



**AUSTRALIA CHINA
INVESTMENT FUND**

ABN 50 276 530 275

FINANCIAL REPORT
FOR THE YEAR ENDED
30 JUNE 2023

AUSTRALIA CHINA INVESTMENT FUND

TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2023

The Directors of the Trustee, Vasco Custodians Pty Ltd present their report on the Australia China Investment Fund (“the Fund”) for the year ended 30 June 2023.

1. Directors of Vasco Custodians Pty Ltd

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 Fund are to invest in a portfolio of real estate related investments in the Australian market in a SIV compliant manner as the rules were in existence on 30 June 2015.

The Fund was established on 21 August 2015 and issued the first units on the commencement date of 23 November 2015.

3. Operating Results

The total comprehensive (loss) of the Fund for the financial year ending 30 June 2023 was (\$161,099) (2022 total comprehensive profit: \$107,273)

4. Review of Operations

Since inception, the Fund has issued 28,834,869 units of which 49,991 have resulted from the reinvestment of distributions. 8,000,000 units have been redeemed since inception of the Fund.

No units were issued or redeemed during the financial year.

The Investment Manager reopened the Fund to new applications as per the Information Memorandum dated 17 April 2020. The Fund invested in a loan to ICAM ACIF Holdings Pty Ltd ATF the ICAM ACIF Holdings Trust on 23 June 2020. The loan is to finance the further development and expansion of coastal land in Wallaroo, South Australia into a specialist bulk grain exporting port facility using transshipment technology. Interest is calculated daily at 12% per annum, and is paid quarterly.

The Fund has invested \$5,000,000 in ICAM Westpac House Investment Trust 1, which has acquired a 50% freehold interest in ‘Westpac House’, an office building in Adelaide, SA. This investment was made via a transfer of units from the ACIF Balancing Fund. Australia China Investment Fund Ltd is the Investment Manager of the ACIF Balancing Fund. As at 30 June 2023, the Fund held 5,363,656 units (2022: 5,363,656) in the ICAM Westpac House Investment Trust 1, the value of the investment asset was \$5,041,837 (2022: \$5,202,746). The Trust has announced that they are undertaking a major redevelopment of the properties in the Trust and this may have an impact on the ability to pay distributions in the short term.

As at 30 June, the Fund’s investments were comprised of the following:

Investments	2023 \$	2022 \$
ICAM ACIF Holdings Loan	15,815,000	15,815,000
ICAM Westpac House Investment Trust 1	5,041,837	5,202,746
Total	20,856,837	21,017,746

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TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2023

5. Review of Performance

Unit Class	2023 % p.a.	2022 % p.a.
Ordinary units	7.74	8.67

6. Unit Redemption Prices

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

	2023 \$	2022 \$
At 30 June	0.9956	1.0033
High during year	1.0033	1.0033
Low during year	0.9956	0.9963

7. Distributions Paid or Recommended

In accordance with the Information Memorandum of the Fund, distributions are calculated and accrued at 7.5% per annum on a daily basis and are paid on a quarterly basis within 14 days after the end of each quarter. The total distributions declared for the financial year were \$1,562,615 (2022: \$1,695,939).

The following quarterly distributions have been paid or are payable for the financial year to 30 June 2023:

Period	Distribution payable (cents per unit per day)
1 July 2022 – 30 September 2022	0.02054795
1 October 2022 – 31 December 2022	0.02054795
1 January 2023 – 31 March 2023	0.02054795
1 April 2023 – 30 June 2023	0.02054795

On top of the quarterly distributions, the Investment Manager waived 50% of the quarterly performance fees and declared top-up distributions in favour of all investors.

The following top-up distributions have been paid for the financial year to 30 June 2023:

Period	Distribution payable (cents per unit per day)
1 October 2022 – 31 December 2022	0.00596289
1 January 2022 – 20 March 2023	0.00415788
1 April 2023 – 11 May 2023	0.00375226

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TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2023

8. Applications Held

As at 30 June 2023, the value of pending unit allocations was nil.

9. Redemption Arrangements

As detailed in the Fund's Constitution the Trustee is not under any obligation to buy back, purchase or redeem units from unitholders. 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 during the initial 4 years of their investment. Investors may only withdraw their investment after the minimum investment period of 4 years, subject to available liquidity. The Trustee has the absolute discretion to permit Investors to voluntarily withdraw any amount from the Fund.

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 at the end of the financial year was \$21,343,167 (2022: \$21,773,554). The net asset value at the end of the financial year was \$20,742,564 (2022: \$20,903,663).

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.

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TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2023

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 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

Fees of \$25,000 (2022: \$25,000) (plus GST) were paid or payable by the Fund to the Trustee for the period.

Fees of \$29,530 (2022: \$27,128) (plus GST) were paid or payable by the Fund to the Administration Manager for the period.

Investment Manager fees of \$217,606 (2022: \$217,315) (plus GST) were paid or payable by the Fund to the Investment Manager for the period.

Performance fees of \$112,007 (2022: \$58,712) (plus GST) were paid or payable by the Fund to the Investment Manager for the period. Please refer to Note 3 to the Financial Statements for more details.

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

As at 30 June 2023, neither the Trustee nor the Investment Manager or their related parties held units 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 12 to the financial statements.

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

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TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2023

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

Director

Date: 4 October 2023

AUSTRALIA CHINA INVESTMENT FUND

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2023

	Notes	2023 \$	2022 \$
Revenue and other income			
Bank interest	2 (a)	5,498	520
Distribution income	2 (b)	160,910	214,684
Loan interest income	2 (c)	1,897,800	1,897,800
Total revenue and other income		2,064,208	2,113,004
Expenses			
Investment manager fees	3	217,606	217,315
Performance fees	3	(4,729)	58,712
Trustee fees	4	25,000	25,000
Administration fees	4	29,530	27,128
Other expenses	5	19,589	88,910
Total expenses		286,996	417,065
Operating profit attributed to unitholders		1,777,212	1,695,939
Other comprehensive income			
Fair value profit / (loss) on investments	6	(160,909)	107,273
Total other comprehensive income / (loss)		(160,909)	107,273
Distribution expense		1,777,402	1,695,939
Total comprehensive income / (loss) for the year attributable to unitholders net of distributions		(161,099)	107,273

The accompanying notes form part of these financial statements

AUSTRALIA CHINA INVESTMENT FUND

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2023

	Notes	2023 \$	2022 \$
Current assets			
Cash and cash equivalents	7	1,364	682,930
Accrued investment income	8 (b)	473,150	53,636
Sundry debtors	11	11,816	19,242
Total current assets		486,330	755,808
Non-current assets			
Investment assets	8 (a)	20,856,837	21,017,746
Total non-current assets		20,856,837	21,017,746
Total assets		21,343,167	21,773,554
Liabilities			
Fees payable	9	76,915	282,698
Other expenses payable	10	9,218	75,846
Distributions payable	12 (b)	389,584	389,584
Withholding tax payable		124,886	121,763
Total liabilities		600,603	869,891
Net assets		20,742,564	20,903,663
Represented by:			
Issued units	12 (a)	20,840,000	20,840,000
Undistributed profit/(loss) attributable to unitholders	12 (b)	(97,436)	63,663
Net assets attributable to unitholders		20,742,564	20,903,663

The accompanying notes form part of these financial statements

AUSTRALIA CHINA INVESTMENT FUND

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2023**

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.

AUSTRALIA CHINA INVESTMENT FUND

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2023

	Notes	2023 \$	2022 \$
Cash flows from operating activities			
Bank interest	2(a)	5,498	520
Investment income received		1,639,196	2,112,530
Withholding tax paid		(162,978)	(154,609)
Payments to suppliers		(491,632)	(476,478)
Net cash provided by operating activities		990,084	1,481,963
Cash flows from financing activities			
Distribution paid to unitholders		(1,671,650)	(1,561,801)
Net cash (used in) financing activities		(1,671,650)	(1,561,801)
Net (decrease) in cash and cash equivalents		(681,566)	(79,838)
Cash and cash equivalents at the beginning of year		682,930	762,768
Cash and cash equivalents at the end of year	7	1,364	682,930

The accompanying notes form part of these financial statements

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The financial report is for the Australia China Investment Fund ('the Fund'). The Fund is an unregistered managed investment scheme established and domiciled in Australia. The Trustee of the Fund Vasco Custodians Pty Ltd and Australia China Investment Fund Pty Ltd is 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 Standards*).

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*. Australia China Investment Fund 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 4 October 2023.

(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.

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

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 recognised 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.

(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.

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES (continued)

(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 2022 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 2023, 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.

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 2: REVENUE

The Funds revenue may be analysed under the following categories:

(a) Bank interest

	2023	2022
	\$	\$
Macquarie Bank	5,498	520
	5,498	520

(b) Distribution income

	2023	2022
	\$	\$
ICAM Westpac House Investment Trust 1	160,910	214,684
	160,910	214,684

(c) Loan interest income

	2023	2022
	\$	\$
ICAM ACIF Holdings loan	1,897,800	1,897,800
	1,897,800	1,897,800

NOTE 3: INVESTMENT MANAGER FEES AND PERFORMANCE FEES

	2023	2022
	\$	\$
Investment management fees	217,606	217,315
Performance fees	(4,729)	58,712
	212,877	276,027

Investment management fee

In accordance with the Information Memorandum, the Investment Manager is entitled to an investment management fee of 1.0 % (plus GST) per annum of the gross asset value of the Fund, calculated and paid monthly in arrears out of the assets of the Fund.

Where in any quarter the return to Investors is less than 7.5% p.a. the Investment Manager will waive in whole or part its investment management fee for the following quarter, so as to make up some or the entire shortfall in return to Investors in the previous quarter.

Performance fee

The Investment Manager is also entitled to a quarterly performance fee equivalent to any distributable income or capital gains after unitholders have received a return of 7.5% per annum (after all fees and expenses) and any previous under-performance has been recovered. Any previous under-performance of the Fund must be recovered before any performance fee will be payable.

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 3: INVESTMENT MANAGER FEES AND PERFORMANCE FEES (continued)

Performance fee (continued)

The Investment Manager waived 50% of the performance fees and declared top-up distributions in favour of all investors. The performance fee paid or payable by the Fund to the Investment Manager for this Financial Year was \$112,007 (plus GST). Given the decision of top-up distributions, the reversal of 30 June 2022 performance fee balance and FY2023 accruals led to a negative expense figure.

NOTE 4: TRUSTEE AND ADMINISTRATION FEES

	2023	2022
	\$	\$
Trustee fees	25,000	25,000
Administration fees	29,530	27,128
	<u>54,530</u>	<u>52,128</u>

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, subject to a minimum fee of \$25,000 (2022: \$25,000) (plus GST). An annual administration fee of up to \$29,530 (2022: \$27,128) (plus GST) increasing in line with the Consumer Price Index (CPI), is paid or payable to the Administration Manager.

NOTE 5: OTHER EXPENSES

	2023	2022
	\$	\$
GST expense (non-claimable)	12,846	10,158
Other administration expenses	3,978	1,100
Tax return fees	2,765	2,500
Repayment of Investment Manager loan	-	75,152
	<u>19,589</u>	<u>88,910</u>

NOTE 6: OTHER COMPREHENSIVE INCOME

	2023	2022
	\$	\$
Fair value profit / (loss) on revaluation of Investment in ICAM Westpac House Investment Trust 1	(160,909)	107,273
	<u>(160,909)</u>	<u>107,273</u>

NOTE 7: CASH AND CASH EQUIVALENTS

Cash at bank

	2023	2022
	\$	\$
Macquarie Bank	1,364	682,930
	<u>1,364</u>	<u>682,930</u>

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 8: INVESTMENTS

(a) Available for sale investments

As at 30 June, the Fund's investments comprised of:

	2023	2022
	\$	\$
ICAM Westpac House Investment Trust 1	5,041,837	5,202,746
ICAM ACIF Holdings Loan	15,815,000	15,815,000
	20,856,837	21,017,746

(b) Accrued investment income

	2023	2022
	\$	\$
ICAM Westpac House Investment Trust 1 distribution receivable	-	53,636
ICAM ACIF Holdings Loan interest receivable	473,150	-
	473,150	53,636

NOTE 9: FEES PAYABLE

	2023	2022
	\$	\$
Investment manager fees	53,541	54,104
Performance fees	14,317	228,594
Trustee fees	4,167	-
Administration fees	4,890	-
	76,915	282,698

NOTE 10: OTHER EXPENSES PAYABLE

	2023	2022
	\$	\$
Provision for tax return fees	2,690	2,500
Other accrued expenses	6,528	5,660
Sundry creditor (rejected distribution payment)	-	67,686
	9,218	75,846

NOTE 11: SUNDRY DEBTORS

	2023	2022
	\$	\$
Reduced input tax credit receivable	11,816	11,905
Withholding tax receivable	-	7,337
	11,816	19,242

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 12: NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

(a) Issued units

	2023 Units	2023 \$	2022 Units	2022 \$
Opening balance	20,834,869	20,840,000	20,834,869	20,840,000
Closing balance	20,834,869	20,840,000	20,834,869	20,840,000

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

	2023 \$	2022 \$
Opening balance	63,663	(43,610)
Movement in revaluation reserve	(160,909)	107,273
Operating profit attributable to unitholders	1,777,212	1,695,939
Distributions paid	(1,387,818)	(1,306,355)
Distributions payable	(389,584)	(389,584)
Closing balance	(97,436)	63,663

Withholding taxes applicable to the distributions payable during the 2023 financial year were \$173,438 (2022: \$165,481). Total distributions payable for the financial year in accordance with the target return of 7.5% were \$1,562,615 (2022: \$1,695,939).

In addition, the Investment Manager declared top-up distributions of \$214,787 (2022: \$133,324) in favour of all investors.

(c) Capital management

The Fund regards total equity as capital. The objective of the Fund is to provide unitholders with income distributions. The Fund aims to achieve this objective mainly through investing in a portfolio of real estate related investments in the Australian market.

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 13: 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.

Fees of \$25,000 (2022: \$25,000) (plus GST) were paid or payable by the Fund to Vasco Custodians Pty Ltd for its role as Trustee for the financial year, of which \$1,375 is claimable by the Fund as a reduced inputs tax credit.

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 13: RELATED PARTY TRANSACTIONS (continued)

(b) Investment Manager

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

Investment manager fees of \$217,606 (2022: \$217,315) (plus GST) were paid or payable by the Fund to the Investment Manager for the period, of which \$16,320 is claimable by the Fund as a reduced inputs tax credit.

Performance fees of \$112,007 (2022: \$58,712) (plus GST) were paid or payable by the Fund to the Investment Manager for the period, of which \$8,401 is claimable by the Fund as a reduced inputs tax credit.

(c) Administration Manager

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

Administration fees of \$29,530 (2022: \$27,128) (plus GST) were accrued and paid by the Fund to Vasco Fund Services Pty Limited for undertaking fund administration responsibilities, of which \$2,215 is claimable by the Fund as a reduced inputs tax credit.

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

(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.

NOTE 14: CONTINGENT LIABILITIES

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

NOTE 15: 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 16: FINANCIAL RISK MANAGEMENT

(a) Return Risk

The Fund is targeting returns which are higher than interest paid on basic deposit products. However, Investors should note that an investment in the Fund carries more risk than some investments. As a general rule, higher potential returns have higher levels of uncertainty (high-risk) than investments with lower potential returns and low levels of uncertainty (low-risk). The Fund may not be successful in meeting this objective and returns are not guaranteed.

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 16: FINANCIAL RISK MANAGEMENT (continued)

(b) Diversification Risk

The Investments are exclusively in the real estate and/or infrastructure sectors and the Fund is likely to make a limited number of investments or perhaps only a single investment. As such, the Fund will not be diversified by sector or number of investments and the Fund will be exposed to any events which have an adverse effect on the value of assets in the real estate and/or infrastructure sector.

(c) Liquidity Risk

The Fund is an illiquid investment. An investment in the Fund should be viewed as illiquid. There is currently no secondary market for units and it is unlikely that any active secondary market will develop. There are substantial restrictions upon the transferability of units under the Constitution and applicable securities laws. You should only consider an investment in this Fund if you are not likely to require access to your investment for the Investment Term (noting that the Investment Term could be extended by the Trustee).

(d) Property Risks

There may be external influences from time-to-time, including unforeseen items of expenditure which have not been budgeted for and loss of revenue, which adversely affect the income of the Fund. These may result in a reduction of distributions and returns.

As the Adelaide Office Tower has a number of tenants, risk arises due to the fact a tenant may suffer financial problems or cease to exist, vacant space may not be able to be relet, or re-leasing deals may not be able to be struck at the level desired. A tenant may also default under the terms of its lease and additional costs of securing a new tenant may be incurred, which would have a materially adverse impact on the returns the Fund receives from its investment in the Westpac House Investment Trust 1.

(e) Construction Risk

The purpose of the Loan advanced by the Fund is the construction of the Wallaroo Port. A number of factors may result in construction being delayed meaning that the Fund's income from Loan may be realised at a later date than originally anticipated.

(f) Valuation Risk

The valuation of the security property for the loan may be inaccurate or not accurately reflect its true value at the time the valuation is undertaken. If the valuation of the security property for the loan is incorrect, then the amount realised on the sale of the security property may not cover the amount lent to the Borrower.

(g) Loan Loss Risk

The Fund will not maintain a reserve of funds to meet any losses on the Loan, should they occur. This means any Loan losses caused as a result of the Borrower's default or otherwise will have to be met from the capital of the Fund, which may result in a capital loss being incurred by Investors.

(h) General Investment Risk

The returns from investments in property, property trusts and infrastructure financing are affected by a range of economic factors, including changes in interest rates, exchange rates, inflation, general share and property market conditions, government policy (including monetary and taxation policy and other laws), fluctuations in general market prices for property, shares, bonds and other tradeable investments and the general state of the domestic and world economies.

The value of units can fall as well as rise due to circumstances affecting the economy generally, or to other factors which may affect the value of the properties in which the Fund may invest. There may be increases in supply or falls in demand in any property market sector or geographic region. Therefore, there is no guarantee that the Fund will experience capital gains on the disposal of investments or those fluctuations in distributions will not occur.

AUSTRALIA CHINA INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 16: FINANCIAL RISK MANAGEMENT (continued)

(i) Credit Risk

Credit risk is the risk that a counterparty fails to discharge an obligation to the Fund. The Fund is exposed to this risk for various financial instruments, for example, placing money at financial institutions or interest revenue that is paid in arrears. The Fund's maximum exposure to credit risk is limited to the carrying amount of financial assets recognised at the reporting date, as summarised below:

	2023	2022
	\$	\$
Cash and cash equivalents	486,330	755,808
Investment assets	20,856,837	21,017,746
	<u>21,343,167</u>	<u>21,773,554</u>

The Trustee manages the exposure to credit risk on an ongoing basis. The Fund's management considers that all the above financial assets that are not impaired or past due for each of the reporting dates under review are of good credit quality.

NOTE 17: TRUSTEE DETAILS

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

Vasco Custodians Pty Ltd

Level 4

99 William Street

Melbourne Victoria 3000

AUSTRALIA CHINA INVESTMENT FUND

DIRECTORS' DECLARATION

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

- (a) The financial statements and notes of Australia China Investment Fund are in accordance with the *Corporations Act 2001*, including:
 - (i) Giving a true and fair view of its financial position as at 30 June 2023 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 Australia China Investment Fund 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

4 October 2023