

Australian Ethical Property Trust (AEPT)
ARSN 138 276 623

Annual Financial Report for the year ended 30 June 2016

Australian Ethical Property Trust (AEPT)

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Australian Ethical Property Trust

Directors' Report

For the year ended 30 June 2016

Australian Ethical Investment Limited, the "Responsible Entity" of the Australian Ethical Property Trust ("the Scheme") presents its directors' report together with the financial report of the Scheme for the year ended 30 June 2016 and the accompanying independent auditor's report.

Responsible Entity

Australian Ethical Investment Limited (ABN 47 003 188 930) serves as the Responsible Entity for the Scheme. The registered office and principal place of business for the Responsible Entity is:

Registered office:

Boardroom Pty Limited
Grosvenor Place
Level 12, 225 George Street
Sydney NSW 2000

Principal place of business:

Level 8, 124 - 130 Pitt St
Sydney NSW 2000

The following persons were directors of Australian Ethical Investment Limited during the whole of the financial year and up to the date of this report unless otherwise indicated:

Phil Vernon
Kate Greenhill
Stephen Gibbs
Mara Bun
Tony Cole

Principal activities and state of affairs

The stated principal activity of the Scheme is to pool investors' savings to invest in direct property. The constitution of the Scheme authorises investments in properties.

The Responsible Entity determined to sell the remaining property asset with a contract for sale signed on 10 July 2015. Proceeds from the sale were used to repay borrowings.

The Scheme is closed to retail investors. Redemption windows are only available twice a year and are at the Responsible Entity's sole discretion. The Responsible Entity is currently considering the Scheme's investment options and the best application of the Scheme's cash reserves.

Review of operations

Overview

The underlying fundamentals of the Scheme are consistent with those set out in the Scheme's Constitution dated 17 July 2009.

Fee Changes

As the Scheme was 98.69% owned by related parties (see note 15) at 30 June 2015 and the remaining property was sold on 10 July 2015 management have ceased charging management fees effective 1 July 2015. Management Fees for the comparable 2015 period were 2.50%.

Results

Total return is the percentage change of a unitholder's financial interest in the Scheme assuming all distributions are reinvested in the Scheme. These returns are calculated in accordance with FSC Standard 6 Product Performance-Calculation of Return. The Scheme achieved a total return of 1.5% for the financial year (2015: 1.0%).

Distributions paid and/or payable

Distributions paid and/or payable by the Scheme during the year are shown in the accompanying Statement of Profit or Loss and Other Comprehensive Income.

No income distributions were paid or payable by the Scheme during the year (June 2015: No distribution).

Australian Ethical Property Trust

Directors' Report

For the year ended 30 June 2016

Net Assets

The value of the Scheme's net assets attributable to unitholders as at 30 June 2016 was \$10,846,216 (30 June 2015: \$10,807,976).

Likely developments

The Responsible Entity continually reviews the Scheme and depending on that review may, during the course of the financial year, make decisions to change the offerings of products to investors. The Responsible Entity is currently considering the Scheme's investment options and the best application of the Scheme's cash reserves.

Events occurring after the reporting date

During the period between the end of the financial year and the date of this report, there were no items, transactions or events of a material and unusual nature likely in the opinion of the Responsible Entity, to affect significantly the operations of the Scheme, the results of those operations, or the state of affairs of the Scheme in future financial years.

Indemnities and insurance premiums for the Responsible Entity and auditors

No insurance premiums are paid out of the assets of the Scheme for insurance cover provided to the Responsible Entity, its officers or auditor of the Scheme. Where the Responsible Entity acts in accordance with the Scheme's constitution and the law, it is generally entitled to an indemnity out of the assets of the Scheme against losses incurred while acting on behalf of the Scheme. The auditor of the Scheme is not indemnified out of the assets of the Scheme.

Interest of the Responsible Entity

Fees paid to the Responsible Entity and its associates out of Scheme property and interests held in the Scheme is shown in note 15 of the attached financial statements. There were no fees paid in the current year.

Environmental regulation

The operations of the Scheme are subject to environment regulations under both Commonwealth and State legislation in relation to property developments. Approvals for commercial property developments are required by state planning authorities and environmental protection agencies. The license requirements relate to air, noise, water and waste disposal. The Scheme is responsible for compliance and reporting under the government legislation.

The Scheme is not aware of any material non-compliance in relation to the license during the year.

The Scheme has determined that it is not required to register to report under the National Greenhouse and Energy Reporting Act 2007, which is Commonwealth environmental legislation that imposes reporting obligations on entities that reach reporting thresholds during the year.

The property held in the Scheme during the year was required to have a minimum of a 5 Green star rating or be in respect to social infrastructure.

Auditor's declaration

The auditor's independence declaration is included on page 23 of the annual report and forms part of the Directors report for the financial year ended 30 June 2016.

Signed in accordance with a resolution of the directors of Australian Ethical Investment Limited.



Phillip Vernon
Managing Director
Australian Ethical Investment Limited
29 September 2016

Australian Ethical Property Trust

Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2016

	Note	2016 \$	2015 \$
Investment income			
Interest	4	185,806	11,341
Net change in investment property held at fair value	5	-	(859,984)
Net loss on disposal of investment property	5	(137,760)	-
Rental	8	94,229	1,773,171
Other		-	305,138
Net investment income		142,275	1,229,666
Operating expenses			
Management fees	15	-	247,059
Amortisation of software	10(a)	13,678	32,826
Amortisation of lease fees	10(b)	-	9,209
Interest	8(a)	12,837	292,814
Investment property	8(a)	77,520	414,988
Operating expenses before finance costs		104,035	996,896
Profit from operating activities		38,240	232,770
Finance costs			
Distributions paid and payable to unitholders of the Scheme		-	-
Change in net assets attributable to unitholders (total comprehensive income)	3	38,240	232,770

The accompanying notes form part of these financial statements.

Australian Ethical Property Trust

Statement of Financial Position as at 30 June 2016

	Note	2016 \$	2015 \$
Assets			
Cash and cash equivalents	6	10,831,418	220,377
Income and other receivables	7	14,798	251
Investment property held at fair value	8	-	16,140,016
Lease Incentive	9	-	598,868
Other assets	10	-	74,794
Total assets		10,846,216	17,034,306
 Liabilities			
Other payables	11	-	48,196
Borrowings	12	-	6,178,134
Total liabilities excluding net assets attributable to unitholders		-	6,226,330
Net assets attributable to unitholders	3	10,846,216	10,807,976

The accompanying notes form part of these financial statements.

Australian Ethical Property Trust

Statement of Changes in Equity for the year ended 30 June 2016

The Scheme's net assets attributable to unitholders are classified as a liability under AASB 132 Financial Instruments: Presentation. As such the Scheme has no equity, and no items of changes in equity have been presented for the current or comparative year.

The accompanying notes form part of these financial statements.

Australian Ethical Property Trust

Statement of Cash Flows for the year ended 30 June 2016

	Note	2016 \$	2015 \$
Cash flows from operating activities			
Income received from investment properties		90,420	1,192,518
Expenses paid		(122,016)	(678,752)
Interest received		171,368	12,963
Interest paid		(12,837)	(292,814)
Other Income		-	305,138
Net cash provided by operating activities	14	126,935	539,053
Cash flows from investing activities			
Proceeds from sale of investments		16,662,240	-
Payment of lease fees		-	(70,325)
Payment of borrowings		(6,178,134)	(1,210,615)
Net cash provided by/(used in) investing activities		10,484,106	(1,280,940)
Cash flows from financing activities			
Proceeds from issue of units		103,978	-
Payment of redemption of units		(103,978)	(6,442)
Net cash used in financing activities		-	(6,442)
Net increase/(decrease) in cash and cash equivalents		10,611,041	(748,329)
Cash and cash equivalents at 1 July		220,377	968,706
Cash and cash equivalents at 30 June	6	10,831,418	220,377

The accompanying notes form part of these financial statements.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 1 - Statement of significant accounting policies

Reporting Entity

The Australian Ethical Property Trust ("the Scheme") is a registered managed investment scheme under the Corporations Act 2001. The Scheme was constituted on 17 July 2009 and will terminate on 1 November 2089 unless terminated earlier in accordance with the provisions of the Scheme constitution. The Scheme is domiciled in Australia and is a for profit entity. The financial statements of the Scheme are for the year ended 30 June 2016.

Statement of compliance

The financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AASBs) adopted by the Australian Accounting Standards Board (AASB) and the Corporations Act 2001. The financial statements of the Scheme complies with International Financial Reporting Standards (IFRSs) and interpretations adopted by the International Accounting Standards Board (IASB).

The financial statements were approved by the Board of Directors of the Responsible Entity on 29 September 2016.

Basis of preparation

These financial statements are presented in Australian dollars which is the functional currency and are prepared on a fair value basis with financial assets designated at fair value through profit and loss, derivatives and investment property which are measured at fair value, with the exception of receivables and payables which are measured at cost.

The statement of financial position is prepared on a liquidity basis. All balances are expected to be recovered within twelve months, except for instruments in financial assets and investment properties held at fair value.

Estimates and Judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Scheme's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors including expectations of future events that may have a financial impact on the Scheme and are believed to be reasonable under the circumstances.

Refer to note 16(g) Financial risk management and financial instruments - fair values, which contains information about estimation of fair values of financial instruments.

Accounting policies

There were no changes in accounting policies.

(a) Cash and cash equivalents

Cash and cash equivalents comprise deposits with banks and highly liquid financial assets with maturities of three months or less from the date of acquisition that are subject to an insignificant risk of changes in their fair value and are used by the Scheme in the management of short-term commitments.

(b) Financial instruments

Financial instruments comprise financial assets held at fair value through profit or loss, trade and other receivables, cash and cash equivalents, trade and other payables, and distributions payable.

Recognition and initial measurement

A financial instrument is recognised when the Scheme becomes a party to the contractual provisions of the instrument. Regular way purchase and sales of financial assets are accounted for at trade date (i.e. the date the Scheme commits itself to purchase or sell the asset).

Financial assets and liabilities at fair value through profit or loss are recognised initially at fair value, with transaction costs recognised in the Statement of Profit or Loss and Other Comprehensive Income. Financial assets and liabilities not at fair value through profit or loss are initially recognised at fair value plus any directly attributable transaction costs.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 1 - Statement of significant accounting policies - continued

Derecognition

The Scheme derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Scheme neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset that is derecognised) and the consideration received (including any new asset obtained less any new liability assumed) is recognised in profit or loss. Any interest in such transferred financial assets that is created or retained by the Scheme is recognised as a separate asset or liability.

The Scheme derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

Classification

Financial assets and financial liabilities held at fair value through profit or loss are classified as either held for trading or are designated at fair value through profit or loss. Financial assets and liabilities held for trading include derivative financial instruments. Financial assets and liabilities designated at fair value through profit or loss include equity securities, investments in unit trusts and fixed interest securities.

Measurement

Subsequent to initial recognition, all instruments classified at fair value through profit or loss are measured at fair value with changes in their fair value recognised in the Statement of Profit or Loss and Other Comprehensive Income. All other financial instruments are carried at amortised cost using the effective interest rate method less any recognised impairment.

Financial liabilities arising from redeemable units issued by the Scheme are carried at the redemption amount representing the unitholders' rights to the residual interest in the Scheme's assets, effectively the fair value at the reporting date.

Fair value measurement principles

The Scheme can invest into a variety of assets, including cash, equities, fixed and floating rate interest securities, unit trusts and derivative contracts. Generally, valuation information is obtained from third party industry standard service providers to ensure that the most recent security prices are obtained. The prices used to value investments include, but are not limited to:

- independent prices obtained for each security;
- quoted 'bid' prices on long securities; and
- redemption prices published by the relevant Responsible Entity, for investments into unlisted unit trusts.

For certain investments, prices cannot be obtained from the above sources. In these instances, valuations obtained from service providers are estimated through the use of valuation models which are consistent with accepted industry practice and incorporate the best available information regarding assumptions that market participants would use when pricing the assets or liabilities. Irrespective of the method used by third party industry standard service providers to obtain valuations, prices achieved in actual transactions may be different.

Impairment of financial assets held at amortised cost

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Losses are recognised in profit or loss. If an event occurring after the impairment was recognised causes the amount of impairment loss to decrease, then the decrease in impairment loss is reversed through profit or loss.

Offsetting

Financial assets and liabilities are offset and the net amount reported in the Statements of Financial Position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 1 - Statement of significant accounting policies - continued

Derivative financial instruments

In accordance with the Investment Mandate, the Scheme may invest in derivative financial instruments to gain or hedge exposure to equities, interest rates or foreign currencies. Derivative financial instruments are recognised initially at cost. Subsequent to initial recognition, derivative financial instruments are stated at fair value. The gain or loss on remeasurement to fair value is recognised immediately in the Statement of Profit or Loss and Other Comprehensive Income.

(c) Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation (including property under construction for such purposes), is measured initially at its cost, including transaction costs. Subsequent to initial recognition, investment property is measured at fair value. Gains and losses arising from changes in the fair value of investment property are included in profit or loss in the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

(d) Borrowings

This liability is measured at amortised cost using the effective interest rate method.

(e) Trade and other receivables

Receivables are carried at amortised cost and may include accrued income and other receivables such as Reduced Input Tax Credits (RITC).

(f) Trade and other payables

Payables are carried at amortised cost and may include amounts for unsettled purchases, accrued expenses and other payables such as GST and redemption monies owing by the Scheme. Unsettled purchases are amounts due to brokers for securities purchased that have not been paid at reporting date. Trades are recorded on trade date and normally settle within three business days. Accrued expenses include management fees payable.

(g) Distributions paid and payable

In accordance with the Constitution, the Scheme fully distributes its net income to unitholders. The distributions are determined by reference to the net taxable income of the Scheme. Distributable income includes capital gains arising from the disposal of investments. Unrealised gains and losses are transferred to net assets attributable to unitholders and are not assessable or distributable until realised. Realised capital losses are not distributed to unitholders but are retained to be offset against any future realised capital gains. Distributions paid and payable to unitholders are recognised in the Statement of Profit or Loss and Comprehensive Income as 'Finance costs'. Distributions paid are included in the Statement of Cash Flows as 'Net cash flows (used in)/ provided by financing activities'.

(h) Change in net assets attributable to unitholders

Change in net assets attributable to unitholders may consist of realised net capital losses and unrealised increments and decrements arising from fluctuations in the value of investments. They are included in the determination of distributable income when assessable for taxation purposes.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 1 - Statement of significant accounting policies - continued

(i) Revenue

Interest income

Interest income is recognised in the Statement of Profit or Loss and Other Comprehensive Income as it accrues using the effective interest rate method. Interest income is recognised on a gross basis, including withholding tax, if any.

Dividend and distribution income

Dividend income relating to exchange-traded equity investments is recognised in the Statement of Profit or Loss and Other Comprehensive Income on the ex-dividend date. Income distributions from other managed investment schemes are recognised in the Statement of Comprehensive Income as dividend income on a present entitlement basis.

In some cases, the Scheme may receive or choose to receive dividends in the form of additional shares rather than cash. In such cases the Scheme recognises the dividend income of the dividend alternative with a corresponding increase in investments.

Rental income

Rental income from operating leases are recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

In the event that lease incentives are paid to enter into operating leases, such incentives are recognised as an asset. The aggregate benefit of incentives is recognised as a reduction of rental income on a straight-line basis, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

(j) Income tax

Under current income tax legislation the Scheme is not liable to pay income tax as the net income of the Scheme is assessable in the hands of the beneficiaries (the unitholders) who are 'presently entitled' to the income of the Scheme. There is no income of the Scheme to which the unitholders are not presently entitled and additionally, the Scheme's Constitution requires the distribution of the full amount of the net income of the Scheme to the unitholders each period.

As a result, deferred taxes have not been recognised in the financial statements in relation to differences between the carrying amounts of assets and liabilities and their respective tax bases, including taxes on capital gains which could arise in the event of a sale of investments for the amount at which they are stated in the financial statements. In the event that taxable gains are realised by the Scheme, these gains would be included in the taxable income that is assessable in the hands of the unitholders as noted above.

Realised capital losses are not distributed to unitholders but are retained within the Scheme to be offset against any realised capital gains. The benefit of any carried forward capital losses are also not recognised in the financial statements. If in any period realised capital gains exceed realised capital losses, including those carried forward from earlier periods and eligible for offset, the excess is included in taxable income that is assessable in the hands of unitholders in that period and is distributed to unitholders in accordance with the requirements of the Scheme's Constitution.

(k) Net assets attributable to unitholders

In accordance with AASB 132, unitholders' funds are classified as a financial liability and disclosed as such in the Statement of Financial Position, being referred to as 'Net assets attributable to unitholders'. The units can be put back to the Scheme at any time for cash equal to the proportionate share of the Scheme's net asset values. The value of redeemable units is measured at the redemption amount that is payable (based on the redemption unit price) at the Statement of Financial Position date if unitholders exercised their right to put the units back to the Scheme. Changes in the value of this financial liability are recognised in the Statement of Profit or Loss and Other Comprehensive Income.

(l) Expenses

All expenses, including management fees, are recognised in the profit or loss on an accruals basis.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 1 - Statement of significant accounting policies - continued

(m) Foreign currency transactions and balances

Foreign currency transactions are translated to Australian currency at the rates of exchange ruling at the date of the transactions. Assets and liabilities denominated in foreign currency are translated at the rates of exchange ruling at the reporting date. Unrealised foreign exchange gains or losses, arising on translation of assets and liabilities denominated in foreign currency at reporting date, are recognised as part of the 'Net change in fair value of investments' in the Statement of Profit or Loss and Comprehensive Income. Realised gains and losses on amounts denominated in foreign currencies are also brought to account as part of 'Net change in fair value of investments' in the Statement of Profit or Loss and Other Comprehensive Income and as part of 'Other income received' in the Statement of Cash Flows.

(n) Capitalised software

Intangible assets are held at cost less accumulated amortisation. The amortisable amount of all intangible assets are amortised over their estimated useful lives to the entity commencing from the time the asset is held ready for use.

A straight line basis of amortisation has been adopted for capitalised software. The amortisation rates are 3 - 5 years. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the Statement of Profit or Loss and Other Comprehensive Income. When re-valued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

(o) Standards and interpretations in issue not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2016 reporting period and have not yet been early adopted by the Scheme. The assessment of the impact of these new standards (to the extent relevant to the Scheme) and interpretations is set out below:

AASB 9 Financial Instruments (effective for reporting periods beginning on or after 1 January 2018)

AASB 9 Financial Instruments, published in July 2014, replaces the existing guidance in AASB 139 Financial Instruments: Recognition and Measurement. IFRS 9 includes revised guidance on the classification and measurement of financial instruments, a new expected credit loss model for calculating impairment on financial assets, and new general hedge accounting requirements. It also carries forward the guidance on recognition and derecognition of financial instruments from AASB 139.

The standard is available for early adoption but management does not expect this to have a significant impact on the recognition and measurement of the Scheme's financial instruments as they are carried at fair value through profit or loss. Further, the derecognition rules have not been changed from the previous requirements, and the Scheme does not apply hedge accounting. The Scheme has not yet decided when to adopt AASB 9.

AASB 15 Revenue from Contracts with Customers (effective for reporting periods beginning on or after 1 January 2018)

AASB 15 establishes a comprehensive framework for determining whether, how much, and when revenue is recognised. It replaces existing revenue recognition guidance, including AASB 118 Revenue and AASB 111 Construction contracts, and IFRIC 13 Customer Loyalty Programmes. The Scheme's main source of income of interest, dividends and gains on financial assets held at fair value are outside the scope of the new revenue standard.

The Scheme has not yet decided when to adopt AASB 15 but management does not expect it will have a significant impact on the recognition and measurement of the Scheme's financial instruments.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 2 - Number of issued units

Each unit represents a right to an individual share in the Scheme per the Constitution. There are no separate classes of units and each unit has the same rights attaching to it as all other units in the Scheme.

The Trust is closed to retail investors. Redemption windows are only available twice a year and are at the Responsible Entity's sole discretion.

	2016 Units	2015 Units
On issue at beginning of year	34,579,181	34,600,518
Issued	332,942	-
Redeemed	(332,942)	(21,337)
On issue at year end	<u>34,579,181</u>	<u>34,579,181</u>

Note 3 - Net assets attributable to unitholders

The Scheme manages its net assets attributable to unitholders as capital, notwithstanding net assets attributable to unitholders are classified as a liability. The amount of net assets attributable to unitholders can change significantly on a half yearly basis as the Scheme is subject to half yearly applications and redemptions at the discretion of unitholders. Half yearly applications and redemptions are reviewed relative to the liquidity of the Scheme's underlying assets by the Responsible Entity. Under the terms of the Scheme's Constitution, the responsible entity has the discretion to reject an application for units and to defer a redemptions of units if the exercise of such discretion is in the best interest of the unitholders.

The objective of the Scheme is to provide unitholders with returns in accordance with the Product Disclosure Statement. The Scheme is not subject to any externally imposed capital requirements.

	2016 \$	2015 \$
Opening balance	10,807,976	10,581,648
Issued	103,978	-
Redeemed	(103,978)	(6,442)
Change in net assets attributable to unitholders	38,240	232,770
Net assets attributable to unitholders	<u>10,846,216</u>	<u>10,807,976</u>

Note 4 - Interest income

Bank interest	185,806	11,341
	<u>185,806</u>	<u>11,341</u>

Note 5 - Gains/(losses) on investment properties

Realised loss on disposal of investment property		
Original carrying value	18,500,000	-
Revaluation adjustment to date	(2,359,984)	-
Lease incentive	598,868	-
Capitalised lease fees paid	61,116	-
Agreed sale price	(16,800,000)	-
Agency fees	(137,760)	-
Realised loss from disposal of investment property	<u>(137,760)</u>	<u>-</u>
Unrealised gain/(loss) in fair value of investment properties	-	(859,984)
	<u>-</u>	<u>(859,984)</u>

Note 6 - Cash and cash equivalents

Cash at bank	10,831,418	220,377
	<u>10,831,418</u>	<u>220,377</u>

Cash at bank earns interest at floating rates based on daily bank deposit rates. Cash includes cash at bank and cash on deposit.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 7 - Income and other receivables	2016	2015
	\$	\$
Interest	14,689	251
Other	109	-
	<u>14,798</u>	<u>251</u>

Note 8 - Investment properties	Note		
Commercial property at fair value	16	-	16,140,016

At Fair Value

<i>Investment property</i>			
Opening balance at 1 July		16,140,016	17,000,000
Disposals		(16,140,016)	-
Net loss on property revaluation		-	(859,984)
Closing balance at 30 June		<u>-</u>	<u>16,140,016</u>
Investment property - fair value		-	16,800,000
Less: assets classified as separate assets:			
Lease incentive	9	-	(598,868)
Capitalised lease fees paid	10(b)	-	(61,116)
		<u>-</u>	<u>16,140,016</u>

(a) Amounts recognised in profit or loss for investment property

Rental income		94,229	1,773,171
Direct operating expenses from property that generate rental income		(90,357)	(707,802)
		<u>3,872</u>	<u>1,065,369</u>

(b) Valuation basis

Property investment is an investment in property which are held either to earn rental income or for capital appreciation, or for both. The property investment is carried at fair value. An external valuation company, having an appropriately recognised professional qualification and recent experience in the location and category of property being valued, values the investment property annually. The fair value is based on market value, being the estimated amount for which the property could be exchanged on the date of valuation between a willing buyer and a willing seller, in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

An agreement was reached in April 2015 to sell the remaining property. The official date of the Contract for sale was 10 July 2015. The asset had been valued at the agreed sale price of \$16,800,000. All proceeds from the sale were received by 5 August 2015. The property asset is considered to comprise of 3 assets recognised on the Statement of Financial Position, being the investment property, lease incentive, and capital lease fees. This was factored into the valuation adopted by the Directors at the 2015 balance date.

(c) Leasing arrangements

Minimum lease payments under non-cancellable operating leases of investment properties not recognised in the financial statements are receivable as follows:

Within one year	-	117,997
	<u>-</u>	<u>117,997</u>

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

	2016	2015
Note 9 - Lease incentive	\$	\$
Opening balance at 1 July	598,868	-
Additions	-	600,000
Disposals	(598,868)	-
Amortisation	-	(1,132)
Closing balance at 30 June	-	598,868

Note 10 - Other assets

Capitalised project costs (a)	-	13,678
Prepayments - leasing fee (b)	-	61,116
	-	74,794

(a) Capitalised project costs

<i>At cost</i>		
Balance as at 1 July	127,749	127,749
Additions	-	-
Balance as at 30 June	127,749	127,749

Accumulated amortisation and impairment

Balance as at 1 July	114,071	81,245
Amortisation	13,678	32,826
Balance as at 30 June	127,749	114,071

(b) Leasing fee

Opening balance at 1 July	61,116	-
Additions	-	70,325
Disposals	(61,116)	-
Amortisation	-	(9,209)
Closing balance at 30 June	-	61,116

Note 11 - Trade and other payables

Other	-	48,196
	-	48,196

Note 12 - Borrowings

Bank bill (secured)		
Current	-	6,178,134
	-	6,178,134

Summary of borrowing arrangements:

Following the sale of the property, the loan was repaid in full on 5 August 2016.

Note 13 - Auditor's remuneration

Audit fees in relation to the Scheme are paid directly by the Responsible Entity. During the year the following fees were paid or payable by the Responsible Entity for services in relation to the audit of the Scheme.

Auditing the financial statements	6,900	6,550
Compliance plan audit	3,736	4,003
Tax compliance service	3,100	2,597
	13,736	13,150

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 14 - Reconciliation of profit for the period to net cash provided by operating activities

	2016	2015
	\$	\$
Profit from operating activities	38,240	232,770
<i>Adjustments for:</i>		
Net loss on disposal of investments	137,760	-
Net (gains)/losses on revaluation of investments	-	859,984
Amortisation of capital costs	13,678	42,035
Lease incentive	-	(598,868)
<i>Changes in assets and liabilities:</i>		
(Increase)/decrease in income and other receivables	(14,547)	16,028
Decrease in other payables	(48,196)	(12,896)
Net cash provided by operating activities	126,935	539,053

Note 15 - Related party disclosures

Australian Ethical Investment Limited (AEIL), as Responsible Entity of the Scheme, provides investment services for the Scheme in accordance with Scheme's constitution. Transactions with the Responsible Entity are undertaken on commercial terms and conditions.

The Scheme does not employ personnel in its own right. However it is required to have an incorporated Responsible Entity to manage the activities of the Scheme and this is considered the key management personnel.

The following persons were directors of Australian Ethical Investment Limited during the whole of the financial year and up to the date of this report unless otherwise indicated:

Phil Vernon
 Kate Greenhill
 Stephen Gibbs
 Mara Bun
 Tony Cole

None of the directors has an investment in the Scheme.

There were no other persons with responsibility for planning, directing and controlling the activities of the Scheme, directly and indirectly during or since the end of the financial year.

As the Scheme was 98.69% owned by related parties (see note 15) at 30 June 2015 and the remaining property was sold on 10 July 2015 management have ceased charging management fees effective 1 July 2015. Management Fees for the comparable 2015 period were 2.50%.

Management fees	-	247,059
	-	247,059

Fees payable to the Responsible Entity at 30 June 2016 were nil (2015: \$21,024).

Australian Ethical Superannuation Pty Ltd (ABN 43 079 259 733), a subsidiary of AEIL, is the Trustee of the Australian Ethical Retail Superannuation Fund (AERSF). Transactions with the AERSF are undertaken on commercial terms and conditions.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 15 - Related party disclosures - continued

Parties related to the Scheme held units in the Scheme as follows:

30 June 2016	Units held opening \$	Units held closing \$	Interest held %	Capital returned \$	Distributions paid/payable by the Scheme \$
AERSF	5,333,844	5,352,716	49.35%	-	-
Australian Ethical Balance Fund	5,332,655	5,351,523	49.34%	-	-

30 June 2015	Units held opening \$	Units held closing \$	Interest held %	Capital returned \$	Distributions paid/payable by the Scheme \$
AERSF	5,218,899	5,333,844	49.35%	-	-
Australian Ethical Balance Fund	5,217,817	5,332,655	49.34%	-	-

Note 16 - Financial risk management and financial instruments

The Responsible Entity recognises that risk is part of doing business and that the ongoing management of risk is critical to its success. The approach to managing risk is articulated in the Risk Management Strategy and the Risk Appetite Statement. The Risk & Compliance Manager is responsible for the design and maintenance of the risk and compliance framework, establishing and maintaining group wide risk management policies, and providing regular risk reporting to the Audit, Compliance & Risk Committee (ACRC). The Board regularly monitors the overall risk profile of the Responsible Entity and sets the risk appetite, usually in conjunction with the annual planning process.

The Board is responsible for ensuring that management has appropriate processes in place for managing all types of risk. To assist in providing ongoing assurance and comfort to the Board, responsibility for risk management oversight has been delegated to the ACRC. The main functions of the Committee are to identify emerging risks and determine treatment and monitoring emergent and current risks. In addition, the Committee is responsible for seeking assurances from management that:

- the systems and policies in place to assist the Responsible Entity to meet and monitor its risk management responsibilities contain appropriate, up-to-date content and are being maintained;
- the Responsible Entity is complying with its Licences, and the regulatory requirements relevant to its roles as fund manager; and
- there is a structure, methodology and timetable in place for monitoring material service providers.

The Scheme is exposed to a variety of financial risks from investments in financial instruments, including operational risk, market risk, credit risk and liquidity risk. This note presents information about the Scheme's exposure to each of the above risks, the Scheme's objectives, policies and processes for measuring and managing risks and the management of unitholder funds.

(a) Categories of financial instruments	2016	2015
<i>Financial assets</i>	\$	\$
Cash and cash equivalents	10,831,418	220,377
Income and other receivables	14,798	251
Lease incentive	-	598,868
Leasing fee	-	61,116
	10,846,216	880,612
<i>Financial liabilities</i>		
Other financial liabilities		
Trade and other payables	-	48,196
Borrowings	-	6,178,134
Net assets attributable to unitholders	10,846,216	10,807,976
	10,846,216	17,034,306

Notes to the Financial Statements for the year ended 30 June 2016

Note 16 - Financial risk management and financial instruments - continued

(b) Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the processes, technology and infrastructure supporting the Scheme's activities with financial instruments, either internally within the Scheme or externally at the Scheme's service providers, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of investment management behaviour.

The Scheme's objective is to manage operational risk so as to balance the limiting of financial losses and damage to its reputation with achieving its investment objective of generating returns to investors.

This responsibility is supported by the development of overall standards for the management of operational risk, which encompasses the controls and processes at the service providers and the establishment of service levels with the service providers, in the following areas:

- requirements for:
 - appropriate segregation of duties between various functions, roles and responsibilities;
 - reconciliation and monitoring of transactions; and
 - periodic assessment of operational risk faced;
- documentation of controls and procedures;
- the adequacy of controls and procedures to address the risks identified;
- compliance with regulatory and other legal requirements;
- development of contingency plans;
- training and professional development;
- ethical and business standards; and
- risk mitigation, including insurance if this is effective.

Assessment of the adequacy of the controls and processes in place at the service providers with respect to operational risk is carried out via regular discussions and a review of the service providers' Controls Reports (GS007) on internal controls.

Substantially all of the assets of the Scheme are held by external custodian National Australia Bank Limited. The Fund Accounting Manager monitors the credit ratings and capital adequacy of its custodian on a quarterly basis, and reviews the findings documented in the GS007 report on the internal controls annually.

(c) Financial risk management objectives

The Scheme is exposed to a number of risks due to the nature of its activities as further set out in its Product Disclosure Statement. These risks include market risk (including currency risk, interest rate risk and price risk), credit risk, and liquidity risk. The Scheme's objective in managing these risks is the protection and enhancement of unitholder value.

The Scheme's risk management policies are approved by the Responsible Entity and seek to minimise the potential adverse effects of these risks on the Scheme's financial performance. The risk management system is an ongoing process of identification, measurement, monitoring and controlling risk.

The Responsible Entity Board oversee the processes which govern the investment of money of the Scheme for which Australian Ethical Investment Limited is the responsible entity. The Board bears primary responsibility for the oversight of processes for the management of the above financial risks. It meets on a regular basis to analyse financial risk exposure and to evaluate management strategies in the context of the most recent economic conditions and forecasts.

(d)(i) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: foreign exchange (currency risk), market interest rates (interest rate risk) and market prices (price risk). The portfolio manager manages the financial risks relating to the operations of the Scheme in accordance with an investment mandate set out in accordance with the Scheme's constitution. The Scheme's investment mandate is to invest in a diversified portfolio of direct property in major Australian cities. As at balance date the Scheme predominantly holds cash assets and therefore is only exposed to interest rate risk.

(d)(ii) Interest rate risk management

Interest rate risk represents the risk that the Scheme's financial performance will be adversely affected by fluctuations in interest rates.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 16 - Financial risk management and financial instruments - continued

(d)(ii) Interest rate risk management - continued

The Scheme's interest rate risk is managed on a daily basis by the portfolio managers in accordance with the defined investment process and within the guidelines and restrictions outlined in the Scheme's investment mandate. The Scheme is monitored for mandate compliance. Where the interest rate risk exposure moves outside the Scheme's mandate restrictions or guidelines, the portfolio managers will rebalance the portfolio.

The Scheme's exposures to interest rates on financial assets and financial liabilities are detailed in the liquidity risk management section of this note.

Management has performed a sensitivity analysis relating to the Scheme's exposure to interest rate risk at balance sheet date. This sensitivity analysis demonstrates the effect on the current year results and net assets attributable to unitholders which could result from a change in interest rates by 1% (2015: 1%). In the analysis it is assumed that the amount of financial assets exposed to fluctuations in interest rates as at balance sheet date is representative of balances held throughout the financial year. No other flow on effects of fluctuations in interest rates have been taken into account.

At balance date, the effect on profit and net assets attributable to unitholders, as a result of changes in the interest rate, with all other variables remaining constant would be as follows:

	2016	2015
	\$	\$
Increase in interest rate by 1%	108,314	(59,578)
Decrease in interest rate by 1%	(108,314)	59,578

(d)(iii) Price risk

Price risk is the risk that the total value of investments will fluctuate as a result of changes in market prices, whether caused by factors specific to an individual investment, its issuer or all factors affecting all instruments traded in the market. The Scheme has investments in equity instruments which exposes it to price risk. The investment manager manages the Scheme's market risk on a daily basis in accordance with the Scheme's investment objectives and policies.

As at balance date the Scheme predominantly holds cash assets and therefore is not exposed to price risk.

(e) Credit risk management

Credit risk is the risk of financial loss from a counterparty failing to meet its contractual commitments. The Scheme is predominately exposed to credit risk through its deposits at banks and trade and other receivables. The Scheme's policy over credit risk is to minimise its exposure to counterparties, holding cash and cash equivalents at financial institutions with a credit rating of 'A' or higher and settling trades (3 business days) and other receivables (normally within a month).

At the balance sheet date, all cash was held with National Australia Bank, which carries a Standard & Poor's rating of AA- at 30 June 2016 (2015: AA-). No financial assets carried at amortised cost were past due or impaired at 30 June 2016 (2015: nil).

The maximum credit risk exposure is represented by the respective carrying amounts of the relevant financial asset in the Statement of Financial Position.

The table below details the maximum exposure to credit risk for the assets held by the Scheme.

Cash and cash equivalents	10,831,418	220,377
Income and other receivables	14,798	251
	10,846,216	220,628

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 16 - Financial risk management and financial instruments - continued

(f) Liquidity risk management

Liquidity risk is the risk that the Scheme will encounter difficulty in realising assets or otherwise raising funds to meet commitments associated with financial instruments.

The Scheme's constitution allows for the redemption of units twice a year. In order to meet possible redemptions, the Scheme holds 5% of the total investments in cash and cash equivalents. In the event of significant redemptions, the Scheme has the ability to suspend redemptions until it can realise investments.

All payables of the Scheme are classed as normal operating obligations and are to be paid within three months of balance date.

Financial instrument composition and maturity analysis.

	Weighted average interest rate %	2016				Total \$
		1-3 months	3 months to 1 year	1 to 5 years	5+ years	
		\$	\$	\$	\$	
Variable interest-bearing assets						
Cash and cash equivalents	1.65	10,831,418	-	-	-	10,831,418
Non-interest bearing						
Income and other receivables	N/A	14,798	-	-	-	14,798
Lease incentive	N/A	-	-	-	-	-
Leasing fee	N/A	-	-	-	-	-
Total financial assets		10,846,216	-	-	-	10,846,216
Fixed interest rate instruments						
Borrowings	N/A	-	-	-	-	-
Non-interest bearing						
Trade and other payables	N/A	-	-	-	-	-
Amounts payable to unitholders	N/A	10,846,216	-	-	-	10,846,216
Total financial liabilities		10,846,216	-	-	-	10,846,216
	Weighted average interest rate %	2015				Total \$
		1-3 months	3 months to 1 year	1 to 5 years	5+ years	
		\$	\$	\$	\$	
Variable interest-bearing assets						
Cash and cash equivalents	1.90	220,377	-	-	-	220,377
Non-interest bearing						
Income and other receivables	N/A	251	-	-	-	251
Lease incentive	N/A	598,868	-	-	-	598,868
Leasing fee	N/A	61,116	-	-	-	61,116
Total financial assets		880,612	-	-	-	880,612
Fixed interest rate instruments						
Borrowings	3.72	6,178,134	-	-	-	6,178,134
Non-interest bearing						
Trade and other payables	N/A	48,196	-	-	-	48,196
Amounts payable to unitholders	N/A	10,807,976	-	-	-	10,807,976
Total financial liabilities		17,034,306	-	-	-	17,034,306

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2016

Note 16 - Financial risk management and financial instruments - continued

(g) Fair values

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities. The Scheme utilises bid prices for its financial assets and liabilities. A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices). The fair value of financial assets that are not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar other instrument, discounted cash flow techniques, option pricing models or any other valuation technique that provides a reliable estimate of prices obtained in actual market transactions. The Scheme utilises bid prices for its financial assets and liabilities, wherever applicable.

- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs). This category includes instruments valued using quoted prices in active markets for similar instruments, quoted prices for identical or similar instruments in markets that are considered less than active or other valuation techniques.

Note also that all fair value measurements of the Scheme are recurring.

	2016			
	Level 1	Level 2	Level 3	TOTAL
	\$	\$	\$	\$
Financial assets at fair value through profit or loss				
Designated at fair value through profit or loss				
Investment Properties held at fair value	-	-	-	-
TOTAL	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	2015			
	Level 1	Level 2	Level 3	TOTAL
	\$	\$	\$	\$
Financial assets at fair value through profit or loss				
Designated at fair value through profit or loss				
Investment Properties held at fair value	-	-	16,140,016	16,140,016
TOTAL	<u>-</u>	<u>-</u>	<u>16,140,016</u>	<u>16,140,016</u>

During the year there was no transfers between levels.

The investment classified within level 3 is an investment in property which are held either to earn rental income or for capital appreciation, or for both. The property investment is carried at fair value. An external valuation company, having an appropriately recognised professional qualification and recent experience in the location and category of property being valued, values the investment property annually. The fair value is based on market value, being the estimated amount for which the property could be exchanged on the date of valuation between a willing buyer and a willing seller, in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

An agreement was reached in April 2015 to sell the remaining property. The official date of the contract for sale was 10 July 2015. The asset has been valued at the agreed sale price of \$16,800,000, which incorporates the other assets (lease incentive and lease fee) referred to in note 8. All proceeds from the sale were received by 5 August 2015.

Australian Ethical Property Trust

Notes to the Financial Statements for the year ended 30 June 2015

Note 16 - Financial risk management and financial instruments - continued

(g) Fair values - continued

The following table shows a reconciliation from the beginning balances to the ending balances for fair value measurements in Level 3 of the fair value hierarchy.

	2016	2015
	\$	\$
Investment Properties held at fair value		
Opening balance at 1 July	16,140,016	17,000,000
Transfers into level 3	-	-
Sale of property asset	(16,140,016)	(859,984)
	<u>-</u>	<u>16,140,016</u>

Carrying amounts versus fair value

The fair values of financial assets and liabilities approximates their carrying amounts in the statement of financial position.

Note 17 - Events subsequent to the reporting date

During the period between the end of the financial year and the date of this report, there were no items, transactions or events of a material and unusual nature likely in the opinion of the Responsible Entity, to affect significantly the operations of the Scheme, the results of those operations, or the state of affairs of the Scheme in future financial years.

Note 18 - Contingencies and commitments

There are no contingent assets as at 30 June 2016 (2015: Nil). There are no commitments as at 30 June 2016 (2015: Nil). At 30 June 2015 there was a contingent liability of \$147,840 to be paid being the sales commission to the agent for the sale of the remaining property investment. This amount was paid on 28 July 2015.

Australian Ethical Property Trust

Directors' Declaration

In the opinion of the Directors of Australian Ethical Investment Limited, the Responsible Entity of the Australian Ethical Property Trust (the "Scheme"):

(a) The annual financial statements and notes that are set out on pages 3 to 21 are in accordance with the Corporations Act 2001, including:

- i. Giving a true and fair view of the Scheme's financial position as at 30 June 2016 and of its performance for the financial year ended on that date; and
- ii. Complying with Australian Accounting Standards and Corporations Regulations 2001; and

(b) There are reasonable grounds to believe that the Scheme will be able to pay its debts when they become due and payable.

(c) The Scheme has operated during the year in accordance with the provisions of the Schemes constitution.

The Directors draw attention to Note 1 of the financial statements which contains a statement of compliance with International Financial Reporting Standards.

Signed in accordance with a resolution of the directors of Australian Ethical Investment Limited.

A handwritten signature in blue ink, consisting of a stylized 'P' followed by a horizontal line.

Phillip Vernon
Managing Director
Australian Ethical Investment Limited
29 September 2016



Lead Auditor's Independence Declaration under Section 307C of the *Corporations Act 2001*

To: the directors of Australian Ethical Investment Limited, the Responsible Entity for the Australian Ethical Property Trust:

I declare that, to the best of my knowledge and belief, in relation to the audit for the financial year ended 30 June 2016 there have been:

- (i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit

KPMG

KPMG

Karen Hopkins
Partner

Sydney
29 September 2016



Independent auditor's report to the unitholders of Australian Ethical Property Trust

Report on the financial report

We have audited the accompanying financial report of Australian Ethical Property Trust (the Scheme), which comprises the statement of financial position as at 30 June 2016, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, notes 1 to 18 comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Directors' responsibility for the financial report

The directors of Australian Ethical Property Trust (the Responsible Entity) are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001*, and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In note 1, the directors of the Responsible Entity also state, in accordance with Australian Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We performed the procedures to assess whether in all material respects the financial report presents fairly, in accordance with the *Corporations Act 2001* and Australian Accounting Standards, a true and fair view which is consistent with our understanding of the Scheme's financial position, and of its performance.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

Auditor's opinion

In our opinion:

- (a) the financial report of Australian Ethical Property Trust is in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the Scheme's financial position as at 30 June 2016 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.
- (b) the financial report also complies with International Financial Reporting Standards as disclosed in note 1.

KPMG

Karen Hopkins
Partner

Sydney
29 September 2016

