



**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE  
UNIT CLASS**

ABN 51 989 560 077

FINANCIAL REPORT`  
FOR THE YEAR ENDED  
30 JUNE 2025

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**TRUSTEE REPORT  
FOR THE YEAR ENDED 30 JUNE 2025**

The Directors of the Trustee, Vasco Custodians Pty Ltd present their report on the ACIF Priority Fund Lucky Bay Infrastructure Unit Class (Fund) for the year ended 30 June 2025. This report is for the Lucky Bay Infrastructure Unit Class only.

**1. Directors of Vasco Custodians Pty Ltd**

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

Craig Dunstan (resigned May 15, 2025)  
Patrice Lo (appointed July 1, 2024)  
Wiebe Wijnia (appointed July 1, 2024, resigned October 18, 2024)  
Caill Dunstan (resigned July 1, 2024)  
Francis Ocampo (appointed November 12, 2024)  
Patrick Nyahwo (appointed May 16, 2025)  
Sone Ee Tan (appointed May 27, 2025, resigned September 11, 2025)

**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 Lucky Bay Infrastructure Unit Class is the ICAM Duxton Port Infrastructure Trust (Trust), which is developing a port in South Australia.

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

1. Property and Loan Unit Class
2. Infrastructure Performance Unit Class
3. Income Unit Class
4. Wallaroo Infrastructure Unit Class
5. Strategic Unit Class

The ACIF Priority Fund was established on 1 April 2016 and issued the first units in the Lucky Bay Infrastructure Unit Class on the commencement date of 27 June 2019. All units were issued at \$1.00.

**3. Operating Results**

The total operating (loss) of the Fund for the financial year ending 30 June 2025 was (\$233,584) (2024: (\$114,740)).

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FOR THE YEAR ENDED 30 JUNE 2025**

**4. Review of Operations**

Since inception the Fund has issued 11,500,000 units of which none have resulted from the reinvestment of distributions. No redemption of units has occurred.

During the financial year no units have been issued (2024: nil).

As of 30 June, the Fund's investment comprised the following:

Investment	2025 Value \$	2024 Value \$
ICAM Duxton Port Infrastructure Trust (Trust)	8,910,280	11,845,431
<b>Total</b>	<b>8,910,280</b>	<b>11,845,431</b>

**5. Review of Performance**

Unit Class	2025 % p.a.	2024 % p.a.
Ordinary units	(27.82)	(1.00)

In July 2025, ICAM issued a memorandum outlining the adopted equity unit price of \$0.85 for the ICAM Duxton Port Infrastructure Trust (IDPIT) effective from 30 June 2025. The unit price is based on consideration of:

- The significant changes over the last 12 months in the business and market are due to:
  - Severe drought in South Australia, recording the lowest yields for the 2024/25 harvest since the Millenium Drought, which generated a funding requirement for IDPIT.
  - Pursued anti-competitive structural changes in the market from large global conglomerates.
  - Significant escalation of anti-competitive pricing behavior by the previous monopoly operator towards T-Ports.
- Assessment of the long-term value of the surplus land at Lucky Bay.

**6. Unit Redemption Prices**

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

	2025 \$	2024 \$
At 30 June	0.7147	0.9902
High during year	0.9885	1.0054
Low during year	0.7147	0.9902

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

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LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**TRUSTEE REPORT  
FOR THE YEAR ENDED 30 JUNE 2025**

**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 dated 7 May 2020. No distribution was received from the ICAM Duxton Port Infrastructure Trust for the financial year (2024: \$118,456).

**8. Applications Held**

As at 30 June 2025, there were no pending applications. (2024: 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 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 at the end of the financial year was \$9,135,201 (2024: \$12,050,871). The net asset value at the end of the financial year was \$8,218,942 (2024: \$11,387,677).

**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.

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**TRUSTEE REPORT  
FOR THE YEAR ENDED 30 JUNE 2025**

**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**

Investment management fees of \$230,000 (2024: \$230,000) (plus GST) were paid or payable by the Fund, to be paid to the Investment 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**

At 30 June 2025, neither the Trustee nor the Investment Manager nor 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 11 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.

**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:



**Patrick Nyahwo**

Director

Date: 03 November 2025

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2025**

	Notes	2025 \$	2024 \$
<b>Revenue and other income</b>			
Bank interest	2 (a)	4,263	3,689
Distribution income	2 (b)	-	118,456
<b>Total revenue and other income</b>		<b>4,263</b>	<b>122,145</b>
<b>Expenses</b>			
Investment Manager fees	3	230,000	230,000
Other expenses	5	7,847	6,885
<b>Total expenses</b>		<b>237,847</b>	<b>236,885</b>
<b>Operating (loss) attributed to unitholders</b>		<b>(233,584)</b>	<b>(114,740)</b>
<b>Other comprehensive income</b>			
Fair value (loss) on investment		(2,935,151)	-
<b>Total other comprehensive loss</b>		<b>(2,935,151)</b>	<b>-</b>
<b>Total comprehensive (loss) for the year attributable to unitholders net of distributions</b>		<b>(3,168,735)</b>	<b>(114,740)</b>

The accompanying notes form part of these financial statements.

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2025**

	Notes	2025 \$	2024 \$
<b>Current assets</b>			
Cash and cash equivalents	6	162,481	160,253
Sundry debtor	7	62,440	45,187
<b>Total current assets</b>		<b>224,921</b>	<b>205,440</b>
<b>Non-current assets</b>			
Investment in ICAM Duxton Port Infrastructure Trust	8	8,910,280	11,845,431
<b>Total non-current assets</b>		<b>8,910,280</b>	<b>11,845,431</b>
<b>Total assets</b>		<b>9,135,201</b>	<b>12,050,871</b>
<b>Liabilities</b>			
Fees payable	9	831,000	601,000
Other expenses payable	10	85,259	62,194
<b>Total liabilities</b>		<b>916,259</b>	<b>663,194</b>
<b>Net assets</b>		<b>8,218,942</b>	<b>11,387,677</b>
<b>Represented by:</b>			
Issued units	11 (a)	11,500,000	11,500,000
Undistributed (loss) attributable to unitholders	11 (b)	(3,281,058)	(112,323)
<b>Net assets attributable to unitholders</b>		<b>8,218,942</b>	<b>11,387,677</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 2025**

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  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 JUNE 2025**

	Notes	2025	2024
		\$	\$
<b>Cash flows from operating activities</b>			
Payments to suppliers		(2,035)	(1,965)
Interest received	2 (a)	4,263	3,689
Distribution received	2 (b)	-	118,456
<b>Net cash provided by operating activities</b>		<b>2,228</b>	<b>120,180</b>
Net increase in cash and cash equivalents		2,228	120,180
Cash and cash equivalents at the beginning of year		160,253	40,073
<b>Cash and cash equivalents at the end of year</b>	6	<b>162,481</b>	<b>160,253</b>

The accompanying notes form part of these financial statements.

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

**NOTE 1: MATERIAL ACCOUNTING POLICIES**

**Reporting Entity**

The financial report is for the ACIF Priority Fund Lucky Bay Infrastructure Unit Class (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 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*. ACIF Priority Fund Lucky Bay Infrastructure 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 03 November 2025.

**(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  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

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

**Material 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 Profit or Loss and Other 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.

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

**NOTE 1: MATERIAL 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 2024 that have a material impact on the amounts recognised in the prior periods or will affect the current or future periods.

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

**NOTE 2: REVENUE**

**(a) Interest**

	<b>2025</b>	<b>2024</b>
	\$	\$
Bank interest	4,263	3,689
	<b>4,263</b>	<b>3,689</b>
	<b>4,263</b>	<b>3,689</b>

**(b) Distributions**

	<b>2025</b>	<b>2024</b>
	\$	\$
Distribution from ICAM Duxton Port Infrastructure Trust	-	118,456
	-	118,456
	-	118,456

**NOTE 3: INVESTMENT MANAGER FEES**

	<b>2025</b>	<b>2024</b>
	\$	\$
Investment management fees	230,000	230,000
	<b>230,000</b>	<b>230,000</b>
	<b>230,000</b>	<b>230,000</b>

**Investment Manager fees**

In accordance with the Information Memorandum of the Fund, the Investment Manager will charge investors management fees as set out below:

- In any given year where the return does not exceed 10% of the average contributed capital, 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 average contributed capital, 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 (2024: \$22,500) (plus GST).

The Administration Manager of the Fund is entitled to an annual administration fee of up to \$69,168 (2024: \$67,153) (plus GST). This fee is subject to an annual 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 gross asset value 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 if the Investment Manager fails to pay the Trustee shall the Trustee be entitled to recover its fees from the Fund.

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

**NOTE 5: OTHER EXPENSES**

	<b>2025</b>	<b>2024</b>
	\$	\$
GST expense (non-claimable)	5,840	5,805
Tax return fees	2,007	1,080
	<u><b>7,847</b></u>	<u><b>6,885</b></u>

**NOTE 6: CASH AND CASH EQUIVALENTS**

**Cash at bank**

	<b>2025</b>	<b>2024</b>
	\$	\$
Macquarie Bank	162,481	160,253
	<u><b>162,481</b></u>	<u><b>160,253</b></u>

**NOTE 7: SUNDRY DEBTOR**

	<b>2025</b>	<b>2024</b>
	\$	\$
Reduced input tax credit receivable	62,440	45,187
	<u><b>62,440</b></u>	<u><b>45,187</b></u>

**NOTE 8: INVESTMENTS**

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

	<b>2025</b>	<b>2024</b>
	\$	\$
Investment in ICAM Duxton Port Infrastructure Trust	8,910,280	11,845,431
	<u><b>8,910,280</b></u>	<u><b>11,845,431</b></u>

**NOTE 9: FEES PAYABLE**

	<b>2025</b>	<b>2024</b>
	\$	\$
Investment Manager fees	831,000	601,000
	<u><b>831,000</b></u>	<u><b>601,000</b></u>

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

**NOTE 10: OTHER EXPENSES PAYABLE**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Other accrued fees	83,309	60,304
Tax return fees	1,950	1,890
	<u><b>85,259</b></u>	<u><b>62,194</b></u>

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

**(a) Issued units**

	<b>2025</b>	<b>2025</b>	<b>2024</b>	<b>2024</b>
	<b>Units</b>	<b>\$</b>	<b>Units</b>	<b>\$</b>
Opening balance	11,500,000	11,500,000	11,500,000	11,500,000
<b>Closing balance</b>	<u><b>11,500,000</b></u>	<u><b>11,500,000</b></u>	<u><b>11,500,000</b></u>	<u><b>11,500,000</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 (loss) attributable to unitholders**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Opening balance	(112,323)	2,417
Net operating (loss) attributable to unitholders	(233,584)	(114,740)
Fair value loss on Investment	(2,935,151)	-
<b>Closing balance</b>	<u><b>(3,281,058)</b></u>	<u><b>(112,323)</b></u>

No withholding taxes were applicable to the distributions payable during the financial year (2024: nil).

No distributions were payable for the financial year. (2024: nil)

**(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.

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

**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.

**(b) Investment Manager**

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

Fees of \$230,000 (2024: \$230,000) were paid or payable by the Fund to Australia China Investment Fund Pty Ltd for its role as Investment Manager for the year.

**(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 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 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 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.

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE UNIT CLASS**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2025**

**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.

**(c) Diversification Risk**

The application money raised is invested exclusively in a single investment. As such, investment in the Fund will not be diversified by sector or number of investments.

**(d) General Investment Risks**

The returns from investments in 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.

**NOTE 16: 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

**ACIF PRIORITY FUND  
LUCKY BAY INFRASTRUCTURE 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 Lucky Bay Infrastructure 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 2025 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 Lucky Bay Infrastructure 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.



**Patrick Nyahwo**

Director

Date: 03 November 2025