

The directors are responsible for the other information. The other information is the directors' report accompanying the financial report.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of the Directors for the Financial Report

The directors of Equity Trustees Limited, the Responsible Entity of the Fund are responsible for the preparation of the 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 financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

## Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Ernst & Young*

Ernst & Young

*Rohit Khanna*

Rohit Khanna  
Partner  
Sydney  
26 September 2017