



SG HISCOCK & COMPANY

SG Hiscock Property Fund
ARSN 088 905 382
General Purpose
Annual Financial Report for the
Year ended 30 June 2021

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This annual report covers SG Hiscock Property Fund as an individual entity.

The Responsible Entity of SG Hiscock Property Fund is Fidante Partners Services Limited (ABN 44 119 605 373).

The Responsible Entity's registered office is:

Level 2, 5 Martin Place,

Sydney NSW 2000

Financial highlights

Financial highlights for SG Hiscock Property Fund (the Trust), include the following:

Performance

The table below shows historical discrete annual return performance of the Trust for the past five years. Performance is calculated after all fees, except any entry fees that have been deducted, and assumes that all distributions were reinvested during that year. The total return is the aggregate of capital growth and distribution of income.

	30 June 2021 %	30 June 2020 %	30 June 2019 %	30 June 2018 %	30 June 2017 %
Wholesale Class					
Capital growth	28.20	(28.37)	0.25	6.05	(6.53)
Distribution of income	3.19	2.97	3.75	5.27	2.56
Total return	31.39	(25.40)	4.00	11.32	(3.97)

Indirect Cost Ratio

The Indirect Cost Ratio (ICR) represents the annualised percentage of indirect costs incurred by the Trust over the Trust's average net assets attributable to unitholders for the year. The ICR for each class for the past five years has been:

	30 June 2021 %	30 June 2020 %	30 June 2019 %	30 June 2018 %	30 June 2017 %
Wholesale Class	0.78	0.78	0.78	0.78	0.78

The indirect costs can include management fees and other costs as indicated in the Trust's governing documents. Indirect costs may also include performance fees if permitted by the Trust's governing documents. These costs are typically deducted from the Trust's assets rather than paid directly by the unitholders of the Trust.

Unit redemption prices

Unit prices are determined in accordance with the Trust's Constitution and are calculated as the net assets attributable to unitholders of the Trust divided by the number of units on issue.

Unit redemption prices (quoted ex-distribution and exclusive of exit fees) are shown as follows:

	30 June 2021 \$	30 June 2020 \$
Wholesale Class		
At 30 June	0.8579	0.6692
High during year	0.8800	1.0120
Low during year	0.6489	0.4824

Directors' report

The Directors of Fidante Partners Services Limited, the Responsible Entity of SG Hiscock Property Fund (the Trust) present their report together with the general purpose financial report of the Trust for the year ended 30 June 2021.

Directors

The names and details of the Directors and officers of Fidante Partners Services Limited holding office during the financial year and up to the date of this report, are listed below. Directors and officers were in office for this entire period unless otherwise stated.

A Bell	Director	
A Bofinger	Director	
J Coomer	Director	(appointed 19 March 2021)
N Hamilton	Director	
Y Sodhi	Director	(appointed 19 March 2021)
A Tobin	Director	(resigned 30 March 2021)

Principal activities and significant changes in the state of affairs

The principal activity of the Trust during the year was to invest in accordance with the provisions of the Trust's governing documents. The Trust invests in Australian property indirectly through listed unit trusts and equity securities.

The Asset Manager of the Trust is SG Hiscock & Company Limited.

There were no significant changes in the nature of the Trust's activities or to the state of affairs of the Trust during the year.

Coronavirus ("COVID-19") impact

Coronavirus disease (COVID-19) is a highly infectious disease caused by a coronavirus discovered in early 2020. The disease has since spread worldwide and was declared a pandemic by the World Health Organisation on 11 March 2020. COVID-19 has caused disruptions to the world economies and financial systems. The nature and impact of COVID-19 will continue to evolve. Any economic and financial impacts will be monitored and may result in changes to the future estimates and outcomes applied to the measuring of the Trust's assets and liabilities. Any major adjustments if any, will be reflected up to the reporting date. Beyond this date, the impact of events that arise after the reporting period will be accounted for in future reporting periods.

Operating and financial review

The results of the Trust for the period below include the distributions paid and payable on a cents per unit (CPU) basis. The CPU represents the distribution paid by the Trust to unitholders for each individual unit held in the Trust.

The results of the Trust were as follows:

	30 June 2021	30 June 2020
Net profit/(loss) for the year (\$'000)	7,476	(10,713)
Distributions paid and payable (\$'000)	683	1,539
Distributions (CPU) - Wholesale Class	2.07	3.18

Directors' report (continued)

Significant events after the balance date

At the date of this financial report, no matter or circumstance has arisen that has affected, or may significantly affect the Trust's operations, the results of those operations or the Trust's state of affairs in future financial years, which has not already been reflected in this report.

Likely developments and expected results

The Trust continues to closely monitor the COVID-19 pandemic and its impact on the economy. The expected duration and magnitude of this pandemic and its potential impacts on the economy and financial markets are unclear. It is not known whether the measures being undertaken in Australia and globally will be sufficient to control the spread of the virus or to limit the impact on the economy.

At the time the Directors approved this report, they were not aware of any developments likely to have a significant effect upon the operations or the result of the Trust in subsequent financial years, which have not been adequately dealt with in this report or in the financial report.

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

Further information on likely developments in the operations of the Trust 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 Trust.

Indemnification and insurance of directors and officers

No insurance premiums are paid for out of the assets of the Trust in regards to insurance cover provided to the officers of Fidante Partners Services Limited. So long as the officers of Fidante Partners Services Limited act in accordance with the Trust's Constitution and the Corporations Act 2001, the officers remain indemnified out of the assets of the Trust against losses incurred while acting on behalf of the Trust. The auditors of the Trust are in no way indemnified out of the assets of the Trust.

Fees paid to and interests held in the Trust by the Responsible Entity or its related entities

Fees paid to the Responsible Entity and its related entities out of the Trust's assets during the year are disclosed in note 10 to the financial statements.

No fees were paid out of Trust assets to the Directors of the Responsible Entity during the year.

Interests in the Trust held by the Responsible Entity or its related entities as at the end of the financial year are disclosed in note 10 to the financial statements.

Interests in the Trust

The movement in units on issue in the Trust during the year is set out below:

Directors' report (continued)

	30 June 2021 No. '000	30 June 2020 No. '000
Units on issue - as at 1 July - Opening Balance	44,460	56,663
Units issued	1,758	2,509
Units reinvested	337	1,239
Units redeemed	(15,037)	(15,951)
Units on issue - as at 30 June - Closing Balance	31,518	44,460

The movement in units on issue in the Trust during the year is further disclosed in note 2 to the financial statements.

Value of Trust assets

	30 June 2021 \$'000	30 June 2020 \$'000
Value of Trust assets	27,404	29,973

The value of the Trust's assets and liabilities is disclosed in the statement of financial position and derived using the basis set out in note 1.2 to the financial statements.

Environmental regulation and performance

The operations of the Trust are not subject to any particular or significant environmental regulations under a Commonwealth, State or Territory law.

Rounding

Unless otherwise stated, monetary amounts contained in this report and the financial report have been rounded to the nearest \$1,000 under the option available to the Trust under Australian Securities and Investments Commission (ASIC) Corporations Instrument 2016/191.

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 7.

Authorisation

Signed in accordance with a resolution of the Directors of the Responsible Entity.



Y Sodhi
Director

17 September 2021



**Building a better
working world**

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Auditor's Independence Declaration to the Directors of Fidante Partners Services Limited

As lead auditor for the audit of the financial report of SG Hiscock Property Fund for the financial year ended 30 June 2021, I declare to the best of my knowledge and belief, there have been:

- a) No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b) No contraventions of any applicable code of professional conduct in relation to the audit.

A handwritten signature in black ink that reads 'Ernst & Young' in a cursive script.

Ernst & Young

A handwritten signature in black ink that reads 'Rita Da Silva' in a cursive script.

Rita Da Silva
Partner
17 September 2021

Statement of comprehensive income

For the year ended 30 June

	Notes	2021 \$'000	2020 \$'000
Income			
Interest income		—	2
Dividend income		26	438
Distribution income		1,018	1,702
Net gains/(losses) on financial instruments at fair value through profit or loss		6,668	(12,377)
Total net income/(loss)		7,712	(10,235)
Expenses			
Management fees	10	210	313
Transaction costs		19	33
Other expenses		7	132
Total expenses		236	478
Net profit/(loss) for the year		7,476	(10,713)
Other comprehensive income/(loss) for the year		—	—
Total comprehensive income/(loss) for the year attributable to unitholders		7,476	(10,713)

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

Statement of financial position

As at 30 June

	Notes	2021 \$'000	2020 \$'000
Assets			
Cash and cash equivalents	11(b)	175	272
Receivables	4	394	333
Financial assets at fair value through profit or loss	5	26,835	29,368
Total assets		27,404	29,973
Liabilities			
Distributions payable	3	333	94
Payables	6	44	113
Total liabilities		377	207
Net assets attributable to unitholders - Equity	2	27,027	29,766

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

Statement of changes in unitholder funds

For the year ended 30 June

	Notes	2021 \$'000	2020 \$'000
As at 1 July - Opening Balance - Equity		29,766	52,981
Applications for units		1,330	2,185
Units issued upon reinvestment of distributions		261	1,030
Redemptions of units		(11,123)	(14,178)
Distributions paid and payable	3	(683)	(1,539)
Total comprehensive income/(loss) for the year		7,476	(10,713)
As at 30 June - Closing Balance - Equity	2	27,027	29,766

The statement of changes in unitholder funds should be read in conjunction with the accompanying notes.

Statement of cash flows

For the year ended 30 June

	Notes	2021 \$'000	2020 \$'000
Cash flows from operating activities			
Dividends received		19	331
Net interest received		—	2
Distributions received		964	2,140
Other income received		16	36
Management fees paid		(232)	(383)
Payment of other expenses		(22)	(36)
Net cash inflows from operating activities	11(a)	745	2,090
Cash flows from investing activities			
Proceeds from sale of investments		11,111	16,625
Purchase of investments		(1,910)	(6,331)
Net cash inflows from investing activities		9,201	10,294
Cash flows from financing activities			
Proceeds from applications by unitholders		1,329	2,184
Payments for redemptions by unitholders		(11,189)	(14,124)
Distributions paid		(183)	(949)
Net cash outflows from financing activities		(10,043)	(12,889)
Net decrease in cash and cash equivalents		(97)	(505)
Cash and cash equivalents at the beginning of the year		272	777
Cash and cash equivalents at the end of the year	11(b)	175	272

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

Notes to the financial statements

1. Basis of preparation and overarching significant accounting policies

These general purpose financial statements cover SG Hiscock Property Fund (the Trust) as an individual entity. The Trust is an Australian registered managed investment scheme and was constituted on 28 July 1999. The Trust will terminate on 28 July 2079 unless terminated earlier in accordance with the provisions of the Trust's Constitution.

The financial report of SG Hiscock Property Fund for the year ended 30 June 2021 was authorised for issue in accordance with a resolution of the Directors on 17 September 2021.

The nature of the operating and principal activities of the Trust are described in the Directors' report.

1.1. Basis of preparation

The accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

The financial report is a general purpose financial report, which has been prepared in accordance with the requirements of the Corporations Act 2001, Australian Accounting Standards and other authoritative pronouncements of the Australian Accounting Standards Board.

Furthermore the financial statements have been prepared on a going concern basis as the Trust is expected to generate sufficient funds to enable it to pay its debts as and when they fall due.

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

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are expected to be recovered or settled within twelve months, except for investments in financial instruments. The amounts expected to be recovered or settled beyond twelve months after the end of each reporting period cannot be reliably determined.

Unless stated otherwise, the financial report is presented in Australian dollars and has been prepared on the basis of fair value measurement of assets and liabilities except where otherwise stated.

The Directors confirm that they have considered all currently known impacts of COVID-19 when preparing the financial statements and applying the going concern concept.

Statement of compliance

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

New and revised accounting standards and interpretations

All new accounting standards that are applicable to the Trust for the 30 June 2021 reporting period have been adopted and do not have a material impact on the financial statements.

There are no new accounting standards and interpretations that have been issued, but not yet effective, that are material to the financial statements or have been early adopted for the 30 June 2021 reporting period.

Foreign currency

Both the presentation currency and the functional currency of the Trust are Australian dollars.

Transactions in foreign currency are translated into the Trust's presentation currency at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated into Australian dollars at the foreign exchange rate ruling at the statement of financial position date.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the historical exchange rate as at the date of the transaction.

1. Basis of preparation and overarching significant accounting policies (continued)

Non-monetary items measured at fair value in a foreign currency are translated to the functional currency using the exchange rate ruling at the date when the fair value was determined.

Comparatives

Where necessary, comparative figures have been reclassified to conform to any changes in presentation made in this financial report.

Rounding of amounts

Unless otherwise stated, monetary amounts contained in this report and the directors' report have been rounded to the nearest \$1,000 under the option available to the Trust under Australian Securities and Investments Commission (ASIC) Corporations Instrument 2016/191.

1.2. Summary of significant accounting policies

Coronavirus (COVID-19) impact

COVID-19 is a respiratory illness which was declared a pandemic by the World Health Organisation in March 2020. COVID-19, as well as measures to slow the spread of the virus, have since had a significant impact on global and domestic economies. In preparing these financial statements, the Trust has considered the impacts of COVID-19 on the Trust's assets, liabilities and disclosures for the year ended 30 June 2021. As at reporting date, there has been minimal impact on assets and liabilities and on the going concern of the Trust.

The nature of COVID-19 continues to evolve and the financial and economic impacts are still taking shape. This may result in changes to the future estimates and outcomes applied to the measuring of the Trust's assets and liabilities. No major adjustments have been reflected in the financial statements up to the reporting date.

a) Investment income and interest expense

Investment income may include net gains or losses from financial instruments. Where applicable, these net gains include all realised and unrealised fair value changes. Any foreign exchange differences, interest, dividends and distributions are recorded as separate line items in the statement of comprehensive income. Where applicable, interest income and interest expense are recognised using the effective interest method, and dividend and distribution income are recognised when the Trust's right to receive payment is established.

The Trust has not applied hedge accounting.

b) Expenses

Expenses are recognised on an accrual basis at the fair value of the consideration paid or payable for services rendered.

Expenses may include management fees, operation costs and transaction costs. Expenses may also include performance fees if permitted by the Trust's governing documents. Expenses are recognised in the statement of comprehensive income.

c) Taxes

Under current legislation, the Trust is not subject to income tax as all assessable income, exempt income and non-assessable income will be attributed to unitholders under the AMIT regime.

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

Realised capital losses are not attributed to unitholders but are retained in the Trust to be offset against any realised capital gains. If realised capital gains exceed realised capital losses, the excess is attributed to unitholders.

1. Basis of preparation and overarching significant accounting policies (continued)

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

c) Taxes

The Trust currently incurs withholding tax on investment income imposed by certain countries. Such income is recorded gross of withholding tax in the statement of comprehensive income.

d) Goods and services (GST)

The Trust qualifies for Reduced Input Tax Credits (RITC) at various applicable rates.

Revenues, expenses and assets are recognised net of the amount of GST, except when the GST incurred on a sale or purchase of assets or services is not payable to or recoverable from the taxation authority, in which case the GST is recognised as part of the revenue or the expense item or as part of the cost of acquisition of the asset, as applicable.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position. Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

Cash flows are included in the statement of cash flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority is classified as part of operating cash flows.

e) Cash and cash equivalents

Cash and cash equivalents are financial assets with fixed or determinable payments and comprise of cash at bank, cash held with custodian and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value. Cash and cash equivalents are recognised at fair value. For the purposes of the statement of cash flows, cash and cash equivalents are stated net of any outstanding bank overdrafts.

Payments and receipts relating to the purchase and sale of investment securities at fair value are classified as cash flows from investing activities, as movements in the fair value of these securities represent the Trust's investment activity.

f) Financial instruments

(i) Classification

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets at fair value through profit or loss

Financial assets are categorised as financial assets - fair value through profit or loss. The classification depends on the definition and the purpose for which the investments were acquired. The classification of investments is determined at initial recognition and evaluated at each reporting date.

Purchases and sales of financial assets are recognised on the date on which the Trust commits to purchase or sell the asset. Financial assets are initially recognised at fair value. Financial assets are derecognised when the right to receive cash flows from the asset has expired or when the risks and rewards of ownership have been substantially transferred.

Financial assets are carried at fair value with unrealised gains and losses being recognised through the statement of comprehensive income.

1. Basis of preparation and overarching significant accounting policies (continued)

Financial liabilities at fair value through profit or loss

Derivative contracts that have a negative fair value are presented as financial liabilities at fair value through profit or loss.

(ii) Recognition/derecognition

The Trust 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.

Investments are derecognised when the right to receive cash flows from the investments has expired or the Trust has transferred substantially all risks and rewards of ownership.

(iii) Measurement

At initial recognition, the Trust measures financial assets and financial liabilities at fair value. Transaction costs of financial assets and financial liabilities carried at fair value through profit or loss are expensed in the statement of comprehensive income.

Subsequent to initial recognition, all financial assets and financial liabilities at fair value through profit or loss are measured at fair value. Gains and losses arising from changes in the fair value are presented in the statement of comprehensive income. For further details on how the fair values of financial instruments are determined please refer to note 9.

(iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is 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.

g) Net assets attributable to unitholders

Units issued by the Trust are redeemable for cash at the unitholders' option at any time based on the redemption price. The fair value of redeemable units is measured using the redemption unit price at the reporting date if unitholders were to exercise their right to redeem units in the Trust.

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

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

At 30 June 2021 unitholder funds were classified as equity as they satisfied all of the criteria under AASB 132.

h) Foreign currencies

The Trust's financial statements are presented in Australian dollars. The Trust determines the functional currency and items included in the financial statements are measured using that functional currency.

1. Basis of preparation and overarching significant accounting policies (continued)

Transactions and balances

Transactions in foreign currencies are initially recorded at its respective functional currency spot rates at the date the transaction first qualifies for recognition.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rate of exchange at the reporting date.

i) Use of estimates

The Trust may hold financial instruments for which quoted market prices are readily available. The Trust may also hold certain financial instruments, for example over-the-counter derivatives or unquoted securities, which are fair valued using valuation techniques. Where valuation techniques (for example, pricing models) are used to determine fair values, they are validated and periodically reviewed by experienced personnel of the Responsible Entity independent of the area that created them.

Models use observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments. Where possible, models are calibrated by back testing to actual transactions to ensure that outputs are reliable.

2. Net assets attributable to unitholders

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

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

Income not distributed is included in net assets attributable to unitholders. Where unitholder funds are classified as equity, movements in net assets attributable to unitholders are recognised in the statement of changes in unitholder funds.

Terms and conditions on units

Each unit issued confers upon the unitholder an equal interest in the Trust, and is of equal value per class. A unit does not confer any interest in any particular asset or investment of the Trust. Unitholders have various rights under the Constitution and the Corporations Act 2001, including the right to:

- have their units redeemed;
- receive income distributions;
- attend and vote at meetings of unitholders; and
- participate in the termination and winding up of the Trust.

The rights, obligations and restrictions attached to each unit are identical in all respects.

2. Net assets attributable to unitholders (continued)

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

	30 June 2021 No. '000	30 June 2020 No. '000	30 June 2021 \$'000	30 June 2020 \$'000
Net assets attributable to unitholders				
- Wholesale Class				
As at 1 July - Opening Balance - Equity	44,460	56,663	29,766	52,981
Applications for units	1,758	2,509	1,330	2,185
Units issued upon reinvestment of distributions	337	1,239	261	1,030
Redemptions of units	(15,037)	(15,951)	(11,123)	(14,178)
Distributions paid and payable	—	—	(683)	(1,539)
Total comprehensive income/(loss) for the year	—	—	7,476	(10,713)
As at 30 June - Closing Balance - Equity	31,518	44,460	27,027	29,766
			30 June 2021 \$'000	30 June 2020 \$'000
Total net assets attributable to unitholders			27,027	29,766

Capital risk management

The Trust considers its unitholder funds as capital. The amount of unitholder funds can change significantly as the Trust is subject to applications and redemptions at the discretion of unitholders. Applications and redemptions are reviewed relative to the liquidity of the Trust's underlying assets by the Responsible Entity. Under the terms of the Trust's Constitution, the Responsible Entity has the discretion to reject an application for units and to defer or adjust a redemption of units if the exercise of such discretion is in the best interests of unitholders.

Net realised capital losses

At the end of the reporting period, the Trust had net realised capital losses of \$152,691,956 (2020: \$151,030,008) available to offset against future net realised capital gains. Net realised capital losses are not finalised for taxation purposes, and may change due to calculation adjustment, denial, offset or recoupment.

3. Distributions to unitholders

In accordance with the Trust's Constitution, the Trust distributes income adjusted for amounts determined by the Responsible Entity to unitholders by cash or reinvestment. Where unitholder funds are classified as equity, these distributions are recognised in the statement of changes in unitholder funds.

The distributions for the year were as follows:

	30 June 2021		30 June 2020	
	\$'000	CPU	\$'000	CPU
Distributions - Wholesale Class				
Distributions paid - September	—	—	384	0.74
Distributions paid - December	332	0.95	682	1.41
Distributions paid - March	18	0.06	379	0.82
Distributions payable - June	333	1.06	94	0.21
Total distributions - Wholesale Class	683	2.07	1,539	3.18

3. Distributions to unitholders (continued)

	30 June 2021 \$'000	30 June 2020 \$'000
Total distributions paid and payable	683	1,539

The component of the final distribution for the year which was unpaid at the reporting date is shown in the statement of financial position.

4. Receivables

Receivables may include GST RITC, application monies, interest, dividends, trust distributions and other income accrued and unsettled trade purchases. They are recognised when the right to receive payment is established and are generally recovered within 30 days. The Trust measures expected credit losses on a 12-month basis. Given the nature of the Trust's receivables and the limited exposure of the Trust to credit risk, no material expected credit losses have been recognised.

Amounts recoverable from related entities have no fixed repayment term and are non-interest-bearing.

All receivables are considered current.

	30 June 2021 \$'000	30 June 2020 \$'000
Application for units receivable	4	3
Distributions receivable	386	325
GST receivable	4	5
Total receivables	394	333

5. Financial assets at fair value through profit or loss

	30 June 2021 \$'000	30 June 2020 \$'000
Equity securities	2,101	2,603
Listed unit trusts	24,734	26,765
Total financial assets at fair value through profit or loss	26,835	29,368

An overview of the risk exposures and fair value measurements relating to financial assets at fair value through profit or loss is included in notes 8 and 9 respectively.

6. Payables

Payables represent unsecured non-derivative, non-interest-bearing financial liabilities in respect of goods and services provided to the Trust prior to the end of the financial year. Payables may include redemptions payable, accrued expenses and unsettled purchases of financial instruments which are unpaid by the Trust at the reporting date. Amounts are generally paid within 30 days.

Amounts payable to related entities have no fixed repayment term and are non-interest-bearing.

All payables are considered current.

6. Payables (continued)

	Notes	30 June 2021 \$'000	30 June 2020 \$'000
Amounts owing to the Responsible Entity	10	19	22
Redemptions of units payable		25	91
Total payables		44	113

7. Offsetting financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. As at 30 June 2021 there are no financial assets and financial liabilities that have been offset in the statement of financial position (2020: \$Nil). As at 30 June 2021, the Trust has no netting arrangements which, if applied, would have a material impact on the disclosure of financial assets and liabilities.

8. Financial risk management

(a) Overview

The Trust's activities can expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

The Trust's overall risk management program focuses on ensuring compliance with the Trust's governing documents and seeks to maximise the returns derived for the level of risk to which the Trust is exposed. The Trust may use derivative financial instruments to alter certain risk exposures. The Responsible Entity is responsible for identifying the financial risks that arise from these financial instruments and for ensuring there are mechanisms in place to manage these risks.

The allocation of assets between the various types of financial instruments is determined by the Trust's Asset Manager who manages the Trust's assets to achieve the Trust's investment objectives.

Divergence from target allocations and the composition of the assets is monitored on a regular basis.

The Responsible Entity has a Risk Management Strategy in place for managing risk and the key elements of the Risk Management Framework (RMF). The risks covered by the RMF include, but are not limited to, financial risks, for example: market, investment, pricing risks, funding, liquidity and counterparty risk; as well as regulatory, strategic and operational risks. The key elements for managing these risks include:

- Documented policies and procedures;
- Post trade investment compliance monitoring by teams not involved in the dealing and investment management activity;
- Segregation of the dealing and investment management function from the investment administration and settlement function;
- Independently sourced valuations for securities;
- A risk and compliance team and Responsible Entity management team with separate reporting lines;
- Clearly defined reporting lines and accountability for managing risks;
- Clearly defined responsibility for maintaining the RMF and monitoring compliance with it; and
- Oversight of risk management activity and the risk profile of the business by the Board of the Responsible Entity and various risk and compliance and committees that the Responsible Entity, and its ultimate parent, have established.

As part of its Risk Management Strategy, the Trust may use derivatives including exchange traded derivatives, to manage exposures resulting from changes in index prices, equity risks and exposures arising from forecast transactions.

8. Financial risk management (continued)

(b) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market factors. Market risk includes (amongst others) three types of risk: interest rate risk (due to fluctuations in interest rates), currency risk (due to fluctuations in foreign exchange rates), and equity price risk (due to fluctuations in market prices).

The Trust is exposed to market risks influencing investment valuations. The Trust may utilise derivatives to manage this risk.

(i) Price risk

Price risk is the risk that the value of an instrument will fluctuate as a result of changes in market prices, whether caused by factors specific to an individual investment, its issuer or all factors affecting all instruments traded in the market.

Part (c) below sets out how this component of price risk is managed and measured. Investments are classified in the statement of financial position at fair value through profit or loss.

As the majority of the Trust's investments are carried at fair value with fair value changes through profit or loss, changes in market conditions will directly affect net investment income.

The Asset Manager mitigates this price risk through diversification and a rigorous selection of securities and other financial instruments within specified limits as disclosed in the Trust's governing documents. Price risk mainly arises from the possible change in the fair value of the Trust's equity holdings. Price risk sensitivity on the Trust's equity holdings is disclosed in part (c) of this note. The analysis assumes the price of these investments increased/decreased by 10% (2020: 10%).

Daily monitoring of trade restrictions and derivative exposure against limits is undertaken with any breach of these limit restrictions reported in accordance with the RMF.

(ii) Foreign exchange risk

Trusts that invest in international assets are exposed to foreign exchange risk. Foreign exchange risk is the risk that fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Asset Manager may enter into derivatives contracts (such as forwards, swaps, options and futures) through approved foreign exchange dealers to minimise risk. However, the use of these contracts must be consistent with the investment strategy and restrictions of the Trust, and agreed acceptable level of foreign exchange risk.

The Trust holds no direct investment in international assets hence foreign exchange risk is not considered to be a significant risk to the Trust.

(iii) Cash flow and fair value interest rate risk

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

Interest rate risk is not considered to be a significant risk to the Trust as the majority of the Trust's financial instruments are non-interest bearing with only cash and cash equivalents being directly subject to interest rate risk.

8. Financial risk management (continued)

(c) Summarised sensitivity analysis

The following table summarises the sensitivity of the Trust's operating profit and net assets attributable to unitholders to applicable market risks. The possible movements in the risk variables have been determined based on management's best estimate, having regard to a number of factors, including historical levels of changes in interest rates, foreign exchange rates and market prices. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market shocks resulting from changes in the performance of the economies, markets and securities in which the Trust invests. As a result, historic variations in risk variables are not a definitive indicator of future variations in the risk variables.

	Impact on operating profit/ Net assets attributable to unitholders	
	Price risk	
	-10%	+10%
	AUD	AUD
	A\$'000	A\$'000
30 June 2021	(2,654)	2,654
30 June 2020	(2,943)	2,943

(d) Credit risk

Credit risk is the risk that one party to a financial instrument will cause financial loss to the other party by failing to discharge an obligation. The Trust aims to ensure that at all times it has appropriate credit risk management policies and practices in place and that the Board and senior management are appropriately informed of the Trust's credit risks.

Credit risk is not considered to be a significant risk to the Trust as the Trust does not hold any direct investments in debt securities or have significant receivables.

(e) Liquidity risk

Liquidity risk is the risk that the Trust will encounter difficulty in raising funds to meet cash commitments associated with financial instruments. This may result from either the inability to sell financial assets at their fair values, a counterparty failing on repayment of a contractual obligation, or the inability to generate cash inflows as anticipated.

The Trust aims to ensure that it has sufficient liquidity to meet its obligations on a short term, medium term and long term basis. In the current and preceding year, all payables have no fixed repayment term. The current balance of amounts payable to related entities will be repaid in full within 1 year of the reporting date.

The Trust's governing documents allow for redemptions of units. The Trust is therefore exposed to a liquidity risk of meeting unitholders' redemptions at any time.

This risk is controlled through the Trust's investment in financial instruments, which under normal market conditions are readily convertible to cash. In addition, the Trust maintains sufficient cash and cash equivalents to meet normal operating requirements.

The Trust's investments are considered to be readily realisable.

8. Financial risk management (continued)

The investment management process includes the consideration of liquidity, both in terms of market quality and cash flow. In asset construction, securities/investments (including derivatives) are only purchased that meet investment criteria and this includes the assessment of saleability in different market conditions. Before entering into a transaction, consideration is given to (not limited to):

- whether the purpose of the investment is consistent with the investment strategy of the Trust;
- the ease of selling the security should market conditions change unfavourably;
- whether there are sufficient assets to cover the underlying liabilities of that transaction; and
- the overall liquidity level for the Trust.

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

Maturity analysis for financial liabilities

Financial liabilities of the Trust comprise trade and other payables and distributions payable. Trade and other payables and distributions payable have no contractual maturities but are typically settled within 30 days.

9. Fair value measurement

In accordance with AASB 13 Fair Value Measurement the Trust is required to categorise all assets and liabilities for which fair value is measured within the fair value hierarchy. The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- 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 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

(a) Fair value in an active market (level 1)

The fair values of financial assets and liabilities traded in active markets are based on their quoted market prices at the reporting date without any deduction for estimated future selling costs. Financial assets are priced at current bid prices at the reporting date, while financial liabilities are priced at current offer prices.

The quoted market price used for financial assets held by the Trust is the current bid price; the appropriate quoted market price for financial liabilities is the current asking price. When the Trust holds derivatives with offsetting market risks, it uses mid-market prices as a basis for establishing fair value for the offsetting risk positions and applies this bid or asking price to the net open position, as appropriate.

(b) Fair value in an inactive or unquoted market (level 2 and level 3)

The fair values of financial assets and liabilities that are not traded in an active market are determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of other substantially similar instruments, discounted cash flow techniques, option pricing models or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions.

Where discounted cash flow techniques are used, estimated future cash flows are based on management's best estimates and the discount rate used is a market rate at the reporting date applicable for an instrument with similar terms and conditions. For other pricing models, inputs are based on market data at the end of the reporting period.

9. Fair value measurement (continued)

The tables below set out the Trust's financial assets and liabilities measured at fair value according to the fair value hierarchy.

30 June 2021

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets				
Equity securities	2,101	—	—	2,101
Listed unit trusts	24,734	—	—	24,734
Total financial assets	26,835	—	—	26,835

30 June 2020

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets				
Equity securities	2,603	—	—	2,603
Listed unit trusts	26,765	—	—	26,765
Total financial assets	29,368	—	—	29,368

10. Related party transactions

(a) Responsible Entity

The Responsible Entity of the Trust is Fidante Partners Services Limited whose immediate parent company is Challenger Funds Management Holdings Pty Limited and ultimate parent company is Challenger Limited.

(b) Key management personnel

(i) Directors

Key management personnel includes persons who were Directors of Fidante Partners Services Limited at any time during the financial year and up to the date of the report as follows:

A Bell	Director	
A Bofinger	Director	
J Coomer	Director	(appointed 19 March 2021)
N Hamilton	Director	
Y Sodhi	Director	(appointed 19 March 2021)
A Tobin	Director	(resigned 30 March 2021)

(ii) Other key management personnel

The Responsible Entity is considered to be the key management personnel with authority for the strategic direction and management of the Trust.

The Asset Manager, SG Hiscock & Company Limited, is a related party to the Trust.

(c) Key management personnel unitholdings

At 30 June 2021 no key management personnel held units in the Trust (2020: \$Nil).

(d) Key management personnel compensation

No amount was paid by the Trust directly to the Directors of the Responsible Entity.

Compensation is paid to the Responsible Entity in the form of fees and is disclosed below.

10. Related party transactions (continued)

(e) Responsible Entity's fees and other transactions

Under the terms of the Trust's Constitution, the Responsible Entity is entitled to receive management fees, calculated by reference to the average daily net assets. As at 30 June 2021 these rates are as follows:

- (i) 0.78% (2020: 0.78%) of Wholesale Class.

These fees are inclusive of GST, net of RITC available to the Trust per annum.

All related party transactions are conducted on normal commercial terms and conditions. The transactions during the year and amounts payable at year end between the Trust and the Responsible Entity were as follows:

	30 June 2021 \$	30 June 2020 \$
Management fees for the year	209,976	312,574
Management fees payable	18,896	21,734

(f) Related party unitholdings

Parties related to the Trust (including Fidante Partners Services Limited, its related parties and other schemes managed by Fidante Partners Services Limited), held units in the Trust as follows:

30 June 2021

Unitholder	No. of units held opening (Units)	No. of units acquired (Units)	No. of units disposed (Units)	No. of units held closing (Units)	Interest held (%)	Distributions paid/payable by the Trust (\$)
SG Hiscock Professional Property Fund	22,476,440	485,191	(4,634,732)	18,326,899	58.15	395,721
Total related party unitholdings	22,476,440	485,191	(4,634,732)	18,326,899	58.15	395,721

30 June 2020

Unitholder	No. of units held opening (Units)	No. of units acquired (Units)	No. of units disposed (Units)	No. of units held closing (Units)	Interest held (%)	Distributions paid/payable by the Trust (\$)
SG Hiscock Professional Property Fund	27,362,589	1,205,336	(6,091,485)	22,476,440	50.55	767,643
Total related party unitholdings	27,362,589	1,205,336	(6,091,485)	22,476,440	50.55	767,643

11. Reconciliation of profit/(loss) to net cash inflows from operating activities

(a) Reconciliation of profit/(loss) to net cash inflows from operating activities

	30 June 2021 \$'000	30 June 2020 \$'000
Reconciliation of profit/(loss) to operating cash flow		
Net profit/(loss) attributable to unitholders	7,476	(10,713)
Net (gains)/losses on financial instruments at fair value through profit or loss	(6,668)	12,377
Net change in receivables and other assets	(60)	441
Net change in payables and other liabilities	(3)	(15)
Net cash inflows from operating activities	745	2,090

11. Reconciliation of profit/(loss) to net cash inflows from operating activities (continued)

(b) Components of cash and cash equivalents

	30 June 2021 \$'000	30 June 2020 \$'000
Cash at bank and on hand	175	272
Total cash and cash equivalents	175	272

(c) Non-cash investing and financing activities

	30 June 2021 \$'000	30 June 2020 \$'000
Reinvestment of unitholder distributions	261	1,030

12. Remuneration of auditor

	30 June 2021 \$	30 June 2020 \$
Amounts received or due and receivable by Ernst & Young for:		
Audit of the financial report of the Trust	4,700	4,500
Total remuneration of auditor	4,700	4,500

The cost incurred for auditing the financial report of the Trust is paid directly by the Responsible Entity.

13. Subsequent events

No matter or circumstance has arisen since 30 June 2021 that has significantly affected, or may significantly affect:

- the Trust's operations in future financial years; or
- the results of those operations in future financial years; or
- the Trust's state of affairs in future financial years.

14. Commitments and contingencies

The Trust does not have any contingent liabilities, contingent assets or credit commitments as at 30 June 2021 (2020: \$Nil).

Directors' declaration

In the opinion of the Directors of the Responsible Entity:

- a. the financial statements and notes set out on pages 8 to 25 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 Trust's financial position as at 30 June 2021 and of its performance for the financial year ended on that date;
- b. the financial statements and notes comply with International Financial Reporting Standards as disclosed in note 1.1, and;
- c. there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of Directors.

On behalf of the Board of Fidante Partners Services Limited.



Y Sodhi
Director

17 September 2021



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Independent Auditor's Report to the Unitholders of SG Hiscock Property Fund

Opinion

We have audited the financial report of SG Hiscock Property Fund (the "Trust"), which comprises the statement of financial position as at 30 June 2021, the statement of comprehensive income, statement of changes in unitholder funds and statement of cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Trust is in accordance with the *Corporations Act 2001*, including:

- a) giving a true and fair view of the Trust's financial position as at 30 June 2021 and of its financial performance for the year ended on that date; and
- b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

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 are independent of the Trust 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 (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

Information Other than the Financial Report and Auditor's Report Thereon

The directors of Fidante Partners Services Limited as the Responsible Entity of the Trust (the "Responsible Entity") are responsible for the other information. The other information is the directors' report accompanying the financial report.

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.



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If, based on the work we have performed, 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 for the Financial Report

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

In preparing the financial report, the directors are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Trust 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 this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.



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- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A handwritten signature in black ink that reads 'Ernst & Young' in a cursive style.

Ernst & Young

A handwritten signature in black ink that reads 'Rita Da Silva' in a cursive style.

Rita Da Silva
Partner
Sydney
17 September 2021

Directory

Responsible Entity

Fidante Partners Services Limited
ABN 44 119 605 373
AFSL 320505

Registered office and principal place of business

Level 2
5 Martin Place
Sydney NSW 2000

Custodian

Citigroup Pty Limited
Level 23
2 Park Street
Sydney NSW 2000

Auditor

For the Responsible Entity and the Trust
Ernst & Young
200 George Street
Sydney NSW 2000

Asset Manager

SG Hiscock & Company Limited
Level 28
367 Collins Street
Melbourne VIC 3000

