

# **CHARTER HALL MAXIM PROPERTY SECURITIES FUND**

ARSN 116 193 563

## **Annual Report for the year ended 30 June 2021**

# Index to the Annual Report

<b>Contents</b>	<b>Page</b>
Directors' Report	2
Auditor's Independence Declaration	5
Statement of Profit or Loss and Other Comprehensive Income	6
Statement of Financial Position	7
Statement of Cash Flows	8
Statement of Changes in Equity	9
Notes to the Financial Statements	
1. General Information	10
2. Summary of Significant Accounting Policies	10
3. Changes in the Fair Value/Net Market Value of Investments	14
4. Auditors Remuneration	15
5. Distributions Paid and Payable	15
6. Net Assets Attributable to Unitholders	15
7. Financial Assets at Fair Value through Profit or Loss	16
8. Due from Brokers - Receivables for Securities Sold	16
9. Receivables	16
10. Due to Brokers - Payable for Securities Purchased	16
11. Payables	17
12. Dividend and trust distribution income	17
13. Notes to the Statement of Cash Flows	17
14. Commitments and Contingent Assets and Liabilities	17
15. Related Parties	18
16. Financial Risk Management	20
17. Fair Value of Financial Assets and Liabilities	22
18. Events Subsequent to Reporting Date	23
19. COVID-19	23
Directors' Declaration	24
Independent Auditor's Report	25

## Directors' Report

The directors of One Managed Investment Funds Limited (ABN 47 117 400 987), ("OMIFL" or the "Responsible Entity") the responsible entity of Charter Hall Maxim Property Securities Fund (ARSN 116 193 563) (the "Fund") present their report, together with the financial report of the Fund for the year ended 30 June 2021 (the "reporting period"). The comparative information encompasses the year ended 30 June 2020.

## Responsible Entity

The registered office and principal place of business of the Responsible Entity is Level 16, Governor Macquarie Tower, 1 Farrer Place, Sydney, NSW 2000, Australia.

The following persons held office as directors and company secretaries of the Responsible Entity from 1 July 2020 to the date of this Directors' Report:

Name	Title
Frank Tearle	Executive Director and Company Secretary
Sarah Wiesener	Executive Director and Company Secretary
Michael Sutherland	Executive Director

## Principal Activities

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

The principal activity of the Fund is to invest funds in predominantly Australian listed real estate investment trusts (A-REITs) and property related securities in accordance with its investment objectives and guidelines as set out in the current Product Disclosure Statement ("PDS") and in accordance with the provisions of the Constitution.

The Fund did not have any employees during the year.

There has been no significant change in its activities other than disclosed in this report.

## Review and Results of Operations

### Results

The results of the operations of the Fund are disclosed in the Statement of Profit or Loss and Other Comprehensive Income in this report. The Fund's net operating profit for the current year was \$53,874,639 (2020: loss \$28,206,397).

Distributions paid or payable in respect of the financial year were:

	Year ended			
	30 June 2021 \$	30 June 2021 CPU	30 June 2020 \$	30 June 2020 CPU
Distribution in respect of 30 September	<b>432,958</b>	<b>0.26</b>	1,098,511	0.75
Distribution in respect of 31 December	<b>1,756,635</b>	<b>1.00</b>	1,533,189	0.99
Distribution in respect of 31 March	<b>928,875</b>	<b>0.50</b>	449,571	0.29
Distribution payable in respect of 30 June	<b>980,840</b>	<b>0.50</b>	1,615,578	1.00
<b>Total</b>	<b>4,099,308</b>	<b>2.26</b>	4,696,849	3.03

The Fund's Indirect Cost Ratio ("ICR") was 0.88% (2020: 0.88%).

### Net Value of the Fund's Assets

The Fund's net assets were valued at \$218,584,800 as at 30 June 2021 (2020: \$135,244,291). The net asset value of the Fund is calculated by deducting the value of the liabilities of the Fund on a daily basis from the value of the Fund's gross assets (excluding net assets attributable to unitholders).

The value of the Fund's assets as at the end of the financial year is disclosed in the Statement of Financial Position as total assets and the basis of valuation is included in Note 2 of the financial statements.

## Directors' Report (continued)

### Review and Results of Operations (continued)

#### Management Fees Paid and Payable

As stated in the PDS, from 9 June 2021, the Responsible Entity reduced the management fee to 0.85% per annum of the gross asset value ("GAV") of the Fund. Prior to 9 June 2021 the management fee was charged at 0.95% per annum of the GAV up to and including \$50 million plus 0.85% per annum of the GAV of the Fund in excess of \$50 million (all fees quoted are inclusive of GST and net of any RITC). The fee accrues daily and is payable monthly in arrears out of the assets of the Fund to the investment manager of the Fund, Charter Hall Property Securities Management Limited (the "Investment Manager").

The following management fees were paid or payable out of the Fund's assets during the year ended 30 June 2021:

Management fees incurred during the year	30 June 2021 \$	30 June 2020 \$
Investment management fees	1,121,980	947,622
Responsible Entity fees	174,256	165,745
Custody fees	42,645	40,759
<b>Total related party fees incurred</b>	<b>1,338,881</b>	<b>1,154,126</b>
Total non-related party fees incurred (including fund administration, registry and audit fees)	160,996	149,248
<b>Total management fees expense</b>	<b>1,499,877</b>	<b>1,303,374</b>

Management fees payable	30 June 2021 \$	30 June 2020 \$
Investment management fees	112,052	73,194
Responsible Entity fees	19,046	11,787
Custody fees	4,694	2,927
<b>Total related party fees payable</b>	<b>135,792</b>	<b>87,908</b>
Total non-related party fees payable (including fund administration, registry and audit fees)	14,998	12,532
<b>Total management fees payable</b>	<b>150,790</b>	<b>100,440</b>

The costs of providing responsible entity, investment management, custodian, administration, registry and audit services to the Fund are paid out of the management fees referred to above.

#### Interests Held in the Fund by the Responsible Entity or its Associates

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

#### Significant Changes in State of Affairs

In the opinion of the directors of the Responsible Entity there were no significant changes in the state of affairs of the Fund that occurred during the financial year under review.

#### COVID-19

The coronavirus, COVID-19, was first identified as a new highly contagious virus in December 2019. The World Health Organisation declared COVID-19 as a pandemic on 11 March 2020 and as at the date of these financial statements, COVID-19 remains prevalent throughout the world, including Australia. COVID-19 has caused unprecedented disruption to populations, businesses and general economic activity. As the situation evolves, it continues to have significant impacts on investment funds and their trustees and managers, both directly and indirectly.

While there is a risk that the broad economic conditions caused by the COVID-19 pandemic which may adversely affect the Fund, including the value of the financial assets and the Fund's earnings and income distributions, the Fund only invests in ASX listed Australian equities and will continue to be managed in accordance with its investment objectives and guidelines as set out in the governing documents of the Fund and in accordance with the provisions of the Fund's Constitution.

### Directors' Report (continued)

As this situation is rapidly developing, the Investment Manager has been closely monitoring both the valuation of the Fund's assets and the Fund's liquidity to ensure that valuations remain appropriate. The Investment Manager will provide resources and updates where necessary so that investors are kept informed during this rapidly changing environment.

### Likely Developments

The Fund will continue to be managed in accordance with its investment objectives and guidelines as set out in the current PDS and in accordance with the provisions of the Constitution.

Further information about likely developments in the operation of the Fund and the expected results of those operations in future financial years has not been included in this report because disclosure of the information could result in unreasonable prejudice to the Fund.

### Environmental Regulation

The Fund's operations are not subject to any significant environmental regulation under either Commonwealth, State or Territory legislation.

### Interests in the Fund

The movement in units on issue in the Fund during the year is disclosed in Note 6 of the financial statements.

The value of the Fund's assets and liabilities is disclosed in the Statement of Financial Position and derived using the basis set out in Note 2 of the financial statements.

### Events Subsequent to Balance Date

There have been no matters or circumstances that have significantly affected or may significantly affect the Fund.

### Indemnification and insurance of officers and auditors

During or since the financial year, the Fund has not indemnified or made a relevant agreement to indemnify an officer of the Responsible Entity or auditor of the Fund or any related corporate body against a liability incurred by an officer of the Responsible Entity or auditor of the Fund. In addition, the Fund has not paid, or agreed to pay, a premium in respect of a contract insuring against a liability incurred by an officer of the Responsible Entity or auditor of the Fund.

### Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under s.307C of the *Corporations Act 2001* is included at page 5.

Signed in accordance with a resolution of the directors of the Responsible Entity made pursuant to s298(2) of the *Corporations Act 2001*.

On behalf of the directors



Frank Tearle  
Director  
One Managed Investment Funds Limited

21 September 2021



## *Auditor's Independence Declaration*

As lead auditor for the audit of Charter Hall Maxim Property Securities Fund for the year ended 30 June 2021, I declare that 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.

A handwritten signature in black ink, appearing to read 'R. W. McMahon', is written in a cursive style.

Ryan McMahon  
Partner  
PricewaterhouseCoopers

Sydney  
21 September 2021

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**Charter Hall Maxim Property Securities Fund**  
**Statement of Profit or Loss and Other Comprehensive Income**  
**for the year ended 30 June 2021**

**Statement of Profit or Loss and Other Comprehensive Income**

	Note	Year ended	
		30 June 2021 \$	30 June 2020 \$
<b>Income</b>			
Dividend and trust distribution income	12	7,266,705	6,394,363
Net fair value gain/(loss) on financial assets	3	48,517,136	(32,922,138)
Interest income		8,630	40,771
Other income		2,834	15,209
<b>Total income</b>		<u>55,795,305</u>	<u>(26,471,795)</u>
<b>Expenses</b>			
Management and administration fees	15	1,499,877	1,303,374
Transaction costs		418,718	426,238
Other operating expenses		2,071	4,990
<b>Operating expenses</b>		<u>1,920,666</u>	<u>1,734,602</u>
<b>Net profit/(loss) from operating activities</b>		<u>53,874,639</u>	<u>(28,206,397)</u>
Other comprehensive income		-	-
<b>Total comprehensive income/(loss)</b>		<u>53,874,639</u>	<u>(28,206,397)</u>

*The Statement of Profit or Loss and Comprehensive Income should be read in conjunction with the notes to the Financial Statements.*

**Charter Hall Maxim Property Securities Fund**  
**Statement of Financial Position**  
**As at 30 June 2021**

**Statement of Financial Position**

	<b>Note</b>	<b>30 June 2021</b>	<b>30 June 2020</b>
		<b>\$</b>	<b>\$</b>
<b>Assets</b>			
Cash and cash equivalents	13(a)	<b>6,316,971</b>	2,655,948
Financial assets at fair value through profit or loss	7	<b>212,416,245</b>	132,868,223
Balance due from brokers	8	-	950,111
Receivables	9	<b>3,235,328</b>	1,964,105
<b>Total assets</b>		<b><u>221,968,544</u></b>	<u>138,438,387</u>
<b>Liabilities</b>			
Distributions payable	5	<b>980,840</b>	1,615,578
Balance due to brokers	10	<b>2,252,114</b>	1,478,078
Payables	11	<b>150,790</b>	100,440
<b>Total liabilities</b>		<b><u>3,383,744</u></b>	<u>3,194,096</u>
<b>Net assets attributable to unitholders - equity</b>	6	<b><u>218,584,800</u></b>	<u>135,244,291</u>

*The Statement of Financial Position is to be read in conjunction with the notes to the Financial Statements.*

**Charter Hall Maxim Property Securities Fund**  
**Statement of Cash Flows**  
**for the year ended 30 June 2021**

**Statement of Cash Flows**

		Year ended	
	Note	30 June 2021	30 June 2020
		\$	\$
<b>Cash flows from operating activities</b>			
Purchase of investments		(124,369,785)	(130,521,752)
Proceeds from sale of investments		95,063,046	94,683,304
Dividends and trust distributions received		6,003,281	6,048,555
Interest received		8,629	41,073
Other income received		2,834	15,209
Management and administration fees paid		(1,457,325)	(1,300,154)
Transaction costs paid		(418,718)	(426,238)
Other expenses paid		(2,071)	(4,990)
<b>Net cash outflow from operating activities</b>	13 (b)	<u>(25,170,109)</u>	<u>(31,464,993)</u>
<b>Cash flows from financing activities</b>			
Proceeds from applications by unitholders		58,724,542	55,519,168
Payments for redemptions to unitholders		(25,265,029)	(21,171,542)
Distributions paid		(4,628,381)	(3,942,129)
<b>Net cash inflow from financing activities</b>		<u>28,831,132</u>	<u>30,405,497</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>3,661,023</b>	<b>(1,059,496)</b>
Cash and cash equivalents at the beginning of the financial year		<u>2,655,948</u>	<u>3,715,444</u>
<b>Cash and cash equivalents at the end of the financial year</b>	13 (a)	<u><b>6,316,971</b></u>	<u>2,655,948</u>
<b>Non-cash financing activities</b>	13 (c)	<u><b>105,665</b></u>	<u>76,022</u>

*The Statement of Cash Flows is to be read in conjunction with the notes to the Financial Statements.*

**Charter Hall Maxim Property Securities Fund**  
**Statement of Changes in Equity**  
**for the year ended 30 June 2021**

**Statement of Changes in Equity**

	Note	Year ended	
		30 June 2021	30 June 2020
		\$	\$
<b>Total equity at the beginning of the financial year</b>		<b>135,244,291</b>	133,723,888
<b>Comprehensive income/(loss) for the year</b>			
Net profit/(loss) for the year	6	<u>53,874,639</u>	<u>(28,206,397)</u>
<b>Total comprehensive income/(loss)</b>		<b>53,874,639</b>	<b>(28,206,397)</b>
<b>Transactions with unitholders</b>			
Applications	6	58,724,542	55,519,169
Redemptions	6	(25,265,029)	(21,171,542)
Reinvestment of distributions	6	105,665	76,022
Distributions paid and payable	6	<u>(4,099,308)</u>	<u>(4,696,849)</u>
<b>Total transactions with unitholders</b>		<b>29,465,870</b>	29,726,800
<b>Total equity at the end of the financial year</b>		<b><u>218,584,800</u></b>	135,244,291

*The Statement of Changes in Equity is to be read in conjunction with the notes to the Financial Statements.*

## **1 General Information**

These financial statements cover the Charter Hall Maxim Property Securities Fund (ARSN 116 193 563) (the "Fund") as an individual entity. The Fund is a registered managed investment scheme, constituted on 5 August 2005. The Fund was registered on 23 September 2005.

The responsible entity of the Fund is One Managed Investment Funds Limited (ABN 47 117 400 987) ("OMIFL" or the "Responsible Entity"). The Responsible Entity's registered office is Level 16, 1 Farrer Place, Sydney, NSW 2000.

The Responsible Entity is incorporated and domiciled in Australia.

The Responsible Entity has appointed Charter Hall Property Securities Management Limited as the investment manager of the Fund ("Investment Manager").

The financial statements are for the period from 1 July 2020 to 30 June 2021 (the "reporting period"). The comparative information encompasses the period from 1 July 2019 to 30 June 2020.

The financial report is presented in Australian dollars.

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 and re-issue the financial report.

## **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 years 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, other authoritative pronouncements of the Australian Accounting Standards Board and the *Corporations Act 2001* in Australia.

The Fund is a for-profit entity for the purposes of preparing the financial statements.

The financial report is prepared on the basis of fair value measurement of assets and liabilities, except where otherwise stated.

#### *Compliance with International Financial Reporting Standards*

The financial report complies with Australian Accounting Standards as issued by the Australian Accounting Standards Board and International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board.

### **(b) Financial Instruments**

#### *(i) Classification*

- Financial assets

The Fund classifies its financial assets in the following measurement categories:

- those to be measured at fair value through profit or loss; and
- those to be measured at amortised cost.

The Fund classifies its assets based on its business model for managing those financial assets and the contractual cash flow characteristics of the financial assets.

## 2 Summary of Significant Accounting Policies (continued)

### (b) Financial Instruments (continued)

#### (i) Classification (continued)

The Fund's portfolio of financial assets is managed and performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy. The Fund's policy is for the Responsible Entity to evaluate the information about these financial assets on a fair value basis together with other related financial information.

For equity securities (listed property securities), the contractual cash flows of these instruments do not represent solely payments of principal and interest. Consequently, these investments are measured at fair value through profit or loss.

For cash and cash equivalents, receivables and balance due from brokers, these assets are held in order to collect the contractual cash flows. The contractual terms of these assets give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal amount outstanding. Consequently, these are measured at amortised cost.

- Financial liabilities

For financial liabilities that are not classified and measured at fair value through profit or loss, these are classified as financial liabilities at amortised cost (due to brokers, distributions payable, management fees payable, applications received in advance, audit and tax fees payable, administration fees payables and custodian fees payable).

#### (ii) Recognition

The Fund recognises financial assets and financial liabilities on the date it becomes a party to the contractual provisions of the instrument.

Financial assets are recognised using trade date accounting. From this date any gains and losses arising from changes in fair value of the financial assets or financial liabilities are recorded.

Financial liabilities are not recognised unless the performance of one of the parties gives rise to an obligation or the contract is a derivative contract not exempted from the scope of AASB 9.

#### (iii) Measurement

Financial instruments are measured initially at fair value (transaction price) plus, in the case of a financial asset or financial liability not at fair value through profit and loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

Subsequent to initial recognition, all instruments classified at fair value through profit and loss are measured at fair value with changes in their fair value recognised in the Statement of Profit or Loss and Other Comprehensive Income.

Financial assets and liabilities, other than those at fair value through profit and loss, are measured at amortised cost using the effective interest rate.

#### (iv) Impairment

At each reporting date, the Fund measures the loss allowance on financial assets at amortised cost (cash, due from broker and receivables) at an amount equal to the lifetime expected credit losses if the credit risk has increased significantly since initial recognition. If, at the reporting date, the credit risk has not increased significantly since initial recognition, the Fund shall measure the loss allowance at an amount equal to 12-month expected credit losses. Significant financial difficulties of the counter party, probability that the counter party will enter bankruptcy or financial reorganisation, and default in payments are all considered indicators that a loss allowance may be required. If the credit risk increases to the point that it is considered to be credit impaired, interest income will be calculated based on the gross carrying amount adjusted for the loss allowance. A significant increase in credit risk is defined by management as any contractual payment which is more than 30 days past due. Any contractual payment which is more than 90 days past due is considered credit impaired.

#### (v) Fair Value Measurement Principles

The Fund values listed investments at the last bid (or asking) share price.

## 2 Summary of Significant Accounting Policies (continued)

### (b) Financial Instruments (continued)

#### (v) Fair Value Measurement Principles (continued)

If a quoted market price is not available on a recognised stock exchange or from a broker/dealer for non-exchange-traded financial instruments, the fair value of the instrument is estimated using valuation techniques, including use of recent arm's length market transactions, reference to the current fair value of another instrument that is substantially the same, discounted cash flow techniques, option pricing models or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

Where discounted cash flow techniques are used, estimated future cash flows are based on management's best estimates and the discount rate used is a market rate at the Statement of Financial Position date applicable for an instrument with similar terms and conditions. Where other pricing models are used, inputs are based on market data at the Statement of Financial Position date. Fair values for unquoted equity investments are estimated, if possible, using applicable price/earnings ratios for similar listed companies adjusted to reflect the specific circumstances of the issuer.

#### (vi) Derecognition

The Fund derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition in accordance with AASB 9.

The Fund uses the weighted average method to determine realised gains and losses on derecognition of financial assets not at fair value.

A financial liability is derecognised when the obligation specified in the contract is discharged, cancelled or expired.

#### (vii) Specific Instruments

### Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, current deposits with banks and bank overdrafts. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

### (c) Income and Expenses

#### Revenue

Revenue is brought to account on an accruals basis except where stated.

#### Distribution and Dividend Income

For all listed securities, distribution and dividend income is recognised as at the date the securities are all listed securities, distribution and dividend income is recognised as at the date they are declared. For other unlisted securities, where income is earned based on the number of days invested, distribution and dividend income is recognised on an accruals basis.

#### Interest Income

Interest income is recognised in the Statement of Profit or Loss and Other Comprehensive Income as it accrues, using the effective interest rate method and if not received at balance date, is reflected in the Statement of Financial Position as a receivable.

#### Expenses

All expenses including management fees and administration costs are brought to account on an accruals basis.

### (d) Receivables

Receivables include accrued distribution income, interest income and placement fee income. Sales of securities are recorded at trade date and normally settle within three business days.

## **2 Summary of Significant Accounting Policies (continued)**

### **(e) Due from/to Brokers**

Amounts due from/to brokers represent payables for securities purchased and receivables for securities sold that have been contracted for but not yet delivered by the end of the period. The due from brokers balance is held for collection and is recognised initially at fair value and subsequently measured at amortised cost.

### **(f) Payables**

Payables include liabilities, which are accrued expenses owed by the Fund and any distributions declared which are unpaid as at the end of the reporting period.

The distribution amount payable to investors as at year end is recognised separately in the Statement of Financial Position. Purchases of securities are recorded on trade date and normally settle within three business days. Purchases of securities that are unsettled at reporting date are included in payables.

### **(g) Distributions and Taxation**

Under current legislation the Fund is not subject to income tax provided it attributes the entirety of its taxable income (including assessable realised capital gains) to its unitholders. The Fund will fully distribute its distributable income, calculated in accordance with the Fund's Constitution and applicable taxation legislation, to the unitholders who are presently entitled to the income under the Constitution.

Financial instruments held at fair value may include unrealised capital gains. Should such a gain be realised, that portion of the gain that is subject to capital gains tax will be distributed so that the Fund is not subject to capital gains tax.

The Fund may distribute its distributable income, in accordance with the Fund's Constitution, to unitholders by cash or reinvestment. The distributions are recognised in the Statement of Changes in Equity.

Realised capital losses are not distributed to unitholders but are retained in the Fund to be offset against any current or future realised capital gains. If realised capital gains exceed realised capital losses the excess is distributed to the unitholders.

### **(h) Net assets attributable to unitholders**

Units are redeemable at the unitholders' option; however, applications and redemptions may be suspended by the Responsible Entity if it is in the best interests of the unitholders.

A unitholder can redeem units at any time for cash based on the redemption price. The redemption price is based on unit price accounting outlined in the Fund's Constitution and Product Disclosure Statement.

The units are carried at the redemption amount that is payable at the reporting date.

Units are classified as equity when they satisfy the following criteria under AASB 132 *Financial Instruments: Presentation*:

- the puttable financial instrument entitles the holder to a pro-rata share of net assets in the event of the Fund's liquidation;
- the puttable financial instrument is in the class of instruments that is subordinate to all other classes of instruments and class features are identical;
- the puttable financial instrument does not include any contractual obligations to deliver cash or another financial asset, or to exchange financial instruments with another entity under potentially unfavourable conditions to the Fund, and is not a contract settled in the Fund's own equity instruments; and
- the total expected cash flows attributable to the puttable financial instrument over the life are based substantially on the profit or loss.

Because the above criteria are met as at 30 June 2021 and 30 June 2020, net assets attributable to unitholders are classified as equity.

### **(i) Change in Net Assets Attributable to Unitholders**

Income not distributed is included in net assets attributable to unitholders.

These items are included in the determination of distributable income in the period for which they are assessable for taxation purposes.

## 2 Summary of Significant Accounting Policies (continued)

### (j) Goods and Services Tax

Management fees and other expenses are recognised net of the amount of goods and services tax ("GST") recoverable from the Australian Taxation Office ("ATO") as a reduced input tax credit ("RITC").

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to the ATO is included as an asset or liability in the Statement of Financial Position.

Cash flows are included in the Statement of Cash Flows on a gross basis.

### (k) Use of Estimate

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 are 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 unquoted securities, are fair valued using valuation techniques. Currently, the Fund does not hold any unquoted securities. Where valuation techniques (e.g. pricing models) are used to determine fair values, they are validated and reviewed by the Responsible Entity in conjunction with 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 please see note 17 to the financial statements.

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

There are no 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.

### (m) New standards and interpretations not yet adopted

There are no new standards or interpretations which are yet to be adopted by the Fund.

### (n) Comparative revisions

Comparative information has been revised where appropriate to enhance comparability. Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year.

## 3 Changes in the Fair Value/Net Market Value of Investments

	Year ended	
	30 June 2021	30 June 2020
	\$	\$
Net unrealised gain/(loss) on financial instruments at fair value through profit or loss	45,872,098	(22,185,110)
Net realised gain/(loss) on financial instruments at fair value through profit or loss	2,645,038	(10,737,028)
<b>Total</b>	<b>48,517,136</b>	<b>(32,922,138)</b>

#### 4 Auditors Remuneration

During the year the following fees were paid or payable (exclusive of GST) for services provided by the auditors of the Fund. These fees were paid or are payable by Charter Hall Property Securities Management Limited and were not paid by the Fund:

	Year ended	
	30 June 2021 \$	30 June 2020 \$
<b>PricewaterhouseCoopers</b> - Audit services	<b>30,000</b>	35,000
<b>Total</b>	<b>30,000</b>	35,000
<b>Ernst &amp; Young</b> - Other assurance services	<b>4,000</b>	3,500
<b>Total</b>	<b>4,000</b>	3,500

#### 5 Distributions Paid and Payable

	Year ended			
	30 June 2021 \$	30 June 2021 CPU	30 June 2020 \$	30 June 2020 CPU
Distribution in respect of 30 September	432,958	0.26	1,098,511	0.75
Distribution in respect of 31 December	1,756,635	1.00	1,533,189	0.99
Distribution in respect of 31 March	928,875	0.50	449,571	0.29
Distribution payable in respect of 30 June	980,840	0.50	1,615,578	1.00
<b>Total</b>	<b>4,099,308</b>	<b>2.26</b>	4,696,849	3.03

#### 6 Net Assets Attributable to Unitholders

AASB 132 *Financial Instruments: Presentation* requires certain puttable instruments to be classified as equity if certain strict criteria are met. The Fund classifies net assets attributable to unit holders as equity from the date when the instrument has all the features and meets the conditions set out in the relevant accounting standard.

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

	Year ended			
	30 June 2021 No.	30 June 2021 \$	30 June 2020 No.	30 June 2020 \$
Opening balance	162,211,612	135,244,291	129,005,181	133,723,888
Applications	60,229,793	58,724,542	55,572,456	55,519,169
Units issued upon reinvestment of distribution	114,079	105,665	77,390	76,022
Redemptions	(26,387,439)	(25,265,029)	(22,443,415)	(21,171,542)
Distributions paid and payable	-	(4,099,308)	-	(4,696,849)
Profit/(loss) for the year	-	53,874,639	-	(28,206,397)
<b>Closing balance</b>	<b>196,168,045</b>	<b>218,584,800</b>	162,211,612	135,244,291

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

There are no separate classes of units and each unit has the same rights attaching to it as all other units of the Fund.

Units are redeemed on request at the unitholder's option. However, it is recommended that unitholders retain their unitholding for the medium to long term. As such, the amount expected to be settled within twelve months after the end of the reporting period cannot be reliably determined.

##### *Capital risk management*

The Fund manages its net assets attributable to unitholders as capital. The amount of net assets attributable to unitholders can change significantly on a daily basis as the Fund is subject to daily applications and redemptions at the discretion of unitholders.

## 6 Net Assets Attributable to Unitholders (continued)

### Capital risk management (continued)

The Fund monitors the level of daily applications and redemptions relative to the liquid assets in the Fund. The ratio of liquid assets to net assets attributable to unitholders at 30 June 2021 and 30 June 2020 were as follows:

	Year ended	
	30 June 2021	30 June 2020
	\$	\$
Liquid assets of the Fund	218,733,216	135,524,171
Net assets attributable to unitholders	<u>218,584,800</u>	<u>135,244,291</u>
Ratio of liquid assets to net assets attributable to unitholders	<u>100.07%</u>	<u>100.21%</u>

## 7 Financial Assets at Fair Value through Profit or Loss

	30 June 2021	30 June 2020
	\$	\$
<b>Financial Assets at Fair Value through Profit or Loss:</b>		
<i>Designated at fair value through profit or loss upon initial recognition:</i>		
Australian equity securities listed on a prescribed stock exchange	<u>212,416,245</u>	132,868,223
<b>Total financial assets designated at fair value through profit or loss upon initial recognition</b>	<u>212,416,245</u>	<u>132,868,223</u>
<b>Total financial assets at fair value through profit or loss</b>	<u>212,416,245</u>	<u>132,868,223</u>

The Fund aims to generate income returns and capital growth over the long term, as per the objectives stated in the Product Disclosure Statement by investing primarily in listed Australian property related securities and listed real estate investment trusts (A-REITs).

## 8 Due from Brokers – Receivable for Securities Sold

	30 June 2021	30 June 2020
	\$	\$
Investments receivable (sales)	-	950,111
<b>Total</b>	<u>-</u>	<u>950,111</u>

## 9 Receivables

	30 June 2021	30 June 2020
	\$	\$
Interest receivable	1	-
Dividends and trust distributions receivable	3,199,571	1,936,147
GST receivable	<u>35,756</u>	<u>27,958</u>
<b>Total</b>	<u>3,235,328</u>	<u>1,964,105</u>

## 10 Due to Brokers – Payable for Securities Purchased

	30 June 2021	30 June 2020
	\$	\$
Investments payable (purchases)	<u>2,252,114</u>	1,478,078
<b>Total</b>	<u>2,252,114</u>	<u>1,478,078</u>

## 11 Payables

	30 June 2021 \$	30 June 2020 \$
Management and administration fees payable	150,790	100,440
<b>Total</b>	<b>150,790</b>	<b>100,440</b>

## 12 Dividend and trust distribution income

	30 June 2021 \$	30 June 2020 \$
Dividend income	2,573,221	1,240,040
Trust distribution income	4,693,484	5,154,323
<b>Total</b>	<b>7,266,705</b>	<b>6,394,363</b>

## 13 Notes to the Statement of Cash Flows

### (a) Cash and Cash Equivalents

	30 June 2021 \$	30 June 2020 \$
Current deposits with banks	6,316,971	2,655,948
<b>Total</b>	<b>6,316,971</b>	<b>2,655,948</b>

### (b) Reconciliation of Net Cash Used in Operating Activities to Net Profit for the financial year

	Year ended	
	30 June 2021 \$	30 June 2020 \$
Net profit/(loss) for year	53,874,639	(28,206,397)
Add/(deduct) non-cash items:		
Changes in net fair value of investments	(48,517,136)	32,922,138
Purchase of investments	(124,369,785)	(130,521,752)
Proceeds on sale of investments	95,063,046	94,683,304
Changes in assets and liabilities during the financial year		
Increase in receivables	(1,271,223)	(349,046)
Increase in payables	50,350	6,760
<b>Net cash used in operating activities</b>	<b>(25,170,109)</b>	<b>(31,464,993)</b>

### (c) Non-Cash Financing Activities

	30 June 2021 \$	30 June 2020 \$
During the year, the following distribution payments were satisfied by the issue of units under the distribution reinvestment plan.	105,665	76,022
<b>Total</b>	<b>105,665</b>	<b>76,022</b>

## 14 Commitments, Contingent Assets and Contingent Liabilities

There were no commitments, contingent assets and contingent liabilities as at 30 June 2021 and 30 June 2020.

## 15 Related Parties

### Responsible Entity

Transactions with entities related to the Responsible Entity are disclosed below.

The Responsible Entity has contracted services to Charter Hall Property Securities Management Limited to act as investment manager for the Fund ("Investment Manager"). The contract is on normal commercial terms and conditions.

### Key Management Personnel

#### (a) Directors and Company Secretaries

Key management personnel who were directors and company secretaries of the Responsible Entity from 1 July 2020 to 30 June 2021 are as follows:

Name	Title
Frank Tearle	Executive Director and Company Secretary
Sarah Wiesener	Executive Director and Company Secretary
Michael Sutherland	Executive Director

#### (b) Other Key Management Personnel

Winston Sammut is a director of the Investment Manager. He is considered key management personnel through authorities given in the investment management agreement.

### Key Management Personnel Compensation

No key management personnel received any remuneration from the Fund.

### Key Management Personnel Unit Holdings

Key management personnel and their associates have held units in the Fund during the financial year as follows:

	Year ended June 2021					
	Number of units held	Interest held	Number of units acquired	Number of units disposed	Distributions paid by the Fund	Distributions payable by the Fund
Unitholder	units	%	units	units	\$	\$
Larnpace Pty Ltd *	17,067	0.01%	11,146	363,405	6,614	85
<b>Total</b>	<b>17,067</b>	<b>0.01%</b>	<b>11,146</b>	<b>363,405</b>	<b>6,614</b>	<b>85</b>
	Year ended June 2020					
	Number of units held	Interest held	Number of units acquired	Number of units disposed	Distributions paid by the Fund	Distributions payable by the Fund
Unitholder	units	%	units	units	\$	\$
Larnpace Pty Ltd*	369,326	0.23%	54,813	-	7,832	1,061
<b>Total</b>	<b>369,326</b>	<b>0.23%</b>	<b>54,813</b>	<b>-</b>	<b>7,832</b>	<b>1,061</b>

\* Larnpace Pty Ltd is a related entity of Winston Sammut.

### Other Transactions with the Fund

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

### Key Management Personnel Loan Disclosures

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.

## 15 Related Parties (continued)

### Responsible Entity's/Investment Manager's Fees and Other Transactions

As stated in the PDS, from 9 June 2021, the Responsible Entity reduced the management fee to 0.85% per annum of the gross asset value ("GAV") of the Fund. Prior to 9 June 2021 the management fee was charged at 0.95% per annum of the GAV up to and including \$50 million plus 0.85% per annum of the GAV of the Fund in excess of \$50 million (all fees quoted are inclusive of GST and net of any RITC). The fee accrues daily and is payable monthly in arrears out of the assets of the Fund to the investment manager of the Fund, Charter Hall Property Securities Management Limited (the "Investment Manager").

<b>Management fees incurred during the year</b>	<b>Year ended</b>	
	<b>30 June 2021</b>	30 June 2020
	\$	\$
Investment management fees	1,121,980	947,622
Responsible Entity fees	174,256	165,745
Custody fees	42,645	40,759
<b>Total related party fees incurred</b>	<b>1,338,881</b>	<b>1,154,126</b>
Total non-related party fees incurred (including fund administration, registry and audit fees)	160,996	149,248
<b>Total management fees expense</b>	<b>1,499,877</b>	<b>1,303,374</b>
<b>Management fees payable</b>	<b>30 June</b>	
	<b>2021</b>	2020
	\$	\$
Investment management fees	112,052	73,194
Responsible Entity fees	19,046	11,787
Custody fees	4,694	2,927
<b>Total related party fees payable</b>	<b>135,792</b>	<b>87,908</b>
Total non-related party fees payable (including fund administration, registry and audit fees)	14,998	12,532
<b>Total management fees payable</b>	<b>150,790</b>	<b>100,440</b>

The costs of providing responsible entity, investment management, custodian, administration, registry and audit services to the Fund are paid out of the management fees referred to above.

### Related Party Transactions

All transactions with related parties are conducted on normal commercial terms and conditions. These transactions are subject to the same terms and conditions as those entered into by other Fund investors and are subject to corporate governance policies of the Responsible Entity and the Investment Manager.

### Related Party Unitholdings in the Fund

	<b>Year ended 30 June 2021</b>					
	<b>No. of units held opening (Units)</b>	<b>No. of units acquired (Units)</b>	<b>No. of units disposed (Units)</b>	<b>No. of units held closing (Units)</b>	<b>Distributions paid by the Fund \$</b>	<b>Distributions payable by the Fund \$</b>
Charter Hall Co						
Investment Trust	24,480,067	-	-	24,480,067	430,911	122,400
<b>Total</b>	<b>24,480,067</b>	<b>-</b>	<b>-</b>	<b>24,480,067</b>	<b>430,911</b>	<b>122,400</b>
	<b>Year ended 30 June 2020</b>					
	<b>No. of units held opening (Units)</b>	<b>No. of units acquired (Units)</b>	<b>No. of units disposed (Units)</b>	<b>No. of units held closing (Units)</b>	<b>Distributions paid by the Fund \$</b>	<b>Distributions payable by the Fund \$</b>
Charter Hall Co						
Investment Trust	24,480,067	-	-	24,480,067	497,637	243,814
<b>Total</b>	<b>24,480,067</b>	<b>-</b>	<b>-</b>	<b>24,480,067</b>	<b>497,637</b>	<b>243,814</b>

## 15 Related Parties (continued)

### *Related Party Investments Held by the Fund*

The Fund made no investments in the Responsible Entity or the Investment Manager, but did acquire units in the following related party entities during the financial year:

	Year ended 30 June 2021					
	No. of units held opening (Units)	No. of units acquired (Units)	No. of units disposed (Units)	No. of units held closing (Units)	Distributions received by the Fund \$	Distributions receivable by the Fund \$
Charter Hall Social Infrastructure REIT	1,478,256	381,356	(584,612)	1,275,000	184,531	97,200
Charter Hall Retail REIT	795,000	880,000	-	1,675,000	175,800	212,725
Charter Hall Group	-	718,948	-	718,948	-	162,551
Charter Hall Long Wale REIT	-	1,700,000	(200,000)	1,500,000	201,620	111,000
<b>Total</b>	<b>2,273,256</b>	<b>3,680,304</b>	<b>(784,612)</b>	<b>5,168,948</b>	<b>561,951</b>	<b>583,476</b>

  

	Year ended 30 June 2020					
	No. of units held opening (Units)	No. of units acquired (Units)	No. of units disposed (Units)	No. of units held closing (Units)	Distributions received by the Fund \$	Distributions receivable by the Fund \$
Charter Hall Social Infrastructure REIT	1,233,000	417,000	(171,744)	1,478,256	214,829	51,369
Charter Hall Retail REIT	675,000	1,105,000	(985,000)	795,000	94,380	79,500
<b>Total</b>	<b>1,908,000</b>	<b>1,522,000</b>	<b>(1,156,744)</b>	<b>2,273,256</b>	<b>309,209</b>	<b>130,869</b>

## 16 Financial Risk Management

The following disclosures in relation to the various risks of the Fund's portfolio have been based on the Fund's direct holdings. The Fund's investment portfolio comprises deposits with banks, long-term listed equity investments, accounts receivable and payable.

### **(a) Market Risk**

The Fund's investing activities expose it to various types of risk that are associated with the financial instruments and markets in which it invests. The most important types of financial risk to which the Fund is exposed are market risk, credit risk and liquidity risk. The main purpose of non-derivative financial instruments is to generate returns on investments through distributions and changes in fair value. While derivative financial instruments are used to either reduce the market risk associated with the Fund's investment portfolio or to provide the Fund with its required exposure to investments without the need to purchase or sell those investments. No derivative instruments are used as part of the Fund's overall investment strategy.

Market risk embodies the potential for both losses and gains and includes price risk, currency risk and interest rate risk. The Fund's strategy on the management of investment risk is driven by the Fund's investment objective.

#### **Equity Price Risk**

Equity price risk is the risk that the fair value of equities decreases as a result of changes in market prices, whether those changes are caused by factors specific to the individual stock or factors affecting all instruments in the market. Equity price risk exposure arises from the Fund's investment portfolio.

#### **Price Risk**

Price risk is the risk that the value of the Fund's investment portfolio will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or currency risk), whether caused by factors specific to an individual investment, its issuer or all factors affecting all instruments traded in the market.

As the majority of the Fund's financial instruments are carried at fair value with fair value changes recognised in the Statement of Profit or Loss and Other Comprehensive Income, all changes in market conditions will directly affect net investment income.

## 16 Financial Risk Management (continued)

### (a) Market Risk (continued)

#### Price Risk (continued)

Price risk is mitigated by the construction of a diversified portfolio of investments by the underlying fund manager, real estate sector and geographically.

#### Price Sensitivity Analysis

The following table illustrates the effect on operating profit and net assets attributable to unitholders from possible changes in market prices that were reasonably possible based on the risk that the Fund was exposed to at reporting date:

	Change in equity price	Effect on net profit attributable to unitholders \$
2021	+10% / -10%	21,241,625 / (21,241,625)
2020	+10% / -10%	13,286,822 / (13,286,822)

#### Currency Risk

Whilst the Fund only invests in Australia, a number of the listed securities in which the Fund has an investment may hold direct securities outside Australia.

#### Interest Rate Risk

The majority of the Fund's financial assets are non-interest-bearing. Interest-bearing financial assets and interest-bearing financial liabilities mature or are repriced in the short-term, for no longer than twelve months.

The Fund's exposure to interest rate risk and the effective weighted average interest rate for classes of financial assets and financial liabilities is set out below.

At 30 June 2021		Floating interest rate \$	Fixed interest rate \$	Non- interest bearing \$	Total \$
	Note				
<b>Financial assets</b>					
Cash and cash equivalents	12(a)	6,316,971	-	-	6,316,971
Investments	7	-	-	212,416,245	212,416,245
Receivables	9	-	-	3,235,328	3,235,328
<b>Total</b>		<b>6,316,971</b>	<b>-</b>	<b>215,651,573</b>	<b>221,968,544</b>
<b>Financial liabilities</b>					
Distributions payable	5	-	-	980,840	980,840
Balance due to brokers	10	-	-	2,252,114	2,252,114
Payables	11	-	-	150,790	150,790
<b>Total</b>		<b>-</b>	<b>-</b>	<b>3,383,744</b>	<b>3,383,744</b>
<b>At 30 June 2020</b>					
	Note	Floating interest rate \$	Fixed interest rate \$	Non- interest bearing \$	Total \$
<b>Financial assets</b>					
Cash and cash equivalents	12(a)	2,655,948	-	-	2,655,948
Investments	7	-	-	132,868,223	132,868,223
Balance due from brokers	8	-	-	950,111	950,111
Receivables	9	-	-	1,964,105	1,964,105
<b>Total</b>		<b>2,655,948</b>	<b>-</b>	<b>135,782,439</b>	<b>138,438,387</b>
<b>Financial liabilities</b>					
Distributions payable	5	-	-	1,615,578	1,615,578
Balance due to brokers	10	-	-	1,478,078	1,478,078
Payables	11	-	-	100,440	100,440
<b>Total</b>		<b>-</b>	<b>-</b>	<b>3,194,096</b>	<b>3,194,096</b>

## 16 Financial Risk Management (continued)

### (a) Market Risk (continued)

#### *Interest Rate Risk (continued)*

Cash and cash equivalents had a weighted average interest rate of 0.18% as at 30 June 2021 (30 June 2020: 0.92%).

The following table demonstrates the sensitivity of the Fund's Statement of Financial Position and Statement of Comprehensive Income to a reasonable change in interest rates, with all other variables constant. The 25 basis point sensitivity is based on a change in the AUD cash interest rates, relative to the Fund interest rate risk position as at 30 June 2021 and 30 June 2020:

	Change in percentage	Effect on net profit attributable to unitholders \$
<b>2021</b>	<b>+0.25% / -0.25%</b>	<b>15,792 / (15,792)</b>
2020	+0.25% / -0.25%	6,640 / (6,640)

### (b) Liquidity Risk

The Fund's Constitution provides for the daily application and redemptions of units and it is therefore exposed to the liquidity risk of meeting unitholder redemptions at any time.

The Fund's financial instruments include investments in equity investments.

The Fund's listed securities are considered to be readily realisable as they are listed on the Australian Stock Exchange.

#### *Maturity Analysis for Financial Liabilities*

Financial liabilities of the Fund comprise trade and other payables and distributions payable. Trade and other payables and distributions payable have no contractual maturity dates.

Net assets attributable to unitholders are entirely payable on demand.

### (c) Credit Risk

Credit risk represents the loss that would be recognised if counterparties failed to perform as contracted. Cash at bank is held with major Australian deposit institutions.

With respect to credit risk arising from the financial assets of the Fund the Fund's exposure to credit risk arises from default of the counterparty, with the current exposure equal to the fair value of these instruments as disclosed in the Statement of Financial Position. This does not represent the maximum risk exposure that could arise in the future as a result of changes in values, but best represents the current maximum exposure at the reporting date.

The Fund holds no collateral as security or any other credit enhancements. There are no financial assets that are past due or impaired, or would otherwise be past due or impaired except for the terms having been re-negotiated.

Credit risk is not considered to be significant to the Fund.

## 17 Fair Value of Financial Assets and Liabilities

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement and for disclosure purposes.

The table below presents the Fund's assets measured and recognised at fair value at 30 June 2021 by level of the following fair value measurement hierarchy:

- 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 liability that are not based on observable market data (unobservable inputs)

## 17 Fair Value of Financial Assets and Liabilities (continued)

At 30 June 2021	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<b>Assets</b>				
<i>Designated at fair value through profit or loss</i>				
Listed Australian securities on a prescribed stock exchange	212,416,245	-	-	212,416,245
<b>Total financial assets</b>	<b>212,416,245</b>	<b>-</b>	<b>-</b>	<b>212,416,245</b>
At 30 June 2020	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<b>Assets</b>				
<i>Designated at fair value through profit or loss</i>				
Listed Australian securities on a prescribed stock exchange	132,868,223	-	-	132,868,223
<b>Total financial assets</b>	<b>132,868,223</b>	<b>-</b>	<b>-</b>	<b>132,868,223</b>

## 18 Events Subsequent to Reporting Date

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 2021 or on the results and cash flows of the Fund for the year ended on that date.

## 19 COVID-19

The coronavirus, COVID-19, was first identified as a new highly contagious virus in December 2019. The World Health Organisation declared COVID-19 as a pandemic on 11 March 2020 and as at the date of these financial statements, COVID-19 remains prevalent throughout the world, including Australia. COVID-19 has caused unprecedented disruption to populations, businesses and general economic activity. As the situation evolves, it continues to have significant impacts on investment funds and their trustees and managers, both directly and indirectly.

While there is a risk that the broad economic conditions caused by the COVID-19 pandemic which may adversely affect the Fund, including the value of the financial assets and the Fund's earnings and income distributions, the Fund only invests in ASX listed Australian equities and will continue to be managed in accordance with its investment objectives and guidelines as set out in the governing documents of the Fund and in accordance with the provisions of the Fund's Constitution.

As this situation is rapidly developing, the Investment Manager has been closely monitoring both the valuation of the Fund's assets and the Fund's liquidity to ensure that valuations remain appropriate. The Investment Manager will provide resources and updates where necessary so that investors are kept informed during this rapidly changing environment.

**Directors' Declaration**

1. In the opinion of the directors of the Responsible Entity of Charter Hall Maxim Property Securities Fund (the "Fund"):
  - (a) the financial statements and notes set out on pages 6 to 23 are in accordance with the *Corporations Act 2001*, including:
    - (i) giving a true and fair view of the financial position of the Fund as at 30 June 2021 and of its performance, as represented by the results of its operations and its cash flows, for the year ended on that date; and
    - (ii) complying with Australian Accounting Standards, the *Corporations Regulations 2001*; and
  - (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.
2. The notes to the financial statements include a statement of compliance with International Financial Reporting Standards.

Signed in accordance with a resolution of the directors.



Frank Tearle  
Director  
One Managed Investment Funds Limited

21 September 2021



## *Independent auditor's report*

To the unitholders of Charter Hall Maxim Property Securities Fund

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### *Our opinion*

In our opinion:

The accompanying financial report of Charter Hall Maxim Property Securities Fund (the Registered Scheme) is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Registered Scheme's financial position as at 30 June 2021 and of its financial performance for the year then ended
- (b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

### *What we have audited*

The financial report comprises:

- the statement of financial position as at 30 June 2021
- the statement of changes in equity for the year then ended
- the statement of cash flows for the year then ended
- the statement of profit or loss and other comprehensive income for the year then ended
- the notes to the financial statements, which include significant accounting policies and other explanatory information
- the directors' declaration.

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

### *Independence*

We are independent of the Registered Scheme in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (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.

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### *Other information*

The directors of the Responsible Entity are responsible for the other information. The other information comprises the information included in the annual report for the year ended 30 June 2021, but does not include the financial report and our auditor's report thereon.

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**PricewaterhouseCoopers, ABN 52 780 433 757**

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Liability limited by a scheme approved under Professional Standards Legislation.



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 on the other information that we obtained prior to the date of this auditor's report, 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.

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### *Responsibilities of the directors of the Responsible Entity for the financial report*

The directors of the Responsible Entity 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 of the Responsible Entity determines 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 of the Responsible Entity are responsible for assessing the ability of the Registered Scheme to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors of the Responsible Entity either intends to liquidate the Registered Scheme or to cease operations, or have no realistic alternative but to do so.

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### *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 the financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:

[http://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). This description forms part of our auditor's report.

A handwritten signature in black ink, appearing to read 'Ryan McMahon'.

PricewaterhouseCoopers

A handwritten signature in black ink, appearing to read 'Ryan McMahon'.

Ryan McMahon  
Partner

Sydney  
21 September 2021