

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)

ARSN 133 632 765 and 086 218 199

Annual report for the year ended 30 June 2019

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Directors' report

The directors of Australian Unity Funds Management Limited (ABN 60 071 497 115), the Responsible Entity of Australian Retail Property Fund ("the Stapled Scheme") and of the Australian Unity Retail Property Trust ("the Parent Scheme"), present their report together with the consolidated financial statements of the Stapled Scheme for the year ended 30 June 2019.

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 & Capital Markets and Chief Investment Officer
Esther Kerr-Smith, Group Executive Finance & Strategy
Darren Mann, Deputy Head of Finance and Chief Financial Officer (appointed 12 October 2018)

Principal activities

The Stapled Scheme was formed on 28 February 2009 following the stapling of three managed retail property schemes, being the Australian Unity Retail Property Trust, the Australian Unity Property Syndicate - East West Retail and the Australian Unity Gillies Street Trust.

The Stapled Scheme is an unlisted property fund with a primary focus on retail related property investments. The Stapled Scheme's diversification strategy aims to provide stability of income to its investors through periods of change in the economic environment or in any individual property, and to enable to actively manage the portfolio including the debt and liquidity of the Stapled Scheme.

The aim of the Stapled Scheme is to deliver a total return (both income and capital growth) above the Property Council of Australia/MSCI Australia Annual Property Index (Unfrozen) published quarterly whilst providing a steady level of income.

On 3 July 2019, the Stapled Scheme completed the sale of its 50% interest in the Waurin Ponds Shopping Centre, VIC. The Stapled Scheme's current property portfolio has two retail properties and is further detailed in the Stapled Scheme's financial statements for the year ended 30 June 2019.

Review and results of operations

Property valuations

The current year revaluations were in total above the revalued properties carrying values resulting in recording a net revaluation fair value increment of \$12,191,000 (2018: \$14,339,000).

Derivatives

In the current year, the Stapled Scheme recognised a net loss on derivative instruments held at fair value through profit or loss of \$1,519,000 (2018: loss of \$283,000).

Results

For the year ended 30 June 2019, the Stapled Scheme's:

- Retail units posted a total return of 9.90% (split between a distribution return of 5.15% and a growth return of 4.75%)*
- Wholesale units posted a total return of 10.15% (split between a distribution return of 5.76% and a growth return of 4.39%)*

Unit prices (ex distribution) as at 30 June 2019 (2018) are as follows:

Retail units \$1.0616 (\$1.0134)*

Wholesale units \$1.3133 (\$1.2579)*

*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 consolidated financial statements. Return calculations assume reinvestment of distributions.

Review and results of operations (continued)

Results (continued)

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

	2019	2018
	\$'000	\$'000
Profit before finance costs attributable to unitholders	18,749	24,417
<i>Distributions - Retail units</i>		
Distributions paid and payable	8,217	8,538
<i>Distributions - Wholesale units</i>		
Distributions paid and payable	1,359	1,454

Significant changes in the state of affairs

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

Events occurring after end of the year

Further to the sale of the Waurn Ponds Shopping Centre, on 3 July 2019 the Stapled Scheme fully repaid its borrowings and cancelled \$35,000,000 of the undrawn commitment of Tranche A and \$40,000,000 of the undrawn commitment of Tranche B.

Subsequently, the Stapled Scheme terminated all of its interest rate swaps and as a result incurred \$2,343,000 in swap break costs. As disclosed in note 16 of the consolidated financial statements, the financial liability related to the swaps of \$2,172,000 was recognised in the net assets attributable to unitholders as at 30 June 2019.

In August 2019, the Stapled Scheme paid a special distribution of \$33,855,000.

No other matter or circumstance has arisen since 30 June 2019 that has significantly affected, or may significantly affect the operations of the Stapled Scheme, the result of operations, or the state of the Stapled Scheme's affairs in future years, except those mentioned elsewhere in the report.

Likely developments and expected results of operations

The Responsible Entity is reviewing the Stapled Scheme's strategy and expect to provide an update to investors by 30 September 2019. In the meantime, the Stapled Scheme will continue to be managed in accordance with the investment objectives and guidelines as set out in the governing documents of the Stapled Scheme and in accordance with the provisions of the Stapled Scheme's Constitution.

Further information on likely developments in the operations of the Stapled 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 Stapled Scheme.

Indemnification and insurance of officers and auditors

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

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

Fees paid to the Responsible Entity and its associates out of Stapled Scheme property during the year end are disclosed in note 20 to the consolidated financial statements.

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

Fees paid to and interests held in the Stapled Scheme by the Responsible Entity or its associates (continued)

The number of interests in the Stapled Scheme held by the Responsible Entity or its associates as at the end of the year are disclosed in note 20 to the consolidated financial statements.

Units in the Stapled Scheme

The movement in units on issue in the Stapled Scheme during the year end is disclosed in note 9 to the consolidated financial statements.

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

Environmental regulation

The property operations of the Stapled Scheme are subject to environmental regulations under Australian law. There have been no known reportable breaches of these regulations.

Rounding of amounts to the nearest thousand dollars

The Stapled 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.

Presentation of consolidated financial statements by stapled entities

The Stapled Scheme presents consolidated financial statements following the application of Class Order 13/1050 issued by the Australian Securities and Investments Commissions which allows issuers of stapled securities (stapled entities) to present consolidated financial statements.

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 6.

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Directors' report
30 June 2019
(continued)

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



Director



Director
20 September 2019



Auditor's Independence Declaration

As lead auditor for the audit of Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust) for the year ended 30 June 2019, 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.

This declaration is in respect of Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust) and the entities it controlled during the period.

A handwritten signature in blue ink, appearing to read 'G. Sagonas', is written over a light blue horizontal line.

George Sagonas
Partner
PricewaterhouseCoopers

Melbourne
20 September 2019

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Consolidated statement of comprehensive income
For the year ended 30 June 2019

Consolidated statement of comprehensive income

	Notes	2019 \$'000	2018 \$'000
Income			
Rental income	3	23,914	24,001
Property expenses	4	<u>(6,962)</u>	<u>(6,872)</u>
Net property income		16,952	17,129
Interest income		32	31
Distribution income	5	631	624
Net (losses)/gains on financial instruments held at fair value through profit or loss	6	(1,603)	666
Net fair value increment of investment properties	14(b)	<u>12,191</u>	<u>14,339</u>
Total income net of property expenses		<u>28,203</u>	<u>32,789</u>
Expenses			
Responsible Entity's fees	20	4,471	4,034
Borrowing costs		4,745	4,320
Other expenses	8	<u>238</u>	<u>18</u>
Total expenses, excluding property expenses		<u>9,454</u>	<u>8,372</u>
Profit before finance costs attributable to unitholders		<u>18,749</u>	<u>24,417</u>
Finance costs attributable to unitholders			
Distributions to unitholders	10	(9,576)	(9,992)
Increase in net assets attributable to unitholders	9	<u>(9,173)</u>	<u>(14,425)</u>
Total comprehensive income attributable to unitholders		<u>-</u>	<u>-</u>

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

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Consolidated statement of financial position
As at 30 June 2019

Consolidated statement of financial position

	Notes	2019 \$'000	2018 \$'000
Assets			
Cash and cash equivalents	11	3,030	3,256
Receivables	12	1,618	2,118
Other assets		483	127
Financial assets held at fair value through profit or loss	13	9,785	9,869
Properties held for sale	14	145,000	-
Investment properties	14	157,672	284,884
Total assets		317,588	300,254
Liabilities			
Distributions payable	10	2,352	2,461
Payables	15	5,970	3,193
Financial liabilities held at fair value through profit or loss	13	2,172	653
Borrowings	17	117,955	104,989
Total liabilities (excluding net assets attributable to unitholders)		128,449	111,296
Net assets attributable to unitholders - liability	9	189,139	188,958

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

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Consolidated statement of changes in net assets attributable - liability
For the year ended 30 June 2019

Consolidated statement of changes in net assets attributable - liability

	2019	2018
	\$'000	\$'000
Balance at the beginning of the year	188,958	181,624
Profit before finance costs attributable to unitholders	18,749	24,417
Distributions to unitholders	(9,576)	(9,992)
Applications	333	1,284
Redemptions	(9,988)	(9,021)
Units issued upon reinvestment of distributions	663	646
Balance at the end of the year	189,139	188,958

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

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Consolidated statement of cash flows
For the year ended 30 June 2019

Consolidated statement of cash flows

	Notes	2019 \$'000	2018 \$'000
<i>Cash flows from operating activities</i>			
Interest received		32	31
Distributions received		629	624
Rental income received		25,768	23,468
Payments to suppliers		<u>(12,081)</u>	<u>(13,593)</u>
Net cash inflow from operating activities		<u>14,348</u>	<u>10,530</u>
<i>Cash flows from investing activities</i>			
Payments for additions to owned investment properties		<u>(4,118)</u>	<u>(1,690)</u>
Net cash outflow from investing activities		<u>(4,118)</u>	<u>(1,690)</u>
<i>Cash flows from financing activities</i>			
Proceeds from borrowings		12,700	12,500
Borrowing costs paid		(4,479)	(4,216)
Distributions paid		(9,022)	(9,448)
Proceeds from applications by unitholders		333	1,284
Payments for redemptions by unitholders		<u>(9,988)</u>	<u>(9,021)</u>
Net cash outflow from financing activities		<u>(10,456)</u>	<u>(8,901)</u>
Net decrease in cash and cash equivalents		(226)	(61)
Cash and cash equivalents at the beginning of the year		<u>3,256</u>	<u>3,317</u>
Cash and cash equivalents at the end of the year	11	<u>3,030</u>	<u>3,256</u>

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

Notes to the consolidated financial statements

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1 General information

These consolidated financial statements cover Australian Unity Retail Property Fund ("the Stapled Scheme") as the consolidated entity consisting of the Australian Unity Retail Property Trust, the Australian Unity Property Syndicate - East West and the Australian Unity Gillies Street Trust, together with the controlled entities of the stapled entities.

The Stapled Scheme was formed on 28 February 2009 following the stapling of three managed retail property schemes, being the Australian Unity Retail Property Trust, the Australian Unity Property Syndicate - East West Retail and the Australian Unity Gillies Street Trust.

The Responsible Entity of the Stapled 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 15, 271 Spring Street, Melbourne, VIC 3000.

The Responsible Entity is incorporated and domiciled in Australia.

The Australian Unity Retail Property Fund was constituted on 18 September 2008 and will terminate in accordance with the provisions of the Constitution or by Law.

The Australian Unity Retail Property Trust was constituted on 27 January 1999 and will terminate on the 80th anniversary of the day before the Scheme commenced unless terminated earlier in accordance with the provisions of the Scheme's Constitution. The controlled entity of Australian Unity Retail Property Trust is Australian Unity Property Syndicate - Wyong which was constituted on 23 June 1998.

The Australian Unity Gillies Street Trust was constituted on 27 May 2002 and will terminate on the 80th anniversary of the day before the Scheme commenced unless terminated earlier in accordance with the provisions of the Scheme's Constitution.

The Australian Unity Property Syndicate - East West Retail was constituted on 8 March 2000 and will terminate on the 80th anniversary of the day before the Scheme commenced unless terminated earlier in accordance with the provisions of the Scheme's Constitution.

The consolidated financial statements are for the year 1 July 2018 to 30 June 2019.

The consolidated financial statements were authorised for issue by the directors of the Responsible Entity on 20 September 2019. The directors of the Responsible Entity have the power to amend and reissue the consolidated financial statements.

2 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these consolidated 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 consolidated 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 Stapled Scheme is a for-profit entity for the purposes of preparing the consolidated financial statements.

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

The consolidated statement of financial position is presented on 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 investment properties, financial assets/(liabilities) held at fair value through profit or loss, borrowings 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 consolidated financial statements of the Stapled 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 consolidated financial statements of the Scheme have been prepared on a consolidated basis to provide the end users of the financial information with the most appropriate information in making financial decisions.

(ii) New accounting standards and amendments adopted by the Stapled Scheme

The Stapled Scheme applied the following accounting standards and amendments that became mandatory for the first time during the reporting period:

AASB 9 *Financial Instruments* addresses the classification, measurement, recognition and derecognition of financial assets and financial liabilities. It has also introduced revised rules for hedge accounting and impairment. AASB 9 has been applied retrospectively by the Stapled Scheme and did not result in a change to the classification or measurement of the Stapled Scheme's financial instruments. The Stapled Scheme's investment portfolio and derivatives continue to be classified as fair value through profit or loss and borrowings continue to be measured at amortised cost. The derecognition rules have not been changed from the previous requirements and the Stapled Scheme does not apply hedge accounting. There was no material impact on the Stapled Scheme's consolidated financial statements from application of the new expected credit loss (ECL) impairment model.

AASB 15 *Revenue from Contracts with Customers* 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. The Stapled Scheme's main source of income includes rental income, distributions, interest 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 application of AASB 15 has no material impact on the Stapled Scheme's consolidated financial statements.

2 Summary of significant accounting policies (continued)

(a) Basis of preparation (continued)

(iii) New accounting standards, amendments and interpretations not yet adopted

Certain new accounting standards, amendments and interpretations have been published that are not mandatory for the 30 June 2019 reporting period and have not been early adopted by the Stapled Scheme. The directors' assessment of the impact of these new standards (to the extent relevant to the Stapled Scheme) and interpretations is set out below:

- AASB 16 *Leases* (effective 1 January 2019)

AASB 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases. AASB 16 substantially carries forward the lessor accounting requirements in AASB 17 and requires enhanced disclosures to be provided by the lessor that will improve information disclosed about the lessor's risk exposure, particularly to residual value risk. The standard will be effective for annual periods beginning on or after 1 January 2019. Early adoption is permitted provided AASB 15 has been applied, or is applied at the same date as AASB 16. Based on the existing recognition of leases, the Stapled Scheme does not expect a material impact from the application of this standard. The Stapled Scheme is currently assessing the effects of applying AASB 16 on the financial statement disclosures. The Stapled Scheme does not intend to early adopt AASB 16. The Stapled Scheme will apply AASB 16 in its financial statements for the year commencing 1 July 2019.

(b) Principles of consolidation

The Stapled Scheme presents consolidated financial statements following the application of Class Order 13/1050 issued by the Australian Securities and Investments Commission which allows issuers of stapled securities (stapled entities) to present consolidated financial statements.

(i) Subsidiaries

The consolidated financial statements incorporate the assets and liabilities of all subsidiaries controlled by the Stapled Scheme as at 30 June 2019 and their results for the year then ended. The Stapled Scheme and its subsidiaries together are referred to in this financial report as the consolidated entity.

Subsidiaries are all entities over which the Stapled Scheme is exposed, or has rights, to variable returns from its involvement with the subsidiary and the ability to affect those returns through its powers over the subsidiaries.

Consolidation of subsidiaries begins from the date the Scheme obtains control of the subsidiary and ceases when the Scheme loses control of the subsidiary.

The acquisition method of accounting is used to account for business combinations by the Stapled Scheme.

All transactions (including gains and losses) and balances between entities in the consolidated group are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Stapled Scheme.

Investments in subsidiaries are accounted for at fair value through profit or loss in the individual financial statements of Australian Unity Retail Property Trust.

AASB Interpretation 1002 (Post-Date-of-Transition Stapling Arrangements) provides guidance on stapling arrangements. In applying AASB Interpretation 1002, the Stapled Scheme has identified the Australian Unity Retail Property Trust as the acquirer and the parent for the purpose of preparing the consolidated financial statement. This has been determined by reference to the guidance contained in AASB 3 Business Combinations and AASB 10 Consolidated Financial Statements relating to identifying an acquirer. The other entities combining under the stapling arrangement are therefore identified as acquirees. In preparing the consolidated financial statements, the consolidated entity has applied AASB 3 and AASB 10.

2 Summary of significant accounting policies (continued)

(c) Investment properties

Initially, investment properties are measured at the cost of acquisition being the purchase consideration determined at the date of acquisition plus costs incidental to the acquisition. Costs incidental to acquisition may include legal fees, stamp duty and other government charges, professional fees preceding acquisition and where applicable financing charges incurred during the construction or development of an asset.

Subsequent to initial recognition investment properties are stated at fair value. Gains or losses arising from changes in the fair value of investment properties are included in the consolidated statement of comprehensive income in the year in which they arise.

Investment properties are derecognised when they have either been disposed of or when the investment property is permanently withdrawn from use. Any gains or losses on the derecognition of an investment property are recognised in the consolidated statement of comprehensive income in the year of derecognition.

Independent valuations of investment properties are obtained from suitably qualified valuers generally at least once in every 18 months if the property is in a construction phase; otherwise once in any 12 month period from the date of the last valuation; or in exceptional circumstances once in a financial year or calendar year as determined necessary; or as soon as practicable, but not later than within two months after the directors of the Responsible Entity form a view that there is reason to believe that the fair value of the investment property is materially different from its current carrying value. Such valuations are reflected in note 14. Notwithstanding, the directors of the Responsible Entity determine the carrying value of each investment property at each reporting date to ensure that its carrying value does not materially differ from its fair value. Where the carrying value differs from fair value, that asset is adjusted to its fair value.

Where assets have been revalued, the potential effect of the capital gains tax on disposal has not been taken into account in the determination of the revalued carrying amount because the Stapled Scheme does not expect to be ultimately liable for capital gains tax in respect of the assets.

Expenditure capitalised to properties includes the cost of acquisition, capital and refurbishment additions, lease commissions and incentives, related professional fees incurred and other directly attributable transaction costs.

(d) Financial instruments

(i) Classification

The classification depends on the Stapled Scheme's business model for managing the financial instruments and the contractual terms of the relevant cash flows. The Stapled Scheme classifies its consolidated financial statements into the following measurement categories:

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

The Stapled Scheme's investments are classified as held at fair value through profit or loss. These may include investments in listed property trusts, unlisted property trusts and other unlisted trusts.

Financial assets and financial liabilities designated at fair value through profit or loss are those that are managed and their performance evaluated on a fair value basis in accordance with the Stapled Scheme's documented investment strategy. The Stapled 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 Stapled 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.

- *Amortised cost*

A financial asset is measured at amortised cost only if both of the following conditions are met:

- (a) it is held within a business model which objective is to hold assets in order to collect contractual cash flows, and
- (b) the contractual terms of the financial asset represent contractual cash flows that are solely payments of principal and interest.

2 Summary of significant accounting policies (continued)

(d) Financial instruments (continued)

(ii) Recognition/derecognition

The Stapled 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 Stapled 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 Stapled 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 consolidated statement of comprehensive income in the year end 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 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 consolidated statement of comprehensive income.

For further details on how the fair values of financial instruments are determined please see Note 19 to the consolidated financial statements.

Borrowings and receivables/payables are measured initially at fair value plus transaction costs and subsequently are carried at amortised cost using the effective interest method.

(iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the consolidated 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.

(e) Derivatives

In order to minimise exposure to fluctuations in interest rates, the Stapled Scheme may use a combination of interest rate swaps and options to ensure that the rate of interest on debt is predominantly fixed. Derivative financial instruments are not held for speculative purposes and are carried on the consolidated statement of financial position at fair value. Changes in fair value are recognised in the consolidated statement of comprehensive income.

Interest payments and receipts under interest rate swap contracts are recognised on an accrual basis in the consolidated statement of comprehensive income, as an adjustment to interest expense when the hedge transaction occurs.

2 Summary of significant accounting policies (continued)

(f) Net assets attributable to unitholders

Units are redeemable at the unitholders' option via withdrawal facility offers by the Responsible Entity and are therefore classified as financial liabilities. The units can be put back to the Stapled Scheme for cash equal to a proportionate share of the Stapled Scheme's net asset value. The fair value of redeemable units is measured at the redemption amount that is payable (based on the redemption unit price) at the end of the reporting period if unitholders exercised their right to put the units back to the Stapled Scheme. Because the Stapled Scheme's redemption unit price is based on different valuation principles to that applied in financial reporting, a valuation difference exists, which has been treated as a separate component of net assets attributable to unitholders. Changes in the value of this financial liability are recognised in the consolidated statement of comprehensive income as they arise.

(g) Cash and cash equivalents

For the purpose of presentation in the consolidated 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 consolidated statement of financial position.

(h) Investment income

Interest income is recognised in the consolidated 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(d).

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 end 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 consolidated financial statements.

(i) Expenses

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

(j) Income tax

Under current legislation, the Stapled Scheme is not subject to income tax provided it attributes the entirety of its taxable income to its unitholders.

(k) Distributions

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

(l) 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 consolidated statement of comprehensive income as finance costs.

(m) Receivables

Receivables may include amounts for dividends, interest, rental income arrears, 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. 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 2h 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.

The Stapled Scheme applies the simplified expected credit loss approach in replacement of the incurred credit loss approach. Under the expected credit loss approach, the Stapled Scheme estimates the expected lifetime losses to be recognised from initial recognition of the receivables.

2 Summary of significant accounting policies (continued)

(m) Receivables (continued)

The amount of the impairment loss is recognised in the consolidated statement of comprehensive income within other expenses or property expenses, if related to rental income. When a trade receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against property expenses in the consolidated statement of comprehensive income.

(n) Payables

Payables include liabilities and accrued expenses owed by the Stapled Scheme which are unpaid as at the end of the reporting period. These payables, which are generally settled on 30-90 day terms and are unsecured, are carried at amortised cost.

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 as at the end of each year is recognised separately in the consolidated statement of financial position when unitholders are presently entitled to the distributable income under the Stapled 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 Stapled 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 Stapled Scheme has a present obligation as a result of the past event and it is probable that the Stapled Scheme will be requested to settle the obligation and a reliable estimate can be made of the amount of the obligation.

(o) Applications and redemptions

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

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

(p) Borrowings and borrowing costs

All loans are initially recognised at cost, being the fair value of the consideration received net of issue costs associated with borrowings.

After initial recognition, loans are subsequently measured at amortised cost using the effective interest method. Amortised cost is calculated by taking into account any issue costs and any discount or premium on settlement. Gains and losses are recognised in the consolidated statement of comprehensive income when liabilities are derecognised or impaired.

(q) Goods and Services Tax (GST)

The consolidated statement of comprehensive income 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 Stapled 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 consolidated statement of comprehensive income.

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 consolidated statement of financial position.

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

2 Summary of significant accounting policies (continued)

(r) Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the entity and the revenue can be reliably measured. Revenue brought to account but not received at the end of the year end is recognised as a receivable. The following specific recognition criteria must also be met before revenue is recognised:

Rental revenue

Rental income is recognised on a straight line basis over the lease term.

Contingent rentals, such as turnover rent and market rent adjustments, are recognised as income in the financial reporting period in which they are earned.

Fixed rental increases which do not represent direct compensation for underlying cost increases or capital expenditure are recognised on a straight line basis over the term of the lease.

The rental adjustments resulting from this policy are disclosed in the consolidated financial statements for financial reporting presentation purposes only.

Incidental income (costs) derived from an investment property undergoing construction or development but not directly related to bringing the assets to the working condition, are recognised in profit for the year end.

Rent not received at the end of the year end is reflected in the consolidated statement of financial position as a receivable or if paid in advance, as a liability.

Interest revenue

Interest income is recognised in the consolidated statement of comprehensive income as it accrues.

(s) Leases

Leasing costs

Lease costs are costs that are directly associated with negotiating and arranging an operating lease (including commissions, legal fees and costs of preparing and processing documentation for new leases). These costs are capitalised and are amortised on a straight-line basis over the term of the lease as property expenses. The carrying amount of the leasing cost is reflected in the carrying value of investment properties.

Lease incentives

Incentives such as cash, rent-free periods, lessee or lessor owned fitouts may be provided to lessees to enter into an operating lease. These incentives are capitalised and are amortised on a straight-line basis over the term of the lease as a reduction of rental income or as property expenses. The carrying amount of the lease incentives is reflected in the carrying value of investment properties.

(t) Use of judgements and estimates

The preparation of the Stapled Scheme's consolidated 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.

Critical judgements are made by the Stapled Scheme in respect of the fair values of investment properties. These investments are reviewed regularly by reference to external independent property valuations and market conditions, using generally accepted market practices.

The key weighted average assumptions used by the external independent property valuers in the latest valuations have been used by the Stapled Scheme for the investment properties and the weighted average total for all properties, including the weighted average lease expiry ("WALE"), have been disclosed in note 19.

2 Summary of significant accounting policies (continued)

(t) Use of judgements and estimates (continued)

The Stapled 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.

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 Stapled Scheme. The Stapled 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.

(u) Rounding of amounts

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

(v) Functional and presentation currency

Items included in the financial statements of each of the Stapled Scheme's operations are measured using the currency of the primary economic environment in which it operates ("the functional currency"). The consolidated financial statements are presented in Australian dollars, which is the Stapled Scheme's functional and presentation currency.

3 Rental income

	2019 \$'000	2018 \$'000
Rental income	20,390	20,387
Outgoings income	3,524	3,614
	<u>23,914</u>	<u>24,001</u>

Rental income includes an adjustment for the straight lining of rental income of (\$425,000) (2018: (\$196,000)).

4 Property expenses

	2019	2018
	\$'000	\$'000
Recoverable outgoings	5,230	5,749
Non-recoverable outgoings	1,291	691
Bad debt expense	3	18
Amortisation of lease commissions & lease incentives	438	414
	6,962	6,872

5 Distribution income

	2019	2018
	\$'000	\$'000
Listed property trusts	631	624
	631	624

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

	2019	2018
	\$'000	\$'000
Listed property trusts	(84)	383
Derivatives	(1,519)	283
Net unrealised (losses)/gains on financial assets held at fair value through profit or loss	(1,603)	666

7 Auditors' 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 Stapled Scheme:

	2019	2018
	\$	\$
<i>Audit services - PricewaterhouseCoopers</i>		
Audit and review of consolidated financial statements	35,000	32,960
<i>Taxation services - Ernst & Young</i>		
Tax compliance services	15,390	16,890

8 Other expenses

	2019	2018
	\$'000	\$'000
Sundry expenses	238	18
	238	18

9 Net assets attributable to unitholders

As stipulated within the Stapled Scheme's Constitution, each unit represents a right to an individual share in the Stapled Scheme and does not extend to a right to the underlying assets of the Stapled Scheme. As at 30 June 2019, there are two classes of units in the Stapled Scheme, being Retail and Wholesale. Except for Responsible Entity's fees, the two classes of units carry equal rights.

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

	2019	2018	2019	2018
	No. '000	No. '000	\$'000	\$'000
Contributed equity				
Opening balance	181,799	188,760	139,572	146,663
Retail units				
Applications	52	358	56	340
Redemptions	(7,366)	(5,560)	(8,044)	(5,228)
Units issued upon reinvestment of distributions	549	610	569	559
	(6,765)	(4,592)	(7,419)	(4,329)
Wholesale units				
Applications	217	795	277	944
Redemptions	(1,454)	(3,240)	(1,944)	(3,793)
Units issued upon reinvestment of distributions	73	76	94	87
	(1,164)	(2,369)	(1,573)	(2,762)
Closing balance	173,870	181,799	130,580	139,572
Undistributed income				
Opening balance			49,386	34,961
Increase in net assets attributable to unitholders			9,173	14,425
Closing balance			58,559	49,386
Total net assets attributable to unitholders			189,139	188,958

Capital risk management

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

Under the terms of the Stapled Scheme's Constitution, the Responsible Entity has the discretion to reject application for units and to defer or adjust redemption of units if the exercise of such discretion is in the best interests of unitholders.

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Notes to the consolidated financial statements
30 June 2019
 (continued)

10 Distributions to unitholders

The distributions for the year were as follows:

	2019 \$'000	2019 CPU	2018 \$'000	2018 CPU
Distributions - Retail units				
30 September	2,091	1.3000	2,155	1.3000
31 December	2,063	1.3000	2,143	1.3000
31 March	2,040	1.3000	2,129	1.3000
30 June (payable)	2,023	1.3000	2,111	1.3000
	<u>8,217</u>		<u>8,538</u>	
Distributions - Wholesale units				
30 September	345	1.8000	381	1.8000
31 December	345	1.8000	367	1.8000
31 March	340	1.8000	356	1.8000
30 June (payable)	329	1.8000	350	1.8000
	<u>1,359</u>		<u>1,454</u>	
Total distributions	<u>9,576</u>		<u>9,992</u>	

11 Cash and cash equivalents

	2019 \$'000	2018 \$'000
Cash at bank	<u>3,030</u>	<u>3,256</u>
	<u>3,030</u>	<u>3,256</u>

12 Receivables

	2019 \$'000	2018 \$'000
Trade receivables	1,118	1,685
Distributions receivable	317	315
GST receivables	183	128
Provision for impairment loss	-	(10)
	<u>1,618</u>	<u>2,118</u>

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Notes to the consolidated financial statements
30 June 2019
(continued)

13 Financial assets/(liabilities) held at fair value through profit or loss

	2019	2018
	\$'000	\$'000
Listed property trusts	<u>9,785</u>	<u>9,869</u>
Total financial assets held at fair value through profit or loss	<u>9,785</u>	<u>9,869</u>
Derivative liabilities	<u>(2,172)</u>	<u>(653)</u>
Total financial liabilities held at fair value through profit or loss	<u>(2,172)</u>	<u>(653)</u>

An overview of the risk exposures and fair value measurements relating to financial assets and liabilities at fair value through profit or loss is included in note 18.

14 Investment properties

(a) Property details

	Type	Ownership (%)	Acquisition date	Independent valuation date	Independent valuation amount \$'000	Independent valuer	Carrying value	
							2019	2018
							\$'000	\$'000
Waurn Ponds Shopping Centre, Grovedale, VIC	Retail	50	31/01/2001	N/A	145,000	Transaction	145,000	140,962
Caltex Twin Service Centres, Wyong, NSW	Retail	100	31/01/2001	31/10/2018	97,000	CBRE	97,031	88,000
North Blackburn Shopping Centre, North Blackburn, VIC	Retail	100	14/07/2000	31/10/2018	57,000	CBRE	60,641	55,922
Total					299,000		302,672	284,884
Less: Properties held for sale*							(145,000)	-
Total investment properties							157,672	284,884

* On 3 July 2019, the Stapled Scheme sold its 50% interest in the Waurn Ponds Shopping Centre, Grovedale, VIC for \$145,000,000, excluding selling costs.

The carrying value of an investment property may vary from the independent valuation of the property due to acquisition costs, capital expenditure and the accounting treatment of leasing commissions and lease incentives.

The investment properties valuation policy is included in note 19.

14 Investment properties (continued)

(b) Movements in carrying amount

Reconciliations of the carrying amounts of investment properties are set out below:

	2019 \$'000	2018 \$'000
Opening balance	284,884	269,073
Additions	6,460	2,082
Lease commissions and incentives amortisation	(438)	(414)
Straight-lining of rental income	(425)	(196)
Reclassified as properties held for sale	(145,000)	-
Revaluation movements	12,191	14,339
Closing balance	<u>157,672</u>	<u>284,884</u>

15 Payables

	2019 \$'000	2018 \$'000
Trade payables	607	711
Accrued expenses	4,075	2,114
Rent received in advance	927	-
GST payables	361	368
	<u>5,970</u>	<u>3,193</u>

16 Derivative financial instruments

2019	Contract/notional \$'000	Fair values	
		Assets \$'000	Liabilities \$'000
Interest rate swaps			
Maturing on 10 May 2023 at a fixed rate of 1.85% p.a.	35,000	-	(1,086)
Maturing on 10 May 2023 at a fixed rate of 1.85% p.a.	35,000	-	(1,086)
	<u>70,000</u>	<u>-</u>	<u>(2,172)</u>

These interest rate swaps were terminated subsequent to year end for swap break costs of \$2,343,000, refer to note 23 for the subsequent events disclosure.

2018	Contract/notional \$'000	Fair values	
		Assets \$'000	Liabilities \$'000
Interest rate swaps			
Maturing on 11 May 2020 at a fixed rate of 2.455% p.a.	35,000	-	(325)
Maturing on 11 May 2020 at a fixed rate of 2.460% p.a.	35,000	-	(328)
	<u>70,000</u>	<u>-</u>	<u>(653)</u>

An interest rate swap is an agreement between two parties to exchange their interest obligations (payments) or receipts at set intervals on a notional principal amount over an agreed time period.

The fair value of interest rate swaps is the estimated amount that the entity would receive or pay to terminate the swap at the balance sheet date, taking into account current interest rates and the current creditworthiness of the swap counterparties. The valuation policy is included in note 2.

The Stapled Scheme has entered into interest rate swap contracts to hedge future interest payments on the Stapled Scheme's borrowings.

An unrealised loss of \$1,519,000 (2018: loss of \$283,000) relating to the change in the fair value of the Stapled Scheme's interest rate swap contracts were recognised in the consolidated statement of comprehensive income during the year ended 30 June 2019.

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Notes to the consolidated financial statements
30 June 2019
(continued)

17 Borrowings

	2019 \$'000	2018 \$'000
Bank loan	118,200	105,500
Unamortised borrowing costs	<u>(245)</u>	<u>(511)</u>
	117,955	104,989

On 3 July 2019, the bank loan was fully repaid. Refer to note 23 for the subsequent events disclosure.

The Stapled Scheme had access to:

	2019 \$'000	2018 \$'000
Credit facilities		
Cash advance facilities	145,000	145,000
Drawn balance	<u>(118,200)</u>	<u>(105,500)</u>
Undrawn balance	26,800	39,500

The bank loan facility comprises of two tranches:

- Tranche A is a \$35,000,000 facility expiring on 29 June 2020 (2018: \$35,000,000), and
- Tranche B is a \$110,000,000 facility expiring on 28 April 2020 (2018: \$110,000,000).

The facility is secured by a first registered mortgage over the Stapled Scheme's properties, and is non-recourse to unitholders.

Reconciliations of the net debt are set out below:

	2019 \$'000	2018 \$'000
Analysis of changes in consolidated net debt		
Opening balance	102,244	89,683
Proceeds from borrowings	12,700	12,500
Other cash movements	<u>226</u>	<u>61</u>
Closing balance	115,170	102,244
Bank loan	118,200	105,500
Cash and cash equivalents	<u>(3,030)</u>	<u>(3,256)</u>
Consolidated net debt	115,170	102,244

18 Financial risk management

(a) Objectives, strategies, policies and processes

The Stapled 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 Stapled Scheme's overall risk management program focuses on ensuring compliance with the Stapled Scheme's disclosure documents and seeks to maximise the returns derived for the level of risk to which the Stapled 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 Stapled 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 Stapled Scheme uses interest rate swaps to manage exposures resulting from changes in interest rates.

(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 Stapled Scheme's direct investments and not on a look through basis for investments held in the Stapled Scheme.

(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 Stapled Scheme's investment in unlisted property securities. The investments are classified on the consolidated statement of financial position as at fair value through profit or loss. All securities investments present a risk of loss of capital.

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

The Stapled Scheme has exposures to price risk as shown in the table below. The table also demonstrates the sensitivity to reasonably possible changes in prices, with all other variables held constant. A negative amount in the table reflects a potential net reduction in profit or net assets attributable to unitholders, while a positive amount reflects a net potential increase. There is no impact on distributable earnings as they are net fair value movements only.

18 Financial risk management (continued)

(b) Market risk (continued)

(i) Price risk (continued)

	2019 \$'000	2018 \$'000
Assets		
Listed property trusts	9,785	9,869
Total exposure	9,785	9,869
Impact on profit and net assets attributable to unitholders		
Sensitivity		
	2019 \$'000	2018 \$'000
Securities prices + 10% (2018: +10%)	979	987
Securities prices - 10% (2018: -10%)	(979)	(987)

(ii) 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.

The Stapled Scheme is exposed to interest rate risk predominantly through borrowings. The Stapled Scheme applies hedging across its differing interest rate exposures and utilises interest rate swaps, to exchange floating interest rates to fixed interest rates, to manage its exposure. Compliance with policy is reviewed regularly by management and is reported to the Board each meeting.

The Stapled Scheme has exposure to interest rate risk on its monetary assets and liabilities, mitigated by the use of interest rate swaps, as shown in the table below:

	2019 \$'000	2018 \$'000
Floating rate		
Cash and cash equivalents	3,030	3,256
Borrowings*	(118,200)	(105,500)
	(115,170)	(102,244)
Derivative financial instruments		
Interest rate swaps - floating to fixed*	70,000	70,000
	70,000	70,000
Net exposure	(45,170)	(32,244)

* Represents the notional principal amounts.

18 Financial risk management (continued)

(b) Market risk (continued)

(ii) Interest rate risk (continued)

The table below demonstrates the sensitivity to reasonably possible changes in year end interest rates, with all other variables held constant. A negative amount in the table reflects a potential net reduction in profit or net assets attributable to unitholders, while a positive amount reflects a potential net increase.

Sensitivity	Impact on profit and net assets attributable to unitholders	
	2019	2018
	\$'000	\$'000
Interest rate + 0.50% (2018: +0.50%)	(226)	(161)
Interest rate - 0.50% (2018: -0.50%)	226	161

The above calculation ignores the impact of any changes to the valuation of the interest rate swaps.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause the Stapled Scheme to make a financial loss. The Stapled Scheme has exposure to credit risk on all of its financial assets included in the Stapled Scheme's consolidated statement of financial position.

The Stapled Scheme manages this risk by performing credit reviews of prospective tenants, obtaining tenant collateral where appropriate and performing detailed reviews on tenant arrears. The Stapled Scheme reviews the aggregate exposures of tenant debtors and tenancies across its portfolio.

The Stapled Scheme applies the simplified expected credit loss (ECL) approach to estimate the amount of impairment loss. Under the simplified ECL approach, the Stapled Scheme estimates the expected lifetime losses to be recognised from initial recognition of the receivables. In estimating the lifetime ECL, the Stapled Scheme conducts an internal credit review that takes into account the historical loss experience, current observable data and reasonable forward-looking information as available, which include the significant changes in the performance and payment status of the debtors and anticipated significant adverse changes in business, financial or economic conditions that may impact the debtors' ability to meet its obligations. The additional provision during the current financial year was immaterial.

The Stapled Scheme is exposed to credit risk on financial instruments and derivatives. There is only a credit risk where the contracting entity is liable to pay the Stapled Scheme in the event of a close out.

18 Financial risk management (continued)

(d) 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 Stapled Scheme's investment in financial instruments, which under normal market conditions are readily convertible to cash. In addition, the Stapled Scheme maintains sufficient cash and cash equivalents to meet normal operating requirements.

The Stapled Scheme is exposed to the applicable withdrawal offer put in place by the Responsible Entity.

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

The Stapled Scheme may invest in investments in unlisted unit trusts and investment properties that expose the Stapled Scheme to the risk that the Investment Manager of those trusts may be unwilling or unable to fulfil the redemption requests within the timeframe requested by the Stapled Scheme.

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

Units are redeemed on demand at the unitholders option via withdrawal facility offers by the Responsible Entity. 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 and withdrawal offers are subject to limits set by the Responsible Entity.

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

Maturities analysis of financial liabilities

The table below analyses the Stapled Scheme's financial liabilities into relevant maturity groupings based on the remaining period at the end of the year end 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
2019				
Distributions payable	2,352	-	-	-
Payables	5,970	-	-	-
Financial liabilities at fair value through profit or loss	441	441	441	381
Borrowings	-	118,200	-	-
Net assets attributable to unitholders	189,139	-	-	-
Total financial liabilities	197,902	118,641	441	381

*On 3 July 2019, the bank loan was fully repaid. Refer to note 23 for the subsequent events disclosure.

18 Financial risk management (continued)

(d) Liquidity risk (continued)

Maturities analysis of financial liabilities (continued)

	Less than 1 year \$'000	1-2 years \$'000	2-3 years \$'000	3+ years \$'000
2018				
Distributions payable	2,461	-	-	-
Payables	3,193	-	-	-
Financial liabilities at fair value through profit or loss	309	267	-	-
Borrowings	-	105,500	-	-
Net assets attributable to unitholders	188,958	-	-	-
Total financial liabilities	194,921	105,767	-	-

As disclosed above, the Stapled 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 and listed property trusts. As at 30 June 2019, these assets amounted to \$12,815,000 (2018: \$13,125,000).

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

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

The Stapled Scheme values its investments in accordance with the accounting policies set out in note 19.

(f) Instruments used by the Stapled Scheme

The Stapled Scheme is party to derivative financial instruments in the normal course of business in order to manage exposure to fluctuations in interest rates in accordance with the Stapled Scheme's financial risk management policies.

The details of the Stapled Scheme's interest rate management activities are detailed in note 16.

19 Fair value hierarchy

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

2019	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets				
<i>Financial assets held at fair value through profit or loss</i>				
Listed property trust	9,785	-	-	9,785
Total financial assets	9,785	-	-	9,785
Non-financial assets				
Properties held for sale	-	-	145,000	145,000
Investment properties	-	-	157,672	157,672
Total non-financial assets	-	-	302,672	302,672
Financial liabilities				
<i>Financial liabilities held at fair value through profit or loss</i>				
Derivatives	-	2,172	-	2,172
Total financial liabilities	-	2,172	-	2,172

19 Fair value hierarchy (continued)

2018	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets				
<i>Financial assets held at fair value through profit or loss</i>				
Listed property trust	9,869	-	-	9,869
Total financial assets	<u>9,869</u>	<u>-</u>	<u>-</u>	<u>9,869</u>
Non-financial assets				
Investment properties	-	-	284,884	284,884
Total non-financial assets	<u>-</u>	<u>-</u>	<u>284,884</u>	<u>284,884</u>
Financial liabilities				
<i>Financial liabilities held at fair value through profit or loss</i>				
Derivatives	-	653	-	653
Total financial liabilities	<u>-</u>	<u>653</u>	<u>-</u>	<u>653</u>

The Stapled 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 (2018: \$nil).

(b) Valuation techniques

(i) Financial instruments

The pricing for the majority of the Stapled 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, and therefore classified within level 1, include active listed property trusts 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 or alternative pricing sources supported by observable inputs are classified within level 2. These include unlisted property trusts and over-the-counter derivatives.

The fair value of interest rate swaps is calculated using a discounted cash flow model as the present value of the estimated future cash flows based on observable yield curves. The model incorporate various inputs including both credit and debit valuation adjustments for counterparty and own credit risk, and interest rate curves.

The stated fair value of each financial instruments at the end of the year represents the Responsible Entity's best estimate at the end of the year.

Specific valuation techniques used daily to value financial instruments include:

- for listed trust, disclosed in level 1, the use of quoted market prices or dealer for similar instruments;
- for unlisted trust, the use of the relevant Investment Managers' quoted unit prices using the net asset value; and
- for derivatives, the fair value of interest rate swaps is calculated using a discounted cash flow model as the present value of the estimated future cash flows based on observable yield curves.

19 Fair value hierarchy (continued)

(ii) Investment properties

The investment property valuation policy is to have independent valuations conducted regularly, typically annually, to aid with the determination of the assets fair value. In determining the fair value of an investment property, the primary appropriate method of assessment is considered to be via reconciliation between the discounted cash flow and income capitalisation methods. Direct comparison may also be used as a secondary assessment method.

- Discounted cash flow method - this methodology involves formulating a projection of net income over a specified time horizon, normally 10 years, and discounting this cash flow including the projected terminal value at the end of the projection period at an appropriate market-derived discount rate. The present value of this discounted cash flow provides a guide to the fair value of the property;
- Income capitalisation method - this methodology involves the assessment of a net market income for the various components of the subject property. The net market income is capitalised at a rate derived from the analysis of comparable sales evidence to derive a capital value. Appropriate capital adjustments are then made where necessary to reflect the adopted cash flow profile and the general risk characteristic of the property; and
- Direct comparison method - this methodology identifies comparable sales on a dollar per square metre of lettable area and compares the equivalent rates to the subject property to establish the property's market value. This approach is somewhat subjective given the fact that specific items of income and expenditure are difficult to directly reflect and compare when adopting a rate per metre.

At each reporting date the appropriateness of those valuations is assessed by the Responsible Entity.

The stated fair value of each investment property at the end of the year end represents the Responsible Entity's best estimate as at the end of the year. However, if an investment property is sold in the future the price achieved may be higher or lower than the most recent valuation, or higher or lower than the fair value recorded in the consolidated financial statements if that differs from the valuation.

The fair value estimates for investment properties are included in level 3 as explained in section (c) below.

(c) Fair value measurements using significant unobservable input (level 3)

The changes in fair value of investment properties for the year are set out in note 14(b).

(i) Valuation inputs and relationship to fair value

The table below illustrates the key valuation assumptions used in the determination of the investment properties fair value:

Valuation inputs	2019	2018	Relationship of inputs to fair value
Weighted average capitalisation rate (%)	6.50%*	6.21%	The higher the capitalisation rate, the lower the fair value.
Occupancy rate by income (%)	91.65%	96.15%	The higher the occupancy rate, the higher the fair value.
Weighted average lease expiry (years)	8.19 years	6.09 years	The higher the lease expiry, the higher the fair value.

*Note weighted average capitalisation rate excludes Waurm Ponds Shopping Centre, VIC.

(ii) Valuation processes

Independent valuations of investment properties are obtained from suitably qualified valuers generally at least once in every 18 months if the property is in a construction phase; otherwise once in any 12 month period from the date of the last valuation; or in exceptional circumstances once in a financial year or calendar year as determined necessary; or as soon as practicable, but not later than within two months after the directors of the Responsible Entity form a view that there is reason to believe that the fair value of the investment property is materially different from its current carrying value. Such valuations are reflected in note 14. Notwithstanding, the directors of the Responsible Entity determine the carrying value of each investment property at each reporting date to ensure that its carrying value does not materially differ from its fair value. Where the carrying value differs from fair value, that asset is adjusted to its fair value.

19 Fair value hierarchy (continued)

(d) Fair value of other financial instruments

Due to their short-term nature, the carrying amounts of the receivables and payables are assumed to approximate their fair values.

Borrowings are measured at amortised cost using the effective interest method. Amortised cost is calculated by taking into account any issue costs and any discount or premium on settlement. The fair value of borrowings approximates the carrying amount.

20 Related party transactions

Responsible entity

The Responsible Entity of Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust) 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 year as follows:

Rohan Mead, Chairman and Group Managing Director
David Bryant, Chief Executive Officer, Wealth & Capital Markets and Chief Investment Officer
Esther Kerr-Smith, Group Executive Finance & Strategy
Darren Mann, Deputy Head of Finance and Chief Financial Officer (appointed 12 October 2018)

(b) Other key management personnel

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

Other transactions within the Stapled Scheme

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

Responsible Entity's fees and other transactions

Under the terms of the Stapled Scheme's Constitution, the Responsible Entity is entitled to receive Responsible Entity's fees monthly, calculated daily, by reference to the gross assets of the Stapled Scheme.

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

The Responsible Entity is also entitled to charge an annual performance fee if the Stapled Scheme meets certain criteria.

The transactions during the year and amounts payable at 30 June 2019 between the Stapled Scheme and the Responsible Entity were as follows:

	2019	2018
	\$	\$
Management fees for the year paid/payable by the Stapled Scheme to the Responsible Entity	<u>2,849,782</u>	2,570,719
Administration expenses incurred by the Responsible Entity which are reimbursed in accordance with the Stapled Scheme's Constitution	<u>367,100</u>	384,259
Performance fees for the year paid/payable by the Stapled Scheme to the Responsible Entity	<u>1,254,175</u>	1,079,970
Aggregate amounts payable to the Responsible Entity at the end of the year	<u>1,523,720</u>	1,326,153

20 Related party transactions (continued)

Responsible Entity's fees and other transactions (continued)

(a) Other related party transactions

Australian Unity Property Management Pty Ltd (a related party of the Responsible Entity) has been appointed to provide a number of property related services to the Stapled Scheme. These services include:

- Leasing and agency services;
- Market rent reviews;
- Property management services;
- Project management services;
- Development management services; and
- Debt arrangement services

The total fees paid/payable to Australian Unity Property Management Pty Ltd for the year ended 30 June 2019 was \$929,009 (2018: \$640,437). Total accrued fees payable to Australian Unity Property Management Pty Ltd as at 30 June 2019 was \$779,855 (2018: \$94,000).

All related party transactions are under normal commercial terms and conditions and at market rates.

Related party unitholdings

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

2019	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 paid/payable by the Stapled Scheme \$'000
Lifeplan Australia Friendly Society Limited	12,188	10,721	11,462	6.02	-	(1,467)	588
Australian Unity Property Income Fund	8,558	8,330	11,034	5.79	-	(228)	600
Australian Unity Health Limited	5,051	4,258	5,640	2.96	-	(793)	338
Australian Unity Property Securities Fund	3,476	2,516	2,690	1.41	-	(960)	151
Australian Unity Balanced Growth Portfolio	275	199	213	0.11	-	(76)	12
Australian Unity Property Limited	3	2	2	0.00	-	(1)	-
Total	29,551	26,026	31,041	16.29	-	(3,525)	1,689

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

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Notes to the consolidated financial statements
30 June 2019
(continued)

20 Related party transactions (continued)

Related party unitholdings (continued)

2018	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 paid/payable by the Staped Scheme \$'000
Unitholders							
Lifeplan Australia Friendly Society Limited	13,037	12,188	12,446	6.53	-	(849)	657
Australian Unity Property Income Fund	9,744	8,558	10,866	5.70	-	(1,185)	643
Australian Unity Health Limited	6,562	5,051	6,412	3.37	-	(1,512)	400
Australian Unity Property Securities Fund	5,000	3,476	3,550	1.86	-	(1,523)	208
Australian Unity Balanced Growth Portfolio	396	275	281	0.15	-	(121)	16
Australian Unity Property Limited	4	3	3	0.00	-	(1)	-
Total	34,743	29,551	33,558	17.61	-	(5,191)	1,924

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

Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)
Notes to the consolidated financial statements
30 June 2019
 (continued)

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

	2019 \$'000	2018 \$'000
Profit/(loss) for the year attributable to unitholders	-	-
Increase in net assets attributable to unitholders	9,173	14,425
Net loss/(gain) on financial instruments held at fair value through profit or loss	1,603	(666)
Decrease/(increase) in receivables	500	(337)
Increase/(decrease) in accounts payable/liabilities	873	(3,045)
Change in fair value of the investment properties - revaluation increment	(12,191)	(14,339)
Add back interest expenses and debt establishment costs	4,745	4,320
Increase in other assets/prepayments	(356)	(38)
Adjustments to net lease incentives and straight line rental	425	218
Distribution to unitholders	9,576	9,992
Net cash inflow from operating activities	14,348	10,530

22 Parent entity financial information

	2019 \$'000	2018 \$'000
Statement of financial position		
Cash and cash equivalents	1,817	1,482
Receivables	1,363	2,090
Prepaid expenses	403	22
Financial assets held at fair value through profit or loss	9,785	9,869
Investment in subsidiaries	95,461	87,631
Investment properties	-	140,962
Assets held for sale	145,000	-
Total assets	253,829	242,056
Distributions payable	2,089	2,012
Financial liabilities held at fair value through profit or loss	2,172	653
Payables	9,393	9,211
Borrowings	87,989	80,065
Total liabilities (excluding net assets attributable to unitholders)	101,643	91,941
Net assets attributable to unitholders	152,186	150,115

22 Parent entity financial information (continued)

	2019 \$'000	2018 \$'000
Statement of comprehensive income		
Profit before finance costs attributable to unitholders	<u>17,487</u>	<u>22,188</u>
Finance costs attributable to unitholders		
Distributions to unitholders	(8,131)	(8,030)
Increase in net assets attributable to unitholders	<u>(9,356)</u>	<u>(14,158)</u>
Total comprehensive income for the year	<u>-</u>	<u>-</u>

23 Events occurring at the end of the financial year

On 3 July 2019, the Stapled Scheme sold its 50% interest in the Waurm Ponds Shopping Centre, VIC.

On 3 July 2019, the Stapled Scheme fully repaid its borrowings and cancelled \$35,000,000 of the undrawn commitment of Tranche A and \$40,000,000 of the undrawn commitment of Tranche B. Subsequently, the Staple Scheme terminated all of its interest rate swaps and as a result incurred \$2,343,000 in swap break costs.

In August 2019, the Stapled Scheme paid a special distribution of \$33,855,000.

The directors of the Responsible Entity are not aware of any other matter or circumstance arising since 30 June 2019 which has significantly affected or may significantly affect the financial position of the Stapled Scheme disclosed in the consolidated statement of financial position as at 30 June 2019 or on the results and cash flows of the Stapled Scheme for the year ended on that date.

24 Contingent assets and liabilities and commitments

There are no outstanding contingent assets, liabilities or commitments as at 30 June 2019 and 30 June 2018.

Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) The consolidated financial statements and notes set out on pages 7 to 41 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 Stapled Scheme's financial position as at 30 June 2019 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 Stapled Scheme will be able to pay its debts as and when they become due and payable,
- (c) The consolidated financial statements are in accordance with the Stapled Scheme's Constitution, and
- (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 2019



Independent auditor's report

To the unitholders of Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust)

Our opinion

In our opinion:

The accompanying financial report of Australian Unity Retail Property Fund (Parent - Australian Unity Retail Property Trust) (the "Stapled Scheme") and its controlled entities (together the "Group") is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Group's financial position as at 30 June 2019 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 Group financial report comprises:

- the consolidated statement of financial position as at 30 June 2019
- the consolidated statement of comprehensive income for the year then ended
- the consolidated statement of changes in net assets attributable to unitholders – liability for the year then ended
- the consolidated statement of cash flows for the year then ended
- the notes to the consolidated financial statements, which include a summary of significant accounting policies
- the directors' declaration.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report.

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

Independence

We are independent of the Group 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 Australian Unity Funds Management Limited (the “Responsible Entity”) are responsible for the other information. The other information comprises the information included in the annual financial report for the year ended 30 June 2019, but does not include the financial report and our auditor’s report thereon.

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

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

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

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

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

In preparing the financial report, the directors of the Responsible Entity are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors of the Responsible Entity either intends to liquidate the Group 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/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 Retail Property Fund (Parent - Australian Unity Retail Property Trust) for the year ended 30 June 2019 included on Australian Unity's web site. The directors of the Responsible Entity of the Stapled 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

A handwritten signature in black ink, appearing to read 'G. Sagonas', with a stylized flourish at the end.

George Sagonas
Partner

Melbourne
20 September 2019