



**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE  
UNIT CLASS**

ABN 49 586 635 040

FINANCIAL REPORT  
FOR THE YEAR ENDED  
30 JUNE 2021

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**TRUSTEE REPORT  
FOR THE YEAR ENDED 30 JUNE 2021**

The Directors of the Trustee, Vasco Custodians Pty Ltd, present their report on the ACIF Priority Fund Infrastructure Performance Unit Class ('the Fund') for the year ended 30 June 2021. This report is for the Infrastructure Performance Unit Class only.

Effective 1 June 2021, Vasco Trustees Limited retired as Trustee and appointed Vasco Custodians Pty Ltd as Trustee of the Fund.

**1. Directors of Vasco Trustees Limited for the period 1 July 2020 to 1 June 2021**

The names of Directors of the Trustee in office at any time during the financial year were:

Craig Mathew Dunstan

Fiona Jean Dunstan (resigned 31 December 2020)

Jonathan Martin

Reginald Bancroft

**Directors of Vasco Custodians Pty Ltd for the period 1 June 2021 to 30 June 2021**

The names of Directors of the Trustee in office at any time during the financial year were:

Craig Mathew Dunstan

Fiona Jean Dunstan

**2. Principal Activities**

The principal activities of the ACIF Priority Fund are to allow investors the opportunity to participate in an established investment vehicle that will invest in mezzanine finance loans and other real estate related investments and infrastructure investments. The target investment of the Infrastructure Performance Unit Class is the ICAM Duxton Port Infrastructure Trust, which is developing a port in South Australia. The Trust may acquire and develop other port assets in South Australia if the Board decides to proceed following due diligence.

The ACIF Priority Fund has five-unit classes. The Infrastructure Performance Unit Class is one of the unit classes. The four other unit classes are listed below:

1. Property and Loan Unit Class
2. Income Unit Class
3. Wallaroo Infrastructure Unit Class
4. Lucky Bay Infrastructure Unit Class

The ACIF Priority Fund was established on 1 April 2016 and issued the first units in the Infrastructure Performance Unit Class on the commencement date of 10 August 2017. All units were issued at \$1.00. The Unit Class was closed to applications on 15 August 2018.

**3. Operating Results**

The operating loss of the Fund for the financial year ending 30 June 2021 was \$283,589 (2020: loss of \$282,610).

**4. Review of Operations**

During the period since inception the Fund has issued 13,750,000 units of which none have resulted from the reinvestment of distributions. To date there has been no redemption of units.

During the financial year, no units have been issued.

Effective 01 June 2021, due to an internal restructure within the Vasco group of companies, the Trustee of the Fund was changed from Vasco Trustees Limited to Vasco Custodians Pty Ltd.

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FOR THE YEAR ENDED 30 JUNE 2021**

**4. Review of Operations (continued)**

As at 30 June 2021 the Fund's investments were comprised of the following:

Investment	Value \$
ICAM Duxton Port Infrastructure Trust	13,860,000
<b>Total</b>	<b>13,860,000</b>

**5. Review of Performance**

Unit Class	2021 % p.a.	2020 % p.a.
Ordinary units	(26.14)	62.13

In May 2021, the Underlying Trust reported, that effective 21 April 2021 the per unit value of the investment was revised to \$1.05. This represented a decline of 23.91% from the previous reported Unit Price.

**6. Unit Redemption Prices**

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

	2021 \$	2020 \$
At 30 June	0.9534	1.2909
High during year	1.2909	1.2960
Low during year	0.9534	0.7794

The availability and timing of redemptions is subject to the terms of the Fund's Constitution.

**7. Distributions Paid or Recommended**

Distributions of income (if any) are currently expected to be paid annually in accordance with the Information Memorandum of the Fund. The Fund expects to receive distributions of income semi-annually from holding units in the ICAM Duxton Port Infrastructure Trust, with distributions commencing after the 2020/21 grain harvest season.

No distributions were paid or recommended during the period.

**8. Applications Held**

As at 30 June 2021, the value of pending unit allocations was nil.

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FOR THE YEAR ENDED 30 JUNE 2021**

**9. Redemption Arrangements**

As detailed in the Fund Constitution the Trustee is not under any obligation to buy back, purchase or redeem units from unitholders. Consequently, no units were redeemed by the Trustee during the reporting period.

Although the Trust Deed permits the withdrawal or redemption of units in the Fund at the discretion of the Trustee, the Trustee does not currently intend to permit Investors to voluntarily withdraw any amount from the Fund for a period of 5 – 7 years.

**10. Options**

No options over issued units or interests in the Fund were granted during or since the end of the financial year and there were no options outstanding at the date of this report. The Directors and executives of the Trustee hold no options over interests in the Fund.

**11. Proceedings on Behalf of the Fund**

No person has applied to the court for leave to bring proceedings on behalf of the Fund, or to intervene in any proceedings to which the Fund is a party, for the purpose of taking responsibility on behalf of the Fund for all or any part of their proceedings.

**12. Value of Scheme Assets**

The Gross Asset Value of the Fund's assets at the end of the reporting period was \$13,887,360 (2020: \$18,245,074). The Net Asset Value at the end of the reporting period was \$13,109,625 (2020: \$17,749,215).

**13. Significant Changes in State of Affairs**

Apart from those matters referred to in the previous sections of this Report, there have been no other significant changes to the state of affairs of the Fund during the financial year.

**14. After Balance Date Events**

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Fund, the results of those operations, or the state of affairs of the Fund in future financial years other than as disclosed in this report.

**15. Future Developments**

There are no future developments to report on which are not otherwise disclosed in this report.

**16. Indemnifying Officers or Auditor**

During or since the end of the financial year, the Trustee has paid insurance premiums to insure each of the aforementioned Directors as well as officers of the Trustee against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of the Trustee, other than conduct involving a willful breach of duty in relation to the Trustee.

The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

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**TRUSTEE REPORT  
FOR THE YEAR ENDED 30 JUNE 2021**

**16. Indemnifying Officers or Auditor (continued)**

The Trustee has not otherwise, during or since the end of the financial year indemnified or agreed to indemnify an officer or auditor of the Trustee or of any related body corporate against a liability incurred as such an officer or auditor.

**17. Fees, Commissions or Other Charges by the Trustee, Investment Manager or Related Parties**

Investment Manager fees of \$275,000 (plus GST) (2020: \$274,167 plus GST) were accrued by the Fund to be paid to the Investment Manager for its role as Investor Manager for the period.

The Investment Manager is responsible for the payment of the fees of the Trustee and Administration Manager.

**18. Units held by the Trustee, Investment Manager or Related Parties**

As at 30 June 2021, the Investment Manager and their related parties held 750,000 units (2020: 750,000) in the Fund.

**19. Interests in the Fund**

The movement of units on issue in the Fund during the year is set out in Note 11 to the financial statements.

The value of the Fund's assets and liabilities is disclosed on the balance sheet and derived using the basis set out in Note 1 to the financial statements.

**20. Rounding of Amounts**

The Fund is of a kind referred to in the *Australian Securities and Investments Commission's Corporations (Rounding in Financial / Directors' Reports) Instrument 2016/191*. Consequently, amounts in the financial statements have been rounded to the nearest dollar in accordance with that legislative instrument, or in certain cases, the nearest thousand dollars.

**21. Environmental Issues**

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

Signed in accordance with a resolution of the Board of Directors of Vasco Custodians Pty Ltd by:

*Craig Dunstan*

**Craig Dunstan**

Director

Date: 25 November 2021

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2021**

	Notes	2021 \$	2020 \$
<b>Revenue and other income</b>			
Bank interest	2	62	187
<b>Total revenue and other income</b>		<u><b>62</b></u>	<u><b>187</b></u>
<b>Expenses</b>			
Application & Investment Manager fees	3	275,000	274,166
Other expenses	5	8,651	8,631
<b>Total expenses</b>		<u><b>283,651</b></u>	<u><b>282,797</b></u>
<b>Net profit (loss) attributed to unitholders</b>		<u><b>(283,589)</b></u>	<u><b>(282,610)</b></u>
<b>Other comprehensive income</b>			
Fair value profit or (loss) on investments	6	(4,356,000)	7,084,440
<b>Total other comprehensive income</b>		<u><b>(4,356,000)</b></u>	<u><b>7,084,440</b></u>
<b>Total comprehensive income for the year attributable to unitholders net of distributions</b>		<u><b>(4,639,652)</b></u>	<u><b>6,801,830</b></u>

The accompanying notes form part of these financial statements

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2021**

	Notes	2021 \$	2020 \$
<b>Current assets</b>			
Cash and cash equivalents	7	27,360	29,074
<b>Total current assets</b>		<b>27,360</b>	<b>29,074</b>
<b>Non-current assets</b>			
Investment in ICAM Duxton Port Trust	8	13,860,000	18,216,000
<b>Total non-current assets</b>		<b>13,860,000</b>	<b>18,216,000</b>
<b>Total assets</b>		<b>13,887,360</b>	<b>18,245,074</b>
<b>Liabilities</b>			
Fees payable	9	756,666	481,666
Other expenses payable	10	21,068	14,193
<b>Total liabilities</b>		<b>777,734</b>	<b>495,859</b>
<b>Net assets</b>		<b>13,109,626</b>	<b>17,749,215</b>
<b>Represented by:</b>			
Issued units	11 (a)	13,750,000	13,750,000
Undistributed profit/(loss) attributable to unitholders	11 (b)	(640,374)	3,999,215
<b>Net assets attributable to unitholders</b>		<b>13,109,626</b>	<b>17,749,215</b>

The accompanying notes form part of these financial statements

**ACIF PRIORITY FUND  
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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2021**

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



**ACIF PRIORITY FUND  
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**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 JUNE 2021**

	Notes	2021	2020
		\$	\$
<b>Cash flows from operating activities</b>			
Payments to suppliers		(1,776)	(3,919)
Interest received		62	187
Tax received		-	-
		<u>(1,714)</u>	<u>(3,732)</u>
<b>Net cash provided by/(used in) operating activities</b>			
<b>Cash flows from investing activities</b>			
Payment for investment assets		-	-
		<u>-</u>	<u>-</u>
<b>Net cash provided by/ (used in) investing activities</b>			
<b>Cash flows from financing activities</b>			
Proceeds from issue of units		-	-
		<u>-</u>	<u>-</u>
<b>Net cash provided by/ (used in) financing activities</b>			
Net increase/ (decrease) in cash and cash equivalents		(1,714)	(3,732)
Cash and cash equivalents at the beginning of year		29,074	32,806
		<u>27,360</u>	<u>29,074</u>
<b>Cash and cash equivalents at the end of year</b>	7	<u><u>27,360</u></u>	<u><u>29,074</u></u>

The accompanying notes form part of these financial statements

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2021**

**NOTE 1: SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

The financial report is for the ACIF Priority Fund Infrastructure Performance Unit Class ('the Fund') The Fund is an unregistered managed investment scheme established and domiciled in Australia. The Trustee of the Fund is Vasco Custodians Pty Ltd, and Australia China Investment Fund Pty Ltd is appointed as the Investment Manager of the Fund.

**Basis of Preparation**

**(a) Statement of compliance**

The Fund has elected to adopt the Australian Accounting Standards – Reduced Disclosure Requirements (established by AASB 1053 *Application of Tiers of Australian Accounting*).

These financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards – Reduced Disclosure Requirements and the *Corporations Act 2001*. ACIF Priority Fund Infrastructure Performance Unit Class is a for-profit entity for the purpose of preparing the financial statements.

The financial statements were approved by the Board of Directors of the Trustee on 17 September 2021.

**(b) Basis of measurement**

The financial report is prepared on the historical cost basis except for the following material items in the statement of financial position:

Investment assets are measured at fair value.

**(c) Functional and presentation currency**

These financial statements are presented in Australian dollars, which is the Fund's functional currency.

**(d) Use of estimates and judgements**

The preparation of financial statements requires the Directors of the Trustee to undertake a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2021**

**NOTE 1: SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Significant accounting policies**

**(a) Financial instruments**

Financial assets and financial liabilities are recognised on the Fund's Statement of Financial Position when the Fund becomes a party to the contractual provisions of the instrument.

**(i) Measurement**

Financial assets and financial liabilities are held at fair value through profit or loss.

Under this approach, financial assets and financial liabilities are generally measured initially at fair value excluding any transaction costs that are directly attributable to acquisition.

Subsequent to initial recognition, all financial instruments are measured at fair value with changes in their fair value recognized in the statement of comprehensive income.

*Fair value in an active market*

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

*Fair value in an inactive or unquoted market*

The fair values of financial assets and liabilities that are not traded in an active market are determined through the valuation policy identified in the Information Memorandum for the Fund.

**(ii) Categorisation**

The Fund's investments are categorised as follows:

*Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand and demand deposits and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

*Financial liabilities and equity*

Financial liabilities and equity instruments issued by the Fund are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument. The accounting policies adopted for specific financial liabilities and equity instruments are set out below:

*Issued units*

The Fund issues units which have a limited life under the Fund's Constitution and are classified as a liability in accordance with *AASB 132 Financial Instruments: Presentation*.

Where the Fund buys back any of its units from unitholders, the consideration paid, including any directly attributable incremental costs are recognised as a reduction in liability attributable to the Fund's unitholders.

**ACIF PRIORITY FUND  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2021**

**NOTE 1: SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(b) Goods and services tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of expense. Receivables and payables in the statement of financial position are shown inclusive of GST, and accruals are shown exclusive of GST.

**(c) Income tax**

Under current legislation, the Fund is not liable for income tax provided its taxable income is fully distributed to unitholders.

**(d) Critical judgements and significant accounting estimates**

The preparation of financial statements requires the Directors of the Trustee to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

**(e) New accounting standards and interpretations**

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2020 that have a material impact on the amounts recognised in the prior periods or will affect the current or future periods.

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 January 2020, and have not been early adopted in preparing these financial statements. None of these are expected to have a material effect on the financial statements of the Fund.

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2021**

**NOTE 2: REVENUE**

	<b>2021</b>	<b>2020</b>
	<b>\$</b>	<b>\$</b>
Bank interest	62	187
	<b>62</b>	<b>187</b>
	<b>62</b>	<b>187</b>

**NOTE 3: APPLICATION FEES AND INVESTMENT MANAGER FEES**

	<b>2021</b>	<b>2020</b>
	<b>\$</b>	<b>\$</b>
Application fees	-	-
Investment manager fees	275,000	274,166
	<b>275,000</b>	<b>274,166</b>
	<b>275,000</b>	<b>274,166</b>

**Application fees**

The Investment Manager charges Investors an application fee of 2% (GST inclusive) of the sum invested. The sum invested is only available after the units have been issued.

**Investment manager fees**

The Investment Manager will charge investors management fees as set out below:

- (a) An initial management fee of 2% (GST inclusive) of the sum invested (only available after the units have been issued) in the first year of the investor's investment. This fee is paid from the Unit Class within 60 days of the acceptance of an application by the Trustee.
- (b) For the balance of the term of the investor's investment:
  - In any given year where the return does not exceed 10% of the amount invested the Investment Manager will charge a fee of 2% of the amount invested.
  - In any given year where the return of income and or capital does exceed 10% of the amount invested, the Investment Manager will charge a fee equal to 20% of the return.

**NOTE 4: TRUSTEE AND ADMINISTRATION FEES**

In accordance with the Information Memorandum of the Fund, the Trustee is entitled to an annual fee of 0.1% (plus GST) of the gross asset value of the Fund, paid monthly in arrears, subject to a minimum fee of \$22,500 (plus GST).

The Administration Manager of the Fund is entitled to an annual administration fee of up to \$59,665 (plus GST). This fee is subject to an increase of 3% on 1 January each year.

The trustee and administration fees for the Fund are allocated between the unit classes based on the respective GAV of each unit class.

All fees which the Trustee and Administration Manager are entitled to shall be paid by the Investment Manager from the fees it receives. Only where the Investment Manager fails to pay the Trustee is Trustee entitled to recover its fees from the Fund.

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2021**

**NOTE 5: OTHER EXPENSES**

	<b>2021</b>	<b>2020</b>
	\$	\$
GST expense (non-claimable)	6,951	6,931
Tax return fees	1,700	1,700
	<u><b>8,651</b></u>	<u><b>8,631</b></u>

**NOTE 6: OTHER COMPREHENSIVE INCOME**

As at 30 June 2021 the Fund's other comprehensive income comprised of:

<b>Items that may be reclassified subsequently to profit or loss</b>	<b>2021</b>	<b>2020</b>
	\$	\$
Investment in ICAM Duxton Port Infrastructure Trust	(4,356,000)	7,084,440
	<u><b>(4,356,000)</b></u>	<u><b>7,084,440</b></u>

**NOTE 7: CASH AND CASH EQUIVALENTS**

**Cash at bank**

	<b>2021</b>	<b>2020</b>
	\$	\$
Macquarie Bank	27,360	29,074
	<u><b>27,360</b></u>	<u><b>29,074</b></u>

**NOTE 8: INVESTMENTS**

As at 30 June 2021 the Fund's investments comprised:

	<b>2021</b>	<b>2020</b>
	\$	\$
Investment in ICAM Duxton Port Infrastructure Trust	13,860,000	18,216,000
	<u><b>13,860,000</b></u>	<u><b>18,216,000</b></u>

**NOTE 9: FEES PAYABLE**

	<b>2021</b>	<b>2020</b>
	\$	\$
Investment manager fees payable	756,666	481,666
	<u><b>756,666</b></u>	<u><b>481,666</b></u>

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
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**NOTE 10: OTHER EXPENSES PAYABLE**

	<b>2021</b>	<b>2020</b>
	<b>\$</b>	<b>\$</b>
RITC receivable	(56,843)	(36,219)
Sundry creditor	375	375
Other accrued fees	75,836	48,337
Provision for tax return fees	1,700	1,700
	<u><b>21,068</b></u>	<u><b>14,193</b></u>

**NOTE 11: NET ASSETS ATTRIBUTABLE TO UNITHOLDERS**

**(a) Issued units in \$**

	<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</b>
	<b>Units</b>	<b>\$</b>	<b>Units</b>	<b>\$</b>
Opening balance	13,750,000	13,750,000	13,750,000	13,750,000
Units issued – applications	-	-	-	-
<b>Closing balance</b>	<u><b>13,750,000</b></u>	<u><b>13,750,000</b></u>	<u><b>13,750,000</b></u>	<u><b>13,750,000</b></u>

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

**(b) Undistributed profit/(loss) attributable to unitholders**

	<b>2021</b>	<b>2020</b>
	<b>\$</b>	<b>\$</b>
Opening balance	3,999,215	(2,802,615)
Net operating profit/(loss) attributable to unitholders	(283,589)	(282,610)
Fair value profit/(loss) on investment	(4,356,000)	7,084,440
<b>Closing balance</b>	<u><b>(640,374)</b></u>	<u><b>3,999,215</b></u>

Withholding taxes applicable to the distributions payable during the 2021 financial year were nil.  
Total distributions payable for the financial year were nil.

**ACIF PRIORITY FUND  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2021**

**NOTE 11: NET ASSETS ATTRIBUTABLE TO UNITHOLDERS (continued)**

**(c) Capital management**

The Fund regards total equity as capital. The objective of the Fund is to provide unitholders with income distributions and capital growth over the longer term. The Fund aims to achieve this objective mainly through investment exposure to infrastructure assets.

The Fund aims to invest to meet the Fund's investment objectives while maintaining sufficient liquidity to meet its commitments, including unitholder redemptions. The Investment Manager regularly reviews the performance of the Fund, including asset allocation strategies, investment and risk management.

**NOTE 12: RELATED PARTY TRANSACTIONS**

The Fund's related parties include those described below.

Unless otherwise stated, none of the transactions incorporate special terms and conditions and no guarantees were given or received. Outstanding balances are usually settled in cash.

**(a) Trustee**

The Trustee of the Fund is Vasco Custodians Pty Ltd.

The Investment Manager is responsible for the payment of the fees of the Trustee and Administration Manager.

**(b) Investment Manager**

The Investment Manager of the Fund is Australia China Investment Fund Pty Ltd.

Fees of \$275,000 (plus GST) were accrued to be paid by the Fund to Australia China Investment Fund Pty Ltd for its role as Investment Manager for the period, of which \$20,625 is claimable by the Fund as RITC.

The Investment Manager and their related parties held 750,000 units in the Fund.

**(c) Administration Manager**

The Administration Manager of the Fund is Vasco Fund Services Pty Limited.

Vasco Fund Services Pty Limited is a related party of the Trustee.

The Investment Manager is responsible for the payment of the fees of the Trustee and Administration Manager.

**(d) Key management personnel**

The Fund does not employ personnel in its own right. However, it has an incorporated Trustee, Vasco Custodians Pty Ltd and an Investment Manager, Australia China Investment Fund Ltd, to manage the activities of the Fund. The Directors of the Trustee and Investment Manager are key management personnel of those corporate entities. No compensation is paid directly by the Fund to Directors or to any of the key management personnel of the Trustee or Investment Manager. Payments made by the Fund to the Trustee and Investment Manager do not specifically include any amounts attributable to the compensation of key management personnel.



**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2021**

**NOTE 13: CONTINGENT LIABILITIES**

There are no contingent liabilities at the end of the period.

**NOTE 14: EVENTS SUBSEQUENT TO REPORTING DATE**

As at the date of this report, there have been no events subsequent to the reporting date that require additional disclosure.

**NOTE 15: FINANCIAL RISK MANAGEMENT**

**(a) 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.

The Fund holds investments in a partially developed port, which are not considered to be assets that are readily realisable. In order to address this risk, the Trustee retains broad discretion to restrict distributions, withdrawals and/or redemptions.

**(b) Infrastructure Risk**

Infrastructure risk includes the risk of development and construction of the port. Performance of an investment in the Trust is dependent on asset development in line with projected timetables and on budget. Increased costs or time delays can impact on return on investment, including through a delay in commencement of operations, higher capital costs or debt funding or reduced revenue.

In addition, T-Ports will be undertaking the port development management on behalf of the Trust. If the port operator is ineffective then there will be impacts on revenue, operating expenses and return on investment. Accordingly, investors are exposed to the performance capabilities of T-Ports development management offering. While port operations could be outsourced to established grain port operators as an alternative, this is likely to increase the cost base of the operations beyond the figures modelled and may also have other impacts on grain seller and purchaser dynamics, which again could negatively impact the returns.

**NOTE 16: TRUSTEE DETAILS**

The registered office and the principal place of business of the Trustee are:

Vasco Custodians Pty Ltd

Level 4, 99 Williams Street

Melbourne Victoria 3000

**ACIF PRIORITY FUND  
INFRASTRUCTURE PERFORMANCE UNIT CLASS**

**DIRECTORS' DECLARATION**

In the opinion of the Directors of Vasco Custodians Pty Ltd:

- (a) The financial statements and notes of ACIF Priority Fund Infrastructure Performance Unit Class are in accordance with the *Corporations Act 2001*, including
  - (i) Giving a true and fair view of its financial position as at 30 June 2021 and its performance for this financial year ended on that date; and
  - (ii) Complying with Australian Standards – Reduced Disclosure Requirements (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*; and
- (b) There are reasonable grounds to believe that ACIF Priority Fund Infrastructure Performance Unit Class will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors.

*Craig Dunstan*

**Craig Dunstan**

Director

25 November 2021