

**UC INVEST PROPERTY FUND**

**Financial Report**

**12 months to 31<sup>st</sup> December 2012**

## Income Statement

<b>FOR THE YEAR ENDED 31 DECEMBER 2012</b>	<b>Note</b>	<b>2012</b>	<b>2011</b>
		<b>\$</b>	<b>\$</b>
Revenue	2.	226,525	170,291
Revaluation of Investments (Realised and unrealised)	3.	866,321	(240,656)
Expenses	4.	<u>(10,794)</u>	<u>(9,006)</u>
<b>PROFIT/(LOSS) FOR THE YEAR</b>		<b><u>1,082,052</u></b>	<b><u>(79,371)</u></b>
<b>PROFIT ATTRIBUTABLE TO UNIT HOLDERS</b>		<b><u>1,082,052</u></b>	<b><u>(79,371)</u></b>

The accompanying notes form part of these financial statements.

## Balance Sheet

AS AT 31 DECEMBER 2012	Note	2012 \$	2011 \$
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and Cash Equivalents	6.	56,267	0
Trade and Other Receivables	7.	95,886	61,161
Financial Assets	8.	<u>4,152,674</u>	<u>3,621,177</u>
<b>Total Current Assets</b>		<b><u>4,304,827</u></b>	<b><u>3,682,338</u></b>
<b>Non-Current Assets</b>			
<b>Total Non-Current Assets</b>		<b><u>0</u></b>	<b><u>0</u></b>
<b>TOTAL ASSETS</b>		<b><u>4,304,827</u></b>	<b><u>3,682,338</u></b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Overdraft	6.	<u>0</u>	<u>4,640</u>
<b>Total Current Liabilities</b>		<b><u>0</u></b>	<b><u>4,640</u></b>
<b>Non-Current Liabilities</b>			
<b>Total Non-Current Liabilities</b>		<b><u>0</u></b>	<b><u>0</u></b>
<b>TOTAL LIABILITIES</b>		<b><u>0</u></b>	<b><u>4,640</u></b>
<b>NET ASSETS</b>		<b><u>4,304,827</u></b>	<b><u>3,677,698</u></b>
<b>EQUITY</b>			
Unit Holders Control		<u>4,304,827</u>	<u>3,677,698</u>
<b>TOTAL EQUITY</b>		<b><u>4,304,827</u></b>	<b><u>3,677,698</u></b>

The accompanying notes form part of these financial statements.

## Statement of Changes in Equity

FOR THE YEAR ENDED 31 DECEMBER 2012

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	<b>Unit Holders' Control</b>	<b>Total</b>
	<b>\$</b>	<b>\$</b>
Balance at 1 January 2011	1,965,984	1,965,984
Deposits for Year	1,994,248	1,994,248
Withdrawals for Year	(201,283)	(201,283)
Application & Redemption Fees	(1,880)	(1,880)
Profit Attributable to Unit Holders	<u>(79,371)</u>	<u>(79,371)</u>
<b>Balance at 31 December 2011</b>	<b><u>3,677,698</u></b>	<b><u>3,677,698</u></b>
Balance at 1 January 2012	3,677,698	3,677,698
Deposits for Year	555,000	555,000
Withdrawals for Year	(1,008,436)	(1,008,436)
Application & Redemption Fees	(1,487)	(1,487)
Profit Attributable to Unit Holders	<u>1,082,052</u>	<u>1,082,052</u>
<b>Balance at 31 December 2012</b>	<b><u>4,304,827</u></b>	<b><u>4,304,827</u></b>

The accompanying notes form part of these financial statements.

## Cash Flow Statement

<b>FOR THE YEAR ENDED 31 DECEMBER 2012</b>	<b>Note</b>	<b>2012</b>	<b>2011</b>
		<b>\$</b>	<b>\$</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts		191,800	133,584
Payments		<u>(10,794)</u>	<u>(6,396)</u>
<b>Net Cash Flows Provided By/(Used In)</b>			
<b>Operating Activities</b>	9.	<b><u>181,006</u></b>	<b><u>127,188</u></b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Sales of Investments	3.	2,124,408	52,008
Purchase of Investments	3.	<u>(1,789,585)</u>	<u>(1,982,190)</u>
<b>Net Cash Flows Provided By/(Used In)</b>			
<b>Investing Activities</b>		<b><u>334,823</u></b>	<b><u>(1,930,182)</u></b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Distributions to Unit Holders		(10,279)	(8,006)
Deposits by Unit Holders		555,000	1,838,159
Withdrawals by Unit Holders		<u>(999,643)</u>	<u>(39,069)</u>
<b>Net Cash Flows Provided By/(Used In)</b>			
<b>Financing Activities</b>		<b><u>(454,922)</u></b>	<b><u>1,791,084</u></b>
Net Increase/(Decrease) in Cash Held		60,907	(11,910)
Cash at Beginning of Year		<u>(4,640)</u>	<u>7,270</u>
<b>CASH AT END OF YEAR</b>	6.	<b><u>56,267</u></b>	<b><u>(4,640)</u></b>

The accompanying notes form part of these financial statements.

## Notes to the Financial Statements

**FOR THE YEAR ENDED 31 DECEMBER 2012**

### 1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

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The financial report of UC Invest Property Fund for the year ended 31 December 2012 was adopted by the UC Invest Board on 10<sup>th</sup> May 2013.

#### **Operations and Principal Activities**

The financial report covers UC Invest Property Fund as an individual entity. UC Invest Property Fund is an activity of The Uniting Church in Australia Property Trust (S.A.), the trustee of the Uniting Church in South Australia which was established by an Act of the South Australian Parliament in 1977. All assets of UC Invest Property Fund are held in the name of The Uniting Church in Australia Property Trust (S.A.).

UC Invest Property Fund is a unitised managed fund which invests in listed property trusts quoted on the Australian Stock Exchange. It is only available to Uniting Church and Churches of Christ SA congregations and organisations. The fund does not accept investments from individuals or members of the public. It distributes all distributions and imputation credits accrued, to the unit holders of the Fund on a quarterly basis. Unit holders are exposed to the market risk of the Fund, which means their investments fluctuate in line with the underlying performance of the Fund.

#### UC Invest Board Members

Michael McClaren (Non-executive Chairperson)

Allison Ashby (Non-executive)

Kevin Bengner (Non-executive)

David Ferrier (Non-executive) Resigned 30 April 2012

Lee Sauerwald (Non-executive)

Barry Atwell (Executive) – Remunerated by Uniting Church SA.

Peter Battersby (Executive – Alternate for Barry Atwell) – Remunerated by Uniting Church SA.

#### ***Basis of preparation***

The financial report is a special purpose report prepared for use by the UC Invest Board. The Board has determined that it is not a reporting entity.

The financial report has been prepared on a going concern basis in accordance with the following Australian Accounting Standards and other mandatory professional reporting requirements:

AASB 1031: Materiality

AASB 110: Events After the Balance Sheet Date

## Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2012

### 1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

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No other Australian Accounting Standards, Australian Accounting Interpretations or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

UC Invest manages the Fund, and employs an investment strategy to seek to maximise the performance of the Fund. In return for managing the Fund, UC Invest receives a management fee.

#### *Reporting Basis and Conventions*

The financial report has been prepared on a historical cost basis, except for available-for-sale investments which have been measured at fair value.

The following is a summary of the material accounting policies adopted by the entity in the preparations of the financial report. The accounting policies have been consistently applied, unless otherwise stated.

#### **(a) Cash and cash equivalents**

Cash and cash equivalents in the balance sheet comprise cash at bank, cash in hand and short term deposits with an original maturity of three months or less. These deposits are convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above and are net of outstanding bank overdrafts. Bank overdrafts are included within interest-bearing loans and borrowings in current liabilities on the balance sheet.

#### **(b) Revenue**

Revenue is recognised and measured at fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the entity and the revenue can be measured reliably. The following specific recognition criteria must also be met before revenue is recognised:

##### **i. Interest**

Interest income is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate. This is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

## **Notes to the Financial Statements**

**FOR THE YEAR ENDED 31 DECEMBER 2012**

### **1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES**

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#### **ii. Dividends and Distributions from Equities**

Dividend and distribution income is received in the form of dividends, distributions and imputation credits from companies within the UC Invest Property Fund portfolio. Revenue is recognised when the entity's right to receive the payment is established.

#### **iii. Application and Redemption Fees**

Application and redemption fee income is received when unit holders enter or exit the Fund either fully or partially. Revenue is recognised when the entity makes the corresponding transaction on behalf of the unit holder.

### **(c) Financial instruments**

#### **i. Recognition and Initial Measurement**

Financial instruments, incorporating financial assets and financial liabilities, are recognised when the entity becomes a party to the contractual provisions of the instruments. Trade date accounting is adopted for financial assets that are delivered within timeframes established by marketplace convention.

Financial instruments are initially measured at fair value plus transaction costs, where the instrument is not classified at fair value through profit and loss.

Transaction costs related to instruments classified at fair value through profit and loss are expensed to profit or loss immediately. Financial instruments are classified and measured as set out below.

#### **ii. Derecognition**

Financial assets are derecognised where the contractual rights to receipt of cash flows expires or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are either discharged, cancelled or expire. The difference between the carrying value of the financial liability extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed is recognised in profit or loss.

## **Notes to the Financial Statements**

**FOR THE YEAR ENDED 31 DECEMBER 2012**

### **1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES**

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#### **iii. Classification and Subsequent Measurement**

##### **a) Financial assets at fair value through profit or loss**

Financial assets are classified at fair value through profit or loss when they are held for trading purposes or short term profit taking, where they are derivatives not held for hedging purposes, or designated as such to avoid an accounting mismatch or to enable performance evaluation where a group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Realised and unrealised gains and losses arising from changes in fair value are included in profit or loss in the period in which they arise.

##### **b) Held-to-maturity investments**

Held-to-maturity investments are non-derivative financial assets that have fixed maturities and fixed or determinable payments, and it is the entity's intention to hold these investments to maturity. They are subsequently measured at amortised cost using the effective interest rate method.

##### **c) Available-for-sale financial assets**

Available-for-sale financial assets are non-derivative financial assets that are either designated as such or are not classified in any of the other categories. They comprise of investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments. After initial recognition available for sale financial assets are measured at fair value with gains or losses being recognised as a separate component of equity until the investment is derecognised or until it is determined to be impaired, at which time the cumulative gain or loss previously reported in equity is recognised in profit or loss.

##### **(d) Trade and other payables**

Trade and other payables are recognised when the entity becomes obliged to make future payments.

## **Notes to the Financial Statements**

**FOR THE YEAR ENDED 31 DECEMBER 2012**

### **1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES**

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#### **(e) Goods and services tax**

Revenues, expenses and assets are recognised net of the amount of GST except:

- When the GST incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable
- Receivables and payables, which 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 balance sheet.

Cash flows are included in the Cash Flow Statement 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.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

#### **(f) Impairment**

At each reporting date the entity assesses whether there is objective evidence that a financial instrument has been impaired. In the case of available-for-sale financial instruments a prolonged decline in the value of the instrument is considered to determine whether an impairment has arisen. Impairment losses are recognised in the income statement.

#### **(g) Comparative Figures**

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

#### **(h) Income Tax**

The entity is exempt from income tax due to its status as a religious organisation.

## Notes to the Financial Statements

### FOR THE YEAR ENDED 31 DECEMBER 2012

2012  
\$

2011  
\$

#### 2. REVENUE

Dividends and Distributions from Equities	222,028	165,857
Interest Received	3,010	2,554
Application & Redemption Fees Received	1,487	1,880
	<u>226,525</u>	<u>170,291</u>

#### 3. REVALUATION OF INVESTMENTS

	Opening Balance	Purchases	Sales	Closing Balance	Capital Movement
Abacus Property Group	\$ 28,914.20	\$216,972.30	\$ 7,044.57	\$ 259,150.32	\$ 20,308.39
Australand Property Group	\$ 33,636.00	\$210,300.48	\$ 9,290.16	\$ 283,957.80	\$ 49,311.48
Bunnings Warehouse Prop	\$ 43,294.12	\$203,555.17	\$ 13,155.56	\$ 265,898.16	\$ 32,204.43
Centro Retail Australia	\$ 0	\$232,000.07	\$ 0	\$ 266,927.03	\$ 34,926.96
CFS Retail Property Trust	\$ 236,381.99	\$ 30,297.15	\$ 60,236.87	\$ 231,530.88	\$ 25,088.61
Charter Hall Group	\$ 28,632.12	\$208,743.71	\$ 7,710.60	\$ 307,919.55	\$ 78,254.32
Charter Hall Office	\$ 86,163.48	\$ 0	\$ 78,697.50	\$ 0	- \$ 7,465.98
Charter Hall Retail	\$ 47,072.00	\$213,359.97	\$ 12,110.49	\$ 275,262.08	\$ 26,940.60
Commonwealth Prop Office	\$ 139,752.00	\$120,944.94	\$ 35,597.06	\$ 227,435.53	\$ 2,335.65
Dexus Property Group	\$ 239,269.91	\$ 26,532.54	\$ 64,164.55	\$ 248,537.28	\$ 46,899.38
Goodman Group	\$ 224,136.54	\$ 26,993.90	\$ 66,203.33	\$ 286,884.15	\$ 101,957.04
GPT Group	\$ 313,170.70	\$ 0	\$ 101,020.55	\$ 255,818.88	\$ 43,668.73
ING Office Fund	\$ 101,478.60	\$151,273.45	\$ 32,262.40	\$ 242,060.94	\$ 21,571.29
Mirvac Group	\$ 240,119.38	\$ 29,373.44	\$ 63,000.60	\$ 258,947.10	\$ 52,454.88
Stockland Trust	\$ 453,276.67	\$ 31,251.16	\$ 268,077.40	\$ 251,304.23	\$ 34,853.80
Westfield Group	\$ 988,417.98	\$ 49,819.20	\$ 1,020,000.52	\$ 254,686.08	\$ 236,449.42
Westfield Retail Group	\$ 417,460.95	\$ 38,167.36	\$ 285,836.00	\$ 236,354.26	\$ 66,561.95
	\$ 3,621,176.64	\$1,789,584.84	\$2,124,408.16	\$4,152,674.27	\$866,320.95

Investment decisions by Unit Holders to withdraw or deposit to the Fund influence the need to buy or sell equities from time to time, depending on the monetary value of the transaction, and the amount of cash held by the Fund. The amount appearing as Capital Movement for the year includes an amount which represents the profit / (loss) on the buying / selling of equities to enable the Fund to process withdrawal and deposit requests; as well as capital fluctuations in the value of equities held or transacted during the year for investment purposes.

Unit Holders that were invested in the Fund for the 2012 year had a total investment return of 35.45%, which compares favourably to the ASX200 REIT Accumulation Index (industry standard Australian share benchmark) return of 32.99% for 2012.

## Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2012	2012	2011
	\$	\$

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### 4. EXPENSES

Management Fees – Related Party	8,599	6,231
Interest Paid	18	0
Brokerage	<u>2,177</u>	<u>2,775</u>
	<b><u>10,794</u></b>	<b><u>9,006</u></b>

### 5. AUDITORS' REMUNERATION

Fee in relation to audit	1,677	1,677
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These fees are paid by UC Invest.

### 6. CASH AND CASH EQUIVALENTS

Cash at the end of the financial year as shown in the Cash Flow Statement is reconciled to the related items in the balance sheet as follows:

Cash at Bank	(3,982)	(5,649)
UC Invest Money Manager Investment	<u>60,249</u>	<u>1,009</u>
	<b><u>56,267</u></b>	<b><u>(4,640)</u></b>

The Money Manager Investment earns interest at floating rates based on the official Reserve Bank cash rates and is an at call investment.

### 7. TRADE AND OTHER RECEIVABLES

Accrued Distributions	95,886	60,050
Accrued Interest	<u>0</u>	<u>1,111</u>
	<b><u>95,886</u></b>	<b><u>61,161</u></b>

### 8. FINANCIAL ASSETS

Available-for-sale	<b><u>4,152,674</u></b>	<b><u>3,621,177</u></b>
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Available-for-sale financial assets consist of listed equities. The value of the equities held has been determined following the fund revaluing their listed equities to their fair value at year end.

## Notes to the Financial Statements

<b>FOR THE YEAR ENDED 31 DECEMBER 2012</b>	<b>2012</b>	<b>2011</b>
	<b>\$</b>	<b>\$</b>

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### 9. CASH FLOW INFORMATION

#### Reconciliation of Cash Flow from Operations with Profit

<b>Profit from Ordinary Operations</b>	<b>1,082,052</b>	<b>(79,371)</b>
Revaluation of Investments	(866,321)	240,656
Decrease/(Increase) in Receivables	<u>(34,725)</u>	<u>(34,097)</u>
<b>Cash Flow from Operating Activities</b>	<b>181,006</b>	<b>127,188</b>

### 10. CONTINGENT LIABILITIES AND CONTINGENT ASSETS

The UC Invest Board Members are not aware of any contingencies requiring disclosure in the financial statements.

### 11. SEGMENT REPORTING

The entity operates predominantly in one business and geographical segment being the investment in property funds listed on the Australian Stock Exchange.

### 12. EVENTS SUBSEQUENT TO REPORTING DATE

There have been no substantial events subsequent to the balance date.

### 13. RELATED PARTY TRANSACTIONS

UC Invest Property Fund is administered by the UC Invest Board on behalf of The Uniting Church in Australia Property Trust (S.A.), the trustee of the Church in South Australia. UC Invest receives management fees each month of 0.02% of the fair value of assets within the UC Invest Property Fund.

## Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2012

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### 14. FINANCIAL RISK MANAGEMENT

#### (a) Financial Risk Management Policies

The entity manages its exposure to key financial risks by the application of policies approved by the UC Invest Board.

The entity's exposure to interest rate risk has been substantially negated as previously held substantial balances in the Money Manager Investment have been reduced during the reporting period.

The Money Manager Investment may still fluctuate in balance, however the UC Invest Board has stipulated in its approved policies that the majority of financial assets are to be invested in listed property trust investments listed on the Australian Stock Exchange.

#### (b) Financial Risk Exposures and Management

The main risks the group is exposed to through its financial instruments are liquidity risk, market risk and revenue risk.

##### i. Liquidity risk

Due to the liquid nature of the entity's financial assets, the entity's exposure to liquidity risk is limited to the amount of time it takes to receive cash from its equities investments. The funds invested by the entity are revalued on a weekly basis by UC Invest and provide liquidity on the same time frame.

##### ii. Market risk

The investment assets that the entity holds are by character of a fluctuating nature, both in revenue received and the current market value of the underlying assets. The value of these investments fluctuate as economic, market and company specific condition vary.

UC Invest does not mitigate the market risk. It employs an investment selection policy which uses an index system of stock selection.

By its very nature, the use of an index selection model adopts the market risk that the pool of stocks contains.

## Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2012

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### iii. Revenue risk

The revenue received (dividends and distributions) from listed property investments may fluctuate due to changes in market conditions. The revenue received represents the dividends, distributions and imputation credits recorded by the fund manager during the period. The fund manager does not distribute capital in quarterly distributions to investors, or operate a scheme which evens out the distributions over time, which means the distributions are market driven.

The distributions are the aggregate of dividends and distributions (plus any imputation credits) which are approved by the companies. The amount of distributions can be varied by individual companies and trusts at any stage, depending on economic conditions and many other factors including cash flow, lending covenants, investor appetite for risk or peer distributions.

UC Invest through its stock selection process, an index system of stock selection, generates a distribution revenue stream identical to the index which it is replicating. Its policy does not seek to maximise distributions via revenue.

### (c) Sensitivity Analysis

#### i. Market risk

The entity has performed a sensitivity analysis relating to its exposure to price risk at balance date. This sensitivity analysis demonstrates the effect on the current year results and equity which could result from a change in market value. The Property Fund's performance is correlated with the ASX200 REIT index and is expected to perform similarly.

	2012 \$	2011 \$
<b>Change in profit</b>		
- Decrease in ASX200 REIT index by 25%	(1,038,169)	(905,294)
- Increase in ASX200 REIT index by 25%	1,038,169	905,294
<b>Change in equity</b>		
- Decrease in ASX200 REIT index by 25%	(1,038,169)	(905,294)
- Increase in ASX200 REIT index by 25%	1,038,169	905,294

## Notes to the Financial Statements

### FOR THE YEAR ENDED 31 DECEMBER 2012

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#### ii. Revenue risk

The entity has performed a sensitivity analysis relating to its exposure to revenue risk at balance date. This sensitivity analysis demonstrates the effect on the current year results and equity which could result from a change in revenue received.

	2012 \$	2011 \$
<b>Change in profit</b>		
- Decrease in dividends and distributions to UC Invest Property Fund by 20%	(44,406)	(33,171)
- Increase in dividends and distributions to UC Invest Property Fund by 20%	44,406	33,171
<b>Change in equity</b>		
- Decrease in dividends and distributions to UC Invest Property Fund by 20%	(44,406)	(33,171)
- Increase in dividends and distributions to UC Invest Property Fund by 20%	44,406	33,171

#### (d) Derivative Financial Instruments

The entity does not use derivative financial instruments.

### 15. ECONOMIC DEPENDENCY

UC Invest Property Fund does not have any economic dependency on other entities of the Uniting Church SA.

### 16. ENTITY DETAILS

The registered office and principal place of business of the entity is:  
Level 2, 212 Pirie Street,  
Adelaide SA 5000

## DECLARATION OF THE BOARD

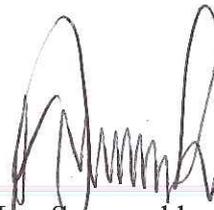
In the opinion of the Board Members of the UC Invest Board:

- (a) the financial statements and notes set out on pages 1 to 16 of UC Invest Property Fund – Financial Report:
  - (i) complies with accounting standards and other mandatory professional reporting requirements to the extent described in Note 1; and
  - (ii) gives a true and fair view of the Fund's financial position as at 31<sup>st</sup> December 2012 and of its performance, as represented by the results of its operations, changes in equity and cash flows, for the financial year ended on that date; and
- (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: and

This declaration is made in accordance with a resolution of the UC Invest Board.



Michael McClaren  
Chair  
UC Invest Board



Lee Sauerwald  
Member  
Financial Statement Review Committee  
UC Invest Board

Adelaide  
10<sup>th</sup> May 2013

## **INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF UC INVEST PROPERTY FUND**

### **Report on the Financial Report**

We have audited the accompanying financial report, being a special purpose financial report of UC Invest Property Fund, which comprises the balance sheet as at 31 December 2012, the income statement, statement of changes in equity and cash flow statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the declaration of the board.

### **The Board's Responsibility for the Financial Report**

The board is responsible for the preparation and fair presentation of the financial report, and have determined that the basis of preparation described in Note 1 is appropriate to meet the requirements of policies set by the UC Invest Board and is appropriate to meet the needs of unitholders. The board's responsibility also includes such internal control as the board determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on the financial report based on our audit. We have conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the fund's preparation and fair presentation of the financial report 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 fund's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the board, as well as evaluating the overall presentation of the financial report.

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

### **Independence**

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.



### **Opinion**

In our opinion the financial report presents fairly, in all material respects, the financial position of UC Invest Property Fund as at 31 December 2012, and its financial performance and its cash flows for the year then ended in accordance with the basis of preparation described in note 1 to the financial report.

### **Basis of Accounting**

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist UC Invest Property Fund to meet the financial reporting requirements of policies set by the UC Invest Board. As a result, the financial report may not be suitable for another purpose.

A handwritten signature in blue ink that reads 'BDO'.

**BDO Audit Partnership (SA)**

A handwritten signature in blue ink, appearing to be 'I J Painter'.

**I J Painter**  
Director

Adelaide, 10 May 2013