



SG HISCOCK & COMPANY

## **SG Hiscock & Company Managed Trusts**

### **General Purpose Financial Report**

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

**SG Hiscock Premier Property Opportunities Fund - as at date of termination 10 April 2024**

ARSN 090 850 445

**SG Hiscock Property Opportunities Fund (Closed) - as at date of termination 12 April 2024**

ARSN 090 790 873

**SG Hiscock Property Opportunities Fund - as at date of termination 12 April 2024**

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 general purpose financial reports for the Trusts for the period from 1 July 2023 to the date of termination of the Trusts on 10 April 2024 for SG Hiscock Premier Property Opportunities Fund and 12 April 2024 for SG Hiscock Property Opportunities Fund (Closed) and SG Hiscock Property Opportunities Fund respectively.

- 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 period and up to the date of this report, unless otherwise stated:

A Bofinger     Director  
A Judin       Director     (Appointed 13 July 2023)  
J O'Keeffe     Director  
V Rodriguez   Director  
T Roxburgh    Director     (Appointed 13 July 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).

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

## Directors' report (continued)

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).

On 21 March 2024, the Directors of Fidante Partners Limited determined to terminate the Trusts. The orderly process to sell the Trusts' assets and wind-up the Trusts commenced on 21 March 2024 in accordance with the Trusts' Constitution. The final termination payment was made on 8 April 2024 and the Trusts were terminated on 10 April 2024 for SG Hiscock Premier Property Opportunities Fund and 12 April 2024 for SG Hiscock Property Opportunities Fund (Closed) and SG Hiscock Property Opportunities Fund respectively.

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

### Operating and financial review

The results of the operations of the Trusts for the period 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 periods. Performance is calculated after all fees, except any entry fees that have been deducted, and assumes that all distributions were reinvested during that period. 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 period.

The results of the Trusts were as follows:

## Directors' report (continued)

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
For the period ended	10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
	\$	\$	\$	\$	\$	\$
Net profit/(loss) for the period	5,950,595	2,538,355	1,425,305	566,348	4,326,209	1,796,875
Distributions paid and payable	29,141,737	1,472,987	7,314,758	270,047	21,728,815	838,286

	SG Hiscock Premier Property Opportunities Fund Premier Class		SG Hiscock Property Opportunities Fund Retail Class (Closed)		SG Hiscock Property Opportunities Fund Class A	
For the period ended	10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
Capital growth (%)	4.73	3.89	4.73	4.62	4.74	4.71
Distribution of income (%)	—	6.13	—	4.57	—	4.60
<b>Total return (%)</b>	<b>4.73</b>	<b>10.02</b>	<b>4.73</b>	<b>9.19</b>	<b>4.74</b>	<b>9.31</b>
ICR (%)	0.05	0.05	0.85	0.85	0.85	0.85
Distributions paid and payable (CPU)	86.86	3.92	83.14	2.83	88.60	3.02

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

The Trusts were terminated on 10 April 2024 and 12 April 2024 and therefore no matters after this date will impact the Trusts' operations.

### Likely developments and expected results

As the Trusts were terminated on 10 April 2024 and 12 April 2024, there are no likely developments which impact the expected results after this date.

## Directors' report (continued)

### 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.

### 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 period 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 period.

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

### Interests in the Trusts

The movement in units on issue in the Trusts during the period 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.

## Directors' report (continued)

### 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.

### 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**  
**24 May 2024**



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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
- SG Hiscock Property Opportunities Fund (Closed)

As lead auditor for the audit of the financial report of the above Trusts for the period ended 10 April 2024 and 12 April 2024 respectively, 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

Jim Chuang  
Partner  
24 May 2024



## Statements of comprehensive income

### For the period ended

		SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
	Note	\$	\$	\$	\$	\$	\$
<b>Income</b>							
Interest income from financial assets measured at amortised cost		35,911	7,443	303	339	475	704
Dividend income		37,257	76,115	—	—	—	—
Distribution income		709,707	1,323,992	126,033	358,839	388,943	1,114,548
Other operating income		—	—	—	1	4	4,312
Net gains/(losses) on financial instruments at fair value through profit or loss		5,220,341	1,161,676	1,335,875	259,790	4,049,292	842,981
Net foreign exchange gains/(losses)		(5,069)	—	—	—	—	—
<b>Total net income</b>		<b>5,998,147</b>	<b>2,569,226</b>	<b>1,462,211</b>	<b>618,969</b>	<b>4,438,714</b>	<b>1,962,545</b>
<b>Expenses</b>							
Management fees	10	9,420	13,755	35,948	51,216	109,483	161,128
Transaction costs		36,786	15,619	—	—	—	—
Other expenses		1,346	1,497	958	1,405	3,022	4,542
<b>Total expenses</b>		<b>47,552</b>	<b>30,871</b>	<b>36,906</b>	<b>52,621</b>	<b>112,505</b>	<b>165,670</b>
<b>Net profit/(loss) for the period</b>		<b>5,950,595</b>	<b>2,538,355</b>	<b>1,425,305</b>	<b>566,348</b>	<b>4,326,209</b>	<b>1,796,875</b>
Other comprehensive income/(loss) for the period		—	—	—	—	—	—
<b>Total comprehensive income/(loss) for the period</b>		<b>5,950,595</b>	<b>2,538,355</b>	<b>1,425,305</b>	<b>566,348</b>	<b>4,326,209</b>	<b>1,796,875</b>

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

## Statements of financial position

As at

		SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
	Notes	\$	\$	\$	\$	\$	\$
<b>Assets</b>							
Cash and cash equivalents	11	—	160,021	—	10,094	—	14,818
Receivables	4	—	424,499	—	109,158	—	305,468
Financial assets at fair value through profit or loss	5	—	24,958,610	—	6,284,408	—	18,900,143
<b>Total assets</b>		<b>—</b>	<b>25,543,130</b>	<b>—</b>	<b>6,403,660</b>	<b>—</b>	<b>19,220,429</b>
<b>Liabilities</b>							
Distributions payable	3	—	393,589	—	92,952	—	283,223
Payables	6	—	15,165	—	14,280	—	22,000
<b>Total liabilities</b>		<b>—</b>	<b>408,754</b>	<b>—</b>	<b>107,232</b>	<b>—</b>	<b>305,223</b>
<b>Net assets attributable to unitholders - Equity</b>	2	<b>—</b>	<b>25,134,376</b>	<b>—</b>	<b>6,296,428</b>	<b>—</b>	<b>18,915,206</b>

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

## Statements of changes in unitholder funds

### For the period ended

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	
		10 April 2024 \$	30 June 2023 \$	12 April 2024 \$	30 June 2023 \$	12 April 2024 \$	30 June 2023 \$
<b>Classification of net assets attributable to unitholders as at period end</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>25,134,376</b>	<b>27,008,408</b>	<b>6,296,428</b>	<b>6,301,686</b>	<b>18,915,206</b>	<b>20,375,180</b>
Applications for units		310,000	407,500	3,000	16,400	711,766	1,009,332
Units issued upon reinvestment of distributions		908,566	1,461,000	109,172	181,492	39,561	66,308
Redemptions of units		(3,161,800)	(4,807,900)	(519,147)	(499,451)	(2,263,927)	(3,494,203)
Distributions paid and payable	3	(29,141,737)	(1,472,987)	(7,314,758)	(270,047)	(21,728,815)	(838,286)
Total comprehensive income/(loss) for the period - Equity		5,950,595	2,538,355	1,425,305	566,348	4,326,209	1,796,875
<b>As at period end - Closing Balance</b>	2	<b>—</b>	<b>25,134,376</b>	<b>—</b>	<b>6,296,428</b>	<b>—</b>	<b>18,915,206</b>

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

## Statements of cash flows

### For the period ended

		SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
	Notes	\$	\$	\$	\$	\$	\$
<b>Cash flows from operating activities</b>							
Proceeds from sale of financial instruments at fair value through profit or loss		31,735,310	6,479,291	7,854,528	695,500	23,947,754	4,215,400
Purchase of financial instruments at fair value through profit or loss		(1,915,803)	(3,834,388)	—	(350,736)	(310,000)	(1,518,402)
Dividends received		37,257	76,115	—	—	—	—
Interest received		37,002	6,712	335	311	475	690
Distributions received		1,133,120	1,259,295	—	350,736	—	1,111,402
Other income received		—	2,340	3,551	3,847	10,769	17,392
Management fees paid		(11,442)	(15,149)	(44,039)	(56,597)	(133,933)	(179,189)
Other expenses paid		(37,280)	(17,086)	—	—	(4)	—
<b>Net cash inflows/(outflows) from operating activities</b>	11	<b>30,978,164</b>	<b>3,957,130</b>	<b>7,814,375</b>	<b>643,061</b>	<b>23,515,061</b>	<b>3,647,293</b>
<b>Cash flows from financing activities</b>							
Proceeds from applications by unitholders		310,000	407,500	3,000	16,400	715,024	1,006,829
Payments for redemptions by unitholders		(3,175,800)	(4,909,900)	(528,931)	(500,960)	(2,272,426)	(3,591,076)
Distributions paid		(28,626,758)	—	(7,298,538)	(158,367)	(21,972,477)	(1,059,119)
<b>Net cash inflows/(outflows) from financing activities</b>		<b>(31,492,558)</b>	<b>(4,502,400)</b>	<b>(7,824,469)</b>	<b>(642,927)</b>	<b>(23,529,879)</b>	<b>(3,643,366)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>(514,394)</b>	<b>(545,270)</b>	<b>(10,094)</b>	<b>134</b>	<b>(14,818)</b>	<b>3,927</b>
Cash and cash equivalents at the beginning of the period		160,021	705,291	10,094	9,960	14,818	10,891
Effects of exchange rate changes on cash and cash equivalents		354,373	—	—	—	—	—
<b>Cash and cash equivalents at the end of the period</b>	11	<b>—</b>	<b>160,021</b>	<b>—</b>	<b>10,094</b>	<b>—</b>	<b>14,818</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 material 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.

Trust name	Constitution date	Termination date
SG Hiscock Premier Property Opportunities Fund	10 November 2003	10 April 2024
SG Hiscock Property Opportunities Fund (Closed)	30 November 1999	12 April 2024
SG Hiscock Property Opportunities Fund	7 February 2002	12 April 2024

The Trusts terminated on 10 April 2024 and 12 April 2024 in accordance with the provisions of the Trusts' Constitution.

The financial report of the Trusts for the period ended 10 April 2024 and 12 April 2024 was authorised for issue in accordance with a resolution of the Directors on 24 May 2024.

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 periods 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.

As the Trust terminated on 10 April 2024 and 12 April 2024, the going concern basis of preparation is no longer appropriate and the financial statements have been prepared on a liquidation basis. The liquidation basis means the assets have been written down to the lower of the carrying amounts and net realisable value and liabilities have been recognised to the extent there was a present obligation at the reporting date. The accounting policies set out below have been applied within this context. Adopting the liquidation basis did not change the carrying amounts of any assets or liabilities.

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.

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

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.

### **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 accounting standards and interpretations**

All new accounting standards that are applicable to the Trusts for the 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 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.

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

The registered schemes have applied Australian Securities and Investments Commission's (ASIC) Corporations Instrument 2015/839, which allows registered schemes with a common Responsible Entity to include their financial statements in adjacent columns in a single financial report.

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

### 1.2. Summary of material 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 material 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 material 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 includes 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 material 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 10 April 2024 and 12 April 2024, 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 period were as follows:

## 2. Net assets attributable 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	
Net assets attributable to unitholders	No.	\$	No.	\$	No.	\$
Classification of net assets attributable to unitholders as at 10 April 2024 and 12 April 2024	Equity	Equity	Equity	Equity	Equity	Equity
<b>As at 1 July 2023 - Opening Balance</b>	<b>36,128,599</b>	<b>25,134,376</b>	<b>9,385,728</b>	<b>6,296,428</b>	<b>26,478,731</b>	<b>18,915,206</b>
Applications for units	433,928	310,000	4,353	3,000	965,198	711,766
Units issued upon reinvestment of distributions	1,270,968	908,566	158,644	109,172	53,966	39,561
Redemptions of units	(37,833,495)	(3,161,800)	(9,548,725)	(519,147)	(27,497,895)	(2,263,927)
Distributions paid and payable	—	(29,141,737)	—	(7,314,758)	—	(21,728,815)
Total comprehensive income/(loss) for the period - Equity	—	5,950,595	—	1,425,305	—	4,326,209
<b>As at period end - Closing Balance</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</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	
Net assets attributable to unitholders	No.	\$	No.	\$	No.	\$
Classification of net assets attributable to unitholders as at 30 June 2023	Equity	Equity	Equity	Equity	Equity	Equity
<b>As at 1 July 2022 - Opening Balance</b>	<b>40,270,475</b>	<b>27,008,408</b>	<b>9,825,820</b>	<b>6,301,686</b>	<b>29,869,135</b>	<b>20,375,180</b>
Applications for units	563,562	407,500	23,602	16,400	1,380,552	1,009,332
Units issued upon reinvestment of distributions	2,166,822	1,461,000	281,506	181,492	96,675	66,308
Redemptions of units	(6,872,260)	(4,807,900)	(745,200)	(499,451)	(4,867,631)	(3,494,203)
Distributions paid and payable	—	(1,472,987)	—	(270,047)	—	(838,286)
Total comprehensive income/(loss) for the period - Equity	—	2,538,355	—	566,348	—	1,796,875
<b>As at 30 June 2023 - Closing Balance</b>	<b>36,128,599</b>	<b>25,134,376</b>	<b>9,385,728</b>	<b>6,296,428</b>	<b>26,478,731</b>	<b>18,915,206</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	
	10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
	\$	\$	\$	\$	\$'000	\$'000
<b>Total net assets attributable to unitholders</b>	—	25,134,376	—	6,296,428	—	18,915,206

The Trusts were terminated on 10 April 2024 and 12 April 2024.

### 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	10 and 12 April 2024	30 June 2023
Net realised capital losses	\$	\$
SG Hiscock Premier Property Opportunities Fund	—	717,342
SG Hiscock Property Opportunities Fund (Closed)	—	22,055,451
SG Hiscock Property Opportunities Fund	—	97,971,111

## 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 period 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	
	\$	CPU	\$	CPU	\$	CPU
<b>Distributions</b>						
Distributions paid - September 2023	224,674	0.63	42,085	0.46	130,121	0.50
Distributions paid - December 2023	290,303	0.83	59,553	0.67	183,970	0.71
Distributions paid - 8 April 2024	28,626,760	85.40	7,213,120	82.01	21,414,724	87.39
<b>Total distributions - 10 and 12 April 2024</b>	<b>29,141,737</b>	<b>86.86</b>	<b>7,314,758</b>	<b>83.14</b>	<b>21,728,815</b>	<b>88.60</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	
	\$	CPU	\$	CPU	\$	CPU
Distributions paid - September 2022	288,669	0.73	55,065	0.56	174,706	0.59
Distributions paid - December 2022	502,315	1.33	68,615	0.72	215,474	0.76
Distributions paid - March 2023	288,414	0.77	53,415	0.56	164,883	0.60
Distributions payable - June 2023	393,589	1.09	92,952	0.99	283,223	1.07
<b>Total distributions - 30 June 2023</b>	<b>1,472,987</b>	<b>3.92</b>	<b>270,047</b>	<b>2.83</b>	<b>838,286</b>	<b>3.02</b>

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
	\$	\$	\$	\$	\$	\$
<b>Total distributions paid and payable</b>	<b>29,141,737</b>	<b>1,472,987</b>	<b>7,314,758</b>	<b>270,047</b>	<b>21,728,815</b>	<b>838,286</b>

The final termination payment was made on 8 April 2024 and the Trusts were terminated on 10 April 2024 and 12 April 2024.

## 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	
	10 April	30 June	12 April	30 June	12 April	30 June
	2024	2023	2024	2023	2024	2023
As at	\$	\$	\$	\$	\$	\$
Application for units receivable	—	—	—	—	—	3,258
Distributions receivable	—	423,413	—	98,213	—	295,715
GST receivable	—	—	—	913	—	2,495
Interest receivable	—	1,086	—	32	—	—
Outstanding trade settlements	—	—	—	10,000	—	4,000
<b>Total receivables</b>	<b>—</b>	<b>424,499</b>	<b>—</b>	<b>109,158</b>	<b>—</b>	<b>305,468</b>

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

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	10 April 2024 \$	30 June 2023 \$	12 April 2024 \$	30 June 2023 \$	12 April 2024 \$	30 June 2023 \$
<b>As at</b>						
<b>Equity securities</b>						
Equity securities	—	2,544,565	—	—	—	—
Listed unit trusts	—	22,414,045	—	—	—	—
<b>Total equity securities</b>	—	<b>24,958,610</b>	—	—	—	—
<b>Unlisted unit trusts</b>						
Unlisted unit trusts	—	—	—	6,284,408	—	18,900,143
<b>Total unlisted unit trusts</b>	—	—	—	<b>6,284,408</b>	—	<b>18,900,143</b>
<b>Total financial assets at fair value through profit or loss</b>	—	<b>24,958,610</b>	—	<b>6,284,408</b>	—	<b>18,900,143</b>

SG Hiscock Property Opportunities Fund (Closed)'s and SG Hiscock Property Opportunities Fund's investments in unlisted unit trusts at period 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 period. 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	Note	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
		10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
		\$	\$	\$	\$	\$	\$
Amounts owing to the Responsible Entity	10	—	1,165	—	4,496	—	13,501
Redemptions of units payable		—	14,000	—	9,784	—	8,499
<b>Total payables</b>		<b>—</b>	<b>15,165</b>	<b>—</b>	<b>14,280</b>	<b>—</b>	<b>22,000</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 10 April 2024 and 12 April 2024, there are no financial assets and financial liabilities that have been offset in the statements of financial position (2023: \$Nil). As at 10 April 2024 and 12 April 2024, 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 Responsible 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% (2023: 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	
	Price risk	
	-10%	+10%
	A\$	A\$
10 April 2024	—	—
30 June 2023	(2,506,469)	2,506,469

## 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\$
12 April 2024	—	—
30 June 2023	(625,433)	625,433

### SG Hiscock Property Opportunities Fund

	Impact on net profit/ Net assets attributable to unitholders	
	Price risk	
	-10%	+10%
	A\$	A\$
12 April 2024	—	—
30 June 2023	(1,880,995)	1,880,995

### 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

Fair value measurement disclosures are not relevant to the Trusts as at 10 April 2024 and 12 April 2024 as the Trusts held no financial assets or financial liabilities at that date. The following disclosures are relevant to the comparative period.

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.

## 9. Fair value measurement (continued)

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
As at	10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
Financial assets	\$	\$	\$	\$	\$'000	\$'000
<b>Level 1 financial assets</b>						
Equity securities	—	2,544,565	—	—	—	—
Listed unit trusts	—	22,414,045	—	—	—	—
<b>Total level 1 financial assets</b>	<b>—</b>	<b>24,958,610</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Level 2 financial assets</b>						
Unlisted unit trusts	—	—	—	6,284,408	—	18,900,143
<b>Total level 2 financial assets</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>6,284,408</b>	<b>—</b>	<b>18,900,143</b>

SG Hiscock Property Opportunities Fund (Closed)'s and SG Hiscock Opportunities Fund's investments in unlisted unit trusts at period 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:

## 10. Related party transactions (continued)

A Bofinger	Director	
A Judin	Director	(Appointed 13 July 2023)
J O'Keeffe	Director	
V Rodriguez	Director	
T Roxburgh	Director	(Appointed 13 July 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 10 April 2024 and 12 April 2024 no key management personnel held units in the Trusts (2023: Nil).

### 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 period ended 10 April 2024 and 12 April 2024 these rates are as follows:

		Fee Rate	
		10 and 12 April 2024	12 April 2023
For the period ended			
Trust name	Class	%	%
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.



## 10. Related party transactions (continued)

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:

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
For the period ended	\$	\$	\$	\$	\$	\$
Management fees for the period	8,561	12,500	35,948	51,216	109,483	161,128
Expense recoveries for the period	859	1,255	—	—	—	—
Management fees payable	—	1,165	—	4,496	—	13,501

### 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:

#### SG Hiscock Premier Property Opportunities Fund

For the period ended 10 April 2024

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	27,112,923	1,391,122	(28,504,045)	—	0.00	21,416,630
SG Hiscock Property Opportunities Fund (Closed)	9,015,074	313,775	(9,328,849)	—	0.00	7,210,130
<b>Total related party unitholdings</b>	<b>36,127,997</b>	<b>1,704,897</b>	<b>(37,832,894)</b>	<b>—</b>	<b>0.00</b>	<b>28,626,760</b>

#### 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>

## 10. Related party transactions (continued)

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)

	Fair value of investment		Interest held		Distributions received/ receivable	
	12 April	30 June	12 April	30 June	12 April	30 June
	2024	2023	2024	2023	2024	2023
For the period ended	\$	\$	%	%	\$	\$
SG Hiscock Premier Property Opportunities Fund	—	6,284,408	0.00	24.95	—	358,839
<b>Total investments</b>	<b>—</b>	<b>6,284,408</b>	<b>0.00</b>	<b>24.95</b>	<b>—</b>	<b>358,839</b>

#### SG Hiscock Property Opportunities Fund

	Fair value of investment		Interest held		Distributions received/ receivable	
	12 April	30 June	12 April	30 June	12 April	30 June
	2024	2023	2024	2023	2024	2023
For the period ended	\$	\$	%	%	\$	\$
SG Hiscock Premier Property Opportunities Fund	—	18,900,143	0.00	75.05	24,628,349	1,114,548
<b>Total investments</b>	<b>—</b>	<b>18,900,143</b>	<b>0.00</b>	<b>75.05</b>	<b>24,628,349</b>	<b>1,114,548</b>

No other related parties to the Trusts held investments at period 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 period ended	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	10 April	30 June	12 April	30 June	12 April	30 June
	2024	2023	2024	2023	2024	2023
	\$	\$	\$	\$	\$	\$
<b>Reconciliation of profit/(loss) to operating cash flow</b>						
Net profit/(loss) for the period	5,950,595	2,538,355	1,425,305	566,348	4,326,209	1,796,875
Net (gains)/losses on financial instruments at fair value through profit or loss	(5,220,341)	(1,161,676)	(1,335,875)	(259,790)	(4,049,292)	(842,981)
Net foreign exchange (gains)/losses	5,069	—	—	—	—	—
Participation in dividend and distribution reinvestment plans	—	—	(224,246)	—	(684,319)	—
Proceeds from sale of financial instruments at fair value through profit or loss	31,735,310	6,479,091	7,854,528	695,500	23,947,754	4,215,400
Purchase of financial instruments at fair value through profit or loss	(1,915,803)	(3,834,388)	—	(350,736)	(310,000)	(1,518,402)
Net change in receivables and other assets	424,499	(64,452)	99,158	(8,002)	298,210	(1,951)
Net change in payables and other liabilities	(1,165)	—	(4,496)	(259)	(13,501)	(1,648)
<b>Net cash inflows/(outflows) from operating activities</b>	<b>30,978,164</b>	<b>3,956,930</b>	<b>7,814,374</b>	<b>643,061</b>	<b>23,515,061</b>	<b>3,647,293</b>

### Components of cash and cash equivalents

As at	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	10 April	30 June	12 April	30 June	12 April	30 June
	2024	2023	2024	2023	2024	2023
	\$	\$	\$	\$	\$	\$
Cash at bank, on hand and at custodian	—	160,021	—	10,094	—	14,818
<b>Total cash and cash equivalents</b>	<b>—</b>	<b>160,021</b>	<b>—</b>	<b>10,094</b>	<b>—</b>	<b>14,818</b>

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

### Non-cash investing and financing activities

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
For the period ended	\$	\$	\$	\$	\$	\$
Reinvestment of unitholder distributions	908,566	1,461,000	109,172	181,492	39,561	66,308

## 12. Remuneration of auditor

	SG Hiscock Premier Property Opportunities Fund		SG Hiscock Property Opportunities Fund (Closed)		SG Hiscock Property Opportunities Fund	
	10 April 2024	30 June 2023	12 April 2024	30 June 2023	12 April 2024	30 June 2023
For the period ended	\$	\$	\$	\$	\$	\$
Amounts received or due and receivable by Ernst & Young for:						
Audit of the financial report of the Trusts	5,023	4,900	5,023	4,900	5,023	4,900
<b>Total remuneration of auditor</b>	<b>5,023</b>	<b>4,900</b>	<b>5,023</b>	<b>4,900</b>	<b>5,023</b>	<b>4,900</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 10 April 2024 and 12 April 2024 or on the results and cash flows of the Trusts for the period 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 2023: 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 10 April 2024 and 12 April 2024 and of their performance for the financial period ended on that date;
- b. the financial statements and notes comply with International Financial Reporting Standards as disclosed in note 1.1;

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

On behalf of the Board of Fidante Partners Limited.



**A Judin**  
**Director**

**Sydney**  
**24 May 2024**

## 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 statement of financial position as at 10 April 2024 and 12 April 2024 respectively, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the period then ended, notes to the financial statements, including material accounting policy information, 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 10 April 2024 and 12 April 2024 and of their financial performance for the period 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.

## Emphasis of Matter – Basis of Accounting

We draw attention to Note 1 of the financial report, which describes the basis of accounting. As the Trusts terminated on 10 April 2024 and 12 April 2024 respectively, the financial report has been prepared on a basis other than going concern as described in Note 1. Our opinion is not modified in respect of this matter.

## 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 give 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.



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



Jim Chuang  
Partner  
Sydney  
24 May 2024

## 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