

GOLDEN AGE


GLEN PROPERTY FUND

ABN 49 397 476 209

FINANCIAL REPORT
FOR THE YEAR ENDED
30 JUNE 2018

GOLDEN AGE GLEN PROPERTY FUND

TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2018

The Directors of the Trustee, Vasco Investment Managers Limited, present their report on the Golden Age Glen Property Fund ('the Fund') for the year ended 30 June 2018.

1. Directors

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

Craig Mathew Dunstan (appointed 6 August 2009)

Fiona Jean Dunstan (appointed 6 August 2009)

Stephen George Hawkins (appointed 10 May 2010)

Jonathan William Martin (appointed 6 August 2009)

The Directors have been in office since the establishment of the Fund to the date of this report unless otherwise stated.

2. Principal Activities

The principal activities of the Fund are to produce fixed income returns for Investors by making loans to the Project Borrowers to be used to finance the 85 Spring Street Project and Glen Waverley Project. The Fund was established on 9 June 2017 and issued the first units on the commencement date of 4 August 2017.

3. Operating Results

The operating profit of the Fund for the financial year ending 30 June 2018 was \$2,474,485. 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 issued 33,941,446 units. As at 30 June 2018 the Fund has 33,941,446 units on issue.

It is anticipated that the Fund's term will be from the Final Close until 19 March 2019. The Fund may terminate earlier in the event of an earlier refinance in the Projects.

The Fund in accordance with the Loan Facility Agreement dated 14 August 2017 issued loans to Golden Age Enterprises Pty Ltd of AU\$1,200,000 and US\$ 24,650,000. The loans made by the Fund are made to the Project Borrowers who are related parties of the Investment Manager. The loans have a maturity date of 19 March 2019 or later date agreed with the Borrower. The Trustee has the discretion to extend the term of the Fund by up to 12 months should either Project not be refinanced. In accordance with the Loan Facility Agreement 15% per annum was accrued for both USD and AUD investments.

As at 30 June 2018 the total loans to Golden Age Enterprises Pty Ltd were AU\$10,920,000 and US\$24,650,000.

5. Review of Performance

Unitholders will receive the interest return detailed in the Term Sheet related to the unit class in which they have invested.

GOLDEN AGE GLEN PROPERTY FUND

TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2018

6. Unit Redemption Prices

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

	2018	2017
	\$	\$
As at 30 June	1.00	N/A
High during year	1.00	N/A
Low during year	1.00	N/A

The availability and timing of redemptions is subject to the terms of the Fund's Constitution. Further fees may apply upon redemption.

7. Distributions Paid or Recommended

In accordance with the Information Memorandum of the Fund, distribution of interest income to investors is expected on repayment of the loans made to the Project Borrowers. The Investment Manager expects the loans to be repaid once the 85 Spring Street Project and Glen Waverley Project are refinanced by construction loans. Any delays in completion of these projects will mean a possible delay in the payment of distributions to investors.

8. Applications Held

As at 30 June 2018, the value of pending applications was \$0.

9. Redemption Arrangements

As detailed in the Funds 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 will be given the opportunity to redeem their Investment by lodging a withdrawal request within 18 months after they invested in the Fund. Withdrawal requests will be processed on a best endeavours basis and subject to the availability of liquid assets in 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 for leave of court to bring proceedings on behalf of the Fund or 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. The Fund was not a party to any such proceedings during the period.

GOLDEN AGE GLEN PROPERTY FUND

TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2018

12. Value of Scheme Assets

The Gross Asset Value of the Fund's assets at the end of the reporting period was \$48,924,208. The Net Asset Value at the end of the reporting period was \$44,746,743.

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.

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 \$33,604 (plus GST) were accrued and paid by the Fund to Trustee for the period. In addition fees of \$36,944 (plus GST) were accrued and paid by the Fund to the Administration Manager.

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

As at 30 June 2018, the Trustee or Investment Manager and their related parties held no units in the Fund.

GOLDEN AGE GLEN PROPERTY FUND

TRUSTEE REPORT FOR THE YEAR ENDED 30 JUNE 2018

19. Interests Issued in the Fund

During the financial year 33,941,446 units were issued in the Fund. None of the units were arising from distribution reinvestment.

20. Number of Interests on Issue

As at 30 June 2018, the number of units on issue in the Fund was 33,941,446. (2017: 0).

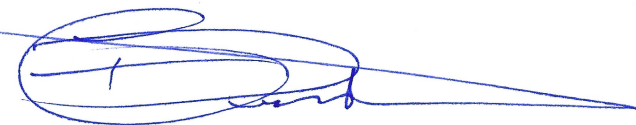
21. Rounding of Amounts

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.

22. Environmental Regulation

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

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



Craig Mathew Dunstan

Director

Date: 17 September 2018

GOLDEN AGE GLEN PROPERTY FUND

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2018

	Notes	2018 \$	2017 \$
Revenue and other income			
Bank interest	2 (b)	5,230	-
Loan interest income	3 (a)	4,250,729	-
Total revenue and other income		4,255,959	-
Expenses			
Performance fees	7	1,693,670	-
Trustee fees	8	33,604	-
Administration fees	8	36,944	-
Other administration expenses	9	17,256	-
Total expenses		1,781,474	-
Operating profit/(loss) before finance costs attributable to unitholders		2,474,485	-
Finance cost attributable to unitholders			
Distributions to unitholders payable		2,474,485	-
Total comprehensive income		-	-

The accompanying notes form part of these financial statements

GOLDEN AGE GLEN PROPERTY FUND

**STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2018**

	Notes	2018 \$	2017 \$
Current assets			
Cash and cash equivalents	2 (a)	171,347	-
Put Option Assets	2 (c)	267,710	-
Total current assets		439,057	-
Non-current assets			
Accrued investment income	3 (a)	4,250,729	-
Investment assets	3 (b)	44,212,815	-
Prepaid establishment costs		27,009	-
Less: amortisation of establishment cost		(5,402)	-
Total non-current assets		48,485,151	-
Total assets		48,924,208	-
Liabilities			
Fees payable	4	1,701,180	-
Administration expenses payable	5	1,886	-
Distributions payable		2,474,485	-
Sundry creditors	10	(86)	-
Total liabilities		4,177,465	-
Net assets		44,746,743	-
Represented by:			
Issued units	6 (a)	45,046,136	-
Undistributed profit/(loss) attributable to unitholders	6 (b)	-	-
Foreign exchange revaluation		(299,393)	-
Net assets attributable to unitholders		44,746,743	-

The accompanying notes form part of these financial statements

GOLDEN AGE GLEN PROPERTY FUND

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2018**

	Notes	2018 \$	2017 \$
Cash flows from operating activities			
Bank interest		5,230	-
Fees paid		(63,038)	-
Establishment costs		(27,009)	-
Other administration expenses		(9,968)	-
Bank fees		(86)	-
Net cash provided by/(used in) operating activities	11	<u>(94,871)</u>	<u>-</u>
Cash flows from investing activities			
Payment for investment assets		(44,779,918)	-
Net cash provided by/ (used in) investing activities		<u>(44,779,918)</u>	<u>-</u>
Cash flows from financing activities			
Proceeds from units issue		45,046,136	-
Net cash provided by/ (used in) financing activities		<u>45,046,136</u>	<u>-</u>
Net increase/ (decrease) in cash and cash equivalents		171,347	-
Cash and cash equivalents at the beginning of year		-	-
Cash and cash equivalents at the end of year	2 (a)	<u><u>171,347</u></u>	<u><u>-</u></u>

The accompanying notes form part of these financial statements

GOLDEN AGE GLEN PROPERTY FUND

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2018**

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.

GOLDEN AGE GLEN PROPERTY FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The financial report is for the entity Golden Age Glen Property Fund ('the Fund') as an individual entity. The Fund is an unregistered managed investment scheme established and domiciled in Australia. The Trustee of the Fund is Vasco Investment Managers Limited, and Golden Age Capital Pty Ltd is appointed as the Investment Manager of the Fund.

Financial Reporting Framework

The Fund is not a reporting entity, because in the opinion of the directors of the Trustee, there are unlikely to exist users of the financial report who are unable to command the preparation of reports tailored, so as to specifically satisfy all of their information needs. Accordingly, this special purpose financial report has been prepared to satisfy the directors of the Trustee's reporting requirements under *Corporations Act 2001*.

Basis of Preparation

The financial report is a special purpose financial report that has been prepared in accordance with the recognition and measurement requirements of all Australian Accounting Standards (including Australian Accounting Interpretations), and the disclosure requirements of *AASB 101: Presentation of Financial Statements*, *AASB 107: Statement of cash flows* and *AASB 108: Accounting Policies, Changes in Accounting Estimates and Errors*, the *Corporations Act 2001 (Cth)* and the Fund's Constitution.

The functional currency of the Fund is AUD and USD; however the presentation currency of the Fund is AUD.

(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 asset and liabilities traded in active markets are based on their quoted market prices at the reporting date without any deduction for estimate 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

GOLDEN AGE GLEN PROPERTY FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES (continued)

(a) Financial instruments (continued)

(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 equity in accordance with *AASB 132 Financial Instruments: Presentation* as amended by *AASB 2008-2 Amendments to Australian Accounting Standards – Puttable Financial Instruments and Obligations Arising on Liquidation*.

Should the terms or conditions of the units change such that they no longer comply with the criteria for classification as equity in the revised *AASB 132*, the units would be reclassified to a financial liability from the date the instrument ceases to meet the criteria. The financial liability would be measured at the instrument's fair value at the date of reclassification. Any difference between the carrying amount of the equity instrument and the fair value of the liability at the date of reclassification would be recognised in equity.

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 equity 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.

(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.

GOLDEN AGE GLEN PROPERTY FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES (continued)

(e) Comparatives

As the Golden Age Glen Property Fund commenced operations this financial year, there are no comparative numbers for the year ending 30 June 2017.

(f) Foreign Exchange

Items included in the financial records are measured using the currency of the primary economic environment in which the entity operates (functional currency). The financial statements are presented in Australian dollars, which is the presentation currency of the Fund.

The financial position and performance of foreign operations with a functional currency other than Australian dollars are translated into the presentation currency, using the exchange rate prevailing at the date of the report from ANZ Bank (US\$1 equals AU\$0.7404). The assets, liabilities and equity items are translated using the reporting date exchange rates.

(g) New accounting standards and interpretations

A number of new accounting standards and interpretation have been published, and are mandatory for at least part of the 30 June 2018 reporting period, having come into effect on the 1 January 2018:

- (i) AASB 9 *Financial Instruments*
- (ii) AASB 2010-7 *Amendments to Australian Accounting Standards arising from AASB 9*
- (iii) AASB 2013-9 *Amendments to Australian Accounting Standards - Conceptual Framework, Materiality and Financial Instruments - Part C*
- (iv) AASB 2014-1 *Amendments to Accounting Standards*

Broadly, these new standards require all financial instruments to measured at fair value unless the criteria for amortised cost are met.

The introduction of the standard is not expected to change the measurement basis of any of the Fund's current financial instruments.

- (v) AASB 15: *Revenue from contracts with customers*

Broadly, this new standard relates to the recognition of revenue from contracts for goods and services, including construction contracts.

While this standard does not relate to a significant portion of the Fund's holdings, to the extent that it does apply, it is not expected to change the measurement basis of any of the Fund's current financial instruments, or the valuation of the Fund's assets.

There are no other pending standards that are relevant to the Fund in the current or future reporting periods as at the issue date of this report.

GOLDEN AGE GLEN PROPERTY FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

NOTE 2: CASH AND CASH EQUIVALENTS

(a) Cash at bank

	2018	2017
	\$	\$
Macquarie Bank	75,258	-
ANZ Bank	28,860	-
NAB	67,229	-
	<u>171,347</u>	<u>-</u>

(b) Bank interest income

Cash on deposit is held in a Macquarie Bank cash management account (AUD) and ANZ Banking Group foreign currency account (USD). The interest rate paid by Macquarie to 31 December 2017 was 1.40%. From 1 January 2018 the interest rate has been 1.30% pa paid monthly on balances greater than \$5,000. The Fund has been able to obtain a higher return from Macquarie, amounting to an extra 0.25% pa. ANZ Bank (USD) and NAB (AUD) do not pay interest on deposits.

(c) Put option assets

An amount of USD7,000,000 was converted into AUD for the drawdown of an investment loan. The Put Option is the premium paid to hedge the risk associated with foreign currency fluctuation on the converted amount.

NOTE 3: INVESTMENT ASSETS

(a) Investment income

As at 30 June 2018, the total loans to Golden Age Glen Pty Ltd were AU\$10,920,000 and US\$24,650,000. Both investments will mature on 19 March 2019.

A return of 15% per annum is receivable on the amount invested. Interest accrues daily on the amount outstanding of each utilisation under the facility. Interest receivable on the loans was AU\$370,681 and US\$2,872,788 as at 30 June 2018.

(b) Investment held

As at 30 June 2018, the total loans to Golden Age Enterprises Pty Ltd were US\$24,650,000 and AU\$10,920,000.

NOTE 4: FEES PAYABLE

	2018	2017
	\$	\$
Trustee fees payable	4,077	-
Administration fees payable	3,433	-
Performance fees payable	1,693,670	-
	<u>1,701,180</u>	<u>-</u>

GOLDEN AGE GLEN PROPERTY FUND

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

NOTE 5: ADMINISTRATION EXPENSES PAYABLE

	2018	2017
	\$	\$
GST payable/(receivable)	(2,220)	-
Provision for tax return fees	3,050	-
Other accrued fees	1,056	-
	1,886	-
	1,886	-

NOTE 6: NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

(a) Issued units

	2018	2017
	\$	\$
Opening balance	-	-
Redemptions	-	-
Units issued – applications	45,046,136	-
Units issued – reinvestment of distributions	-	-
Closing balance	45,046,136	-
	45,046,136	-

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. The Fund has two different unit classes with differing currencies.

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

	2018	2017
	\$	\$
Opening balance	-	-
Operating profit/(loss) before finance costs attributable to unitholders	2,474,485	-
Distributions paid	-	-
Distributions payable	(2,474,485)	-
Closing balance	-	-
	-	-

Withholding taxes applicable to the distributions paid during the 2018 financial year was Nil.

No distributions were paid for the financial year.

(c) Capital management

The Fund regards total unitholders' interests 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 Trustee regularly reviews the performance of the Fund, including asset allocation strategies, investment and risk management.

GOLDEN AGE GLEN PROPERTY FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

NOTE 7: PERFORMANCE FEES

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 Golden Age Capital Pty Ltd as Investment Manager of the Fund.

All deficit performance fees will be recovered prior to any payment to the Investment Manager. As the recovery will be through interest income, the deficit performance fee is effectively prepaid interest as it reflects the amount not recoverable by the Investment Manager from future interest income received of the same amount.

NOTE 8: TRUSTEE AND ADMINISTRATION FEES

In accordance with the Information Memorandum, Vasco Investment Managers Limited as 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 \$25,000 (plus GST). The Trustee was also paid an establishment fee of \$15,000 (plus GST).

Vasco Funds Management Pty Ltd as the Administration Manager of the Fund is entitled to an annual administration fee of up to \$65,000 (plus GST). This fee is subject to an annual increase of 3% per annum commencing on 1 January 2018.

NOTE 9: OTHER ADMINISTRATION EXPENSES

	2018	2017
	\$	\$
Tax return fees	3,050	-
Establishment fees	5,402	-
Legal fees	4,550	-
Bank fees	93	-
Other administration expenses	182	-
GST expense (non-claimable)	3,979	-
	<u>17,256</u>	<u>-</u>

NOTE 10: SUNDRY CREDITOR

Sundry creditor is the overdrawn balance of the cash advance provided by the Investment Manager to cover bank account maintenance fees paid for the operation account by the Fund. This is to be reimbursed by the Investment Manager.

NOTE 11: CASH FLOW INFORMATION

Reconciliation of cash flows from operating activities with profit/ (loss) for the year

	2018	2017
	\$	\$
Profit/(loss) for the year	-	-
Changes in assets and liabilities:		
(Increase)/decrease in receivables	(4,272,336)	-
Increase/ (decrease) in payables	4,177,465	-
Cash flows from operating activities	<u>(94,871)</u>	<u>-</u>

GOLDEN AGE GLEN PROPERTY FUND
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018

NOTE 12: RELATED PARTY TRANSACTIONS

(a) Trustee

The Trustee of the Golden Age Glen Property Fund is Vasco Investment Managers Limited.

Fees of \$33,604 (plus GST) were accrued and paid by the Fund to Vasco Investment Managers Limited for its role as Trustee for the period, of which \$1,848 is claimable by the Fund as RITC.

(b) Investment Manager

The Investment Manager of the Golden Age Glen Property Fund is Golden Age Capital Pty Ltd.

As at 30 June 2018, a deficit of \$1,693,670 (GST inclusive) has been accrued as performance fees. Any deficit funds will be recovered prior to a performance fee being paid to the Investment Manager. No fees were paid to the Investment Manager during the year.

The Fund in accordance with the Loan Facility Agreement dated 14 August 2017 issued loans to Golden Age Enterprises Pty Ltd of AU\$1,200,000 and US\$24,650,000. The Borrower is a related party of the Investment Manager.

(c) Administration Manager

The Administration Manager of the Golden Age Glen Property Fund is Vasco Funds Management Pty Ltd. The Administration Manager is a related party of the Trustee.

Administration fees of \$36,944 (plus GST) were accrued and paid by the Fund to Vasco Funds Management Pty Ltd for its role as Administration Manager of the Fund, of which \$2,771 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 Investment Managers Limited and an Investment Manager, Golden Age 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 13: REMUNERATION OF AUDITORS

For the period ended 30 June 2018 the accounts of the Fund were not subject to audit and accordingly no audit fees were paid.

NOTE 14: CONTINGENT LIABILITIES

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

GOLDEN AGE GLEN PROPERTY FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

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) 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 construction loans 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) Foreign Exchange Risk

The Fund is exposed to foreign exchange risk as a result of investments in financial instruments denominated in foreign currencies. As a result, fluctuations in the value of the Australian dollar and foreign currencies can affect the Fund's returns. This is because losses or gains must be converted back to Australian dollars. The Fund has disbursed a loan by converting USD currency into AUD currency. To hedge the risk associated with exchange rate fluctuation, fund has Put Option agreement with National Australia Bank in Australian dollars.

NOTE 17: TRUSTEE DETAILS

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

Vasco Investment Managers Limited

Level 5

488 Bourke Street

Melbourne Victoria 3000

GOLDEN AGE GLEN PROPERTY FUND

DIRECTORS' DECLARATION

The directors of Vasco Investment Managers Limited, the Trustee, have determined that the Fund is not a reporting entity and that these special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

The directors of Vasco Investment Managers Limited, the Trustee, declare that:

1. The financial statements, comprising the statement of comprehensive income, statement of financial position, statement of cash flows, statement of changes in equity, and accompanying notes, are in accordance with the Corporations Act 2001 and:
 - (a) comply with Accounting Standards as described in Note 1 to the financial statements and the Corporations Regulations 2001; and
 - (b) give a true and fair view of the Fund's financial position as at 30 June 2018 and of its performance for the period ended on that date in accordance with the accounting policies described in Note 1 to the financial statements.
2. In the directors' opinion, there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors and is signed for and on behalf of the directors of Vasco Investment Managers Limited by:



Craig Mathew Dunstan

Director

17 September 2018