

CHARTER HALL MAXIM PROPERTY SECURITIES FUND

ARSN 116 193 563

Annual Report for the year ended 30 June 2022

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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 2022 (the "reporting period"). The comparative information encompasses the year ended 30 June 2021.

Responsible Entity

The responsible entity of the Fund is OMIFL.

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.

Directors and Senior Management

The following persons held office as directors and company secretaries of the Responsible Entity from 1 July 2021 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 loss for the current year was \$29,997,634 (2021: profit \$53,874,639).

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

	Year ended			
	30 June 2022 \$	30 June 2022 CPU	30 June 2021 \$	30 June 2021 CPU
Distribution in respect of 30 September	874,704	0.43	432,958	0.26
Distribution in respect of 31 December	1,439,904	0.69	1,756,635	1.00
Distribution in respect of 31 March	1,053,588	0.50	928,875	0.50
Distribution payable in respect of 30 June	5,909,466	2.90	980,840	0.50
Total	9,277,662	4.52	4,099,308	2.26

The Fund's Indirect Cost Ratio ("ICR") was 0.85% (2021: 0.88%).

Net Value of the Fund's Assets

The Fund's net assets were valued at \$189,821,509 as at 30 June 2022 (2021: \$218,584,800). 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 2022:

Management fees incurred during the year	30 June 2022	30 June 2021
	\$	\$
Investment management fees	1,501,749	1,121,980
Responsible Entity fees	250,374	174,256
Custody fees	61,532	42,645
Total related party fees incurred	1,813,655	1,338,881
Total non-related party fees incurred (including fund administration, registry and audit fees)	187,489	160,996
Total management fees expense	2,001,144	1,499,877

Management fees payable	30 June 2022	30 June 2021
	\$	\$
Investment management fees	106,435	112,052
Responsible Entity fees	16,570	19,046
Custody fees	4,193	4,694
Total related party fees payable	127,198	135,792
Total non-related party fees payable (including fund administration, registry and audit fees)	14,206	14,998
Total management fees payable	141,404	150,790

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.

Changes in State of Affairs

The coronavirus, COVID-19, was first identified as a new, highly contagious virus in December 2019. The World Health Organisation declared a global pandemic in 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.

There is an increased level of global uncertainty associated with the conflict in Ukraine. The impacts of the Ukraine conflict are not yet known but are likely to result in increased market and economic volatility, which may in turn have an impact on the Fund.

As these situations are continuing, the Investment Manager has been monitoring both the valuation of the Fund's assets and the Fund's liquidity and is in close contact with service providers in assessing the ongoing operations, liquidity, and the basis of the values and estimates reported. In these circumstances, there is uncertainty around valuations. The Investment Manager will continue to closely monitor market situations to ensure that valuations remain appropriate. The Investment Manager will provide resources and updates where necessary to provide informed guidance for investors during this continuing environment.

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

Directors' Report (continued)

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

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 2022 or on the results and cash flows of the Fund for the year ended on that date.

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

19 September 2022



Auditor's Independence Declaration

As lead auditor for the audit of Charter Hall Maxim Property Securities Fund for the year ended 30 June 2022, 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 that reads 'Diane Winnard'.

Diane Winnard
Partner
PricewaterhouseCoopers

Sydney
19 September 2022

PricewaterhouseCoopers, ABN 52 780 433 757

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Liability limited by a scheme approved under Professional Standards Legislation.

Charter Hall Maxim Property Securities Fund
Statement of Profit or Loss and Other Comprehensive Income
for the year ended 30 June 2022

Statement of Profit or Loss and Other Comprehensive Income

	Note	Year ended	
		30 June 2022 \$	30 June 2021 \$
Income			
Dividend and trust distribution income	12	8,781,089	7,266,705
Net fair value (loss)/gain on financial assets	3	(36,352,823)	48,517,136
Interest income		10,529	8,630
Other income		50,766	2,834
Total (loss)/income		(27,510,439)	55,795,305
Expenses			
Management and administration fees	15	2,001,144	1,499,877
Transaction costs		484,008	418,718
Other operating expenses		2,043	2,071
Operating expenses		2,487,195	1,920,666
Net (loss)/profit from operating activities		(29,997,634)	53,874,639
Other comprehensive income		-	-
Total comprehensive (loss)/income		(29,997,634)	53,874,639

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 2022

Statement of Financial Position

	Note	30 June 2022	30 June 2021
		\$	\$
Assets			
Cash and cash equivalents	13(a)	1,715,040	6,316,971
Financial assets at fair value through profit or loss	7	190,573,097	212,416,245
Balance due from brokers	8	759,654	-
Receivables	9	2,930,207	3,235,328
Total assets		<u>195,977,998</u>	<u>221,968,544</u>
Liabilities			
Distributions payable	5	5,909,466	980,840
Balance due to brokers	10	105,619	2,252,114
Payables	11	141,404	150,790
Total liabilities		<u>6,156,489</u>	<u>3,383,744</u>
Net assets attributable to unitholders - equity	6	<u>189,821,509</u>	<u>218,584,800</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 2022

Statement of Cash Flows

		Year ended	
	Note	30 June 2022	30 June 2021
		\$	\$
Cash flows from operating activities			
Purchase of investments		(139,379,357)	(124,369,785)
Proceeds from sale of investments		121,963,533	95,063,046
Dividends and trust distributions received		9,094,511	6,003,281
Interest received		10,530	8,629
Other income received		50,766	2,834
Management and administration fees paid		(2,018,832)	(1,457,325)
Transaction costs paid		(484,008)	(418,718)
Other expenses paid		(2,043)	(2,071)
Net cash outflow from operating activities	13 (b)	<u>(10,764,900)</u>	<u>(25,170,109)</u>
Cash flows from financing activities			
Proceeds from applications by unitholders		66,212,257	58,724,542
Payments for redemptions to unitholders		(55,767,214)	(25,265,029)
Distributions paid		(4,282,074)	(4,628,381)
Net cash inflow from financing activities		<u>6,162,969</u>	<u>28,831,132</u>
Net (decrease)/increase in cash and cash equivalents		(4,601,931)	3,661,023
Cash and cash equivalents at the beginning of the financial year		<u>6,316,971</u>	<u>2,655,948</u>
Cash and cash equivalents at the end of the financial year	13 (a)	<u>1,715,040</u>	6,316,971
Non-cash financing activities	13 (c)	<u>66,962</u>	105,665

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 2022

Statement of Changes in Equity

	Note	Year ended	
		30 June 2022	30 June 2021
		\$	\$
Total equity at the beginning of the financial year		218,584,800	135,244,291
Comprehensive (loss)/income for the year			
Net (loss)/profit for the year	6	<u>(29,997,634)</u>	53,874,639
Total comprehensive (loss)/income		(29,997,634)	53,874,639
Transactions with unitholders			
Applications	6	66,212,257	58,724,542
Redemptions	6	(55,767,214)	(25,265,029)
Reinvestment of distributions	6	66,962	105,665
Distributions paid and payable	6	(9,277,662)	(4,099,308)
Total transactions with unitholders		1,234,343	29,465,870
Total equity at the end of the financial year		<u>189,821,509</u>	<u>218,584,800</u>

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 2021 to 30 June 2022 (the "reporting period"). The comparative information encompasses the period from 1 July 2020 to 30 June 2021.

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 (distributions payable, due to brokers, management and administration fees payable and redemption 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.

2 Summary of Significant Accounting Policies (continued)

(b) Financial Instruments (continued)

(v) Fair Value Measurement Principles

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

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 2022 and 30 June 2021, 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

A number of new and amended standards became applicable for the current reporting period. The fund did not have to change its accounting policies or make retrospective adjustments as a result of adopting these standards.

(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.

(o) Going Concern

This financial report has been prepared on going concern basis.

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

	Year ended	
	30 June 2022	30 June 2021
	\$	\$
Net unrealised (loss)/gain on financial instruments at fair value through profit or loss	(47,523,342)	45,872,098
Net realised gain on financial instruments at fair value through profit or loss	11,170,519	2,645,038
Total	(36,352,823)	48,517,136

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 2022 \$	30 June 2021 \$
PricewaterhouseCoopers - Audit services	39,714	37,202
Total	39,714	37,202
Ernst & Young - Other assurance services	4,350	4,000
Total	4,350	4,000

5 Distributions Paid and Payable

	Year ended			
	30 June 2022 \$	30 June 2022 CPU	30 June 2021 \$	30 June 2021 CPU
Distribution in respect of 30 September	874,704	0.43	432,958	0.26
Distribution in respect of 31 December	1,439,904	0.69	1,756,635	1.00
Distribution in respect of 31 March	1,053,588	0.50	928,875	0.50
Distribution payable in respect of 30 June	5,909,466	2.90	980,840	0.50
Total	9,277,662	4.52	4,099,308	2.26

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 2022 No.	30 June 2022 \$	30 June 2021 No.	30 June 2021 \$
Opening balance	196,168,045	218,584,800	162,211,612	135,244,291
Applications	57,303,729	66,212,257	60,229,793	58,724,542
Units issued upon reinvestment of distribution	56,120	66,962	114,079	105,665
Redemptions	(49,662,193)	(55,767,214)	(26,387,439)	(25,265,029)
Distributions paid and payable	-	(9,277,662)	-	(4,099,308)
(Loss)/profit for the year	-	(29,997,634)	-	53,874,639
Closing balance	203,865,701	189,821,509	196,168,045	218,584,800

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 2022 and 30 June 2021 were as follows:

	Year ended 30 June 2022 \$	30 June 2021 \$
Liquid assets of the Fund	192,288,137	218,733,216
Net assets attributable to unitholders	189,821,509	218,584,800
Ratio of liquid assets to net assets attributable to unitholders	<u>101.30%</u>	<u>100.07%</u>

7 Financial Assets at Fair Value through Profit or Loss

	30 June 2022 \$	30 June 2021 \$
Financial Assets at Fair Value through Profit or Loss:		
<i>Designated at fair value through profit or loss upon initial recognition:</i>		
Australian equity securities listed on a prescribed stock exchange	<u>190,573,097</u>	212,416,245
Total financial assets designated at fair value through profit or loss upon initial recognition	<u>190,573,097</u>	212,416,245
Total financial assets at fair value through profit or loss	<u>190,573,097</u>	212,416,245

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 2022 \$	30 June 2021 \$
Investments receivable (sales)	<u>759,654</u>	-
Total	<u>759,654</u>	-

9 Receivables

	30 June 2022 \$	30 June 2021 \$
Interest receivable	-	1
Dividends and trust distributions receivable	2,886,149	3,199,571
GST receivable	44,058	35,756
Total	<u>2,930,207</u>	<u>3,235,328</u>

10 Due to Brokers – Payable for Securities Purchased

	30 June 2022 \$	30 June 2021 \$
Investments payable (purchases)	<u>105,619</u>	2,252,114
Total	<u>105,619</u>	<u>2,252,114</u>

11 Payables

	30 June 2022 \$	30 June 2021 \$
Management and administration fees payable	141,404	150,790
Total	141,404	150,790

12 Dividend and trust distribution income

	30 June 2022 \$	30 June 2021 \$
Dividend income	4,240,884	2,573,221
Trust distribution income	4,540,205	4,693,484
Total	8,781,089	7,266,705

13 Notes to the Statement of Cash Flows

(a) Cash and Cash Equivalents

	30 June 2022 \$	30 June 2021 \$
Current deposits with banks	1,715,040	6,316,971
Total	1,715,040	6,316,971

These accounts are earning a floating interest rate of 0.90% as at 30 June 2022 (0.15% as at 30 June 2021).

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

	Year ended	
	30 June 2022 \$	30 June 2021 \$
Net (loss)/profit for year	(29,997,634)	53,874,639
Add/(deduct) non-cash items:		
Changes in net fair value of investments	36,352,823	(48,517,136)
Purchase of investments	(139,379,357)	(124,369,785)
Proceeds on sale of investments	121,963,533	95,063,046
Changes in assets and liabilities during the financial year		
Decrease/(increase) in receivables	305,121	(1,271,223)
(Decrease)/increase in payables	(9,386)	50,350
Net cash used in operating activities	(10,764,900)	(25,170,109)

(c) Non-Cash Financing Activities

	30 June 2022 \$	30 June 2021 \$
During the year, the following distribution payments were satisfied by the issue of units under the distribution reinvestment plan.	66,962	105,665
Total	66,962	105,665

14 Commitments, Contingent Assets and Contingent Liabilities

There were no commitments, contingent assets and contingent liabilities as at 30 June 2022 and 30 June 2021.

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 2021 to 30 June 2022 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 2022					
	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 *	59,654	0.03%	42,587	-	491	1,729
Total	59,654	0.03%	42,587	-	491	1,729

	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
Total	17,067	0.01%	11,146	363,405	6,614	85

* 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").

Management fees incurred during the year	Year ended	
	30 June 2022	30 June 2021
	\$	\$
Investment management fees	1,501,749	1,121,980
Responsible Entity fees	250,374	174,256
Custody fees	61,532	42,645
Total related party fees incurred	1,813,655	1,338,881
Total non-related party fees incurred (including fund administration, registry and audit fees)	187,489	160,996
Total management fees expense	2,001,144	1,499,877
Management fees payable	30 June	
	2022	2021
	\$	\$
Investment management fees	106,435	112,052
Responsible Entity fees	16,570	19,046
Custody fees	4,193	4,694
Total related party fees payable	127,198	135,792
Total non-related party fees payable (including fund administration, registry and audit fees)	14,206	14,998
Total management fees payable	141,404	150,790

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

	Year ended 30 June 2022					
	No. of units held opening (Units)	No. of units acquired (Units)	No. of units disposed (Units)	No. of units held closing (Units)	Distributions paid by the Fund \$	Distributions payable by the Fund \$
Charter Hall Co	24,480,067	-	-	24,480,067	398,395	709,605
Investment Trust	24,480,067	-	-	24,480,067	398,395	709,605
Total	24,480,067	-	-	24,480,067	398,395	709,605
	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 paid by the Fund \$	Distributions payable by the Fund \$
Charter Hall Co	24,480,067	-	-	24,480,067	430,911	122,400
Investment Trust	24,480,067	-	-	24,480,067	430,911	122,400
Total	24,480,067	-	-	24,480,067	430,911	122,400

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 2022					
	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	1,275,000	1,200,000	(1,275,000)	1,200,000	202,620	52,800
Charter Hall Retail REIT	1,675,000	125,000	(100,000)	1,700,000	423,325	217,600
Charter Hall Group Charter Hall Long Wale REIT	718,948	141,692	(58,248)	802,392	314,876	223,544
	1,500,000	225,100	(275,100)	1,450,000	425,972	110,635
Total	5,168,948	1,691,792	(1,708,348)	5,152,392	1,366,793	604,579

	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 Charter Hall Long Wale REIT	-	718,948	-	718,948	-	162,551
	-	1,700,000	(200,000)	1,500,000	201,620	111,000
Total	2,273,256	3,680,304	(784,612)	5,168,948	561,951	583,476

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.

16 Financial Risk Management (continued)

(a) Market Risk (continued)

Price Risk (continued)

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.

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 \$
2022	+10% / -10%	19,057,310 / (19,057,310)
2021	+10% / -10%	21,241,625 / (21,241,625)

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 2022	Note	Floating interest rate \$	Fixed interest rate \$	Non- interest bearing \$	Total \$
Financial assets					
Cash and cash equivalents	13(a)	1,715,040	-	-	1,715,040
Investments	7	-	-	190,573,097	190,573,097
Balance due to brokers	8	-	-	759,654	759,654
Receivables	9	-	-	2,930,207	2,930,207
Total		1,715,040	-	194,262,958	195,977,998
Financial liabilities					
Distributions payable	5	-	-	5,909,466	5,909,466
Balance due to brokers	10	-	-	105,619	105,619
Payables	11	-	-	141,404	141,404
Total		-	-	6,156,489	6,156,489
At 30 June 2021	Note	Floating interest rate \$	Fixed interest rate \$	Non- interest bearing \$	Total \$
Financial assets					
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
Total		6,316,971	-	215,651,573	221,968,544
Financial liabilities					
Distributions payable	5	-	-	980,840	980,840
Balance due to brokers	10	-	-	2,252,114	2,252,114
Payables	11	-	-	150,790	150,790
Total		-	-	3,383,744	3,383,744

16 Financial Risk Management (continued)

(a) Market Risk (continued)

Interest Rate Risk (continued)

Cash and cash equivalents had a weighted average interest rate of 0.32% during the year ended 30 June 2022 (30 June 2021: 0.18%).

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 100 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 2022 and 30 June 2021:

	Change in percentage	Effect on net profit attributable to unitholders \$
2022	+1% / -1%	17,150 / (17,150)
2021	+1% / -1%	63,170 / (63,170)

(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 manages its exposure to loss arising from the default of a broker by using a range of brokers and via engaging with brokers with a stable financial position.

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 2022 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 2022	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Assets				
<i>Designated at fair value through profit or loss</i>				
Listed Australian securities on a prescribed stock exchange	<u>190,573,097</u>	-	-	<u>190,573,097</u>
Total financial assets	<u>190,573,097</u>	-	-	<u>190,573,097</u>
At 30 June 2021	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Assets				
<i>Designated at fair value through profit or loss</i>				
Listed Australian securities on a prescribed stock exchange	<u>212,416,245</u>	-	-	<u>212,416,245</u>
Total financial assets	<u>212,416,245</u>	-	-	<u>212,416,245</u>

There were no changes between levels during the year.

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 2022 or on the results and cash flows of the Fund for the year ended on that date.

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 2022 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

19 September 2022



Independent auditor's report

To the unitholders of Charter Hall Maxim Property Securities Fund

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 2022 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 2022
- 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.

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.

PricewaterhouseCoopers, ABN 52 780 433 757

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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 2022, but does not include the financial report and our auditor's report thereon.

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.

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.

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. This description forms part of our auditor's report.

PricewaterhouseCoopers
PricewaterhouseCoopers

Diane Winnard
Diane Winnard
Partner

Sydney
19 September 2022