

**Australian Unity Select Income Fund  
(formerly known as Australian Unity Select  
Mortgage Income Fund)**

ARSN 091 886 789

**Annual financial report  
for the year ended 30 June 2017**

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## **Directors' report**

The directors of Australian Unity Funds Management Limited (ABN 60 071 497 115), the Responsible Entity of Australian Unity Select Income Fund (formerly known as Australian Unity Select Mortgage Income Fund) ("the Scheme"), present their report together with the financial statements of the Scheme for the year ended 30 June 2017.

### **Directors**

The following persons were directors of the Responsible Entity during the whole of the financial year and up to the date of this report (unless otherwise stated):

Rohan Mead, Chairman and Group Managing Director  
David Bryant, Chief Executive Officer, Wealth and Chief Investment Officer  
Kevin McCoy, Chief Executive Officer, Independent & Assisted Living

### **Principal activities**

The principal activity of the Scheme is to provide investors with regular income and capital stability, by investing primarily into registered first mortgage loans with a short duration.

### **Review and results of operations**

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

	<b>2017</b>	2016
	<b>\$'000</b>	\$'000
Profit before finance costs attributable to members	<u><b>6,470</b></u>	<u>5,184</u>
Distributions paid and payable	<u><b>6,470</b></u>	<u>5,184</u>

### **Significant changes in the state of affairs**

In the opinion of the directors, there were no significant changes in the state of affairs of the Scheme that occurred during the year, except those mentioned elsewhere in the report.

### **Events occurring after end of the year**

No matter or circumstance has arisen since 30 June 2017 that has significantly affected, or may significantly affect the operations of the Scheme, the result of operations, or the state of the Scheme's affairs in the future years.

### **Likely developments and expected results of operations**

The Scheme will continue to be managed in accordance with the investment objectives and guidelines as set out in the governing documents of the Scheme and in accordance with the provisions of the Scheme's Constitution.

Further information on likely developments in the operations of the Scheme and the expected results of those operations have not been included in this report because the Responsible Entity believes it would be likely to result in unreasonable prejudice to the Scheme.

### **Indemnification and insurance of officers and auditors**

No insurance premiums are paid for out of the assets of the Scheme in regards to insurance cover provided to either the officers of Australian Unity Funds Management Limited or the auditors of the Scheme. So long as the officers of Australian Unity Funds Management Limited act in accordance with the Scheme's Constitution and the *Corporations Act 2001*, the officers remain indemnified out of the assets of the Scheme against losses incurred while acting on behalf of the Scheme. The auditors of the Scheme are in no way indemnified out of the assets of the Scheme.

**Fees paid to and interests held in the Scheme by the Responsible Entity or its associates**

Fees paid to the Responsible Entity and its associates out of Scheme property during the year are disclosed in note 12 to the financial statements.

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

The number of interests in the Scheme held by the Responsible Entity or its associates as at the end of the year are disclosed in note 12 to the financial statements.

**Interests in the Scheme**

The movement in members' funds in the Scheme during the year is disclosed in note 6 to the financial statements.

The value of the Scheme's assets and liabilities is disclosed in the statement of financial position and derived using the basis set out in note 2 to the financial statements.

**Environmental regulation**

The Scheme's operations are not subject to environmental regulations under Australian law.


**Rounding of amounts to the nearest thousand dollars**

The Scheme is an entity of a kind referred to in ASIC Corporations Instrument 2016/191 issued by the Australian Securities and Investments Commission relating to the "rounding off" of amounts in the directors' report and financial statements. Amounts in the directors' report and financial statements have been rounded to the nearest thousand dollars, where indicated.

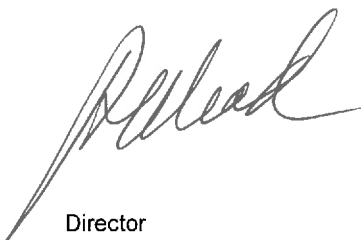
**Auditor's independence declaration**

A copy of the Auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 4.

Signed in accordance with a resolution of the directors of Australian Unity Funds Management Limited.



Director



Director

20 September 2017



## Auditor's Independence Declaration

As lead auditor for the audit of Australian Unity Select Income Fund (formerly known as Australian Unity Select Mortgage Income Trust) for the year ended 30 June 2017, 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 dark ink, appearing to read 'George Sagonas'.

George Sagonas  
Partner  
PricewaterhouseCoopers

Melbourne  
20 September 2017

Australian Unity Select Income Fund  
Statement of comprehensive income  
For the year ended 30 June 2017

**Statement of comprehensive income**

	Notes	2017 \$'000	2016 \$'000
<b>Investment income</b>			
Interest income	3	5,929	5,045
Distribution income		487	125
Management fee income		1,160	1,099
Other income	4	2,274	1,271
<b>Total investment income</b>		<b>9,850</b>	<b>7,540</b>
<b>Expenses</b>			
Responsible Entity's fees	12	3,380	2,356
<b>Total expenses</b>		<b>3,380</b>	<b>2,356</b>
<b>Profit before finance costs attributable to members</b>		<b>6,470</b>	<b>5,184</b>
<b>Finance costs attributable to members</b>			
Distributions to members		(6,470)	(5,184)
<b>Total comprehensive income attributable to members</b>		<b>-</b>	<b>-</b>

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

**Australian Unity Select Income Fund**  
**Statement of financial position**  
**As at 30 June 2017**

**Statement of financial position**

	Notes	2017 \$'000	2016 \$'000
<b>Assets</b>			
Cash and cash equivalents	7	23,258	19,216
Receivables	8	569	351
Mortgage loans	9	93,882	67,919
<b>Total assets</b>		<b>117,709</b>	<b>87,486</b>
<b>Liabilities</b>			
Payables		695	692
<b>Total liabilities (excluding net assets attributable to members)</b>		<b>695</b>	<b>692</b>
<b>Net assets attributable to members - liability</b>	6	<b>117,014</b>	<b>86,794</b>

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

Australian Unity Select Income Fund  
Statement of changes in net assets attributable to members - liability  
For the year ended 30 June 2017

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**Statement of changes in net assets attributable to members - liability**

	2017	2016
	\$'000	\$'000
<b>Balance at the beginning of the year</b>	<b>86,794</b>	58,427
Profit before finance costs attributable to members	<b>6,470</b>	5,184
Distributions to members	<b>(6,470)</b>	(5,184)
Contributions	<b>46,542</b>	37,641
Withdrawals	<b>(16,556)</b>	(9,432)
Reinvestment of distributions	<b>234</b>	158
<b>Balance at the end of the year</b>	<b>117,014</b>	86,794

*The above statement of changes in net assets attributable to members - liability should be read in conjunction with the accompanying notes.*



**Australian Unity Select Income Fund**  
**Statement of cash flows**  
**For the year ended 30 June 2017**

**Statement of cash flows**

	Notes	2017 \$'000	2016 \$'000
<b>Cash flows from operating activities</b>			
Purchases of mortgage loans		(96,527)	(71,736)
Proceeds from repayment of mortgage loans		70,564	55,251
Interest and loan fees received		9,153	7,145
Distributions received		479	101
Responsible Entity's fees paid		(3,529)	(2,005)
Borrowers bonds paid		-	(742)
<b>Net cash outflow from operating activities</b>	13	<u>(19,860)</u>	<u>(11,986)</u>
<b>Cash flows from financing activities</b>			
Proceeds from contributions by members		46,542	37,641
Payments for withdrawals by members		(16,556)	(9,432)
Distributions paid		<u>(6,084)</u>	<u>(4,793)</u>
<b>Net cash inflow from financing activities</b>		<u>23,902</u>	<u>23,416</u>
<b>Net increase in cash and cash equivalents</b>		<b>4,042</b>	<b>11,430</b>
Cash and cash equivalents at the beginning of the year		<u>19,216</u>	<u>7,786</u>
<b>Cash and cash equivalents at the end of the year</b>	7	<u><b>23,258</b></u>	<u>19,216</u>

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

## Notes to the financial statements

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## **1 General information**

These financial statements cover Australian Unity Select Income Fund (formerly known as Australian Unity Select Mortgage Income Fund) ("the Scheme") as an individual entity. The Scheme was constituted on 3 March 2000 and will terminate on the 80th anniversary unless terminated earlier in accordance with the provisions of the Scheme's Constitution.

The Responsible Entity of the Scheme is Australian Unity Funds Management Limited (ABN 60 071 497 115) ("the Responsible Entity"), a wholly owned subsidiary of Australian Unity Limited (ABN 23 087 648 888). The Responsible Entity's registered office is Level 14, 114 Albert Road, South Melbourne, VIC 3205.

The Responsible Entity is incorporated and domiciled in Australia.

The financial statements are for the year 1 July 2016 to 30 June 2017.

The financial statements were authorised for issue by the directors of the Responsible Entity on 20 September 2017. The directors of the Responsible Entity have the power to amend and reissue the financial statements.

## **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. Where appropriate, comparatives have been reclassified to enhance comparability with current year disclosures.

### **(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 (AASB) and the *Corporations Act 2001*.

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

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

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguish between current and non-current. All balances are generally expected to be recovered or settled within 12 months, except for mortgage loans and net assets attributable to members, where the amount expected to be recovered or settled within 12 months after the end of the year cannot be reliably determined.

### **(i) Compliance with Australian Accounting Standards and International Financial Reporting Standards**

The financial statements of the Scheme comply with Australian Accounting Standards as issued by the AASB and also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The financial statements are presented in the local reporting currency being Australian dollars.

### **(ii) Amended standards adopted by the Scheme**

There are no new significant standards or amendments to standards that became mandatory for the first time during the year.

### **(b) Financial instruments**

#### **(i) Classification**

- *Financial instruments designated at fair value through profit or loss*

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

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

These include financial assets and liabilities that are not held for trading purposes and which may be sold. These may include investments in listed trusts and other unlisted trusts.

## 2 Summary of significant accounting policies (continued)

### (b) Financial instruments (continued)

#### (i) Classification (continued)

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

The information on the fair value basis is provided internally to the Scheme's key management personnel. In addition, the designation of financial assets and financial liabilities at fair value through profit or loss will reduce any measurement or recognition inconsistencies and any accounting mismatch that would otherwise arise.

- *Mortgage loans and receivables/payables*

Mortgage loans and receivables/payables are non-derivative financial assets/liabilities with fixed or determinable payments that are not quoted in an active market. This category includes short term receivables/payables.

#### (ii) Recognition/derecognition

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

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognised where:

- the rights to receive cash flows from the asset have expired;
- the Scheme retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass through' agreement; or
- the Scheme has transferred its rights to receive cash flows from the asset and either:
  - (a) has transferred substantially all the risks and rewards of the asset; or
  - (b) has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Any gains or losses arising on derecognition of the asset (calculated as the difference between the disposal proceeds and the carrying amount of the asset) is included in the income statement in the year the asset is derecognised as realised gains or losses on financial instruments.

#### (iii) Measurement

- *Financial assets and financial liabilities held at fair value through profit or loss*

Financial assets and financial liabilities held at fair value through profit or loss are measured initially at fair value excluding any transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability. Transaction costs on financial assets and financial liabilities held at fair value through profit or loss are expensed immediately. Subsequent to initial recognition, all instruments held at fair value through profit or loss are measured at fair value with changes in their fair value recognised in the statement of comprehensive income.

- *Fair value in an active market*

The fair value of financial assets and financial liabilities traded in active markets is based on their quoted market prices at the end of the year without any deduction for estimated future selling costs.

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

The Scheme's financial instruments that are valued based on active markets generally include listed property trusts.

## 2 Summary of significant accounting policies (continued)

### (b) Financial instruments (continued)

#### (iii) Measurement (continued)

- *Fair value in an inactive or unquoted market*

The fair value of financial assets and liabilities not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, 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 the market rate at the end of the reporting period applicable for an instrument with similar terms and conditions. For other pricing models, inputs are based on market data at the end of the reporting period.

There may be a difference between the fair value at initial recognition and amounts determined using a valuation technique. If such a difference exists, the Scheme recognises the difference in the statement of comprehensive income to reflect a change in factors, including time, that market participants would consider in setting a price.

The fair value of derivatives that are not exchange traded is estimated at the amount that the Scheme would receive or pay to terminate the contract at the end of the reporting period taking into account current market conditions (volatility and appropriate yield curve) and the current creditworthiness of the counterparties. The fair value of a forward contract is determined as a net present value of estimated future cash flows, discounted at appropriate market rates as at the valuation date. The fair value of an option contract is determined by applying the most appropriate option valuation model.

Investments in unlisted unit trusts are recorded at the net asset value per unit as reported by the managers of such trusts.

The Scheme's financial instruments that are valued based on inactive or unquoted markets generally include investments in unlisted unit trusts and over the counter derivatives, where applicable.

- *Mortgage loans*

Mortgage loans are measured initially at fair value plus transaction costs and subsequently amortised using the effective interest rate method, less impairment losses if any.

The Responsible Entity assesses each year whether there is any objective evidence that mortgage loans are impaired. A mortgage loan is deemed to be impaired if there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the mortgage loan (an incurred "loss event") and that loss event (or events) has an impact on the estimated future cash flows of the mortgage loan that can be reliably estimated.

Evidence of impairment may include indications that the borrower or a group of borrowers is experiencing other financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

If any such indication of impairment exists, an impairment loss is recognised in the statement of comprehensive income as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the original effective interest rate.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed by adjusting the loan loss provision account.

For the purpose of a collective evaluation of impairment the Scheme considers credit risk characteristics such as asset type, industry, geographic location, collateral type, past due status and other relevant factors.

## 2 Summary of significant accounting policies (continued)

### (b) Financial instruments (continued)

#### (iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when, and only when, there is currently a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

### (c) Net assets attributable to members

Members may withdraw their investments in circumstances set out in the governing documents of the Scheme and are therefore classified as financial liabilities. As the Scheme is not a "pooled fund", members' entitlement to income and capital is based only on their investment in a specific mortgage loan and they have no right to the income or capital of other mortgage loans, other than any interest that they have in the Scheme's cash and cash equivalents. Changes in the value of this financial liability are recognised in the statement of comprehensive income as they arise.

### (d) Cash and cash equivalents

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

Payments and receipts relating to the purchase and sale of financial instruments are classified as cash flows from operating activities, as movements in the fair value of these financial instruments represent the Scheme's main income generating activity.

### (e) Investment income

Interest income is recognised in the statement of comprehensive income for all financial instruments using the effective interest method. Other changes in fair value for such instruments are recorded in accordance with the policies described in note 2(b).

Trust distributions (including distributions from cash management trusts) are recognised on an entitlements basis.

Net gains/(losses) on financial assets and liabilities held at fair value through profit or loss arising on a change in fair value are calculated as the difference between the fair value at the end of the year and the fair value at the previous valuation point. Net gains/(losses) do not include interest or dividend/distribution income. Realised and unrealised gains/(losses) are shown in the notes to the financial statements.

### (f) Expenses

All expenses, including Responsible Entity's fees and custodian fees, are recognised in statement of comprehensive income on an accruals basis.

### (g) Income tax

Under current legislation, the Scheme is not subject to income tax as members are presently entitled to the income of the Scheme.

Properties and 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 Scheme is not subject to capital gains tax.

Realised capital losses are not distributed to members but are retained in the Scheme to be offset against any future realised capital gains. If realised capital gains exceed realised capital losses, the excess is distributed to members.

The benefit of imputation credits and foreign tax paid, if any, are passed on to members.

### (h) Distributions

In accordance with the Scheme's Constitution, the Scheme distributes income adjusted for amounts determined by the Responsible Entity, to members by cash or reinvestment. The distributions are recognised in the statement of comprehensive income as finance costs attributable to members.

## 2 Summary of significant accounting policies (continued)

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

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

### (j) Receivables

Receivables may include amounts for dividends, interest and trust distributions. Dividends and trust distributions are accrued when the right to receive payment is established. Interest is accrued at the end of each reporting period from the time of last payment in accordance with the policy set out in note 2(h) above. Amounts are generally received within 30 days of being recorded as receivables.

Receivables include such items as Reduced Input Tax Credits (RITC) and application monies receivable from members.

### (k) Payables

Payables include liabilities and accrued expenses owed by the Scheme which are unpaid as at the end of the year.

Trades are recorded on trade date, and normally settled within three business days. Purchases of financial instruments that are unsettled at the end of each year are included in payables.

The distribution amount payable to members as at the end of each year is recognised separately in the statement of financial position when members are presently entitled to the distributable income under the Scheme's Constitution.

Liabilities for trade creditors are carried at original invoice amount which is the fair value of the consideration to be paid in the future for goods and services received, whether or not billed to the Scheme.

Payables to related parties are recognised and carried at the nominal amount due. They are carried at the nominal amount due to the short term nature of the payable. Interest is taken up as an expense on an accrual basis.

Provisions are recognised when the Scheme has a present obligation as a result of the past event and it is probable that the Scheme will be requested to settle the obligation and a reliable estimate can be made of the amount of the obligation.

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

The income statement is shown exclusive of GST, unless the GST incurred (or part thereof) on expenses that are not recoverable. Expenses of various services provided to the Scheme by third parties, such as custodial services and investment management fees, may have non-recoverable GST components, as applicable. In these cases, the non-recoverable GST component is recognised as part of the particular expense in the income statement.

Accounts payable and receivable are stated inclusive of the GST receivable and payable, respectively. The net amount of GST recoverable, or payable, is included in receivables or payables in the statement of financial position.

Cash flows relating to GST are included in the statement of cash flows on a gross basis.

### (m) Use of judgements and estimates

The preparation of the Scheme's financial statements requires it to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future. However, estimates are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

## 2 Summary of significant accounting policies (continued)

### (n) New accounting standards and interpretations not yet adopted

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

#### (i) AASB 9 *Financial Instruments (and applicable amendments)* (effective 1 January 2018)

AASB 9 *Financial Instruments* addresses the classification, measurement, recognition and derecognition of financial assets and financial liabilities. It has now also introduced revised rules for hedge accounting and impairment. The Standard is not applicable until 1 January 2018 but is available for early adoption. The standard introduces an expected-loss impairment model that requires entities to account for credit losses on a more timely basis starting from the financial instruments are first recognised. Based on the initial assessment, the new impairment model based on expected credit loss will have a potential impact to the Scheme. The Scheme does not intend to early adopt AASB 9. The Scheme will apply AASB 9 in its financial statements for the year commencing 1 July 2018. The Scheme is determining the amount of potential impact and will finalised its assessment over the next twelve months.

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

AASB 15 sets out the requirements for recognising revenue that apply to all contracts with customers, except for contracts that are within the scope of the accounting standards for leases, insurance contracts and financial instruments. AASB 15 outlines a single, principles based five-step model for entities to use in accounting for revenue arising from contracts with customers. The core principle is that an entity recognises revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Revenue is recognised only when the control of a good or service transfers to a customer. This notion of control replaces the existing notion of risks and rewards. The Scheme's main source of income includes interest and mortgage-related fees. All of these are outside the scope of the Revenue standard. Consequently, the Scheme does not expect AASB 15 to have a significant impact on the Scheme's financial statements. The Scheme does not intend to early adopt AASB 15. The Scheme will apply AASB 15 in its financial statements for the year commencing 1 July 2018.

#### (iii) AASB 2016-2 *Amendments to Australian Accounting Standards - Disclosure Initiative: Amendments to AASB 107* (effective 1 January 2017)

AASB 2016-2 amends AASB 107 *Statements of Cash Flows* to require entities to provide disclosure that enable users of financial statements to evaluate cash and non-cash changes in their financing activities. No significant impact is expected upon adoption of the amendments. The Scheme will apply AASB 2016-2 in its financial statements for the year commencing 1 July 2017.

#### (iv) AASB 2016-3 *Amendments to Australian Accounting Standards - Clarifications to AASB 15* (effective 1 January 2018)

AASB 2016-3 amends AASB 15 *Revenue from Contracts with Customers* to clarify the requirements on identifying performance obligations, principal versus agent considerations and the timing of recognising revenue from granting a licence. It also provides further practical expedients on transition to AASB 15. No significant impact is expected upon adoption of the amendments. The Scheme does not intend to early adopt AASB 2016-3. The Scheme will apply AASB 2016-3 in its financial statements for the year commencing 1 July 2018.

### (o) Rounding of amounts

The Scheme is an entity of the kind referred to in ASIC Corporations Instrument Class Order 2016/191 issued by Australian Securities and Investment Commission, relating to the "rounding off" of amounts in the financial statements. Amounts in the financial statements have been rounded off to the nearest thousand dollars, where indicated.



### 3 Interest income

	2017 \$'000	2016 \$'000
Cash and cash deposits	13	167
Mortgage loans	5,916	4,878
	<u>5,929</u>	<u>5,045</u>

### 4 Other income

	2017 \$'000	2016 \$'000
Application fees	2,096	1,055
Other income	178	216
	<u>2,274</u>	<u>1,271</u>

### 5 Auditor's remuneration

The auditor's remuneration is paid directly by the Responsible Entity.

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

	2017 \$	2016 \$
<i>Audit services - PricewaterhouseCoopers (2016: Ernst &amp; Young)</i>		
Audit and review of financial statements	<u>14,400</u>	18,000
<i>Non-audit services - Ernst &amp; Young</i>		
Tax compliance services	<u>10,020</u>	7,728

## 6 Net assets attributable to members

Movements in the net assets attributable to members during the year were as follows:

	2017 \$'000	2016 \$'000
<b>Contributed equity</b>		
Opening balance	86,794	58,427
Contributions	46,542	37,641
Withdrawals	(16,556)	(9,432)
Reinvestment of distributions	234	158
Closing balance	<u>117,014</u>	<u>86,794</u>
<b>Undistributed income</b>		
Opening balance	-	-
Increase/(decrease) in net assets attributable to members	-	-
Closing balance	<u>-</u>	<u>-</u>
<b>Total net assets attributable to members</b>	<u>117,014</u>	<u>86,794</u>

## 7 Cash and cash equivalents

	2017 \$'000	2016 \$'000
Cash at bank	126	342
Cash management trusts	<u>23,132</u>	<u>18,874</u>
	<u>23,258</u>	<u>19,216</u>

## 8 Receivables

	2017 \$'000	2016 \$'000
Accrued income	484	293
GST receivable	85	58
	<u>569</u>	<u>351</u>

## 9 Mortgage loans

	2017 \$'000	2016 \$'000
Mortgage loans	93,882	67,919
	<u>93,882</u>	<u>67,919</u>

Gross impaired assets represent those assets that are contractually past due with security insufficient to cover the principal and arrears. The Scheme does not hold any gross assets that are considered impaired at 30 June 2017.

The Scheme's assets past due but with adequate security is shown below:

	2017 \$'000	2016 \$'000
<b>Days past due</b>		
< 30 days	7,634	490
30 - 60 days	-	800
60 - 90 days	1,603	-
> 90 days	5,514	-
Total	<u>14,751</u>	<u>1,290</u>

The fair value of collateral held for total assets past due with adequate security was \$29,762,718 as at 30 June 2017 (2016: \$2,450,000). There was no loan loss provision as at 30 June 2017 (2016: \$nil).

The Scheme does not issue credit commitments to any third parties.

## 10 Financial risk management

### (a) Objectives, strategies, policies and processes

The Scheme's activities expose it to a variety of financial risks: market risk (including price risk and interest rate risk), credit risk and liquidity risk.

The Scheme's overall risk management program focuses on ensuring compliance with the Scheme's disclosure documents and seeks to maximise the returns derived for the level of risk to which the Scheme is exposed. Financial risk management is carried out by the Investment Manager ("the Investment Manager") under policies approved by the Board of Directors of the Responsible Entity ("the Board").

The Scheme uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rates, other price risks, and ratings analysis for credit risk.

As part of its risk management strategy, the Scheme may use derivatives and other investments, including share price and bond futures, interest rate swaps and forward currency contracts, to manage exposures resulting from changes in interest rates, foreign currencies, equity price risks, and exposures arising from forecast transactions.

## 10 Financial risk management (continued)

### (b) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: price risk and interest rate risk. Market risk is managed and monitored using sensitivity analysis, and minimised through ensuring that all investment activities are undertaken in accordance with established mandates and investment strategies.

The market risk disclosures are prepared on the basis of the Scheme's direct investments and not on a look through basis for investments held in the Scheme.

The sensitivity of the Scheme's net assets attributable to members (and profit/(loss) before finance costs attributable to members) to price risk and interest rate risk is measured by the reasonably possible movements approach. This approach is determined based on management's best estimate, having regard to a number of factors, including historical levels of changes in interest rates and historical correlation of the Scheme's investments with the relevant benchmarks and market volatility. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market shocks resulting from changes in the performance of the economies, markets and securities in which the Scheme invests. As a result, historic variations in the risk variables are not a definitive indicator of future variations in the risk variables.

The overall market exposures were as follows:

	2017 \$'000	2016 \$'000
Mortgage loans	<u>93,882</u>	<u>67,919</u>

#### (i) Price risk

Price risk is the risk that the fair value or future cash flows of equities will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.

The Scheme has no exposures to price risk.

#### (ii) Foreign exchange risk

There was no significant direct foreign exchange risk in the Scheme as at 30 June 2017 (2016: \$nil).

#### (iii) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

In accordance with the Scheme's policy, the Investment Manager monitors the Scheme's overall interest sensitivity on a regular basis. The information and the compliance with the Scheme's policy are reported to the relevant parties on a regular basis as deemed appropriate such as compliance manager, other key management personnel, compliance committees and ultimately the Board.

The Scheme has direct exposure to interest rate changes on the valuation and cash flows of its interest bearing assets and liabilities. However, it may also be indirectly affected by the impact of interest rate changes on the earnings of certain entities in which the Scheme invests and impact on the valuation of certain assets that use interest rates as an input in their valuation model.

(iii) *Interest rate risk (continued)*

		Fixed interest rate					
2017	Floating interest rate \$'000	3 months or less \$'000	3 to 12 months \$'000	1 to 5 years \$'000	Over 5 years \$'000	Non-interest bearing \$'000	Total \$'000
<b>Assets</b>							
Cash and cash equivalents	23,258	-	-	-	-	-	23,258
Receivables	-	-	-	-	-	569	569
Mortgage loans	-	17,042	50,686	26,154	-	-	93,882
Total assets	23,258	17,042	50,686	26,154	-	569	117,709
<b>Liabilities</b>							
Payables	-	-	-	-	-	695	695
Total liabilities	-	-	-	-	-	695	695
Net assets attributable to unitholders	23,258	17,042	50,686	26,154	-	(126)	117,014

At 30 June 2017, should interest rates have increased/(decreased) by the basis points indicated below, with all other variables held constant, the net assets attributable members and profit/(loss) before finance costs attributable to members would have changed by the following amounts, approximately and respectively:

- 20 -

## 10 Financial risk management (continued)

### (b) Market risk (continued)

#### (iv) Prepayment risk

Prepayment risk is the risk that the Scheme may incur a reduced margin of earnings because its borrowers repay or request repayment earlier than expected. The Scheme manages prepayment risk by actively monitoring its borrowers. Due to the Scheme's largely short-term mortgage book the likelihood of prepayment risk eventuating is reduced.

### (c) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.

Credit risk primarily arises from cash and cash equivalents, and deposits with banks and other financial institutions.

With respect to credit risk arising from the financial assets of the Scheme, other than derivatives, the Scheme's exposure to credit risk arises from default of the counterparty, with the current exposure equal to the fair value of these investments 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 end of the reporting period.

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values.

The Scheme holds collateral as security for its investments.

Counterparty credit limits and the list of authorised brokers are reviewed by the relevant parties within the Responsible Entity on a regular basis as deemed appropriate.

In accordance with the Scheme's policy, the Investment Manager monitors the Scheme's credit position on a regular basis. This information and the compliance with the Scheme policy are reported to the relevant parties on a regular basis as deemed appropriate such as compliance manager, other key management personnel, compliance committees and ultimately the Board.

#### **Credit quality per class of instrument**

The credit quality of mortgage loans is managed by the Scheme using Loan to Valuation Ratio ("LVR") analysis. Within the portfolio there exist some loans that are actively managed by the Responsible Entity. LVR of construction loans are reported on "as if complete" valuation basis. The table below shows the LVR of the loan portfolio based on the Scheme's credit rating system.

	2017 \$'000	2016 \$'000
<b>Loan to valuation ratios</b>		
< 40%	37,894	26,743
40% - 60%	10,751	28,772
60% - 80%	45,237	12,404
80% - 85%	-	-
> 85%	-	-
<b>Total</b>	<b>93,882</b>	<b>67,919</b>

## 10 Financial risk management (continued)

### (d) Concentrations of risk

Concentrations of risk arise when a number of financial instruments are entered into with the same counterparty, or where a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have similar economic conditions. These similarities would cause the counterparties' liabilities to meet the contractual obligations to be similarly affected by certain changes in the risk variables.

The concentrations of risk are monitored by the Investment Manager to ensure they are within acceptable limits by reducing the exposures or by other means as deemed appropriate.

Concentrations of risk are managed by industry sector for equity instruments and by counterparty for debt instruments and selected derivatives.

Based on the concentrations of risk that are managed by industry sector and/or counterparty, the following investments can be analysed by the industry sector and/or counterparty as at 30 June 2017 and 30 June 2016:

	2017 \$'000	2016 \$'000
<b>Property Type</b>		
Commercial - improved	-	14,433
Commercial - building	1,320	-
Commercial - vacant land	6,066	-
Industrial - construction	1,659	2,879
Residential - construction	84,837	44,016
Residential - improved	-	6,591
<b>Total</b>	<b>93,882</b>	<b>67,919</b>

As at 30 June 2017, the Scheme held a mortgage loan which represented 11.38% of the total mortgage book (2016: 20.53%). This mortgage loan is classified within the residential - construction (2016: commercial-improved) sector in the table above.

### (e) Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. This risk is controlled through the Scheme's investment in financial instruments, which under normal market conditions are readily convertible to cash. In addition, the Scheme maintains sufficient cash and cash equivalents to meet normal operating requirements.

Under the terms of its Constitution, the Scheme has the ability to manage liquidity risk by delaying withdrawals to members, if necessary, until the funds are available to pay them. Members are only entitled to have their investment withdrawn at the end of the nominated investment term. The Responsible Entity does not envisage that the contractual maturity disclosed in the table below will be representative of the actual cash outflows, as the holders typically retain them for the medium to long term.

In accordance with the Scheme's policy, the Investment Manager monitors the Scheme's liquidity position on a regular basis. The information and compliance with the Scheme's policy are reported to the relevant parties on a regular basis as deemed appropriate such as compliance manager, other key management personnel, compliance committees and ultimately the Board.

## 10 Financial risk management (continued)

### (e) Liquidity risk (continued)

#### Maturities analysis of financial liabilities

The table below analyses the Scheme's financial liabilities into relevant maturity groupings based on the remaining period at the end of the year to the contractual maturity date. The amounts in the table are the contractual undiscounted cash flows. Financial liabilities such as trade payables, where there are no specific contractual settlement dates, have been grouped into the 'less than 1 year' maturity grouping as such liabilities are typically settled within 30 days.

	Less than 1 year \$'000	1-2 years \$'000	2-3 years \$'000	3+ years \$'000
<b>2017</b>				
Distributions payable	695	-	-	-
Net assets attributable to members	117,014	-	-	-
Total financial liabilities	117,709	-	-	-
	Less than 1 year \$'000	1-2 years \$'000	2-3 years \$'000	3+ years \$'000
<b>2016</b>				
Payables	692	-	-	-
Net assets attributable to members	86,794	-	-	-
Total financial liabilities	87,486	-	-	-

As disclosed above, the Scheme manages its liquidity risk by investing in liquid assets that it expects to be able to liquidate within seven days or less. Liquid assets include cash and cash equivalents. As at 30 June 2017, these assets amounted to \$23,258,160 (2016: \$18,874,291).

#### (f) Estimation of fair values of financial assets and financial liabilities

The carrying amounts of the Scheme's assets and liabilities at the end of each year approximate their fair values.

The Scheme values its investments in accordance with the accounting policies set out in note 2(b).

For the years ended 30 June 2017 and 30 June 2016, the Scheme did not hold financial assets that were determined using valuation techniques.



## 11 Fair value hierarchy

The Scheme measures and recognises the financial assets/(liabilities) held at fair value through profit or loss and investment properties at fair value on a recurring basis.

### (a) Fair value hierarchy

The Scheme is required to classify fair value measurements using a fair value hierarchy that reflects the subjectivity of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- 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 (that is, as prices) or indirectly (that is, derived from prices).
- Level 3: Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest level input that is significant to the fair value measurement in its entirety. For this purpose, the significance of an input is assessed against the fair value measurement in its entirety. If a fair value measurement uses observable inputs that require significant adjustment based on unobservable inputs, that measurement is a level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgement, considering factors specific to the asset or liability.

The determination of what constitutes "observable" requires significant judgement by the Responsible Entity. The Responsible Entity considers observable data to be that market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market.

The carrying amounts of the Scheme's financial assets and financial liabilities at the end of the year approximate their fair values.

The fair value of mortgage loans that reprice within 12 months of reporting date is assumed to equate to the carrying value. The fair value of all other loans and advances are calculated using discounted cash flow models based on expectations of cash flows, contracts of sale and the maturity of the mortgage asset. The difference between estimated fair values of mortgage loans and carrying value reflects changes in interest rates since loan origination and credit worthiness of the borrower.

The table below sets out the Scheme's financial assets and liabilities (by class) measured at fair value according to the fair value hierarchy at the reporting date.

2017	Carrying value \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>Financial assets not measured at fair value on a recurring basis</b>					
Mortgage loans	93,882	-	-	93,882	93,882
Total financial assets	93,882	-	-	93,882	93,882
2016	Carrying value \$'000	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
<b>Financial assets not measured at fair value on a recurring basis</b>					
Mortgage loans	67,919	-	-	67,919	67,919
Total financial assets	67,919	-	-	67,919	67,919

The Scheme's policy is to recognise transfers into and out of fair value hierarchy levels as at the end of the year. There are no transfers between levels 1, 2 and 3 for fair value measurements during the year (2016: \$nil).

## 12 Related party transactions

### Responsible entity

The Responsible Entity of Australian Unity Select Income Fund is Australian Unity Funds Management Limited (ABN 60 071 497 115) whose immediate and ultimate parent entity is Australian Unity Limited (ABN 23 087 648 888).

### Key management personnel

#### (a) Directors

Key management personnel includes persons who were directors of Australian Unity Funds Management Limited at any time during the reporting period as follows:

Rohan Mead, Chairman and Group Managing Director  
David Bryant, Chief Executive Officer, Wealth and Chief Investment Officer  
Kevin McCoy, Chief Executive Officer, Independent & Assisted Living

#### (b) Other key management personnel

There were no other persons with responsibility for planning, directing and controlling the activities of the Scheme, directly or indirectly during the year.

### Other transactions within the Scheme

From time to time directors of Australian Unity Funds Management Limited, or their director related entities, may invest in or withdraw from the Scheme. These investments or withdrawals are on the same terms and conditions as those entered into by other Scheme members and are trivial in nature.

### Responsible Entity's fees and other transactions

The Scheme's Constitution provides that the Responsible Entity is entitled to receive up to 3.075% per annum of the loan amount recovered from fees and/or interest payable by the borrower. The management fee payable by members is \$nil.

Administration expenses incurred in the day to day running of the Scheme are reimbursed in accordance with the Scheme's Constitution.

The transactions during the year and amount payable at end of year between the Scheme and the Responsible Entity were as follows:

	2017 \$	2016 \$
Management fees for the year paid/payable by the Scheme to the Responsible Entity	<u>1,159,693</u>	<u>1,099,260</u>
Other fees for the year paid/payable by the Scheme to the Responsible Entity	<u>2,219,760</u>	<u>1,257,102</u>
Aggregate amounts payable to the Responsible Entity at the end of the year	<u>281,170</u>	<u>430,253</u>

## 12 Related party transactions (continued)

### Related party unitholdings

Parties related to the Scheme (including Australian Unity Funds Management Limited, its related parties and other schemes managed by Australian Unity Funds Management Limited), held interests in the Scheme as follows:

2017 Member	Members funds opening \$'000	Members funds closing \$'000	Fair value of investment \$'000	Interest held (%)	Contributions \$'000	Withdrawals \$'000	Distributions paid by the Scheme \$'000
Australian Unity Pooled Mortgage Fund	12,943	10,411	10,411	8.90	2,700	(5,232)	455
Mortgages No.1 Internal Investment Trust	-	13,806	13,806	11.80	13,806	-	390
LP Funeral Benefit No.2 Taxed	2,300	-	-	0.00	-	(2,300)	33
Australian Unity Capital Guaranteed Bond	1,000	-	-	0.00	-	(1,000)	14
Australian Unity Balanced Growth Bond	300	-	-	0.00	-	(300)	4
Australian Unity Capital Guaranteed Funeral Bond (Taxed)	650	-	-	0.00	-	(650)	9
Australian Unity Capital Guaranteed Funeral Bond (Untaxed)	400	-	-	0.00	-	(400)	6
Australian Unity Capital Guaranteed Mortgage Bond	250	-	-	0.00	-	(250)	4
Australian Unity Capital Secure Funeral Bond	250	-	-	0.00	-	(250)	4
LP Community Bond Fund	600	-	-	0.00	-	(600)	9
LP Education Savings Plan	100	-	-	0.00	-	(100)	1
LP Flexigrowth Capital Guaranteed (Untaxed)	400	-	-	0.00	-	(400)	6
LP Flexishield Bond Fund	250	-	-	0.00	-	(250)	2
<b>Total</b>	<b>19,443</b>	<b>24,217</b>	<b>24,217</b>	<b>20.70</b>	<b>16,506</b>	<b>(11,732)</b>	<b>937</b>

## 12 Related party transactions (continued)

### Related party unitholdings (continued)

2016

Member	Members funds opening \$'000	Members funds closing \$'000	Fair value of investment \$'000	Interest held (%)	Contributions \$'000	Withdrawals \$'000	Distributions paid by the Scheme \$'000
Australian Unity Pooled Mortgage Fund	7,013	12,943	12,943	14.90	10,035	(4,105)	695
LP Funeral Benefit No.2 Taxed	-	2,300	2,300	2.65	2,300	-	29
Australian Unity Capital Guaranteed Bond	-	1,000	1,000	1.15	1,000	-	13
Australian Unity Balanced Growth Bond	-	300	300	0.35	300	-	4
Australian Unity Capital Guaranteed Funeral Bond (Taxed)	-	650	650	0.75	650	-	8
Australian Unity Capital Guaranteed Funeral Bond (Untaxed)	-	400	400	0.46	400	-	5
Australian Unity Capital Guaranteed Mortgage Bond	-	250	250	0.29	250	-	3
Australian Unity Capital Secure Funeral Bond	-	250	250	0.29	250	-	3
LP Community Bond Fund	-	600	600	0.69	600	-	8
LP Education Savings Plan	-	100	100	0.12	100	-	1
LP Flexigrowth Capital Guaranteed (Untaxed)	-	400	400	0.46	400	-	5
LP Flexishield Bond Fund	-	250	250	0.29	250	-	3
<b>Total</b>	<b>7,013</b>	<b>19,443</b>	<b>19,443</b>	<b>22.40</b>	<b>16,535</b>	<b>(4,105)</b>	<b>777</b>

## 12 Related party transactions (continued)

### Investments

The Scheme held investments in the following schemes which are also managed by Australian Unity Funds Management Limited or its related parties:

	No. of units held opening '000	No. of units held closing '000	Fair value of investment \$'000	Interest held %	No. of units acquired '000	No. of units disposed '000	Distributions received/ receivable \$'000
<b>2017</b>							
Australian Unity Wholesale Cash Fund	18,874	23,132	23,132	3.52	95,055	(90,797)	488
	<u>18,874</u>	<u>23,132</u>	<u>23,132</u>		<u>95,055</u>	<u>(90,797)</u>	<u>488</u>
	No. of units held opening '000	No. of units held closing '000	Fair value of investment \$'000	Interest held %	No. of units acquired '000	No. of units disposed '000	Distributions received/ receivable \$'000
<b>2016</b>							
Australian Unity Wholesale Cash Fund	-	18,874	18,874	2.43	52,768	(33,894)	125
	<u>-</u>	<u>18,874</u>	<u>18,874</u>		<u>52,768</u>	<u>(33,894)</u>	<u>125</u>

Accrued income includes an amount of \$31,739 (2016: \$24,266) in respect of Australian Unity Wholesale Cash Fund which remains unpaid at the end of the year.

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

	2017 \$'000	2016 \$'000
Profit/(loss) for the year attributable to members	-	-
Increase/(decrease) in net assets attributable to members	-	-
Purchase of mortgage loans	(96,527)	(71,736)
Proceeds from repayment of mortgage loans	70,564	55,251
Distribution to members	6,470	5,184
(Increase)/decrease in receivables	(218)	(294)
Decrease in payables and other liabilities	(149)	(391)
<b>Net cash outflow from operating activities</b>	<b>(19,860)</b>	<b>(11,986)</b>

### 14 Events occurring after end of the financial year

The directors of the Responsible Entity are not aware of any matter or circumstance arising since 30 June 2017 which has significantly affected or may significantly affect the financial position of the Scheme disclosed in the statement of financial position as at 30 June 2017 or on the results and cash flows of the Scheme for the year ended on that date.

### 15 Contingent assets and liabilities and commitments


There are no outstanding contingent assets, liabilities or commitments as at 30 June 2017 and 30 June 2016.

### Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) The financial statements and notes set out on pages 5 to 29 are in accordance with the *Corporations Act 2001*, including:
  - (i) complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements, and
  - (ii) giving a true and fair view of the Scheme's financial position as at 30 June 2017 and of its performance, as represented by the results of its operations and cash flows for the year ended on that date.
- (b) There are reasonable grounds to believe that the Scheme will be able to pay its debts as and when they become due and payable,
- (c) The financial statements are in accordance with the Scheme's Constitution, and
- (d) Note 2(a) confirms that the financial statements comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

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



Director



Director  
20 September 2017



## *Independent auditor's report*

To the unitholders of Australian Unity Select Income Fund (formerly known as Australian Unity Select Mortgage Income Fund)

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### *Our opinion*

In our opinion:

The accompanying financial report of Australian Unity Select Income Fund (formerly known as Australian Unity Select Mortgage Income Fund) (the Scheme) is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Scheme's financial position as at 30 June 2017 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 Scheme financial report comprises:

- the statement of financial position as at 30 June 2017
- the statement of comprehensive income for the year then ended
- the statement of changes in net assets attributable to unitholders- liability for the year then ended
- the statement of cash flows for the year then ended
- the notes to the financial statements, which include a summary of significant accounting policies
- the Directors' of the Responsible Entity's 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 Scheme in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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### *Other information*

The Directors of Responsible Entity are responsible for the other information. The other information obtained at the date of this auditor's report comprises the Directors' report included in the Directors' report, 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 identified above 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 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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### *Other matter: prior period financial report audited by another auditor*

The financial report of the Scheme, for the year ended 30 June 2016, was audited by another auditor who expressed an unqualified opinion on that report on 8 September 2016.

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

The directors of the Australian Unity Funds Management Limited (the Responsible Entity) of the Scheme are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and *Corporations Act 2001* and for such internal control as the directors of the Responsible Entity determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors of the Responsible Entity are responsible for assessing the ability of the 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 intend to liquidate the 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/ar3.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar3.pdf). This description forms part of our auditor's report.

*Matters relating to the electronic presentation of the audited financial report*

This auditor's report relates to the financial report of Australian Unity Select Income Fund (formerly known as Australian Unity Select Mortgage Income Fund) for the year ended 30 June 2017 included on Australian Unity's web site. The directors of the Responsible Entity of the Scheme are responsible for the integrity of Australian Unity's web site. We have not been engaged to report on the integrity of this web site. The auditor's report refers only to the financial report named above. It does not provide an opinion on any other information which may have been hyperlinked to/from the financial report. If users of this report are concerned with the inherent risks arising from electronic data communications they are advised to refer to the hard copy of the audited financial report to confirm the information included in the audited financial report presented on this web site.

The PricewaterhouseCoopers logo, written in a cursive script.

PricewaterhouseCoopers

A handwritten signature in black ink, appearing to read 'George Sagonas'.

George Sagonas  
Partner

Melbourne  
20 September 2017