



SG HISCOCK & COMPANY

## **SG Hiscock & Company Managed Trusts Annual Financial Report for the Year Ended 30 June 2023**

This annual financial report covers the following SG Hiscock & Company Limited managed Trusts as individual entities:

**SG Hiscock Premier Property Opportunities Fund**

ARSN 090 850 445

**SG Hiscock Property Opportunities Fund (Closed)**

ARSN 090 790 873

**SG Hiscock Property Opportunities Fund**

ARSN 090 577 825

The Responsible Entity of the above mentioned Trusts is Fidante Partners Limited (ABN 94 002 835 592) (AFSL 234 668).

The registered office of the Responsible Entity is Level 2, 5 Martin Place, Sydney NSW 2000.

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## Directors' report

The Directors of Fidante Partners Limited, the Responsible Entity of the below listed Trusts (the Trusts), present their report together with the annual general purpose financial reports for the Trusts for the year ended 30 June 2023.

- SG Hiscock Premier Property Opportunities Fund
- SG Hiscock Property Opportunities Fund (Closed)
- SG Hiscock Property Opportunities Fund

The Trusts are Australian Registered Managed Investment Schemes. Fidante Partners Limited, the Responsible Entity of the Trusts, is incorporated and domiciled in Australia. The registered office of the Responsible Entity is Level 2, 5 Martin Place, Sydney NSW 2000.

### Directors

The following persons held office as Directors of Fidante Partners Limited during the year and up to the date of this report, unless otherwise stated:

A Bofinger	Director	
J Coomer	Director	(Resigned 26 June 2023)
R Grimes	Director	(Resigned 22 November 2022)
A Judin	Director	(Appointed 13 July 2023)
J O'Keeffe	Director	
V Rodriguez	Director	(Appointed 9 December 2022)
T Roxburgh	Director	(Appointed 13 July 2023)
Y Sodhi	Director	(Resigned 30 May 2023)

### Principal activities and significant changes in the state of affairs

The Asset Manager of the Trusts is SG Hiscock & Company Limited (the Asset Manager).

## Directors' report (continued)

The principal activity of the Trusts during the year was to invest in accordance with the provisions of the Trusts' governing documents. The individual investment strategies of the above mentioned Trusts are:

Trust name	Principal activity
SG Hiscock Premier Property Opportunities Fund	The Trust invests in shares listed on the Australian Securities Exchange, either directly or indirectly through other wholesale unit trusts and derivatives.
SG Hiscock Property Opportunities Fund (Closed)	The Trust invests in shares listed on the Australian Securities Exchange, either directly or indirectly through other wholesale unit trusts. The Trust primarily invests in SG Hiscock Premier Property Opportunities Fund (the underlying trust).
SG Hiscock Property Opportunities Fund	The Trust invests in shares listed on the Australian Securities Exchange, either directly or indirectly through other wholesale unit trusts. The Trust primarily invests in SG Hiscock Premier Property Opportunities Fund (the underlying trust).

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

### Operating and financial review

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

The table below shows historical discrete annual return performance of the Trusts for the past two 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.

The Indirect Cost Ratio (ICRs) represent the annualised percentage of indirect costs incurred by the Trusts over the Trusts' average net assets attributable to unitholders for the year.

The results of the Trusts were as follows:

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023	2022	2023	2022	2023	2022
For the year ended 30 June	\$'000	\$'000	\$	\$	\$'000	\$'000
Net profit/(loss) for the year	2,538	(2,334)	566,348	(647,909)	1,797	(2,017)
Distributions paid and payable	1,473	2,166	270,047	320,660	838	1,174

## Directors' report (continued)

For the year ended 30 June	SG Hiscock Premier Property Opportunities Fund Premier Class		SG Hiscock Property Opportunities Fund Retail Class (Closed)		SG Hiscock Property Opportunities Fund Class A	
	2023	2022	2023	2022	2023	2022
Capital growth (%)	3.89	(14.24)	4.62	(13.47)	4.71	(13.64)
Distribution of income (%)	6.13	5.50	4.57	3.96	4.60	4.11
<b>Total return (%)</b>	<b>10.02</b>	<b>(8.74)</b>	<b>9.19</b>	<b>(9.51)</b>	<b>9.31</b>	<b>(9.53)</b>
ICR (%)	0.05	0.05	0.85	0.85	0.85	0.85
Distributions paid and payable (CPU)	3.92	4.81	2.83	3.19	3.02	3.54

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

### 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 Trusts' operations, the results of those operations or the Trusts' state of affairs in future financial years, which has not already been reflected in this report.

### Likely developments and expected results

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 Trusts in subsequent financial years, which have not been adequately dealt with in this report or in the financial report.

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

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

### Indemnification and insurance of directors and officers

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

## Directors' report (continued)

### **Fees paid to and interests held in the Trusts by the Responsible Entity or its related entities**

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

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

Interests in the Trusts 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 Trusts**

The movement in units on issue in the Trusts during the year are disclosed in note 2 to the financial statements.

### **Value of Trusts assets**

The value of the Trusts' assets and liabilities are disclosed in the statements 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 Trusts are not subject to any particular or significant environmental regulations under a Commonwealth, State or Territory law.

### **Single set of financial reports**

The Trusts are entities of the kind referred to in ASIC Corporations (Related Scheme Reports) Instrument 2015/839 issued by the Australian Securities and Investments Commission (ASIC) and in accordance with that Instrument, Trusts with a common Responsible Entity (or related Responsible Entities) can include their financial reports in adjacent columns in a single financial report.

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

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 Trusts under ASIC Corporations Instrument 2016/191. Where the option is not available, the monetary amounts in this report and the financial report have been rounded to the nearest \$1.

### **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 8.

## Directors' report (continued)

### Authorisation

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

A handwritten signature in black ink, appearing to be 'A Judin', written over a circular stamp or seal.

**A Judin**  
**Director**

**Sydney**  
**15 September 2023**



**Building a better  
working world**

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## Auditor's independence declaration to the directors of Fidante Partners Limited

For the following SG Hiscock & Company Managed Trusts (the "Trusts"):

- SG Hiscock Premier Property Opportunities Fund
- SG Hiscock Property Opportunities Fund (Closed)
- SG Hiscock Property Opportunities Fund

As lead auditor for the audit of the financial report of the above Trusts for the financial year ended 30 June 2023, 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;
- b. No contraventions of any applicable code of professional conduct in relation to the audit; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the audit.

Ernst & Young

Rita Da Silva  
Partner  
15 September 2023



## Statements of comprehensive income

For the year ended 30 June

	Note	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		2023 \$'000	2022 \$'000	2023 \$	2022 \$	2023 \$'000	2022 \$'000
<b>Income</b>							
Interest income from financial assets measured at amortised cost		7	—	339	6	1	—
Dividend income		76	77	—	—	—	—
Distribution income		1,324	1,344	358,839	462,614	1,115	1,703
Other operating income		—	63	1	1	4	—
Net gains/(losses) on financial instruments at fair value through profit or loss		1,162	(3,776)	259,790	(1,047,198)	843	(3,480)
<b>Total net income</b>		<b>2,569</b>	<b>(2,292)</b>	<b>618,969</b>	<b>(584,577)</b>	<b>1,963</b>	<b>(1,777)</b>
<b>Expenses</b>							
Management fees	10	14	19	51,216	61,639	161	233
Transaction costs		16	23	—	—	—	—
Other expenses		1	—	1,405	1,693	5	7
<b>Total expenses</b>		<b>31</b>	<b>42</b>	<b>52,621</b>	<b>63,332</b>	<b>166</b>	<b>240</b>
<b>Net profit/(loss) for the year</b>		<b>2,538</b>	<b>(2,334)</b>	<b>566,348</b>	<b>(647,909)</b>	<b>1,797</b>	<b>(2,017)</b>
Other comprehensive income/(loss) for the year		—	—	—	—	—	—
<b>Total comprehensive income/(loss) for the year</b>		<b>2,538</b>	<b>(2,334)</b>	<b>566,348</b>	<b>(647,909)</b>	<b>1,797</b>	<b>(2,017)</b>

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

## Statements of financial position

As at 30 June

	Notes	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		2023 \$'000	2022 \$'000	2023 \$	2022 \$	2023 \$'000	2022 \$'000
<b>Assets</b>							
Cash and cash equivalents	11	160	705	10,094	9,960	15	11
Receivables	4	424	360	109,158	102,155	305	401
Financial assets at fair value through profit or loss	5	24,959	26,442	6,284,408	6,368,383	18,900	20,653
<b>Total assets</b>		<b>25,543</b>	<b>27,507</b>	<b>6,403,660</b>	<b>6,480,498</b>	<b>19,220</b>	<b>21,065</b>
<b>Liabilities</b>							
Distributions payable	3	394	382	92,952	162,764	283	570
Payables	6	15	117	14,280	16,048	22	120
<b>Total liabilities</b>		<b>409</b>	<b>499</b>	<b>107,232</b>	<b>178,812</b>	<b>305</b>	<b>690</b>
<b>Net assets attributable to unitholders - Equity</b>	2	<b>25,134</b>	<b>27,008</b>	<b>6,296,428</b>	<b>6,301,686</b>	<b>18,915</b>	<b>20,375</b>

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

## Statements of changes in unitholder funds

### For the year ended 30 June

The following Trusts are single-class and classify net assets attributable to unitholders as equity. Refer to note 2.

	Notes	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		2023 \$'000	2022 \$'000	2023 \$	2022 \$	2023 \$'000	2022 \$'000
<b>Classification of net assets attributable to unitholders as at 30 June</b>		<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>
<b>As at 1 July - Opening Balance</b>		<b>27,008</b>	<b>39,164</b>	<b>6,301,686</b>	<b>8,091,307</b>	<b>20,375</b>	<b>31,010</b>
Applications for units		408	371	16,400	114,115	1,009	747
Units issued upon reinvestment of distributions		1,461	2,195	181,492	128,753	66	53
Redemptions of units		(4,808)	(10,222)	(499,451)	(1,063,920)	(3,494)	(8,244)
Distributions paid and payable	3	(1,473)	(2,166)	(270,047)	(320,660)	(838)	(1,174)
Total comprehensive income/(loss) for the year - Equity		2,538	(2,334)	566,348	(647,909)	1,797	(2,017)
<b>As at 30 June - Closing Balance</b>	2	<b>25,134</b>	<b>27,008</b>	<b>6,296,428</b>	<b>6,301,686</b>	<b>18,915</b>	<b>20,375</b>

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

## Statements of cash flows

For the year ended 30 June

	Notes	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		2023 \$'000	2022 \$'000	2023 \$	2022 \$	2023 \$'000	2022 \$'000
<b>Cash flows from operating activities</b>							
Proceeds from sale of financial instruments at fair value through profit or loss		6,479	12,194	695,500	1,244,200	4,215	8,862
Purchase of financial instruments at fair value through profit or loss		(3,834)	(3,532)	(350,736)	(572,375)	(1,518)	(1,994)
Dividends received		76	127	—	—	—	—
Interest received		7	—	311	—	1	—
Distributions received		1,259	1,567	350,736	457,375	1,111	1,737
Other income received		2	2	3,847	4,555	17	18
Management fees paid		(15)	(21)	(56,597)	(68,872)	(179)	(263)
Other expenses paid		(17)	(25)	—	—	—	—
<b>Net cash inflows/(outflows) from operating activities</b>	11	<b>3,957</b>	<b>10,312</b>	<b>643,061</b>	<b>1,064,883</b>	<b>3,647</b>	<b>8,360</b>
<b>Cash flows from financing activities</b>							
Proceeds from applications by unitholders		408	371	16,400	114,115	1,007	747
Payments for redemptions by unitholders		(4,910)	(10,106)	(500,960)	(1,052,627)	(3,591)	(8,183)
Distributions paid		—	—	(158,367)	(126,744)	(1,059)	(923)
<b>Net cash inflows/(outflows) from financing activities</b>		<b>(4,502)</b>	<b>(9,735)</b>	<b>(642,927)</b>	<b>(1,065,256)</b>	<b>(3,643)</b>	<b>(8,359)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>(545)</b>	<b>577</b>	<b>134</b>	<b>(373)</b>	<b>4</b>	<b>1</b>
Cash and cash equivalents at the beginning of the year		705	128	9,960	10,333	11	10
<b>Cash and cash equivalents at the end of the year</b>	11	<b>160</b>	<b>705</b>	<b>10,094</b>	<b>9,960</b>	<b>15</b>	<b>11</b>

The statements 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 financial statements cover the below listed Trusts (the Trusts) as individual entities. The Trusts are Australian registered managed investment schemes and were constituted on the below dates. The Trusts will terminate on the below dates unless terminated earlier in accordance with the provisions of the Trusts' Constitutions:

<b>Trust name</b>	<b>Constitution date</b>	<b>Termination date</b>
SG Hiscock Premier Property Opportunities Fund	10 November 2003	10 November 2083
SG Hiscock Property Opportunities Fund (Closed)	30 November 1999	30 November 2079
SG Hiscock Property Opportunities Fund	7 February 2002	7 February 2082

The financial report of the Trusts for the year ended 30 June 2023 was authorised for issue in accordance with a resolution of the Directors on 15 September 2023.

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

#### 1.1. Basis of preparation

##### 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 Trusts are expected to generate sufficient funds to enable them to pay their debts as and when they fall due.

The Trusts are for-profit entities for the purposes of preparing financial statements.

The statements of financial position are 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, and in instances where a Trust treats unitholder funds as a liability, net assets attributable to unitholders. 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.

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

### Statement of compliance

The financial report complies with Australian Accounting Standards as issued by the Australian Accounting Standards Board and International Financial Reporting Standards as issued by the International Accounting Standards Board.

### New accounting standards and interpretations

All new accounting standards that are applicable to the Trusts for the 30 June 2023 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 2023 reporting period.

### Foreign currency

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

Transactions in foreign currency are translated into the Trusts' functional 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 statements 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.

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 Trusts under Australian Securities and Investments Commission (ASIC) Corporations Instrument 2016/191. Where the option is not available, the monetary amounts in this report and the directors' report have been rounded to the nearest \$1.

### Including different registered scheme financial reports in a single document

The registered schemes have applied ASIC's Corporations Instrument 2015/839, which allows registered schemes with a common, or related, Responsible Entity to include their financial statements in adjacent columns in a single financial report.

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

### 1.2. Summary of significant accounting policies

#### 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 statements 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 Trusts' right to receive payment is established.

The Trusts have not applied hedge accounting.

#### 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 Trusts' governing documents. Expenses are recognised in the statements of comprehensive income.

#### Taxes

Under the current legislation, the Trusts are 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 Trusts are not subject to capital gains tax.

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

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

The Trusts currently incur withholding tax on investment income imposed by certain countries. Such income is recorded gross of withholding tax in the statements of comprehensive income.

#### Goods and services (GST)

The Trusts qualify 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.

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

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 statements 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 statements 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.

### **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 statements 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 operating activities, as movements in the fair value of these securities form a part of the Trusts' income generating activity.

### **Financial instruments**

#### *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.

#### *Recognition/derecognition*

The Trusts recognise financial assets and financial liabilities on the date it becomes party to the contractual agreement (trade date) and recognise 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 have expired or the Trusts have transferred substantially all risks and rewards of ownership.

#### *Measurement*

At initial recognition, the Trusts measure 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 statements 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 statements of comprehensive income. For further details on how the fair values of financial instruments are determined please refer to note 9.



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

### *Offsetting financial instruments*

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

### **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 Trusts commit to purchase or sell the asset. A financial asset (or, where applicable, a part of a financial asset or a part of a group of similar financial assets) is derecognised where the rights to receive cash flows from the asset have expired, or the Trusts have transferred their rights to receive cash flows from the asset, or have assumed an obligation to pay the received cash flows in full without material delay to a third party under a pass-through arrangement and the Trusts have:

- Transferred substantially all of the risks and rewards of the asset; or
- Neither transferred nor retained substantially all the risks and rewards of the asset, but have transferred control of the asset.

### **Financial assets measured at amortised cost**

A debt instrument is measured at amortised cost if it is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The Trusts include in this category short-term non-financing receivables including cash collateral posted on derivative contracts, accrued income and other receivables.

### **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.

The Trusts may make short sales in which a borrowed security is sold in anticipation of a decline in the market value of that security, or they may use short sales for various arbitrage transactions. Short sales are classified as financial liabilities at fair value through profit or loss.

### **Net assets attributable to unitholders**

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

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 Trusts' 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;

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

- 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 Trusts, and it is not a contract settled in the Trusts' 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 2023, unitholder funds were classified as equity as they satisfied all of the criteria under AASB 132.

### Use of estimates

The Trusts may hold financial instruments for which quoted market prices are readily available. The Trusts may also hold certain financial instruments, for example over-the-counter derivatives or unquoted securities, that 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. Models are calibrated by back testing to actual transactions to ensure that outputs are reliable.

### Investment entity

SG Hiscock Property Opportunities Fund holds investments which are controlled by it under the definition of control in AASB 10 Consolidated Financial Statements (AASB 10). However, the Directors have determined that the Trust is an investment entity under the definition in AASB 10 as it meets the following criteria:

- the Trust has obtained funds from unitholders for the purpose of providing them with investment management services;
- the Trust's business purpose, which it communicated directly to unitholders, is investing solely for returns from capital appreciation and investment income; and
- the performance of investments made by the Trust are measured and evaluated on a fair value basis.

The Trust also meets all of the typical characteristics of an investment entity. As a consequence, the Trust does not consolidate these investments, but accounts for them at fair value through profit or loss.

## 2. Net assets attributable to unitholders

As stipulated in the Trusts' Constitutions, each unit represents a right to an individual share in the respective Trusts and does not extend to a right to the underlying assets of the Trusts.

The number of separate classes of units in the below listed Trusts are as follows.

## 2. Net assets attributable to unitholders (continued)

Trust	Separate classes of units
SG Hiscock Premier Property Opportunities Fund	One
SG Hiscock Property Opportunities Fund (Closed)	One
SG Hiscock Property Opportunities Fund	One

Each unit in the Trust has the same rights, preferences and restrictions attaching to it as all other units of each respective Trust.

Applications received for units in the Trusts are recorded net of any entry fees payable prior to the issue of units in the Trusts. Redemptions from the Trusts 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 statements of changes in unitholder funds.

### Terms and conditions on units

Each unit issued confers upon the unitholder an equal interest in the Trusts, and is of equal value per class. A unit does not confer any interest in any particular asset or investment of the Trusts. 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 Trusts.

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

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

**2. Net assets attributable to unitholders (continued)**

Net assets attributable to unitholders	SG Hiscock Premier Property Opportunities Fund Premier Class		SG Hiscock Property Opportunities Fund (Closed) Retail Class (Closed)		SG Hiscock Property Opportunities Fund Class A	
	No. '000	\$'000	No.	\$	No. '000	\$'000
<b>Classification of net assets attributable to unitholders as at 30 June</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>
<b>As at 1 July 2022 - Opening Balance</b>	<b>40,270</b>	<b>27,008</b>	<b>9,825,820</b>	<b>6,301,686</b>	<b>29,869</b>	<b>20,375</b>
Applications for units	564	408	23,602	16,400	1,381	1,009
Units issued upon reinvestment of distributions	2,167	1,461	281,506	181,492	97	66
Redemptions of units	(6,872)	(4,808)	(745,200)	(499,451)	(4,868)	(3,494)
Distributions paid and payable	—	(1,473)	—	(270,047)	—	(838)
Total comprehensive income/(loss) for the year - Equity	—	2,538	—	566,348	—	1,797
<b>As at 30 June 2023 - Closing Balance</b>	<b>36,129</b>	<b>25,134</b>	<b>9,385,728</b>	<b>6,296,428</b>	<b>26,479</b>	<b>18,915</b>

Net assets attributable to unitholders	SG Hiscock Premier Property Opportunities Fund Premier Class		SG Hiscock Property Opportunities Fund (Closed) Retail Class (Closed)		SG Hiscock Property Opportunities Fund Class A	
	No. '000	\$'000	No.	\$	No. '000	\$'000
<b>Classification of net assets attributable to unitholders as at 30 June</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>	<b>Equity</b>
<b>As at 1 July 2021 - Opening Balance</b>	<b>50,108</b>	<b>39,164</b>	<b>10,917,969</b>	<b>8,091,307</b>	<b>39,259</b>	<b>31,010</b>
Applications for units	463	371	153,570	114,115	925	747
Units issued upon reinvestment of distributions	2,764	2,195	166,288	128,753	65	53
Redemptions of units	(13,065)	(10,222)	(1,412,007)	(1,063,920)	(10,380)	(8,244)
Distributions paid and payable	—	(2,166)	—	(320,660)	—	(1,174)
Total comprehensive income/(loss) for the year - Equity	—	(2,334)	—	(647,909)	—	(2,017)
<b>As at 30 June 2022 - Closing Balance</b>	<b>40,270</b>	<b>27,008</b>	<b>9,825,820</b>	<b>6,301,686</b>	<b>29,869</b>	<b>20,375</b>

## 2. Net assets attributable to unitholders (continued)

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$	\$	\$'000	\$'000
<b>Total net assets attributable to unitholders</b>	<b>25,134</b>	<b>27,008</b>	<b>6,296,428</b>	<b>6,301,686</b>	<b>18,915</b>	<b>20,375</b>

### Capital risk management

The Trusts consider their unitholder funds as capital. The amount of unitholder funds can change significantly as the Trusts are subject to applications and redemptions at the discretion of unitholders. Applications and redemptions are reviewed relative to the liquidity of the Trusts' underlying assets by the Responsible Entity. Under the terms of the Trusts' Constitutions, 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 Trusts had net realised capital losses 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 and are as follows:

As at 30 June	2023	2022
<b>Net realised capital losses</b>	<b>\$</b>	<b>\$</b>
SG Hiscock Premier Property Opportunities Fund	717,342	—
SG Hiscock Property Opportunities Fund (Closed)	22,055,451	22,263,474
SG Hiscock Property Opportunities Fund	97,971,111	97,710,896

## 3. Distributions to unitholders

In accordance with the Trusts' Constitutions, the Trusts distribute 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 statements of changes in unitholder funds.

The distributions for the year are presented below in dollars and cents per unit (CPU) for each class.

### 3. Distributions to unitholders (continued)

	SG Hiscock Premier Property Opportunities Fund Premier Class		SG Hiscock Property Opportunities Fund (Closed) Retail Class (Closed)		SG Hiscock Property Opportunities Fund Class A	
	\$'000	CPU	\$	CPU	\$'000	CPU
<b>Distributions</b>						
Distributions paid - September 2022	289	0.73	55,065	0.56	175	0.59
Distributions paid - December 2022	502	1.33	68,615	0.72	215	0.76
Distributions paid - March 2023	288	0.77	53,415	0.56	165	0.60
Distributions payable - June 2023	394	1.09	92,952	0.99	283	1.07
<b>Total distributions - 30 June 2023</b>	<b>1,473</b>	<b>3.92</b>	<b>270,047</b>	<b>2.83</b>	<b>838</b>	<b>3.02</b>

	SG Hiscock Premier Property Opportunities Fund Premier Class		SG Hiscock Property Opportunities Fund (Closed) Retail Class (Closed)		SG Hiscock Property Opportunities Fund Class A	
	\$'000	CPU	\$	CPU	\$'000	CPU
Distributions paid - September 2021	257	0.53	36,660	0.35	140	0.37
Distributions paid - December 2021	515	1.09	89,834	0.87	346	0.93
Distributions paid - March 2022	224	0.48	31,402	0.31	118	0.33
Special distribution paid - 27 May 2022	788	1.76	—	—	—	—
Distributions payable - June 2022	382	0.95	162,764	1.66	570	1.91
<b>Total distributions - 30 June 2022</b>	<b>2,166</b>	<b>4.81</b>	<b>320,660</b>	<b>3.19</b>	<b>1,174</b>	<b>3.54</b>

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$	\$	\$'000	\$'000
<b>Total distributions paid and payable - 30 June</b>	<b>1,473</b>	<b>2,166</b>	<b>270,047</b>	<b>320,660</b>	<b>838</b>	<b>1,174</b>

The component of the final distribution for the year which was unpaid at the reporting date is shown in the statements 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 Trusts measure expected credit losses on a 12-month basis. Given the nature of the Trusts' receivables and the limited exposure of the Trusts 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.

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$	\$	\$'000	\$'000
<b>As at 30 June</b>						
Application for units receivable	—	—	—	—	3	1
Distributions receivable	423	355	98,213	90,110	296	292
Dividends receivable	—	4	—	—	—	—
GST receivable	—	1	913	1,042	2	3
Interest receivable	1	—	32	4	—	—
Outstanding trade settlements	—	—	10,000	10,999	4	105
<b>Total receivables</b>	<b>424</b>	<b>360</b>	<b>109,158</b>	<b>102,155</b>	<b>305</b>	<b>401</b>

## 5. Financial assets at fair value through profit or loss

As at 30 June	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023 \$'000	2022 \$'000	2023 \$	2022 \$	2023 \$'000	2022 \$'000
<b>Equity securities</b>						
Equity securities	2,545	2,192	—	—	—	—
Listed unit trusts	22,414	24,250	—	—	—	—
<b>Total equity securities</b>	<b>24,959</b>	<b>26,442</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Unlisted unit trusts</b>						
Unlisted unit trusts	—	—	6,284,408	6,368,383	18,900	20,653
<b>Total unlisted unit trusts</b>	<b>—</b>	<b>—</b>	<b>6,284,408</b>	<b>6,368,383</b>	<b>18,900</b>	<b>20,653</b>
<b>Total financial assets at fair value through profit or loss</b>	<b>24,959</b>	<b>26,442</b>	<b>6,284,408</b>	<b>6,368,383</b>	<b>18,900</b>	<b>20,653</b>

SG Hiscock Property Opportunities Fund (Closed)'s and SG Hiscock Property Opportunities Fund's investments in unlisted unit trusts at year end consisted of an investment in SG Hiscock Premier Property Opportunities Fund as disclosed in note 10.

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 Trusts 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 Trusts 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)

As at 30 June	Note	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		2023 \$'000	2022 \$'000	2023 \$	2022 \$	2023 \$'000	2022 \$'000
Amounts owing to the Responsible Entity	10	1	1	4,496	4,755	14	15
Redemptions of units payable		14	116	9,784	11,293	8	105
<b>Total payables</b>		<b>15</b>	<b>117</b>	<b>14,280</b>	<b>16,048</b>	<b>22</b>	<b>120</b>

## 7. Offsetting financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount reported in the statements 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 2023 there are no financial assets and financial liabilities that have been offset in the statements of financial position (2022: \$Nil). As at 30 June 2023, the Trusts have no netting arrangements which, if applied, would have a material impact on the disclosure of financial assets and liabilities.

## 8. Financial risk management

### Overview

The Trusts activities can expose the Trusts 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 Trusts' overall risk management program focuses on ensuring compliance with the Trusts' governing documents and seeks to maximise the returns derived for the level of risk to which the Trusts are exposed. The Trusts 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 are determined by the Trusts' Asset Manager who manages the Trusts' assets to achieve the Trusts' investment objectives.

Divergence from target allocations and the composition of the assets are 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:

## 8. Financial risk management (continued)

- 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 Responsibility Entity, and its ultimate parent, have established.

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

### 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 Trusts are exposed to market risks influencing investment valuations. The Trusts may utilise derivatives to manage this risk.

### 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.

The summarised sensitivity analysis section below sets out how this component of price risk is managed and measured. Investments are classified in the statements of financial position at fair value through profit or loss.

All securities investments present a risk of loss of capital. Except for equities sold short, the maximum risk resulting from financial instruments is determined by the fair value of the financial instruments. Possible losses from equities sold short can be unlimited.

As the majority of the Trusts' 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 Trusts' governing documents. Price risk mainly arises from the possible change in the fair value of the Trusts' equity holdings. Price risk sensitivity on the Trusts' equity holdings are disclosed in the summarised sensitivity analysis section of this note. The analysis assumes the price of these investments increased/ decreased by 10% (2022: 10%).

## 8. Financial risk management (continued)

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.

### 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 strategies and restrictions of the Trusts, and agreed acceptable level of foreign exchange risk.

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

### 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 Trusts as the majority of the Trusts' financial instruments are non-interest bearing with only cash and cash equivalents being directly subject to interest rate risk.

### Summarised sensitivity analysis

The following table summarises the sensitivity of the Trusts' net 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 Trusts invest. As a result, historic variations in risk variables are not a definitive indicator of future variations in the risk variables.

#### SG Hiscock Premier Property Opportunities Fund

	Impact on net profit/ Net assets attributable to unitholders	
	-10%	+10%
	A\$'000	A\$'000
30 June 2023	(2,506)	2,506
30 June 2022	(2,651)	2,651

## 8. Financial risk management (continued)

### SG Hiscock Property Opportunities Fund (Closed)

	Impact on net profit/ Net assets attributable to unitholders	
	Price risk	
	-10%	+10%
	A\$	A\$
30 June 2023	(625,433)	625,433
30 June 2022	(624,734)	624,734

### SG Hiscock Property Opportunities Fund

	Impact on net profit/ Net assets attributable to unitholders	
	Price risk	
	-10%	+10%
	A\$'000	A\$'000
30 June 2023	(1,881)	1,881
30 June 2022	(2,026)	2,026

#### 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 Trusts aim to ensure that at all times they have appropriate credit risk management policies and practices in place and that the Board and senior management are appropriately informed of the Trusts' credit risks.

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

#### Liquidity risk

Liquidity risk is the risk that the Trusts 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.

## 8. Financial risk management (continued)

The Trusts aim to ensure that they have sufficient liquidity to meet their 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 Trusts' governing documents allow for redemptions of units. The Trusts are therefore exposed to a liquidity risk of meeting unitholders' redemptions at any time.

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

The Trusts' investments are considered to be readily realisable.

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 strategies of the Trusts;
- 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 levels for the Trusts.

Under the terms of the Constitutions, the Trusts have 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 Trusts 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

All financial assets and financial liabilities included in the statements of financial position are carried at fair value.

In accordance with AASB 13 Fair Value Measurement the Trusts are required to disclose fair value measurements by level using 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); and
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

## 9. Fair value measurement (continued)

### 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 Trusts is the current bid price; the appropriate quoted market price for financial liabilities is the current asking price. When the Trusts hold derivatives with offsetting market risks, they use mid-market prices as a basis for establishing fair value for the offsetting risk positions and apply this bid or asking price to the net open position, as appropriate.

### 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.

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

The tables below set out the Trusts' financial assets and liabilities measured at fair value through profit or loss according to the fair value hierarchy.

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023	2022	2023	2022	2023	2022
As at 30 June	\$'000	\$'000	\$	\$	\$'000	\$'000
<b>Financial assets</b>						
<b>Level 1 financial assets</b>						
Equity securities	2,545	2,192	—	—	—	—
Listed unit trusts	22,414	24,250	—	—	—	—
<b>Total level 1 financial assets</b>	<b>24,959</b>	<b>26,442</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Level 2 financial assets</b>						
Unlisted unit trusts	—	—	6,284,408	6,368,383	18,900	20,653
<b>Total level 2 financial assets</b>	<b>—</b>	<b>—</b>	<b>6,284,408</b>	<b>6,368,383</b>	<b>18,900</b>	<b>20,653</b>

## 9. Fair value measurement (continued)

SG Hiscock Property Opportunities Fund (Closed)'s and SG Hiscock Opportunities Fund's investments in unlisted unit trusts at year end consisted of an investment in SG Hiscock Premier Property Opportunities Fund as disclosed in note 10.

## 10. Related party transactions

### Responsible Entity

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

### Key management personnel

#### Directors

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

A Bofinger	Director	
J Coomer	Director	(Resigned 26 June 2023)
R Grimes	Director	(Resigned 22 November 2022)
A Judin	Director	(Appointed 13 July 2023)
J O'Keeffe	Director	
V Rodriguez	Director	(Appointed 9 December 2022)
T Roxburgh	Director	(Appointed 13 July 2023)
Y Sodhi	Director	(Resigned 30 May 2023)

#### 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 Trusts.

The Asset Manager, SG Hiscock & Company Limited, is a related party to the Trusts as it is a member of the same group as the Responsible Entity.

### Key management personnel unitholdings

At 30 June 2023 no key management personnel held units in the Trusts (2022: Nil).

## 10. Related party transactions (continued)

### Key management personnel compensation

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

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

### Responsible Entity's fees and other transactions

Under the terms of the Trusts' Constitutions the Responsible Entity is entitled to receive management fees, calculated by reference to the average daily net assets. For the year ended 30 June 2023 these rates are as follows:

For the year ended 30 June	Trust name	Class	Fee Rate	
			2023	2022
			%	%
	SG Hiscock Premier Property Opportunities Fund	Premier Class	0.05	0.05
	SG Hiscock Property Opportunities Fund (Closed)	Retail Class	0.85	0.85
	SG Hiscock Property Opportunities Fund	Class A	0.85	0.85

These fees are inclusive of GST, net of RITC available to the Trusts 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 Trusts and the Responsible Entity were as follows:

For the year ended 30 June	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023	2022	2023	2022	2023	2022
	\$	\$	\$	\$	\$	\$
Management fees for the year	12,500	17,384	51,216	61,639	161,128	233,414
Expense recoveries for the year	1,255	1,746	—	—	—	—
Management fees payable	1,165	1,309	4,496	4,755	13,501	15,451

### Related party unitholdings

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



## 10. Related party transactions (continued)

### SG Hiscock Premier Property Opportunities Fund

For the year ended 30 June 2023

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 Property Opportunities Fund	30,779,191	2,210,644	(5,876,912)	27,112,923	75.05	1,114,548
SG Hiscock Property Opportunities Fund (Closed)	9,490,883	519,639	(995,448)	9,015,074	24.95	358,839
<b>Total related party unitholdings</b>	<b>40,270,074</b>	<b>2,730,283</b>	<b>(6,872,360)</b>	<b>36,127,997</b>	<b>100.00</b>	<b>1,473,387</b>

For the year ended 30 June 2022

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 Property Opportunities Fund	39,756,835	2,508,648	(11,486,292)	30,779,191	76.43	1,702,911
SG Hiscock Property Opportunities Fund (Closed)	10,350,723	719,223	(1,579,063)	9,490,883	23.57	462,614
<b>Total related party unitholdings</b>	<b>50,107,558</b>	<b>3,227,871</b>	<b>(13,065,355)</b>	<b>40,270,074</b>	<b>100.00</b>	<b>2,165,525</b>

No other related parties to the Trusts held units at year end.

### Investments

The Trusts held investments in the following entities which are also managed by Fidante Partners Limited or its related parties:

#### SG Hiscock Property Opportunities Fund (Closed)

For the year ended 30 June	Fair value of investment		Interest held		Distributions received/receivable	
	2023	2022	2023	2022	2023	2022
	\$	\$	%	%	\$	\$
SG Hiscock Premier Property Opportunities Fund	6,284,408	6,368,383	24.95	23.57	358,839	462,614
<b>Total investments</b>	<b>6,284,408</b>	<b>6,368,383</b>	<b>24.95</b>	<b>23.57</b>	<b>358,839</b>	<b>462,614</b>

## 10. Related party transactions (continued)

### SG Hiscock Property Opportunities Fund

For the year ended 30 June	Fair value of investment		Interest held		Distributions received/ receivable	
	2023	2022	2023	2022	2023	2022
	\$	\$	%	%	\$	\$
SG Hiscock Premier Property Opportunities Fund	18,900,419	20,652,838	75.05	76.43	1,114,548	1,702,911
<b>Total investments</b>	<b>18,900,419</b>	<b>20,652,838</b>	<b>75.05</b>	<b>76.43</b>	<b>1,114,548</b>	<b>1,702,911</b>

No other related parties to the Trusts held investments at year end.

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

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

For the year ended 30 June	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023	2022	2023	2022	2023	2022
	\$'000	\$'000	\$	\$	\$'000	\$'000
<b>Reconciliation of profit/(loss) to operating cash flow</b>						
Net profit/(loss) for the year	2,538	(2,334)	566,348	(647,909)	1,797	(2,017)
Net (gains)/losses on financial instruments at fair value through profit or loss	(1,162)	3,776	(259,790)	1,047,198	(843)	3,480
Proceeds from sale of financial instruments at fair value through profit or loss	6,479	12,194	695,500	1,244,200	4,215	8,862
Purchase of financial instruments at fair value through profit or loss	(3,834)	(3,532)	(350,736)	(572,375)	(1,518)	(1,994)
Net change in receivables and other assets	(64)	209	(8,002)	(5,162)	(2)	36
Net change in payables and other liabilities	—	(1)	(259)	(1,069)	(2)	(7)
<b>Net cash inflows/(outflows) from operating activities</b>	<b>3,957</b>	<b>10,312</b>	<b>643,061</b>	<b>1,064,883</b>	<b>3,647</b>	<b>8,360</b>

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

### Components of cash and cash equivalents

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023 \$'000	2022 \$'000	2023 \$	2022 \$	2023 \$'000	2022 \$'000
As at 30 June						
Cash at bank, on hand and at custodian	160	705	10,094	9,960	15	11
<b>Total cash and cash equivalents</b>	<b>160</b>	<b>705</b>	<b>10,094</b>	<b>9,960</b>	<b>15</b>	<b>11</b>

### Non-cash investing and financing activities

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023 \$'000	2022 \$'000	2023 \$	2022 \$	2023 \$'000	2022 \$'000
For the year ended 30 June						
Reinvestment of unitholder distributions	1,461	2,195	181,492	128,753	66	53

## 12. Remuneration of auditor

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	2023 \$	2022 \$	2023 \$	2022 \$	2023 \$	2022 \$
For the year ended 30 June						
<b>Amounts received or due and receivable by Ernst &amp; Young for:</b>						
Audit and review of the financial report of the Trusts	4,900	4,700	4,900	4,700	4,900	4,700
<b>Total remuneration of auditor</b>	<b>4,900</b>	<b>4,700</b>	<b>4,900</b>	<b>4,700</b>	<b>4,900</b>	<b>4,700</b>

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

### **13. Events occurring after the reporting period**

No significant events have occurred since the reporting date which would impact on the financial position of the Trusts as at 30 June 2023 or on the results and cash flows of the Trusts for the year ended on that date.

### **14. Contingent assets and liabilities and commitments**

At balance date the Trusts have no contingent assets, liabilities or commitments (30 June 2022: Nil).

## Directors' declaration

In the opinion of the Directors of the Responsible Entity for the below listed Trusts:

- SG Hiscock Premier Property Opportunities Fund
  - SG Hiscock Property Opportunities Fund (Closed)
  - SG Hiscock Property Opportunities Fund
- a. the financial statements and notes set out on pages 9 to 36 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 Trusts' financial position as at 30 June 2023 and of their 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 Trusts will be able to pay their 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 Limited.



**A Judin**  
**Director**

**Sydney**  
**15 September 2023**



**Building a better  
working world**

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## Independent auditor's report

To the unitholders of the following SG Hiscock & Company Managed Trusts (the "Trusts"):

- SG Hiscock Premier Property Opportunities Fund
- SG Hiscock Property Opportunities Fund (Closed)
- SG Hiscock Property Opportunities Fund

### Opinion

We have audited the financial report of the Trusts, which comprises the statements of financial position as at 30 June 2023, the statements of comprehensive income, statements of changes in unitholder funds and statements 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 Trusts is in accordance with the *Corporations Act 2001*, including:

- a. Giving a true and fair view of the Trusts' financial position as at 30 June 2023 and of their 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 Trusts 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 Limited as the Responsible Entity of the Trusts (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.

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 Trusts' 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 Trusts 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 Trusts' internal control.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- ▶ 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 Trusts' 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 Trusts 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.





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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.

*Ernst & Young*  
Ernst & Young

*Rita Da Silva*

Rita Da Silva  
Partner  
Sydney  
15 September 2023

## Directory

### Responsible Entity

Fidante Partners Limited  
ABN 94 002 835 592  
AFSL 234 668

### 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 Trusts  
Ernst & Young  
200 George Street  
Sydney NSW 2000

### Asset Manager

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



