

Australian Unity A-REIT Fund

ARSN 140 274 728

Annual financial report for the year ended 30 June 2017

Australian Unity A-REIT Fund

ARSN 140 274 728

Annual financial report for the year ended 30 June 2017

Contents	Page
Directors' report	2
Auditor's independence declaration	4
Statement of comprehensive income	5
Statement of financial position	6
Statement of changes in net assets attributable to unitholders - liability	7
Statement of cash flows	8
Notes to the financial statements	9
Directors' declaration	23
Independent auditor's report to the unitholders of Australian Unity A-REIT Fund	24

Directors' report

The directors of Australian Unity Funds Management Limited (ABN 60 071 497 115), the Responsible Entity of Australian Unity A-REIT 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 Scheme invests in a portfolio of listed Australian Real Estate Investment Trusts (A-REITs). The Scheme aims to deliver a total return, consisting of income and capital growth, above the S&P/ASX 300 A-REIT Accumulation Index over the medium to long term.

Australian Unity Funds Management is the primary investment manager for the Scheme as well as specialist investment manager Renaissance Property Securities Pty Limited.

Review and results of operations

For the year ended 30 June 2017 the Scheme posted a total return of -4.32% (split between a distribution return of 12.17% and a growth return of -16.49%).*

Unit prices (ex distribution) as at 30 June 2017 (2016) are as follows:
Wholesale units \$1.0774 (\$1.4710)*

* The reported performance numbers and reported unit prices (which are not audited) have been derived based on the declared unit prices calculated in accordance with the Responsible Entity's unit pricing policy and are not based on the net assets of these IFRS compliant financial statements. Return calculations assume reinvestment of distributions.

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

	2017 \$'000	2016 \$'000
(Loss)/profit before finance costs attributable to unitholders	<u>(2,488)</u>	<u>12,632</u>
<i>Distributions</i>		
Distributions paid and payable	<u>8,107</u>	<u>6,639</u>

Significant changes in the state of affairs

In the opinion of the directors, there were no significant changes in the state of the 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 results of operations, or the state of the Scheme's affairs in 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.

Directors' report (continued)

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 11 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 11 to the financial statements.

Units in the Scheme

The movement in units on issue in the Scheme during the year are 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 operations are not subject to environmental regulations under Australian law.

Rounding of amounts to the nearest thousand dollars

The Scheme is an entity of the 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. Amounts in the directors' report 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 A-REIT Fund 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', with a stylized flourish at the end.

George Sagonas
Partner
PricewaterhouseCoopers

Melbourne
20 September 2017

Statement of comprehensive income

	Notes	2017 \$'000	2016 \$'000
Investment income			
Interest income		52	37
Dividend income		343	38
Distribution income	3	4,058	2,875
Net (losses)/gains on financial instruments held at fair value through profit or loss	4	(6,256)	10,349
Other income		6	2
Total investment (loss)/income		(1,797)	13,301
Expenses			
Responsible Entity's fees	11	627	620
Transaction costs		64	49
Total expenses		691	669
(Loss)/profit before finance costs attributable to unitholders		(2,488)	12,632
Finance costs attributable to unitholders			
Distributions to unitholders	7	(8,107)	(6,639)
Decrease/(increase) in net assets attributable to unitholders	6	10,595	(5,993)
Total comprehensive income attributable to unitholders		-	-

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

Statement of financial position

	Notes	2017 \$'000	2016 \$'000
Assets			
Cash and cash equivalents	8	511	2,931
Receivables		1,092	928
Financial assets held at fair value through profit or loss	9	61,075	63,593
Total assets		62,678	67,452
Liabilities			
Distributions payable		6,925	5,393
Payables		1,066	327
Total liabilities (excluding net assets attributable to unitholders)		7,991	5,720
Net assets attributable to unitholders - liability	6	54,687	61,732

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

Australian Unity A-REIT Fund
Statement of changes in net assets attributable to unitholders - liability
For the year ended 30 June 2017

Statement of changes in net assets attributable to unitholders - liability

	2017 \$'000	2016 \$'000
Balance at the beginning of the year	61,732	52,170
(Loss)/profit before finance costs attributable to unitholders	(2,488)	12,632
Distributions to unitholders	(8,107)	(6,639)
Applications	11,600	3,360
Redemptions	(14,591)	(4,956)
Units issued upon re-investment of distributions	<u>6,541</u>	<u>5,165</u>
Balance at the end of the year	<u>54,687</u>	<u>61,732</u>

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

Statement of cash flows

	Notes	2017 \$'000	2016 \$'000
Cash flows from operating activities			
Sale of financial instruments held at fair value through profit or loss		9,654	9,216
Purchase of financial instruments held at fair value through profit or loss		(12,873)	(7,538)
Interest received		53	31
Dividends received		343	(11)
Distributions received		3,887	2,850
GST received		32	39
Other income received		6	2
Responsible Entity's fees paid		(685)	(682)
Transaction costs paid		(61)	-
Net cash inflow from operating activities	12	<u>356</u>	<u>3,907</u>
Cash flows from financing activities			
Proceeds from applications by unitholders		11,600	3,360
Payments for redemptions by unitholders		(14,342)	(4,956)
Distributions paid to unitholders		(34)	(504)
Net cash outflow from financing activities		<u>(2,776)</u>	<u>(2,100)</u>
Net (decrease)/increase in cash and cash equivalents		<u>(2,420)</u>	<u>1,807</u>
Cash and cash equivalents at the beginning of the year		<u>2,931</u>	<u>1,124</u>
Cash and cash equivalents at the end of the year		<u>511</u>	<u>2,931</u>

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

Notes to the financial statements

	Page
1 General information	10
2 Summary of significant accounting policies	10
3 Distribution Income	14
4 Net gains/(losses) on financial instruments held at fair value through profit or loss	15
5 Auditor's remuneration	15
6 Net assets attributable to unitholders - liability	15
7 Distributions to unitholders	16
8 Cash and cash equivalents	16
9 Financial assets held at fair value through profit or loss	16
10 Financial risk management	16
11 Related party transactions	21
12 Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities	22
13 Events occurring after end of year	22
14 Contingent assets and liabilities and commitments	22

1 General information

These financial statements cover Australian Unity A-REIT Fund ("the Scheme") as an individual entity. The Scheme was constituted on 26 October 2009 and will terminate on the 80th anniversary or earlier in accordance with 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 financial statements.

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

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are generally expected to be recovered or settled within 12 months, except for investments in financial assets and net assets attributable to unitholders 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 Australian Accounting Standards Board (AASB) and also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

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

(ii) Amended standards adopted by the Scheme

The Scheme applied the following accounting standard amendments which became effective for the first time for the reporting period:

AASB 2015-3 Amendments to Australian Accounting Standards arising from the Withdrawal of AASB 1031 Materiality: AASB 2015-3 completed the withdrawal of references to AASB 1031 *Materiality* in all Australian Accounting Standards and Interpretations, allowing AASB 1031 to be effectively withdrawn. The adoption of AASB 2015-3 did not have any impact on the Scheme for the current period or any prior periods and will not impact any future periods.

AASB 2015-2 Amends AASB 101 Presentation of Financial Statements to clarify that entities should not disclose immaterial information and that the presentation in notes to the financial statements can and should be tailored to provide the report users with the clearest story of an entity's financial performance and financial position. The adoption of AASB 2015-2 did not have any significant impact on the presentation of the Scheme's financial statements for the year ended 30 June 2017.

AASB 2015-1 Amendments to Australian Accounting Standards – Annual Improvements to Australian Accounting Standards 2012-2014 Cycle amends to clarify minor points in various accounting standards, including AASB 5, AASB 7, AASB 119 and AASB 134. The adoption of AASB 2015-1 did not have any significant impact on the Scheme for the current period.

2 Summary of significant accounting policies (continued)

(a) Basis of preparation (continued)

(ii) Amended standards adopted by the Scheme (continued)

AASB 2016-2 Amendments to Australian Accounting Standards – Disclosure Initiative: Amendments to AASB 107 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.

There were no other new or amended standards and interpretations that became effective for the first time for the reporting period that were relevant to the Scheme.

(b) Financial instruments

(i) Classification

• Financial assets and liabilities held 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 assets and liabilities designated at fair value through profit or loss upon initial recognition

These include financial assets and financial liabilities that are not held for trading purposes and which may be sold. These may include investments in exchange traded debt and equity instruments, unlisted trusts, unlisted equity instruments and commercial paper.

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.

• Loans and receivables/payables

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 from derecognition of the asset (calculated as the difference between the disposal proceeds and the carrying amount of the asset) are included in the statement of comprehensive income in the year the asset is derecognised as realised gains or losses on financial instruments.

(iii) Measurement

• Financial assets and liabilities held at fair value through profit or loss

Financial assets and 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.

2 Summary of significant accounting policies (continued)

(b) Financial instruments (continued)

(iii) Measurement (continued)

• Fair value in an active market

The fair value of financial assets and 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. Financial assets are priced at current bid prices, while financial liabilities are priced at current asking prices.

A financial instrument is regarded as quoted in 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 instruments, ranging from listed equity and/or debt securities to listed derivatives, where applicable.

(iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is 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.

As at the end of the year, there are no financial assets or liabilities offset or with the right to offset in the statement of financial position.

(c) 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. The units are classified as financial liabilities as the Scheme is required to distribute its distributable income, in accordance with the Scheme's Constitution.

The units can be put back to the Scheme at any time for cash based on the redemption price, which is equal to a proportionate share of the Scheme's net asset value attributable to the unitholders. The units are carried at the redemption amount that is payable at balance sheet date if the holder exercises the right to put the unit back to the Scheme.

(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 from the date of acquisition 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 investment securities are classified as cash flows from operating activities, as movements in the fair value of these securities represent the Scheme's main income generating activity.

(e) Investment income

Interest income and interest expenses are recognised in the statement of comprehensive income for all financial instruments on an accruals basis. Other changes in fair value for such instruments are recorded in accordance with the policies described in Note 2(b).

Dividend income is recognised on the ex-dividend date.

Net gains/(losses) on financial assets and financial 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, are recognised in the statement of comprehensive income on an accrual basis.

(g) Income tax

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

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.

The benefit of imputation credits and foreign tax paid are passed on to unitholders.

2 Summary of significant accounting policies (continued)

(h) Distributions

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

(i) Increase/(decrease) in net assets attributable to unitholders

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

(j) Functional and presentation currency

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

(k) Receivables

Receivables may include amounts for dividends, interest, trust distributions and securities sold where settlement has not yet occurred. Dividends and trust distributions are accrued when the right to receive payment is established (ex-date). Interest is accrued at the end of each year from the time of last payment in accordance with the policy set out in Note 2(e) 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 unitholders.

(l) Payables

Payables include liabilities and accrued expenses owing 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 unitholders at the end of each year is recognised separately in the statement of financial position when unitholders are presently entitled to the distributable income under the Scheme's Constitution.

(m) Applications and redemptions

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

Unit redemption prices are determined in accordance with the Scheme's Constitution by reference to the net assets of the Scheme divided by the number of units on issue.

(n) Goods and services tax (GST)

Expenses of various services provided to the Scheme by third parties such as custodial services and investment management fees etc. are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case, it is recognised as part of the related expense or cost item.

Accounts payable and receivable are stated inclusive of the GST receivable and payable. The net amount of GST recoverable from, or payable to, the taxation authority 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.

(o) Use of judgement 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.

The Scheme's financial instruments are valued primarily based on the prices provided by independent pricing services.

When the fair values of the reported financial instruments cannot be derived from active markets, they are determined using prices obtained from inactive or unquoted markets and/or other valuation techniques. The inputs to these valuation techniques (if applicable) are taken from observable markets to the extent practicable. Where observable inputs are not available, the inputs may be estimated based on a degree of judgements and assumptions in establishing fair values.

2 Summary of significant accounting policies (continued)

(o) Use of judgement and estimates (continued)

Where appropriate, the outcomes of the valuation techniques that are used in establishing fair values are validated using prices from observable current market transactions for similar instruments (without modification or repackaging) or based on relevant available observable market data.

The determination of what constitutes 'observable' requires significant judgement by the Scheme. The Scheme considers observable data to be 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.

In addition, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates and judgements. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

For certain other financial instruments, including amounts due from/to brokers, accounts payable and the carrying amounts approximate fair value due to the immediate or short-term nature of these financial instruments.

(p) 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 periods and have not yet been applied in the financial statements. The Responsible Entity's 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 Scheme does not expect this to have a significant impact on the recognition and measurement of the Scheme's financial instruments as they are carried at fair value through profit or loss. The derecognition rules have not been changed from the previous requirements and the Scheme does not apply hedge accounting. AASB 9 introduces a new impairment model. However, as the Scheme's investments are all held at fair value through profit or loss, the change in impairment rules will not impact 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.

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

In December 2014, the AASB issued a new standard for the recognition of revenue. Once applied or effective, AASB 15 will replace AASB 118 *Revenue* which covers contracts for goods and services and AASB 111 *Construction Contracts* which covers construction contracts. AASB 15 is based on the notion that revenue is recognised when 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, dividends/distributions and gains on financial instruments held at fair value through profit or loss. 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 2016-3 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.

(q) Rounding of amounts

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 financial statements. Amounts in the financial statements have been rounded off to the nearest thousand dollars, where indicated.

3 Distribution income

	2017 \$'000	2016 \$'000
Listed unit trusts	4,048	2,875
Total distribution income	4,048	2,875

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

	2017 \$'000	2016 \$'000
Net unrealised (loss)/gain on financial assets designated at fair value through profit or loss	(6,046)	9,210
Net realised (loss)/gain on financial assets designated at fair value through profit or loss	(210)	1,139
Total net (losses)/gains on financial instruments held at fair value through profit or loss	(6,256)	10,349

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 \$
Audit and review of financial statements	8,000	13,000
Tax compliance services	5,160	5,832

6 Net assets attributable to unitholders - liability

As stipulated within the Scheme's Constitution, each unit represents a right to an individual share in the Scheme and does not extend to a right in the underlying assets of the Scheme. There are no separate classes of units and each unit has the same rights attaching to it as all other units in the Scheme.

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

	2017 No. '000	2016 No. '000	2017 \$'000	2016 \$'000
Opening balance	42,200	39,450	61,732	52,170
Applications	8,450	2,410	11,600	3,360
Redemptions	(10,427)	(3,529)	(14,591)	(4,956)
Units issued upon re-investment of distributions	4,465	3,869	6,541	5,165
(Decrease)/increase in net assets attributable to unitholders	-	-	(10,595)	5,993
Closing balance	44,688	42,200	54,687	61,732

Capital risk management

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

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

7 Distributions to unitholders

The distributions for the year were as follows:

	2017 \$'000	2017 CPU	2016 \$'000	2016 CPU
Distributions				
30 September	491	1.0558	90	0.2067
31 December	384	0.7799	783	1.8708
31 March	307	0.6552	373	0.8966
30 June (payable)	6,925	15.4967	5,393	12.7789
Total distributions	8,107		6,639	

8 Cash and cash equivalents

	2017 \$'000	2016 \$'000
Cash management trust	511	2,931
Total cash and cash equivalents	511	2,931

9 Financial assets held at fair value through profit or loss

	2017 \$'000	2016 \$'000
<i>Designated at fair value through profit or loss</i>		
Listed equities	343	442
Listed unit trusts	60,732	63,151
Total financial assets held at fair value through profit or loss	61,075	63,593

An overview of the risk exposures relating to financial assets held at fair value through profit or loss is included in Note 10.

10 Financial risk management

(a) Objectives, strategies, policies and processes

The Scheme's activities may expose it to a variety of financial risks: market risk (including price risk, foreign exchange 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 an 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 rate, foreign exchange and 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 three types of risk: price risk, foreign currency 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 unitholders (and profit/(loss) before finance costs attributable to unitholders) to price risk, foreign exchange 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 foreign exchange rates, 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 at year end were as follows:

	2017 \$'000	2016 \$'000
Securities designated at fair value through profit or loss	<u>61,075</u>	<u>63,593</u>
	<u>61,075</u>	<u>63,593</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.

Price risk exposure arises from the Scheme's investment portfolio. The investments are classified on the statement of financial position as at fair value through profit or loss. All securities investments present a risk of loss of capital. Except for equities sold short, the maximum risk resulting from financial instruments is determined by the fair value of the financial instruments. Possible losses from equities sold short can be unlimited.

The Investment Manager mitigates this price risk through diversification and a careful selection of securities and other financial instruments within specified limits set by the Board.

The Scheme's overall market positions are monitored on a regular basis by the Scheme's Investment Manager. This information and the compliance with the Scheme's disclosure documents are reported to the relevant parties on a regular basis as deemed appropriate such as key management personnel, compliance committees and ultimately the Board.

If the equity prices had increased/(decreased) by the percentage indicated below, with all other variables held constant, the net assets attributable to unitholders (and profit/(loss) before finance costs attributable to unitholders) would have changed by the following amounts, approximately and respectively:

	Impact on net assets attributable to unitholders	
	2017 \$'000	2016 \$'000
Securities prices +10% (2016: +10%)	6,108	6,359
Securities prices - 10% (2016: -10%)	(6,108)	(6,359)

These changes are calculated on an undiscounted basis. The analysis is performed on the same basis for 2017 and 2016.

(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

There was no significant direct interest rate risk in the Scheme as at 30 June 2017 (2016: Nil).

10 Financial risk management (continued)

(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 year.

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

All transactions in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered low, as delivery of securities sold is only made once the broker has received payment. Payment is made once purchase of the securities has been received by the broker. The trade will fail if either party fails to meet its obligations.

The Scheme 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.

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's policy are reported to the relevant parties on a regular basis as deemed appropriate such as key management personnel, compliance committees and ultimately the Board.

(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
Financials	61,075	62,421
Consumer discretionary	-	884
Other	-	288
Total	61,075	63,593

(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.

The Scheme may be exposed to daily cash redemptions of redeemable units and daily margin calls on derivatives. It therefore primarily holds investments that are traded in active markets and can be readily disposed of.

The Scheme's investments may include listed securities that are considered readily realisable, as they are listed on recognised stock exchanges.

10 Financial risk management (continued)

(e) Liquidity risk (continued)

The Scheme's policy is to hold a significant proportion of its investments in liquid assets.

Under the terms of its Constitution, the Scheme has the ability to manage liquidity risk by delaying redemptions to unitholders, if necessary, until the funds are available to pay them.

Units are redeemed on demand at the unitholders option. However, the Responsible Entity does not envisage that the contractual maturity disclosed in the table below will be representative of the actual cash outflows, as holders of these instruments typically retain them for the medium to long term.

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

Maturity analysis for financial liabilities

The table below summarises the maturity profile of the Scheme's financial liabilities and redeemable units 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.

	Under 1 month \$'000	1-3 months \$'000	3-12 months \$'000	Over 12 months \$'000
2017				
Financial liabilities:				
Distributions payable	6,925	-	-	-
Payables	1,066	-	-	-
Net assets attributable to unitholders	54,687	-	-	-
Total financial liabilities	62,678	-	-	-
	Under 1 month \$'000	1-3 months \$'000	3-12 months \$'000	Over 12 months \$'000
2016				
Financial liabilities:				
Distributions payable	5,393	-	-	-
Payables	327	-	-	-
Net assets attributable to unitholders	61,732	-	-	-
Total financial liabilities	67,452	-	-	-

As disclosed above, the Investment Manager manages the Scheme's liquidity risk by investing predominantly in liquid assets that it expects to be able to liquidate within seven days or less. Liquid assets include cash and cash equivalents and listed equities. As at 30 June 2017, these assets amounted to \$ 61,586,808 (2016: \$66,524,551).

Investment in the Australian Unity Wholesale Cash Fund is included in the liquid assets of the Scheme above.

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

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

The Scheme values its investments in accordance with the accounting policies set out in Note 2.

For the year ended 30 June 2017 and 30 June 2016, the Scheme did not include financial assets that were determined using valuation techniques. The fair values of the Scheme's financial assets for the years then ended were determined directly, in full or in part, by reference to quoted prices that were available from various sources, such as exchanges, dealers, brokers, industry groups and pricing services.

(g) 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).

10 Financial risk management (continued)

(g) Fair value hierarchy (continued)

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 the 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 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.

All fair value measurements disclosed are recurring fair value measurements.

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
2017				
Financial assets				
<i>Financial assets designated at fair value through profit or loss at inception:</i>				
Listed equities	343	-	-	343
Listed unit trusts	60,732	-	-	60,732
Total financial assets	61,075	-	-	61,075
2016				
Financial assets				
<i>Financial assets designated at fair value through profit or loss at inception:</i>				
Listed equities	442	-	-	442
Listed unit trusts	63,151	-	-	63,151
Total financial assets	63,593	-	-	63,593

The pricing for the majority of the Scheme's investments is generally sourced from independent pricing sources, the relevant Investment Managers or reliable brokers' quotes.

Investments whose values are based on quoted market prices in active markets, e.g. recognised stock exchanges and therefore classified within level 1, include active listed equities and exchange traded derivatives.

Financial instruments that trade in markets that are not considered to be active but are valued based on quoted market prices, dealer quotations or alternative pricing sources supported by observable inputs are classified within level 2. The observable inputs include prices and/or those derived from prices. The level 2 instruments include investment grade corporate bonds and over the counter derivatives.

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

11 Related party transactions

Responsible Entity

The Responsible Entity of Australian Unity A-REIT 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 include persons who were directors of Australian Unity Funds Management Limited at any time during the year 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 investors and are trivial in nature.

Responsible Entity's fees and other transactions

Under the terms of the Scheme's Constitution, the Responsible Entity is entitled to receive Responsible Entity's fees, calculated by reference to the average daily net assets (excluding net assets attributable to unitholders) of the Scheme.

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 amounts payable at year end between the Scheme and the Responsible Entity were as follows:

	2017 \$	2016 \$
Responsible Entity's fees for the year paid by the Scheme to the Responsible Entity	<u>558,903</u>	<u>550,382</u>
Administration expenses (audit fees inclusive) incurred by the Responsible Entity which are reimbursed in accordance with the Scheme's Constitution	<u>67,682</u>	<u>69,295</u>
Aggregate amounts payable to the Responsible Entity at the end of the year	<u>53,683</u>	<u>87,442</u>

Related party scheme's 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 units in the Scheme as follows:

2017 Unitholder	No. of units held opening	No. of units held closing	Fair value of investment \$*	Interest held %	No. of units acquired	No. of units disposed	Distributions paid/payable \$
Australian Unity Property Income Fund	21,821,095	24,605,248	34,041,361	55.06	8,624,398	(5,840,245)	4,469,165
Australian Unity Property Securities Fund	17,182,621	15,120,723	20,919,521	33.84	1,791,200	(3,853,098)	2,772,509
Other related parties**	<u>2,900,788</u>	<u>3,843,553</u>	<u>5,317,556</u>	<u>8.60</u>	<u>1,610,808</u>	<u>(668,043)</u>	<u>676,207</u>
	<u>41,904,504</u>	<u>43,569,524</u>	<u>60,278,438</u>	<u>97.50</u>	<u>12,026,406</u>	<u>(10,361,386)</u>	<u>7,917,881</u>

11 Related party transactions (continued)

2016 Unitholder	No. of units held opening	No. of units held closing	Fair value of investment \$*	Interest held %	No. of units acquired	No. of units disposed	Distributions paid/payable \$
Australian Unity Property Income Fund	19,511,210	21,821,095	34,817,739	51.71	3,707,982	(1,398,097)	3,411,208
Australian Unity Property Securities Fund	16,638,594	17,182,621	27,416,591	40.72	1,658,379	(1,114,352)	2,717,019
Other related parties**	<u>3,133,406</u>	<u>2,900,788</u>	<u>4,628,498</u>	<u>6.87</u>	<u>758,269</u>	<u>(990,887)</u>	<u>465,972</u>
	<u>39,283,210</u>	<u>41,904,504</u>	<u>66,862,828</u>	<u>99.30</u>	<u>6,124,630</u>	<u>(3,503,336)</u>	<u>6,594,199</u>

* Fair value of investment includes accrued distribution at the end of the year.

** Other related parties consists of investors with holdings of less than 5%.

Investments

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

2017	No. of units held opening	No. of units held closing	Fair value of investment \$*	Interest held %	No. of units acquired	No. of units disposed	Distributions received or receivable \$
Australian Unity Wholesale Cash Fund	<u>2,931,479</u>	<u>511,411</u>	<u>511,411</u>	0.08	<u>22,686,855</u>	<u>(25,106,923)</u>	<u>45,184</u>
	<u>2,931,479</u>	<u>511,411</u>	<u>511,411</u>		<u>22,686,855</u>	<u>(25,106,923)</u>	<u>45,184</u>
2016	No. of units held opening	No. of units held closing	Fair value of investment \$*	Interest held %	No. of units acquired	No. of units disposed	Distributions received or receivable \$
Australian Unity Wholesale Cash Fund	<u>1,115,686</u>	<u>2,931,479</u>	<u>2,931,479</u>	0.38	<u>17,691,020</u>	<u>(15,875,227)</u>	<u>25,879</u>
	<u>1,115,686</u>	<u>2,931,479</u>	<u>2,931,479</u>		<u>17,691,020</u>	<u>(15,875,227)</u>	<u>25,879</u>

* Fair value of investment includes accrued distribution at the end of the year.

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

	2017 \$'000	2016 \$'000
(Decrease)/increase in net assets attributable to unitholders	(10,595)	5,993
Distributions to unitholders	8,107	6,639
Sale of financial instruments held at fair value through profit or loss	9,654	9,216
Purchase of financial instruments held at fair value through profit or loss	(12,873)	(7,538)
Net losses/(gains) on financial instruments held at fair value through profit or loss	6,256	(10,349)
Net change in receivables	(164)	(25)
Net change in payables	(29)	(29)
Net cash inflow from operating activities	<u>356</u>	<u>3,907</u>

13 Events occurring after end of year

The directors of the Responsible Entity are not aware of any matter or circumstance arising since the end of the year which would impact on 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.

14 Contingent assets and liabilities and commitments

There are no outstanding contingent assets and 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 22 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

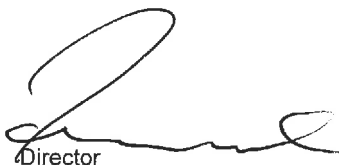
(ii) giving a true and fair view of the Scheme's financial position as at 30 June 2017 and of its performance, as represented by the results of its operations and cash flows, for the year ended on that date; and

(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.

(d) Note 2(a) confirms that the financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

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



Director



Director

20 September 2017



Independent auditor's report

To the unitholders of Australian Unity A-REIT Fund

Our opinion

In our opinion:

The accompanying financial report of Australian Unity A-REIT 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 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

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.

Other information

The Directors of Australian Unity Funds Management Limited (the Responsible Entity) are responsible for the other information. The other information obtained at the date of this auditor's

PricewaterhouseCoopers, ABN 52 780 433 757
2 Riverside Quay, SOUTHBANK VIC 3006, GPO Box 1331, MELBOURNE VIC 3001
T: 61 3 8603 1000, F: 61 3 8603 1999, www.pwc.com.au

Liability limited by a scheme approved under Professional Standards Legislation.



report comprises the Directors' report included in the annual 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.

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.

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

The directors of 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.

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.



Matters relating to the electronic presentation of the audited financial report

This auditor's report relates to the financial report of Australian Unity A-REIT 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.

PricewaterhouseCoopers

PricewaterhouseCoopers

Melbourne

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

George Sagonas
Partner

20 September 2017