



YHS INVESTMENT FUND

ABN 78 712 798 825

FINANCIAL REPORT
FOR THE YEAR ENDED
30 JUNE 2020

**YHS INVESTMENT FUND
TRUSTEE REPORT
FOR THE YEAR ENDED 30 JUNE 2020**

The Directors of the Trustee, Vasco Trustees Limited present their report on the YHS Investment Fund ('the Fund') for the year ended 30 June 2020.

1. Directors

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

Craig Mathew Dunstan

Fiona Jean Dunstan

Stephen George Hawkins (retired 2 July 2019)

Jonathan William Martin

Reginald Bancroft (appointed 2 July 2019)

2. Principal Activities

The Fund was established on 16 July 2018 to provide Investors with an annual target income return by lending money to YHS Projects, or other related parties within the YHS Group, undertaking a broad range of property developments in Australia.

3. Operating Results

The operating profit of the Fund for the financial year ending 30 June 2020 was \$5,337 (2019: \$58,436). All surplus profits are payable to the Investment Manager as a performance fee. Any deficit funds will be recovered prior to a performance fee being paid.

4. Review of Operations

During the period since inception the Fund has issued 5,058,144 units, of which none have resulted from the reinvestment of distributions. No redemption of units has occurred.

Unit Class	Number of Unitholders	Currency	Minimum Term	Units Allocated
Investment Option 1	7	AUD	12 months	9,469,683
Investment Option 2	1	AUD	12 months	1,600,000
Investment Option 3	2	AUD	12 months	1,096,910
Total	10			12,166,593

As at 30 June 2020, the total loan to YHS Projects Pty Ltd was \$12,099,300. A return of 16% per annum is payable annually in arrears for Financial Year 2020 on the date that is 10 Business Days prior to the end of Financial Year 2020.

As at 30 June 2020 the Fund's investment was comprised of the following:

Investment	\$
Loan to YHS Projects Pty Ltd	12,099,300
Total	12,099,300

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TRUSTEE REPORT
FOR THE YEAR ENDED 30 JUNE 2020**

4. Review of Operations (continued)

The Trustee has changed its name from Vasco Investment Managers Limited to Vasco Trustees Limited to better reflect our activities as a corporate trustee and fiduciary. All other details remain unchanged.

5. Review of Performance

Investors can expect to receive an annual target return on their investment, as specified in the Term Sheet for the Investment Option in which they are investing, subject to the Investment Manager subsidising the return.

6. Unit Redemption Prices

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

	2020 \$	2019 \$	2018 \$
At 30 June	1.00	1.00	N/A
High during year	1.00	1.00	N/A
Low during year	1.00	1.00	N/A

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

7. Distributions Paid or Recommended

In accordance with the Information Memorandum of the Fund issued on 1 October 2018, distributions are declared and paid annually to investors by 30 September of each year subject to the level of income earned by the Fund, following the finalisation of the Fund's annual accounts.

Distributions will only be made from the income earned by the Fund over the course of the preceding financial year.

The following distributions are payable for the period to 30 June 2020:

Period	Distribution
1 July 2019 to 30 June 2020	\$1,492,536

The total distributions declared for the financial year were \$1,492,536.

8. Applications Held

As at 30 June 2020, the value of pending unit allocations was nil.

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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. Consequently, no units were redeemed by the Trustee during the reporting period.

Investors are unable to withdraw from the Fund before the Minimum Term specified in the Term Sheet. Once the minimum term is reached, investors will be able to participate in quarterly withdrawal offers provided by the Trustee, subject to available liquidity.

Withdrawal Requests will be honoured on a quarterly basis after the end of the Minimum Investment Term, subject to available liquidity. Where there is insufficient liquidity in a given quarter to satisfy all Withdrawal Requests, Investors will be redeemed pro-rata each quarter until their Withdrawal Request is satisfied in full.

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 \$13,676,301 (2019: \$7,897,362). The Net Asset Value at the end of the reporting period was \$12,166,593 (2019: \$7,108,449).

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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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.

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 (plus GST) were accrued and paid by the Fund to the Trustee for the period. In addition, fees of \$26,906 (plus GST) were accrued and paid by the Fund to the Administration Manager.

Performance fees of \$5,337 (plus GST) were accrued by the Fund, payable to the Investment Manager.

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

As at 30 June 2020, the Trustee or Investment Manager and their related parties held no 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 10 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.

**YHS INVESTMENT FUND
TRUSTEE REPORT
FOR THE YEAR ENDED 30 JUNE 2020**

Signed in accordance with a resolution of the Board of Directors of Vasco Trustees Limited by:

A handwritten signature in black ink, appearing to read 'Craig Mathew Dunstan', with a long horizontal stroke extending to the right.

Craig Mathew Dunstan

Director

Date: 25 August 2020

YHS INVESTMENT FUND

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2020

	Notes	2020 \$	2019 \$
Revenue and other income			
Bank interest	2 (a)	2,234	2,077
Loan interest income	2 (b)	1,553,196	829,332
Total revenue and other income		1,555,430	831,409
Expenses			
Performance fees	3	5,337	58,436
Trustee fees	4	25,000	24,328
Administration fees	4	26,906	16,815
Other expenses	5	5,651	6,512
Total expenses		62,894	106,091
Net profit attributed to unitholders		1,492,536	725,318
Distributions expense		1,492,536	725,318
Total comprehensive income for the year attributable to unitholders net of distributions		-	-

The accompanying notes form part of these financial statements

YHS INVESTMENT FUND

**STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2020**

	Notes	2020 \$	2019 \$
Current assets			
Cash and cash equivalents	6	1,577,001	853,062
Total current assets		<u>1,577,001</u>	<u>853,062</u>
Non-current assets			
Investment assets	7 (a)	12,099,300	7,044,300
Total non-current assets		<u>12,099,300</u>	<u>7,044,300</u>
Total assets		<u>13,676,301</u>	<u>7,897,362</u>
Liabilities			
Fees payable	8	18,153	60,519
Other expenses payable	9	(981)	3,076
Distributions payable	10 (b)	1,492,536	725,318
Total liabilities		<u>1,509,708</u>	<u>788,913</u>
Net assets		<u><u>12,166,593</u></u>	<u><u>7,108,449</u></u>
Represented by:			
Issued units	10 (a)	12,166,593	7,108,449
Net assets attributable to unitholders		<u><u>12,166,593</u></u>	<u><u>7,108,449</u></u>

The accompanying notes form part of these financial statements

YHS INVESTMENT FUND

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2020

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.

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2020**

	Notes	2020 \$	2019 \$
Cash flows from operating activities			
Bank interest		2,234	2,077
Loan interest		1,553,196	829,332
Fees paid		(102,414)	(39,060)
Other expenses		(6,903)	(3,436)
Net cash provided by/(used in) operating activities		<u>1,446,113</u>	<u>788,913</u>
Cash flows from investing activities			
Payment for the purchase of investment assets		(5,055,000)	(7,044,300)
Net cash provided by/ (used in) investing activities		<u>(5,055,000)</u>	<u>(7,044,300)</u>
Cash flows from financing activities			
Proceeds from issue of units		5,058,144	7,108,449
Distribution paid		(725,318)	-
Net cash provided by/ (used in) financing activities		<u>4,332,826</u>	<u>7,108,449</u>
Net increase/ (decrease) in cash and cash equivalents		723,939	853,062
Cash and cash equivalents at the beginning of year		853,062	-
Cash and cash equivalents at the end of year	6	<u><u>1,577,001</u></u>	<u><u>853,062</u></u>

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The financial report is for the YHS Investment Fund ('the Fund'). The Fund is an unregistered managed investment scheme established and domiciled in Australia. The Trustee of the Fund is Vasco Trustees Limited, and YHS Capital 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 Standards* and AASB 2010-2 *Amendments to Australian Accounting Standards arising from Reduced Disclosure Requirements*).

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*. YHS 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 25 August 2020.

(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.

(i) Fair value estimation

Investment properties are carried at values that are based on assumptions and estimates. If any of these assumptions or estimates were not correct this could have a material impact on the carrying amounts in the statement of financial position.

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

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.

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

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 2019 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.

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

NOTE 2: REVENUE

The Fund's revenue may be analysed under the following categories

(a) Bank interest

	2020	2019
	\$	\$
Bank interest	2,234	2,077
	2,234	2,077

Cash on deposit is held in a Macquarie Bank cash management account (AUD). The interest rate paid by Macquarie to 4 July 2019 was 1.05% p.a. paid monthly on balances greater than \$5,000. From 5 July 2019 to 3 October 2019 the interest rate was 0.80%. From 4 October 2019 to 2 March 2020 the interest rate was reduced to 0.55%. From 24 March 2020, cash on deposit earned 0.05% p.a. on the total balance of the cash management account.

As an AFSL holder the Trustee is able to earn an additional 0.25% on client's accounts. This amount has been rebated to the Fund.

(b) Loan interest income

	2020	2019
	\$	\$
Loan to YHS Projects Pty Ltd		
As at 30 June 2020, the total loan to YHS Projects Pty Ltd was \$12,099,300. A return of 16% per annum is payable annually in arrears for Financial Year 2020 on the date that is 10 Business Days prior to the end of Financial Year 2020. Loan interest income of \$1,553,196 was received on 18 June 2020.	12,099,300	829,332
	12,099,300	829,332

NOTE 3: PERFORMANCE FEES

	2020	2019
	\$	\$
Performance fees	5,337	58,436
	5,337	58,436

In accordance with the Information Memorandum of the Fund, the Investment Manager is entitled to a performance fee equivalent to all surplus funds generated by the Fund after all fees, expenses, returns of capital and distributions are paid by the Fund. The performance fee is calculated and payable to YHS Capital Pty Ltd.

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

NOTE 4: TRUSTEE AND ADMINISTRATION FEES

	2020	2019
	\$	\$
Trustee fees	25,000	24,328
Administration fees	26,906	16,815
	51,906	41,143

In accordance with the IM of the Fund the Trustee is entitled to a one-off establishment fee of \$19,500, payable on establishment of the Fund. The Trustee is also entitled to trustee fees, equal to 0.1% (plus GST) of the gross asset value of the Fund, paid monthly in arrears, subject to a minimum fee of \$25,000 (plus GST).

The Administration Manager is entitled to a fee of \$15,000 p.a. (plus GST) where the Fund has gross assets of less than \$20 million and less than 25 unitholders. For each subsequent investment option added, there will be an additional \$5,000 charged. These fees are increased annually by 5% per annum on 1 January. The annual administration fee of the Fund is now \$27,563.

NOTE 5: OTHER EXPENSES

	2020	2019
	\$	\$
Tax return fees	2,500	2,300
Bank fees	60	70
GST expense (non-claimable)	2,086	3,102
Administration expenses	1,005	1,018
Withholding tax expenses	-	22
	5,651	6,512

NOTE 6: CASH AND CASH EQUIVALENTS

Cash at bank

	2020	2019
	\$	\$
Macquarie Bank	1,577,001	853,062
	1,577,001	853,062

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

NOTE 7: INVESTMENTS

(a) Investment assets

As at 30 June 2020 the Fund's investments comprised of:

	2020	2019
	\$	\$
Loan to YHS Projects Pty Ltd	12,099,300	7,044,300
	12,099,300	7,044,300
	12,099,300	7,044,300

(b) Accrued investment income

	2020	2019
	\$	\$
Loan to YHS Projects Pty Ltd		
As at 30 June 2020, the total loan to YHS Projects Pty Ltd was \$12,099,300. A return of 16% p.a. for Financial Year 2020 is payable on the amount invested.	1,553,196	829,332
Less received	(1,553,196)	(829,332)
Total accrued investment income	-	-
	-	-

NOTE 8: FEES PAYABLE

	2020	2019
	\$	\$
Trustee fees payable	2,083	2,083
Performance fees payable	13,773	58,436
Administration fees payable	2,297	-
	18,153	60,519
	18,153	60,519

NOTE 9: OTHER EXPENSES PAYABLE

	2020	2019
	\$	\$
Provision for tax and audit fees	2,500	2,300
RITC receivable	(6,096)	(5,506)
Other accrued expenses	2,115	6,282
Other admin expenses	500	-
	(981)	3,076
	(981)	3,076

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

NOTE 10: NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

(a) Issued units in \$

	2020 Units	2020 \$	2019 Units	2019 \$
Opening balance	7,108,449	7,108,449	-	-
Units issued – applications	5,058,144	5,058,144	7,108,449	7,108,449
Closing balance	12,166,593	12,166,593	7,108,449	7,108,449

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

	2020 \$	2019 \$
Opening balance	-	-
Net operating profit/(loss) attributable to unitholders	1,492,536	725,318
Distributions payable	(1,492,536)	(725,318)
Closing balance	-	-

Withholding taxes applicable to the distributions payable during the 2020 financial year were \$77,429. Total distributions payable for the financial year were \$1,492,536.

(c) Capital management

The Fund regards total equity as capital. The objective of the Fund is to provide unitholders with an annual target income return by lending money to YHS Projects or other related parties within the YHS Group.

NOTE 11: 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 YHS Investment Fund is Vasco Trustees Limited.

The Trustee has changed its name from Vasco Investment Managers Limited to Vasco Trustees Limited to better reflect our activities as a corporate trustee and fiduciary. All other details remain unchanged.

Fees of \$25,000 (plus GST) were accrued and paid by the Fund to Vasco Trustees Limited for its role as Trustee for the period, of which \$1,375 is claimable by the Fund as RITC.

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

NOTE 11: RELATED PARTY TRANSACTIONS (continued)

(b) Investment Manager

The Investment Manager of the YHS Investment Fund is YHS Capital Pty Ltd.

As at 30 June 2020, \$5,337 (plus GST) has been accrued as performance fees.

(c) Administration Manager

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

The Administration Manager is a related party of the Trustee.

Administration fees of \$26,906 (plus GST) were accrued and paid by the Fund to Vasco Fund Services Pty Limited for its role as Administration Manager of the Fund, of which \$2,018 is claimable by the Fund as RITC.

(d) Key management personnel

The Fund does not employ personnel in its own right. However, it has an incorporated Trustee, Vasco Trustees Limited, and an Investment Manager, YHS Capital Pty 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 12: CONTINGENT LIABILITIES

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

NOTE 13: 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 14: 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 loans for property development 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.

YHS INVESTMENT FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

NOTE 14: FINANCIAL RISK MANAGEMENT (continued)

(b) 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 and loan assets recognized at the reporting date.

The Investment Manager manages the exposure to credit risk on an ongoing basis.

To date, the Fund has made a loan to a single borrower YHS Projects Pty Ltd.

The loan is secured by a General Security Agreement with a Purchase Money Security Interest. Generally speaking, this provides security over all the presently acquired and future acquired property of the Borrower, plus provides a specific security over any assets purchased by the Borrower using the monies loaned.

NOTE 15: TRUSTEE DETAILS

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

Vasco Trustees Limited

Level 5

488 Bourke Street

Melbourne Victoria 3000

YHS INVESTMENT FUND

DIRECTORS' DECLARATION

In the opinion of the Directors of Vasco Trustees Limited:

- (a) The financial statements and notes of YHS 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 2020 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 YHS 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 Mathew Dunstan

Director

25 August 2020