



SG HISCOCK & COMPANY

---

**SGH LaSalle Global Property Rich Fund**  
(registered as EQT SGH LaSalle Global Property-Rich  
Trust)

ARSN 167 460 817

**Annual report**

**For the year ended 30 June 2017**

**SGH LaSalle Global Property Rich Fund**  
**(registered as EQT SGH LaSalle Global Property-Rich Trust)**

ARSN 167 460 817

**Annual report**

**For the year ended 30 June 2017**

**Contents**

Directors' report

Auditor's independence declaration

Statement of comprehensive income

Statement of financial position

Statement of changes in equity

Statement of cash flows

Notes to the financial statements

Directors' declaration

Independent auditor's report to the unit holders of SGH LaSalle Global Property-Rich Fund (registered as EQT SGH LaSalle Global Property-Rich Trust)

This annual report covers SGH LaSalle Global Property-Rich Fund as an individual entity.

The Responsible Entity of SGH LaSalle Global Property-Rich Fund is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975).

The Responsible Entity's registered office is:

Level 1, 575 Bourke Street,

Melbourne, VIC 3000.

## Directors' report

The directors of Equity Trustees Limited, the Responsible Entity of SGH LaSalle Global Property-Rich Fund (the "Fund"), present their report together with the financial statements of the Fund for the year ended 30 June 2017.

### Principal activities

The Fund invests in property securities listed on international stock exchanges, in accordance with the Product Disclosure Statement and the provisions of the Fund's Constitution.

The Fund did not have any employees during the year.

There were no significant changes in the nature of the Fund's activities during the year.

The various service providers for the Fund are detailed below:

Service	Provider
Responsible Entity	Equity Trustees Limited
Investment Manager	SG Hiscock & Company Limited
Sub-Investment Manager	LaSalle Investment Management Securities, LLC
Custodian	State Street Australia Limited
Administrator	FundBPO Pty Ltd*
Statutory Auditor	PricewaterhouseCoopers

\*On 2 April 2017, State Street Australia Limited retired as the Administrator of the Fund. FundBPO Pty Ltd was appointed as the new Administrator on the same date.

### Directors

The following persons held office as directors of Equity Trustees Limited during the year or since the end of the year and up to the date of this report:

Philip D Gentry	Chairman
Harvey H Kalman	
Martin G Walsh	(resigned 9 June 2017)
Geoffory R Rimmer	(resigned 4 October 2016)
Ian C Westley	(appointed 12 December 2016)

### Review and results of operations

During the year, the Fund continued to invest its funds in accordance with the Product Disclosure Statement and the provisions of the Fund's Constitution.

The Fund's performance was -3.82% (net of fees) for the year ended 30 June 2017. The Fund's benchmark, the FTSE EPRA/NAREIT Developed Rental Index \$A hedged (ex Australia) returned -0.12% for the same period.

**Directors' report (continued)**

**Review and results of operations (continued)**

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

	Year ended	
	30 June 2017	30 June 2016
Operating profit/(loss) before finance costs attributable to unit holders (\$)	<b>(104,043)</b>	315,373
<b>Distributions - Class A Units</b>		
Distributions paid and payable (\$)	<b>52,062</b>	183,371
Distributions (cents per unit)	<b>5.37</b>	14.98
<b>Distributions - Class B Units</b>		
Distributions paid and payable (\$)	<b>80,885</b>	87,159
Distributions (cents per unit)	<b>5.37</b>	14.98

**Significant changes in state of affairs**

Geoffory R Rimmer resigned as a director of Equity Trustees Limited on 4 October 2016.

Ian C Westley was appointed as a director of Equity Trustees Limited on 12 December 2016.

Martin G Walsh resigned as a director of Equity Trustees Limited on 9 June 2017.

In the opinion of the directors, there were no other significant changes in the state of affairs of the Fund that occurred during the financial year.

**Matters subsequent to the end of the financial year**

No matter or circumstance has arisen since 30 June 2017 that has significantly affected, or may have a significant effect on:

- (i) the operations of the Fund in future financial years;
- (ii) the results of those operations in future financial years; or
- (iii) the state of affairs of the Fund in future financial years.

**Likely developments and expected results of operations**

The Fund will continue to be managed in accordance with the investment objectives and guidelines as set out in the Product Disclosure Statement and the provisions of the Fund's Constitution.

The results of the Fund's operations will be affected by a number of factors, including the performance of investment markets in which the Fund invests. Investment performance is not guaranteed and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

**Indemnification and insurance of officers**

No insurance premiums are paid for out of the assets of the Fund in regards to insurance cover provided to the officers of Equity Trustees Limited. So long as the officers of Equity Trustees Limited act in accordance with the Fund's Constitution and the Law, the officers remain indemnified out of the assets of the Fund against losses incurred while acting on behalf of the Fund.

**Indemnification of auditor**

The auditor of the Fund is in no way indemnified out of the assets of the Fund.

**Directors' report (continued)**

**Fees paid to and interests held in the Fund by the Responsible Entity and its associates**

Fees paid to the Responsible Entity and its associates out of Fund property during the year are disclosed in Note 17 to the financial statements.

No fees were paid out of Fund property to the directors of the Responsible Entity during the year.

The number of interests in the Fund held by the Responsible Entity or its associates as at the end of the financial year are disclosed in Note 17 to the financial statements.

**Interests in the Fund**

The movement in units on issue in the Fund during the year is disclosed in Note 10 to the financial statements.

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

**Environmental regulation**

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

**Rounding of amounts to the nearest dollar**

Amounts in the Directors' report have been rounded to the nearest dollar in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, unless otherwise indicated.

**Auditor's independence declaration**

A copy of the Auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 5.

This report is made in accordance with a resolution of the directors of Equity Trustees Limited.



Philip D Gentry  
Chairman

Melbourne  
31 August 2017



## Auditor's Independence Declaration

As lead auditor for the audit of SGH LaSalle Global Property-Rich Fund (registered as EQT SGH LaSalle Global Property-Rich Trust) for the year ended 30 June 2017, I declare that to the best of my knowledge and belief, there have been:

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

A handwritten signature in black ink, appearing to read 'G. Sagonas', is written over a faint, illegible printed name.

George Sagonas  
Partner  
PricewaterhouseCoopers

Melbourne  
31 August 2017

**SGH LaSalle Global Property Rich Fund**  
**Statement of comprehensive income**  
**For the year ended 30 June 2017**

**Statement of comprehensive income**

		Year ended	
		30 June	30 June
		2017	2016
	Note	\$	\$
<b>Investment income</b>			
Dividend and distribution income		103,310	72,286
Net foreign exchange gain/(loss)		(30,939)	(455)
Net gains/(losses) on financial instruments held at fair value through profit or loss	6	(138,327)	264,298
Other income		2,448	7,413
<b>Total net investment income/(loss)</b>		<u>(63,508)</u>	<u>343,542</u>
<b>Expenses</b>			
Management fees	17	24,491	15,632
Custody and administration fees		68	819
Withholding taxes		13,246	10,049
Transaction costs		2,431	1,597
Other expenses		299	72
<b>Total expenses</b>		<u>40,535</u>	<u>28,169</u>
<b>Operating profit/(loss)</b>		<u>(104,043)</u>	<u>315,373</u>
<b>Finance costs attributable to unit holders</b>			
Distributions to unit holders	11	(132,947)	(270,530)
(Increase)/decrease in net assets attributable to unit holders	10	236,990	(44,843)
<b>Profit/(loss) for the year</b>		-	-
Other comprehensive income		-	-
<b>Total comprehensive income for the year</b>		<u>-</u>	<u>-</u>

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

**SGH LaSalle Global Property Rich Fund**  
**Statement of financial position**  
**As at 30 June 2017**

**Statement of financial position**

		As at	
		30 June	30 June
	Note	2017	2016
		\$	\$
<b>Assets</b>			
Cash and cash equivalents	12	6,762	6,285
Receivables	14	9,915	8,767
Due from brokers - receivable for securities sold		14,108	8,814
Financial assets held at fair value through profit or loss	7	<u>2,598,083</u>	<u>2,481,769</u>
<b>Total assets</b>		<u><b>2,628,868</b></u>	<u><b>2,505,635</b></u>
<b>Liabilities</b>			
Distribution payable	11	98,425	257,199
Payables	15	6,045	22,323
Due to brokers - payable for securities purchased		60,937	10,563
Financial liabilities held at fair value through profit or loss	8	<u>5,022</u>	<u>13,621</u>
<b>Total liabilities (excluding net assets attributable to unit holders)</b>		<u><b>170,429</b></u>	<u><b>303,706</b></u>
<b>Net assets attributable to unit holders – liability</b>	10	<u><b>2,458,439</b></u>	<u><b>2,201,929</b></u>

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



**SGH LaSalle Global Property Rich Fund**  
**Statement of changes in equity**  
**For the year ended 30 June 2017**

---

**Statement of changes in equity**

	Year ended	
	30 June 2017	30 June 2016
	\$	\$
<b>Total equity at the beginning of the financial year</b>		
Profit/(loss) for the year	-	-
Other comprehensive income	-	-
<b>Total comprehensive income</b>	-	-
Transactions with owners in their capacity as owners		
<b>Total equity at the end of the financial year</b>	-	-

Under Australian Accounting Standards, net assets attributable to unit holders are classified as a liability rather than equity. As a result, there was no equity at the start or end of the financial year.

*The above statement of changes in equity should be read in conjunction with the accompanying notes.*

**SGH LaSalle Global Property Rich Fund**  
**Statement of cash flows**  
**For the year ended 30 June 2017**

**Statement of cash flows**

		Year ended	
		30 June	30 June
		2017	2016
Note		\$	\$
<b>Cash flows from operating activities</b>			
	Proceeds from sale of financial instruments held at fair value through profit or loss	1,224,550	973,649
	Purchase of financial instruments held at fair value through profit or loss	<b>(1,442,710)</b>	(1,811,241)
	Net foreign exchange gain/(loss)	<b>(30,396)</b>	(309)
	Dividends and distributions received	87,789	59,531
	Other income received	2,448	7,413
	Management fees paid	<b>(38,517)</b>	(1,015)
	Custody and administration fees paid	<b>(1,212)</b>	-
	Other expenses paid	<b>(2,711)</b>	(1,675)
13(a)	<b>Net cash inflow/(outflow) from operating activities</b>	<b><u>(200,759)</u></b>	<b><u>(773,647)</u></b>
<b>Cash flows from financing activities</b>			
	Proceeds from applications by unit holders	320,000	770,000
	Distributions paid to unit holders	<b>(118,221)</b>	<b>(6,509)</b>
	<b>Net cash inflow/(outflow) from financing activities</b>	<b><u>201,779</u></b>	<b><u>763,491</u></b>
	<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>1,020</b>	<b>(10,156)</b>
	Cash and cash equivalents at the beginning of the year	<b>6,285</b>	16,587
	Effects of foreign currency exchange rate changes on cash and cash equivalents	<b>(543)</b>	(146)
12	<b>Cash and cash equivalents at the end of the year</b>	<b><u>6,762</u></b>	<b><u>6,285</u></b>
	Non-cash operating and financing activities	<b>173,500</b>	53,705
13(b)			

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

**Notes to the financial statements**

**Contents**

- 1 General information
- 2 Summary of significant accounting policies
- 3 Financial risk management
- 4 Offsetting financial assets and financial liabilities
- 5 Fair value measurement
- 6 Net gains/(losses) on financial instruments held at fair value through profit or loss
- 7 Financial assets held at fair value through profit or loss
- 8 Financial liabilities held at fair value through profit or loss
- 9 Derivative financial instruments
- 10 Net assets attributable to unit holders
- 11 Distributions to unit holders
- 12 Cash and cash equivalents
- 13 Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities
- 14 Receivables
- 15 Payables
- 16 Remuneration of auditor
- 17 Related party transactions
- 18 Events occurring after the reporting period
- 19 Contingent assets and liabilities and commitments

## **1 General information**

These financial statements cover SGH LaSalle Global Property-Rich Fund (the "Fund") as an individual entity. The Fund is an Australian registered managed investment scheme, was constituted on 3 January 2014 and will terminate on 2 January 2094 unless terminated earlier in accordance with the provisions of the Fund's Constitution.

The Responsible Entity of the Fund is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975) (the "Responsible Entity"). The Responsible Entity's registered office is Level 1, 575 Bourke Street, Melbourne, VIC 3000. The financial statements are presented in the Australian currency unless otherwise noted.

The Fund invests in property securities listed on international stock exchanges in accordance with the Product Disclosure Statement and the provisions of the Fund's Constitution.

The financial statements were authorised for issue by the directors on the date the Directors' declaration was signed. The directors of the Responsible Entity have the power to amend and reissue the financial statements.

## **2 Summary of significant accounting policies**

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

### **(a) Basis of preparation**

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001* in Australia. The Fund is a for-profit entity for the purpose of preparing the financial statements.

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

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and do not distinguish between current and non-current. All balances are expected to be recovered or settled within 12 months, except for investments in financial assets and liabilities and net assets attributable to unit holders.

The Fund manages financial assets at fair value through profit or loss based on the economic circumstances at any given point in time, as well as to meet any liquidity requirements. As such, it is expected that a portion of the portfolio will be realised within 12 months, however, an estimate of that amount cannot be determined as at reporting date.

In the case of net assets attributable to unit holders, the units are redeemable on demand at the unit holder's option. However, holders of these instruments typically retain them for the medium to long term. As such, the amount expected to be settled within 12 months cannot be reliably determined.

#### *(i) Compliance with International Financial Reporting Standards (IFRS)*

The financial statements of the Fund also comply with IFRS as issued by the International Accounting Standards Board (IASB).

#### *(ii) New and amended standards adopted by the Fund*

The amendments to AASB 107 *Statement of Cash Flows* have been early adopted. The Fund has elected to adopt the amendments made by AASB 2016-2 *Amendments to Australian Accounting Standards – Disclosure Initiative: Amendments to AASB 107* early. This amendment requires disclosure of changes in liabilities arising from financing activities. The relevant information is provided in Note 10.

There are no other new standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2016 that have a material impact on the Fund.

## 2 Summary of significant accounting policies (continued)

### (a) Basis of preparation (continued)

#### (iii) *New standards and interpretations not yet adopted*

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2017 reporting period and have not been early adopted by the Fund. The directors' assessment of the impact of these new standards (to the extent relevant to the Fund) and interpretations is set out below:

- AASB 9 *Financial Instruments* (and applicable amendments) (effective from 1 January 2018)

AASB 9 addresses the classification, measurement and derecognition of financial assets and financial liabilities. It has now also introduced revised rules around hedge accounting and impairment. The standard is not applicable until 1 January 2018 but is available for early adoption. The directors do not expect this to have a significant impact on the recognition, classification and measurement of the Fund's financial instruments as they are carried at fair value through profit or loss. The derecognition rules have not changed from the previous requirements, and the Fund does not apply hedge accounting. AASB 9 introduces a new impairment model. However, as the Fund's investments are all held at fair value through profit or loss, the change in impairment rules will not impact the Fund. The Fund has not yet decided when to adopt AASB 9.

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

AASB 15 will replace AASB 118 *Revenue* which covers contracts for goods and services and AASB 111 *Construction Contracts* which covers construction contracts. AASB 15 is based on the principle that revenue is recognised when control of a good or service transfers to a customer – so the notion of control replaces the existing notion of risks and rewards.

The Fund's main sources of income are interest, dividends and gains on financial instruments held at fair value. All of these are outside the scope of the new revenue standard. As a consequence, the directors do not expect the adoption of AASB 15 to have a significant impact on the Fund's accounting policies or the amounts recognised in the financial statements. The Fund has not yet decided when to adopt AASB 15.

There are no other standards that are not yet effective and that are expected to have a material impact on the Fund in the current or future reporting periods and on foreseeable future transactions.

### (b) Financial instruments

#### (i) *Classification*

The Fund's investments are classified as held at fair value through profit or loss. They comprise of:

- Financial instruments held for trading

These are investments in derivative financial instruments such as forward currency contracts. The Fund does not designate any derivatives as hedges in a hedging relationship.

- Financial instruments designated at fair value through profit or loss upon initial recognition

These include financial assets and liabilities that are not held for trading purposes and which may be sold. These are investments in listed equity securities, and unit trusts.

Financial assets and liabilities designated at fair value through profit or loss at inception are those managed and their performance evaluated on a fair value basis in accordance with the Fund's documented investment strategy as outlined in the Product Disclosure Statement. The Fund's policy is for the Investment Manager to evaluate information about these financial instruments on a fair value basis together with other related financial information.

#### (ii) *Recognition and derecognition*

The Fund recognises financial assets and financial liabilities on the date it becomes party to the contractual agreement (trade date) and recognises changes in the fair value of the financial assets and financial liabilities from this date.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or the Fund has transferred substantially all the risks and rewards of ownership. Financial liabilities are derecognised when the obligation under the liabilities are discharged.

## 2 Summary of significant accounting policies (continued)

### (b) Financial instruments (continued)

#### (iii) Measurement

- Financial instruments held at fair value through profit or loss

At initial recognition, the Fund measures a financial asset at its fair value. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the statement of comprehensive income.

Subsequent to initial recognition, all financial assets and liabilities at fair value through profit or loss are measured at fair value. Gains and losses arising from changes in the fair value of 'financial assets or liabilities at fair value through profit or loss' category are presented in the statement of comprehensive income in the period in which they arise.

For further details on how the fair value of financial instruments is determined please see Note 5 to the financial statements.

#### (iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the statement of financial position when the Fund has 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 and liabilities offset have been disclosed in Note 4.

### (c) Net assets attributable to unit holders

Units are redeemable at the unit holders' option; however, applications and redemptions may be suspended by the Responsible Entity if it is in the best interests of the unit holders. The units are classified as financial liabilities as the Fund is required to distribute its distributable income in accordance with the Fund's Constitution.

The units can be put back to the Fund at any time for cash based on the redemption price.

The units are carried at the redemption amount that is payable at the reporting date if the holder exercises the right to put the units back to the Fund.

### (d) Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions and other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Payments and receipts relating to the purchase and sale of investment securities are classified as cash flows from operating activities, as trading of these securities represent the Fund's main income generating activity.

### (e) Investment income

#### (i) Interest income

Interest income on cash and cash equivalents is recognised in the statement of comprehensive income on an accruals basis. Changes in fair value of financial instruments are recorded in accordance with the policies described in Note 2(b) to the financial statements.

#### (ii) Dividends and distributions

Dividend income is recognised on the ex-dividend date with any related foreign withholding tax recorded as an expense. The Fund currently incurs withholding tax imposed by certain countries on investment income. Such income is recorded gross of withholding tax in the statement of comprehensive income.

Trust distributions are recognised on an entitlement basis

## **2 Summary of significant accounting policies (continued)**

### **(f) Expenses**

All expenses are recognised in the statement of comprehensive income on an accruals basis.

### **(g) Income tax**

Under current legislation, the Fund is not subject to income tax as unit holders are presently entitled to the income of the Fund. The benefits of any imputation credits and foreign tax paid are passed on to unit holders.

### **(h) Distributions**

The Fund distributes its distributable income, in accordance with the Fund's Constitution, to unit holders by cash or reinvestment. The distributions are recognised in the statement of comprehensive income as finance costs attributable to unit holders.

### **(i) Increase/decrease in net assets attributable to unit holders**

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

### **(j) Foreign translation**

#### *(i) Functional and presentation currency*

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

#### *(ii) Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translations at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

### **(k) Due from/to brokers**

Amounts due from/to brokers represent receivables for securities sold and payables for securities purchased that have been contracted for but not yet delivered by year end. Trades are recorded on trade date, and normally settled within two business days. A provision for impairment of amounts due from brokers is established when there is objective evidence that the Fund will not be able to collect all amounts due from the relevant broker. Indicators that the amount due from brokers is impaired include significant financial difficulties of the broker, and the probability that the broker will enter into bankruptcy or financial reorganisation and default in payments.

### **(l) Receivables**

Receivables may include amounts for interest and dividends. Dividends are accrued when the right to receive payment is established. Where applicable, interest is accrued on a daily basis. Amounts are generally received within 30 days of being recorded as receivables.

Collectability of receivables is reviewed on an ongoing basis. Receivables which are known to be uncollectable are written off by reducing the carrying amount directly. The amount of the impairment loss is recognised in the statement of comprehensive income within other expenses. Subsequent recoveries of amounts previously written off are credited against other expenses in the statement of comprehensive income.

## **2 Summary of significant accounting policies (continued)**

### **(m) Payables**

Payables include liabilities and accrued expenses owed by the Fund which are unpaid as at the end of the reporting period.

As the Fund has a contractual obligation to distribute its distributable income, a separate distribution payable is recognised in the statement of financial position as at the end of each reporting period where this amount remains unpaid as at the end of the reporting period.

Distributions declared effective 30 June in relation to unit holders who have previously elected to reinvest distributions are recognised as reinvested effective 1 July of the following financial year.

### **(n) Applications and redemptions**

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

### **(o) Goods and Services Tax (GST)**

The GST incurred on the costs of various services provided to the Fund by third parties such as management, administration and custodian services where applicable, have been passed on to the Fund. The Fund qualifies for Reduced Input Tax Credits (RITC) at a rate of at least 55%. Hence, fees for these services and any other expenses have been recognised in the statement of comprehensive income net of the amount of GST recoverable from the Australian Taxation Office (ATO). Amounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in receivables in the statement of financial position. Cash flows relating to GST are included in the statement of cash flows on a gross basis.

### **(p) Use of estimates**

The Fund makes estimates and assumptions that affect the reported amounts of assets and liabilities within the current and next financial year. Estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

For more information on how fair value is calculated refer to Note 5 to the financial statements.

### **(q) Rounding of amounts**

The Fund is an entity of a kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191* relating to the "rounding off" of amounts in the financial statements. Amounts in the financial statements have been rounded to the nearest dollar, unless otherwise indicated.

### **(r) Comparative revisions**

Comparative information has been revised where appropriate to enhance comparability. Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year.



### **3 Financial risk management**

The Fund's activities expose it to a variety of financial risks including market risk (which incorporates price risk, foreign exchange risk and interest rate risk), credit risk and liquidity risk.

The Fund's overall risk management programme focuses on ensuring compliance with the Fund's Product Disclosure Statement and the investment guidelines of the Fund. It also seeks to maximise the returns derived for the level of risk to which the Fund is exposed and seeks to minimise potential adverse effects on the Fund's financial performance. The Fund's policy allows it to use derivative financial instruments in managing its financial risks.

All securities investments present a risk of loss of capital. The maximum loss of capital on long equity securities is limited to the fair value of those positions.

The investments of the Fund, and associated risks, are managed by a specialist Investment Manager, SG Hiscock & Company Limited ("SGH") under an Investment Management Agreement (IMA) approved by the Responsible Entity, and containing the investment strategy and guidelines of the Fund, consistent with those stated in the Product Disclosure Statement. SGH have appointed a Sub-Investment Manager LaSalle Investment Management Securities, LLC ( LaSalle Securities ) under a Sub IMA.

The investment management of the Fund is in two parts: SGH as the investment manager to the Fund is responsible for overall management of the Fund's investments. SGH is a party to a sub-advisory agreement with LaSalle Securities pursuant to which it delegates to LaSalle Securities the management of international investments, but SGH retains the responsibility for currency management. The Fund invests in listed property securities, which are listed on major stock exchanges including exchanges in the USA, Canada, Western Europe and Asia, which derive a bulk of their income from property rental income.

The Fund uses different methods to measure different types of risk to which it is exposed. These methods are explained below.

#### **(a) Market risk**

##### *(i) Price risk*

The Fund is exposed to price risk on equity securities listed or quoted on recognised securities exchanges. Price risk arises from investments held by the Fund for which prices in the future are uncertain. Where non-monetary financial instruments are denominated in currencies other than the Australian dollar, the price in the future will also fluctuate because of changes in foreign exchange rates which are considered a component of price risk.

Price risk is managed by ensuring that the Fund is managed in line with its IMA including a restriction on the maximum holding as a percentage of the overall Fund of any single security which is the security's weight in the performance benchmark plus 10%. The Investment Manager monitors the portfolio on a daily basis to ensure compliance with IMA requirements.

The table at Note 3(b) summarises the sensitivities of the Fund's assets and liabilities to price risk. The analysis is based on the assumption that the markets in which the Fund invests moves by +/-25% (2016: +/-25%).

##### *(ii) Foreign exchange risk*

The Fund operates internationally and holds both monetary and non-monetary assets denominated in currencies other than the Australian dollar. Foreign exchange risk arises as the value of monetary securities denominated in other currencies fluctuate due to changes in exchange rates. The foreign exchange risk relating to non-monetary assets and liabilities is a component of price risk and not foreign exchange risk. However, the Investment Manager monitors the exposure of all foreign currency denominated assets and liabilities.

Foreign exchange risk is managed by predominantly hedged into Australian dollars with the goal of reducing the impact of adverse movements in overseas currencies.

However, for accounting purposes, the Fund does not designate any derivatives as hedges in a hedging relationship, and hence these derivative financial instruments are classified as at fair value through profit or loss.

### 3 Financial risk management (continued)

#### (a) Market risk (continued)

##### (ii) Foreign exchange risk (continued)

The table below summarises the fair value of the Fund's financial assets and liabilities, monetary and non-monetary, which are denominated in a currency other than the Australian dollar.

As at 30 June 2017	Euro A\$	USD A\$	JPY A\$	GBP A\$	CHF A\$	All other foreign currencies A\$
Cash and cash equivalents	1,161	5,940	728	760	1,194	3,870
Receivables	533	5,702	1,115	1,577	-	928
Due from brokers - receivable for securities sold	1,157	1,834	-	1,470	3,984	5,663
Financial assets held at fair value through profit or loss	(295,558)	1,751,213	(156,398)	205,113	(5,761)	201,553
Payables	-	-	-	-	-	-
Due to brokers - payable for securities purchased	(12,104)	(46,333)	-	(1,625)	-	(875)
Financial liabilities held at fair value through profit or loss	310,534	(1,734,657)	152,021	(203,522)	652	(222,424)
Net assets attributable to unit holders - liability	<u>5,723</u>	<u>(16,301)</u>	<u>(2,534)</u>	<u>3,773</u>	<u>69</u>	<u>(11,285)</u>
Net increase/(decrease) in exposure from forward currency contracts - sell foreign currency	3,046	44,368	6,757	3,256	197	1,588
<b>Net exposure including forward currency contracts</b>	<u>8,769</u>	<u>28,067</u>	<u>4,223</u>	<u>7,029</u>	<u>266</u>	<u>(9,697)</u>
As at 30 June 2016						
Cash and cash equivalents	603	3,454	39	1,340	28	195
Receivables	276	4,821	1,223	984	30	1,300
Due from brokers - receivable for securities sold	6,880	-	-	640	-	1,294
Financial assets held at fair value through profit or loss	214,599	1,726,709	176,469	155,984	12,367	195,641
Payables	-	(725)	(176)	(111)	-	(42)
Due to brokers - payable for securities purchased	(9,029)	-	-	(1,534)	-	-
Financial liabilities held at fair value through profit or loss	(89)	(4,607)	(7,876)	(652)	(89)	(308)
Net assets attributable to unit holders - liability	<u>213,240</u>	<u>1,729,652</u>	<u>169,679</u>	<u>156,651</u>	<u>12,336</u>	<u>198,080</u>
Net increase/(decrease) in exposure from forward currency contracts - sell foreign currency	(212,497)	(1,726,386)	(166,637)	(153,018)	(12,610)	(197,352)
Net exposure including forward currency contracts	<u>743</u>	<u>3,266</u>	<u>3,042</u>	<u>3,633</u>	<u>(274)</u>	<u>728</u>

### 3 Financial risk management (continued)

#### (a) Market risk (continued)

##### (ii) Foreign exchange risk (continued)

The table at Note 3(b) summarises the sensitivities of the Fund's monetary assets and liabilities to foreign exchange risk. The analysis is based on the assumption that the Australian dollar weakened and strengthened by 15% (2016: 15%) against the material foreign currencies to which the Fund is exposed.

##### (iii) Interest rate risk

Interest rate risk management is undertaken by maintaining as close to a fully invested position as possible, thus limiting the exposure of the Fund to interest rate risk.

#### (b) Summarised sensitivity analysis

The following table summarises the sensitivity of the Fund's operating profit and net assets attributable to unit holders to market risks. The reasonably 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 foreign exchange rates, interest rates and the historical correlation of the Fund's investments with the relevant benchmark and market volatility. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market movements resulting from changes in the performance of and/or correlation between the performances of the economies, markets and securities in which the Fund invests. As a result, historic variations in risk variables should not be used to predict future variances in the risk variables.

	Impact on operating profit/net assets attributable to unit holders	
	-25%	+25%
	\$	\$
<b>As at 30 June 2017</b>	<b>(648,265)</b>	<b>648,265</b>
As at 30 June 2016	(599,948)	599,948

	Impact on operating profit/net assets attributable to unit holders					
	Foreign exchange risk					
	-15%	+15%	-15%	+15%	-15%	+15%
	USD	USD	Euro	Euro	GBP	GBP
	\$	\$	\$	\$	\$	\$
<b>As at 30 June 2017</b>	<b>258,472</b>	<b>(258,472)</b>	<b>41,439</b>	<b>(41,439)</b>	<b>29,713</b>	<b>(29,713)</b>
As at 30 June 2016	251,126	(251,126)	30,982	(30,982)	20,027	(20,027)

	Impact on operating profit/net assets attributable to unit holders			
	Foreign exchange risk			
	-15%	+15%	-15%	+15%
	JPY	JPY	CHF	CHF
	\$	\$	\$	\$
<b>As at 30 June 2017</b>	<b>21,378</b>	<b>(21,378)</b>	<b>1,751</b>	<b>(1,751)</b>
As at 30 June 2016	25,910	(25,910)	1,858	(1,858)

The sensitivity factors for 30 June 2016 were +/-25% for price risk and +/-15% for foreign exchange risk.

### 3 Financial risk management (continued)

#### (c) Credit risk

The Fund is exposed to credit risk, which is the risk that a counterparty will be unable to pay its obligations in full when they fall due, causing a financial loss to the Fund.

For cash and cash equivalents, deposits with banks and other financial institutions, credit risk is managed by the IMA defining the authorised investments for these types of securities and providing restrictions based on credit rating agency assessments.

The principal exposure to credit risk is related to the foreign exchange hedging undertaken in the portfolio.

##### *(i) Derivative financial instruments*

The Fund restricts its exposure to credit losses on the trading of derivative instruments it holds by entering into master netting arrangements with counterparties (approved brokers) with whom it undertakes a significant volume of transactions. Credit risk associated with favourable contracts is reduced by a master netting arrangement to the extent that if an event of default occurs, all amounts with the counterparty are closed and settled on a net basis. The Fund's overall exposure to credit risk on derivative instruments subject to a master netting arrangement can change substantially within a short period, as it is affected by each transaction subject to the arrangements. Refer to Note 4 to the financial statements for further analysis of the Fund's master netting arrangements.

##### *(ii) Settlement of securities transactions*

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

##### *(iii) Other*

The Fund is not materially exposed to credit risk on other financial assets.

##### *(iv) Maximum exposure to credit risk*

The maximum exposure to credit risk before any credit enhancements at the end of each reporting period is the carrying amount of the financial assets. None of these assets are impaired nor past due but not impaired.

#### (d) Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

Exposure to liquidity risk for the Fund may arise from the requirement to meet daily unit holder redemption requests.

The Fund manages liquidity risk by investing the majority of its assets in investments that are traded in an active market and can be readily disposed of; it invests only a limited proportion of its assets in investments not actively traded on a stock exchange. Under the investment guidelines, the Investment Manager is required to consider its ability to both enter and exit a position in an orderly manner when making investment decisions.

In order to manage the Fund's overall liquidity, the Responsible Entity has the discretion to reject an application for units and to defer or adjust redemption of units if the exercise of such discretion is in the best interests of unit holders. The Fund did not reject or withhold any redemptions during the year.

### 3 Financial risk management (continued)

#### (d) Liquidity risk (continued)

##### (i) Maturities of non-derivative financial liabilities

The table below analyses the Fund's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at reporting date to the contractual maturity date. The amounts in the table are the contractual undiscounted cash flows. Units are redeemed on demand at the unit holder's option. However, the Responsible Entity does not envisage that the contractual maturity disclosed in the table below will be representative of the actual cash outflows, as holders of these instruments typically retain them for the medium to long term.

As at 30 June 2017	Less than 1 month \$	1 to 6 months \$	6 to 12 months \$	1 to 2 years \$	Total \$
Distribution payable	98,425	-	-	-	98,425
Payables	6,045	-	-	-	6,045
Due to brokers - payable for securities purchased	60,937	-	-	-	60,937
Net assets attributable to unit holders – liability	2,458,439	-	-	-	2,458,439
<b>Contractual cash flows (excluding derivatives)</b>	<b>2,623,846</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,623,846</b>

As at 30 June 2016

Distribution payable	257,199	-	-	-	257,199
Payables	22,323	-	-	-	22,323
Due to brokers - payable for securities purchased	10,563	-	-	-	10,563
Net assets attributable to unit holders – liability	2,201,929	-	-	-	2,201,929
Contractual cash flows (excluding derivatives)	2,492,014	-	-	-	2,492,014

##### (ii) Maturities of net settled derivative financial instruments

The table below analyses the Fund's net settled derivative financial instruments based on their contractual maturity. The Fund may, at its discretion, settle financial instruments prior to their original contractual settlement date, in accordance with its investment strategy, where permitted by the terms and conditions of the relevant instruments.

As at 30 June 2017	Less than 1 month \$	1 to 6 months \$	6 to 12 months \$	1 to 2 years \$	Total \$
Forward currency contracts	66,292	(3,745)	-	-	62,547
<b>Total</b>	<b>66,292</b>	<b>(3,745)</b>	<b>-</b>	<b>-</b>	<b>62,547</b>

As at 30 June 2016

Forward currency contracts	71,373	(3,015)	-	-	68,358
<b>Total</b>	<b>71,373</b>	<b>(3,015)</b>	<b>-</b>	<b>-</b>	<b>68,358</b>

#### 4 Offsetting financial assets and financial liabilities

The gross and net positions of financial assets and liabilities that have been offset in the statement of financial position are disclosed in the first three columns of the tables below.

	Effects of offsetting on the statement of financial position			Related amounts not offset		
	Gross amounts of financial assets	Gross amounts set off in the statement of financial position	Net amount of financial assets presented in the statement of financial position	Amounts subject to master netting arrangement	Collateral received/pledged	Net amount
	\$	\$	\$	\$	\$	\$
<b>As at 30 June 2017</b>						
<b>Financial assets</b>						
Derivative financial instruments	67,569	-	67,569	(5,022)	-	62,547
<b>Total</b>	<b>67,569</b>	<b>-</b>	<b>67,569</b>	<b>(5,022)</b>	<b>-</b>	<b>62,547</b>
<b>Financial liabilities</b>						
Derivative financial instruments	5,022	-	5,022	(5,022)	-	-
<b>Total</b>	<b>5,022</b>	<b>-</b>	<b>5,022</b>	<b>(5,022)</b>	<b>-</b>	<b>-</b>
<b>As at 30 June 2016</b>						
<b>Financial assets</b>						
Derivative financial instruments	83,880	(1,901)	81,979	(13,621)	-	68,358
<b>Total</b>	<b>83,880</b>	<b>(1,901)</b>	<b>81,979</b>	<b>(13,621)</b>	<b>-</b>	<b>68,358</b>
<b>Financial liabilities</b>						
Derivative financial instruments	15,522	(1,901)	13,621	(13,621)	-	-
<b>Total</b>	<b>15,522</b>	<b>(1,901)</b>	<b>13,621</b>	<b>(13,621)</b>	<b>-</b>	<b>-</b>

##### (a) Master netting arrangement – not currently enforceable

Agreements with derivative counterparties are based on the International Swaps and Derivatives Association (ISDA) Master Agreement. Under the terms of these arrangements, only when certain credit events occur (such as default), the net position owing/receivable to a single counterparty in the same currency will be taken as owing and all the relevant arrangements terminated. As the Fund does not presently have a legally enforceable right of set-off, these amounts have not been offset in the statement of financial position, but have been presented separately in the above table.

#### 5 Fair value measurement

The Fund measures and recognises financial assets and liabilities held at fair value through profit or loss on a recurring basis. The Fund has no assets or liabilities measured at fair value on a non-recurring basis in the current reporting period.

AASB 13 *Fair value measurement* requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- 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 or indirectly (level 2); and
- Inputs for the asset or liability that are not based on observable market data (unobservable inputs) (level 3).

## 5 Fair value measurement (continued)

The Fund values its investments in accordance with the accounting policies set out in Note 2 to the financial statements. For the majority of its investments, the Fund relies on information provided by independent pricing services for the valuation of its investments.

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

The fair value of financial assets and liabilities traded in active markets (such as listed equity securities) are based on quoted market prices at the close of trading at the end of the reporting period without any deduction for estimated future selling costs.

The quoted market price used for financial assets held by the Fund is the current bid price; the quoted market price for financial liabilities is the current asking price.

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

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

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

The fair value of derivatives that are not exchange traded is estimated at the amount that the Fund would receive or pay to terminate the contract at the end of the reporting period taking into account current market conditions (volatility and appropriate yield curve) and the current creditworthiness of the counterparties. The fair value of a forward contract is determined as a net present value of estimated future cash flows, discounted at appropriate market rates as at the valuation date.

### (c) Recognised fair value measurements

The table below presents the Fund's financial assets and liabilities measured and recognised at fair value as at 30 June 2017.

	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<b>As at 30 June 2017</b>				
<b>Financial assets</b>				
Financial assets held for trading:				
Forward currency contracts	-	67,569	-	67,569
Financial assets designated at fair value through profit or loss:				
Equity securities	541,659	-	-	541,659
Unit trusts	1,988,855	-	-	1,988,855
<b>Total financial assets</b>	<b>2,530,514</b>	<b>67,569</b>	<b>-</b>	<b>2,598,083</b>
<b>Financial liabilities</b>				
Financial liabilities held for trading:				
Forward currency contracts	-	5,022	-	5,022
<b>Total financial liabilities</b>	<b>-</b>	<b>5,022</b>	<b>-</b>	<b>5,022</b>

**(c) Recognised fair value measurements (continued)**

	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
As at 30 June 2016				
Financial assets				
Financial assets held for trading:				
Forward currency contracts	-	81,979	-	81,979
Financial assets designated at fair value through profit or loss:				
Equity securities	127,352	-	-	127,352
Unit trusts	2,272,438	-	-	2,272,438
Total financial assets	<u>2,399,790</u>	<u>81,979</u>	<u>-</u>	<u>2,481,769</u>
Financial liabilities				
Financial liabilities held for trading:				
Forward currency contracts	-	13,621	-	13,621
Total financial liabilities	<u>-</u>	<u>13,621</u>	<u>-</u>	<u>13,621</u>

**(d) Transfer between levels**

Management's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

There were no transfers between levels in the fair value hierarchy at the end of the reporting period.

**(e) Financial instruments not carried at fair value**

The carrying value of receivables and payables are assumed to approximate their fair values.

Net assets attributable to unit holders' carrying value differ from its fair value (deemed to be redemption price for individual units) due to differences in valuation inputs. This difference is not material in the current or prior year.

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

Net gains/(losses) recognised in relation to financial assets and liabilities held at fair value through profit or loss:

	Year ended	
	30 June 2017 \$	30 June 2016 \$
<b>Financial assets</b>		
Net gain/(loss) on financial assets held for trading	252,975	78,088
Net gain/(loss) on financial assets designated as at fair value through profit or loss	<u>(281,226)</u>	286,136
Net gains/(losses) on financial assets held at fair value through profit or loss	<u>(28,251)</u>	364,224
Net realised gain/(loss) on financial assets at fair value through profit or loss	288,720	153,628
Net unrealised gain/(loss) on financial assets at fair value through profit or loss	<u>(316,971)</u>	210,596
Net gains/(losses) on financial assets held at fair value through profit or loss	<u>(28,251)</u>	364,224
<b>Financial liabilities</b>		
Net gain/(loss) on financial liabilities held for trading	<u>(110,076)</u>	(99,926)
Net gains/(losses) on financial liabilities held at fair value through profit or loss	<u>(110,076)</u>	(99,926)
Net realised gain/(loss) on financial liabilities at fair value through profit or loss	(104,264)	(95,874)
Net unrealised gain/(loss) on financial liabilities at fair value through profit or loss	<u>(5,812)</u>	(4,052)
Net gains/(losses) on financial liabilities held at fair value through profit or loss	<u>(110,076)</u>	(99,926)
<b>Total net gains/(losses) on financial instruments held at fair value through profit or loss</b>	<u>(138,327)</u>	264,298



**7 Financial assets held at fair value through profit or loss**

	As at	
	30 June 2017	30 June 2016
	\$	\$
<b>Held for trading</b>		
Derivatives (Note 9)	67,569	81,979
Total held for trading	67,569	81,979
<b>Designated at fair value through profit or loss</b>		
Equity securities	541,659	127,352
Unit trusts	1,988,855	2,272,438
Total designated at fair value through profit or loss	2,530,514	2,399,790
<b>Total financial assets held at fair value through profit or loss</b>	2,598,083	2,481,769

**8 Financial liabilities held at fair value through profit or loss**

	As at	
	30 June 2017	30 June 2016
	\$	\$
<b>Held for trading</b>		
Derivatives (Note 9)	5,022	13,621
Total held for trading	5,022	13,621
<b>Total financial liabilities held at fair value through profit or loss</b>	5,022	13,621

**9 Derivative financial instruments**

In the normal course of business the Fund enters into transactions in various derivative financial instruments which have certain risks. A derivative is a financial instrument or other contract which is settled at a future date and whose value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index or other variable.

Derivative financial instruments require no initial net investment or an initial net investment that is smaller than would be required for other types of contracts that would be expected to have a similar response to changes in market factors.

Derivative transactions include many different instruments such as forwards, futures and options. Derivatives are considered to be part of the investment process and the use of derivatives is an essential part of the Fund's portfolio management. Derivatives are not managed in isolation. Consequently, the use of derivatives is multifaceted and includes:

- hedging to protect an asset or liability of the Fund against a fluctuation in market values, foreign exchange risk or to reduce volatility;
- a substitution for trading of physical securities; and
- adjusting asset exposures within the parameters set in the investment strategy, and adjusting the duration of fixed interest portfolios or the weighted average maturity of cash portfolios.

While derivatives are used for trading purposes, they are not used to gear (leverage) a portfolio. Gearing a portfolio would occur if the level of exposure to the markets exceeds the underlying value of the Fund.

**9 Derivative financial instruments (continued)**

The Fund holds the following derivatives:

**(a) Forward currency contracts**

Forward currency contracts are primarily used by the Fund to economically hedge against foreign currency exchange rate risks on its non-Australian dollar denominated trading securities. The Fund agrees to receive or deliver a fixed quantity of foreign currency for an agreed upon price on an agreed future date. Forward currency contracts are valued at the prevailing bid price at the end of each reporting period. The Fund recognises a gain or loss equal to the change in fair value at the end of each reporting period.

The Fund's derivative financial instruments at year end are detailed below:

**As at 30 June 2017**

	Contractual/ notional \$	Fair value	
		Assets \$	Liabilities \$
Forward currency contracts	7,590,963	67,569	5,022
<b>Total</b>	<b>7,590,963</b>	<b>67,569</b>	<b>5,022</b>

**As at 30 June 2016**

Forward currency contracts	7,186,466	81,979	13,621
<b>Total</b>	<b>7,186,466</b>	<b>81,979</b>	<b>13,621</b>

Information about the Fund's exposure to credit risk, foreign exchange, interest rate risk and about the methods and assumptions used in determining fair values is provided in Note 3 and Note 5 to the financial statements. The maximum exposure to credit risk at the end of the reporting period is the carrying amount of each class of derivative financial instruments disclosed above.

**10 Net assets attributable to unit holders**

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

	Year ended		Year ended	
	30 June 2017 Units	30 June 2017 \$	30 June 2016 Units	30 June 2016 \$
<b>Class A Units</b>				
Opening balance	1,224,801	1,465,782	1,166,200	1,314,744
Applications	-	-	11,932	15,000
Redemptions	-	-	-	-
Reinvestment of distributions	145,460	173,324	46,669	53,650
Increase/(decrease) in net assets attributable to unit holders	-	(144,342)	-	82,388
Closing balance	<b>1,370,261</b>	<b>1,494,764</b>	1,224,801	1,465,782
<b>Class B Units</b>				
Opening balance	615,117	736,147	16,531	18,637
Applications	264,254	320,000	598,539	755,000
Redemptions	-	-	-	-
Reinvestment of distributions	148	176	47	55
Increase/(decrease) in net assets attributable to unit holders	-	(92,648)	-	(37,545)
Closing balance	<b>879,519</b>	<b>963,675</b>	615,117	736,147
<b>Total</b>	<b>2,249,780</b>	<b>2,458,439</b>	1,839,918	2,201,929

**10 Net assets attributable to unit holders (continued)**

As stipulated within the Fund's Constitution, each unit represents a right to an individual share in the Fund and does not extend to a right in the underlying assets of the Fund.

There are two separate classes of units. Each unit within the same class has the same rights as all other units within that class.

Units are redeemed on demand at the unit holder's option. However, holders of these instruments typically retain them for the medium to long term. As such, the amount expected to be settled within twelve months after the end of the reporting period cannot be reliably determined.

**Capital risk management**

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

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

**11 Distributions to unit holders**

The distributions declared during the year/period were as follows:

	Year ended		Year ended	
	30 June 2017 \$	30 June 2017 CPU	30 June 2016 \$	30 June 2016 CPU
<b>Distributions - Class A Units</b>				
December	13,584	1.00	12,158	1.00
June (payable)	38,478	4.37	171,213	13.98
<b>Total distributions</b>	<b>52,062</b>	<b>5.37</b>	183,371	14.98
<b>Distributions - Class B Units</b>				
December	20,938	1.00	1,173	1.00
June (payable)	59,947	4.37	85,986	13.98
<b>Total distributions</b>	<b>80,885</b>	<b>5.37</b>	87,159	14.98
<b>Total distributions</b>	<b>132,947</b>		270,530	

**12 Cash and cash equivalents**

	As at	
	30 June 2017 \$	30 June 2016 \$
Cash at bank	6,762	6,285
<b>Total cash and cash equivalents</b>	<b>6,762</b>	6,285

These accounts are earning a floating interest rate of 0.15% as at 30 June 2017 (30 June 2016: -1.00% to 0.15%).

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

	Year ended	
	30 June	30 June
	2017	2016
	\$	\$
<b>(a) Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities</b>		
Profit/(loss) for the year	-	-
Increase/(decrease) in net assets attributable to unit holders	(236,990)	44,843
Distributions to unit holders	132,947	270,530
Proceeds from sale of financial instruments held at fair value through profit or loss	1,224,550	973,649
Purchase of financial instruments held at fair value through profit or loss	(1,442,710)	(1,811,241)
Net (gains)/losses on financial instruments held at fair value through profit or loss	138,327	(264,298)
Net foreign exchange (gain)/loss	543	146
Net change in receivables	(1,148)	(3,167)
Net change in payables	(16,278)	15,891
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(200,759)</b>	<b>(773,647)</b>
<b>(b) Non-cash financing activities</b>		
The following distribution payments to unit holders were satisfied by the issue of units under the distribution reinvestment plan	173,500	53,705
<b>Total non-cash operating and financing activities</b>	<b>173,500</b>	<b>53,705</b>

As described in Note 2(i), income not distributed is included in net assets attributable to unit holders. The change in this amount for the year (as reported in (a) above) represents a non-cash financing cost as it is not settled in cash until such time as it becomes distributable.

**14 Receivables**

	As at	
	30 June	30 June
	2017	2016
	\$	\$
Dividends receivable	2,341	8,634
Distributions receivable	7,514	-
GST receivable	60	133
<b>Total receivables</b>	<b>9,915</b>	<b>8,767</b>

**15 Payables**

	As at	
	30 June	30 June
	2017	2016
	\$	\$
Management fees payable	6,045	20,071
Custody and administration fees payable	-	1,144
Withholding tax payable	-	1,054
Other payables	-	54
<b>Total payables</b>	<b>6,045</b>	<b>22,323</b>

## 16 Remuneration of auditor

During the year the following fees were paid or payable for services provided by the auditor of the Fund:

	Year ended	
	30 June 2017 \$	30 June 2016 \$
<b>PricewaterhouseCoopers Australian Firm</b>		
<i>Audit and other assurance services</i>		
Audit and review of financial statements	11,679	11,450
Audit of compliance plan	3,570	3,500
Total remuneration for audit and other assurance services	15,249	14,950
<i>Taxation services</i>		
Tax compliance services	11,991	11,756
Total remuneration for tax compliance services	11,991	11,756
<b>Total remuneration of PricewaterhouseCoopers Australian Firm</b>	<b>27,240</b>	<b>26,706</b>

The auditor's remuneration is borne by the Investment Manager. Fees are stated net of GST.

## 17 Related party transactions

The Responsible Entity of SGH LaSalle Global Property-Rich Fund is Equity Trustees Limited (ABN 46 004 031 298) (AFSL 240975). Accordingly, transactions with entities related to Equity Trustees Limited are disclosed below.

The Responsible Entity has contracted services to SG Hiscock & Company Limited, to act as Investment Manager for the Fund, State Street Australia Limited to act as Custodian and FundBPO Pty Ltd as Administrator for the Fund. The contracts are on normal commercial terms and conditions.

### (a) Key management personnel

#### (i) Directors

Key management personnel include persons who were directors of Equity Trustees Limited at any time during or since the end of the financial year and up to the date of this report.

Philip D Gentry	Chairman
Harvey H Kalman	
Martin G Walsh	(resigned 9 June 2017)
Geoffory R Rimmer	(resigned 4 October 2016)
Ian C Westley	(appointed 12 December 2016)

#### (ii) Other key management personnel

There were no other key management personnel with responsibility for planning, directing and controlling activities of the Fund, directly or indirectly during the financial year.

### (b) Transactions with key management personnel

There were no transactions with key management personnel during the reporting period.

### (c) Key management personnel unit holdings

Key management personnel did not hold units in the Fund as at 30 June 2017 (30 June 2016: Nil).

**17 Related party transactions (continued)**

**(d) Key management personnel compensation**

Key management personnel are paid by Equity Trustees Limited. Payments made from the Fund to Equity Trustees Limited do not include any amounts directly attributable to the compensation of key management personnel.

**(e) Key management personnel loans**

The Fund has not made, guaranteed or secured, directly or indirectly, any loans to the key management personnel or their personally related entities at any time during the reporting period.

**(f) Other transactions within the Fund**

Apart from those details disclosed in this note, no key management personnel have entered into a material contract with the Fund during the financial year and there were no material contracts involving management personnel's interests existing at year end.

**(g) Responsible Entity and Investment Manager's fees and other transactions**

Under the terms of the Fund's Constitution and Product Disclosure Statement for the Fund, the Responsible Entity and the Investment Manager are entitled to receive management fees.

The transactions during the year and amounts payable as at year end between the Fund, the Responsible Entity and the Investment Manager were as follows:

	Year ended	
	30 June 2017 \$	30 June 2016 \$
Investment management fees for the year	23,678	14,818
Total fees payable to the Investment Manager at year end	5,928	19,969
Responsible Entity fees for the year	813	814
Total fees payable to the Responsible Entity at year end	117	102

**(h) Related party unit holdings**

Parties related to the Fund (including Equity Trustees Limited, its related parties and other schemes managed by Equity Trustees Limited and the Investment Manager) held units in the Fund, as follows:

Unit holder	Number of units held opening	Number of units held closing	Fair value of investment (\$)	Interest held (%)	Number of units acquired	Number of units disposed	Distributions paid/payable by the Fund (\$)
<b>As at 30 June 2017</b>							
LaSalle Investment Management Securities, LLC	280,397	317,374	360,410	23.16%	36,977	-	18,040
SG Hiscock & Company Limited	448,656	507,822	576,683	37.11%	59,166	-	29,881

**17 Related party transactions (continued)**

**(h) Related party unit holdings (continued)**

Unit holder	Number of units held opening	Number of units held closing	Fair value of investment (\$)	Interest held (%)	Number of units acquired	Number of units disposed	Distributions paid/payable by the Fund (\$)
As at 30 June 2016							
LaSalle Investment Management Securities, LLC	268,711	280,397	335,663	15.24	11,685	-	41,978
SG Hiscock & Company Limited	429,959	448,656	537,086	24.38	18,697	-	67,168

**(i) Investments**

The Fund did not hold any investments in Equity Trustees Limited or its related parties during the year (2016: Nil).

**18 Events occurring after the reporting period**

No significant events have occurred since the end of the year which would impact on the financial position of the Fund as disclosed in the statement of financial position as at 30 June 2017 or on the results and cash flows of the Fund for the year ended on that date.

**19 Contingent assets and liabilities and commitments**

There are no outstanding contingent assets, liabilities or commitments as at 30 June 2017 and 30 June 2016.

**Directors' declaration**

In the opinion of the directors of the Responsible Entity:

- (a) The financial statements and notes set out on pages 6 to 31 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 Fund's financial position as at 30 June 2017 and of its performance for the financial year ended on that date.
- (b) There are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.
- (c) Note 2(a) confirms that the financial statements also comply with the International Financial Reporting Standards as issued by the International Accounting Standards Board.

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



Philip D Gentry  
Chairman

Melbourne  
31 August 2017





## *Independent auditor's report*

To the unitholders of SGH LaSalle Global Property-Rich Fund (registered as EQT SGH LaSalle Global Property-Rich Trust)

---

### *Our opinion*

In our opinion:

The accompanying financial report of SGH LaSalle Global Property-Rich Fund (registered as EQT SGH LaSalle Global Property-Rich Trust) (the Fund) is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Fund's financial position as at 30 June 2017 and of its financial performance for the year then ended
- (b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

### ***What we have audited***

The financial report comprises:

- the statement of financial position as at 30 June 2017
- the statement of comprehensive income for the year then ended
- the statement of changes in equity for the year then ended
- the statement of cash flows for the year then ended
- the notes to the financial statements, which include a summary of significant accounting policies
- the declaration of the directors of Equity Trustees Limited (the Responsible Entity).

---

### *Basis for opinion*

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

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

### ***Independence***

We are independent of the Fund in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

---

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

Liability limited by a scheme approved under Professional Standards Legislation.



---

### *Other information*

The Directors of the Responsible Entity are responsible for the other information. The other information obtained at the date of this auditor's report comprises the Directors' report included in the annual report, but does not include the financial report and our auditor's report thereon.

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

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

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

---

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

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

In preparing the financial report, the directors of the Responsible Entity are responsible for assessing the ability of the Fund to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors of the Responsible Entity either intend to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

---

### *Auditor's responsibilities for the audit of the financial report*

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.



A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:  
[http://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). This description forms part of our auditor's report.

*PricewaterhouseCoopers*

PricewaterhouseCoopers

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

George Sagonas  
Partner

Melbourne  
31 August 2017