

**DomaCom Fund**  
ARSN 167 020 626

**CONDENSED INTERIM FINANCIAL REPORT  
FOR THE HALF-YEAR ENDED 31 DECEMBER 2016**

# DomaCom Fund

ARSN 167 020 626

## Condensed interim financial report For the half-year ended 31 December 2016

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The Responsible Entity of the Fund is Perpetual Trust Services Limited ("the Responsible Entity")(ABN 48 000 142 049)( AFSL No. 236648).

## Directors' Report

The Directors of Perpetual Trust Services Limited (ABN 48 000 142 049, AFSL 236648), the Responsible Entity of DomaCom Fund, present their report together with the condensed interim financial statements of the Fund for the half-year ended 31 December 2016 and the auditor's report thereon.

### 1 Directors

The names of Directors of the Responsible Entity in office at any time during or since the end of the half-year are:

|                          |   |
|--------------------------|---|
| Christopher Green        | Director Appointed 1 October 2008   |
| Michael Henry Vainauskas | Director Appointed 02 March 2015  |
| Glenn Stephen Foster     | Alternate (for Gillian Larkins) Appointed 25 January 2013, Resigned as Alternate 27 July 2015 and Appointed Director 27 July 2015 |
| Andrew Cannane           | Director Appointed 28 August 2015   |
| Rodney Garth Ellwood     | Alternate (for Christopher Green and Andrew Cannane) Appointed 07 December 2015   |
| Vicki Riggio             | Alternate Director (for Andrew Cannane) Appointed 1 November 2016   |
| Neil Wesley              | Alternate Director (for Glenn Foster) Appointed 13 January 2017   |
| Andrew McIver            | Alternate Director (for Michael Vainauskas) Appointed 13 January 2017   |

### 2 Principal activities

The principal activity of the Fund is fractional investment in real estate (residential and commercial), for the purpose of earning revenue in the form of rent. The Fund seeks to offer a stable, tax effective income investment stream coupled with growth potential over the longer term for its investors.

### 3 Review and results of operations

There have been no significant changes to the operations of the Fund since the previous financial period. The Fund continued to invest funds in accordance with the governing documents of the Fund and in accordance with the provisions of the Fund's Constitution.

The performance of the Fund, as represented by the results of its operations, was as follows:

|  | Half-year ended<br>31 December<br>2016<br>\$ | Half-year ended<br>31 December<br>2015<br>\$ |
|--|--|--|
| Net operating profit/(loss) before financing costs attributable to unitholders | 84,798                                       | 48,646                                       |
| Distribution paid and payable (\$)   | 160,423                                      | 46,509                                       |

### 4 Significant changes in state of affairs

In the opinion of the Directors, there were no significant changes in the state of affairs of the Fund that occurred during the financial half-year under review.

## Directors' Report (continued)

### 5 After Balance Date Events

No matters or circumstances have arisen since the end of the reporting period 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.

### 6 Environmental Issues

The Fund complied with all environmental regulations during the course of the half-year.

### 7 Indemnification and insurance of Officers and Auditors

During or since the end of the period, the Fund has not indemnified or agreed to indemnify, nor paid insurance premiums to insure any of the directors or officers of the Responsible Entity. The auditors of the Fund are not indemnified out of the assets of the Fund. Grant Thornton Audit Pty Ltd. continues to be the auditor in office.

### 8 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 half-year.

A copy of the auditors' independence declaration as required by section 307C of the Corporations Act 2001 is set out on page 4.

Signed in accordance with a resolution of the Board of Directors of Perpetual Trust Services Limited.



Director  
Perpetual Trust Services Limited

Sydney  
8 March 2017

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**Auditor's Independence Declaration  
To The Directors of the Responsible Entity of DomaCom Fund**

In accordance with the requirements of section 307C of the Corporations Act 2001, as lead auditor for the review of DomaCom Fund for the half-year ended 31 December 2016, I declare that, to the best of my knowledge and belief, there have been:

- a No contraventions of the auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- b No contraventions of any applicable code of professional conduct in relation to the review.



GRANT THORNTON AUDIT PTY LTD  
Chartered Accountants



Brad Taylor  
Partner - Audit & Assurance

Melbourne, 8 March 2017

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**Condensed interim statement of profit or loss and other comprehensive income**

|  | Note | Half-year ended<br>31 December<br>2016<br>\$ | Half-year ended<br>31 December<br>2015<br>\$ |
|--|------|--|--|
| <b>Revenue and other income</b>  |      |  |  |
| Rental and other property income   |      | 80,822                                       | 42,797                                       |
| Interest income  |      | 143,742                                      | 32,303                                       |
| Change in fair value of investment properties  | 3    | (69,634)                                     | (1,850)                                      |
| <b>Total revenue and other income</b>  |      | <b>154,930</b>                               | <b>73,250</b>                                |
| <b>Expenses</b>  |      |  |  |
| Property outgoings   |      | 34,950                                       | 17,668                                       |
| Management fees  |      | 26,629                                       | 6,056  |
| Legal and professional fees  |      | 6,793  | 880  |
| Other expenses   |      | 1,760  | -  |
| <b>Total expenses</b>  |      | <b>70,132</b>                                | <b>24,604</b>                                |
| <b>Operating profit/(loss) for the half-year</b>                                       |      | <b>84,798</b>                                | <b>48,646</b>                                |
| <b>Finance costs attributable to unit holders</b>                                      |      |  |  |
| Distributions to unitholders   | 5    | (160,423)                                    | (46,509)                                     |
| Decrease/(increase) in net assets attributable to unit holders                         | 4    | 75,625                                       | (2,137)                                      |
| <b>Operating profit/(loss) for the half-year</b>                                       |      | <b>-</b>                                     | <b>-</b>                                     |
| Other comprehensive income   |      | -  | -  |
| <b>Total comprehensive income/(loss) for the half-year attributable to unitholders</b> |      | <b>-</b>                                     | <b>-</b>                                     |

*The above condensed interim statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.*

**Condensed interim statement of financial position**

|  | Note | As at<br>31 December<br>2016<br>\$ | As at<br>30 June<br>2016<br>\$ |
|--|------|------------------------------------|--------------------------------|
| <b>Assets</b>  |      |                                    |                                |
| <b>Current assets</b>                                      |      |                                    |                                |
| Cash and cash equivalents                                  |      | 18,295,089                         | 11,521,820                     |
| Trade and other receivables                                |      | 3,821                              | 2,798                          |
| Other assets   |      | 115,550                            | 224,300                        |
| <b>Total current assets</b>                                |      | <b>18,414,460</b>                  | <b>11,748,918</b>              |
| <b>Non-current assets</b>                                  |      |                                    |                                |
| Investment properties                                      | 3    | 3,560,950                          | 2,006,000                      |
| <b>Total non-current assets</b>                            |      | <b>3,560,950</b>                   | <b>2,006,000</b>               |
| <b>Total assets</b>  |      | <b>21,975,410</b>                  | <b>13,754,918</b>              |
| <b>Liabilities</b>   |      |                                    |                                |
| <b>Current liabilities</b>                                 |      |                                    |                                |
| Distributions payable                                      |      | 14,813                             | 16,295                         |
| Trade and other payables                                   |      | 11,505                             | 10,160                         |
| Unallocated applications                                   |      | -                                  | 150,010                        |
| <b>Total current liabilities</b>                           |      | <b>26,318</b>                      | <b>176,465</b>                 |
| <b>Total liabilities</b>                                   |      | <b>26,318</b>                      | <b>176,465</b>                 |
| <b>Net assets attributable to unit holders - liability</b> | 4    | <b>21,949,092</b>                  | <b>13,578,453</b>              |
| <b>Liabilities attributable to unit holders</b>            |      | <b>(21,949,092)</b>                | <b>(13,578,453)</b>            |
| <b>Net assets</b>  |      | <b>-</b>                           | <b>-</b>                       |

*The above condensed interim statement of financial position should be read in conjunction with the accompanying notes.*

**Condensed interim statement of changes in net assets attributable to unitholders**

|  | Note | Half-year ended<br>31 December<br>2016<br>\$ | Year ended<br>30 June<br>2016<br>\$ |
|--|------|--|-------------------------------------|
| <b>Beginning balance</b>   |      | 13,578,453                                   | 3,344,139                           |
| <i>Transactions with unitholders in their capacity as unitholders:</i>           |      |  |                                     |
| Applications   | 4    | 14,297,412                                   | 14,061,692                          |
| Redemptions  | 4    | (5,981,492)                                  | (3,787,022)                         |
| Units issued upon reinvestment<br>of distributions                               | 4    | 130,344                                      | 80,837                              |
| Decrease in net assets attributable to unitholders                               | 4    | (75,625)                                     | (121,193)                           |
| <b>Total net assets attributable to unitholders at the end<br/>of the period</b> | 4    | <b>21,949,092</b>                            | <b>13,578,453</b>                   |

*The above condensed interim statement of changes in net assets attributable to unitholders should be read in conjunction with the accompanying notes.*



**Condensed interim statement of cash flows**

|  | <b>Half-year ended<br/>31 December<br/>2016<br/>\$</b> | <b>Half-year ended<br/>31 December<br/>2015<br/>\$</b> |
|--|--|--|
| <b>Cash flows from operating activities</b>                  |  |  |
| Rental and other property income received                    | 80,822   | 42,796   |
| Interest received  | 143,742  | 32,303   |
| Property outgoings paid                                      | (35,571)   | (19,316)   |
| Other expenses paid  | (34,239)   | (8,777)  |
| <b>Net cash provided by operating activities</b>             | <b>154,754</b>   | <b>47,006</b>  |
| <b>Cash flows from investing activities</b>                  |  |  |
| Payments for purchase of investment properties               | (1,515,834)  | (539,270)  |
| <b>Net cash used in investing activities</b>                 | <b>(1,515,834)</b>                                     | <b>(539,270)</b>                                       |
| <b>Cash flows from financing activities</b>                  |  |  |
| Proceeds from applications by unitholders                    | 14,277,746   | 5,741,201  |
| Payments for redemptions by unitholders                      | (5,981,492)  | (847,980)  |
| Distributions to unitholders                                 | (161,905)  | (44,204)   |
| <b>Net cash provided by financing activities</b>             | <b>8,134,349</b>                                       | <b>4,849,017</b>                                       |
| Net increase in cash and cash equivalents                    | 6,773,269  | 4,356,753  |
| Cash and cash equivalents at the beginning of the half-year  | 11,521,820   | 2,363,614  |
| <b>Cash and cash equivalents at the end of the half-year</b> | <b>18,295,089</b>                                      | <b>6,720,367</b>                                       |

*The above condensed interim statement of cash flows should be read in conjunction with the accompanying notes.*

## 1 Basis of preparation of half-year financial statements

These general purpose financial statements for the interim half-year ended 31 December 2016 have been prepared in accordance with the *Corporations Act 2001* and Australian Accounting Standard AASB 134 *Interim Financial Reporting*.

These interim financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual financial statements for the year ended 30 June 2016 and any public announcements made in respect of the DomaCom Fund during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The financial statements were authorised for issue by the directors on 8 March 2017. The directors of the Responsible Entity have the power to amend the financial statements after they have been issued.

The accounting policies adopted are consistent with those of the previous financial year.

### *Standards and Interpretations affecting the reported results or financial position*

There are no new and revised Standards and Interpretations adopted in these financial statements affecting the reporting results or financial position.

### *New accounting standards and interpretations not yet adopted*

Certain new accounting standards and interpretations have been published that are not mandatory for 31 December 2016 reporting periods and have not been early adopted by the Fund. The directors' assessment of the impact of these new standards (to the extent relevant to the Fund) and interpretations is set out below:

(i) AASB 9 *Financial Instruments* (and applicable amendments) (effective from 1 January 2018)

AASB 9 *Financial Instruments* addresses the classification, measurement and derecognition of financial assets and financial liabilities. It has now also introduced revised rules around hedge accounting. The directors do not expect this to have a significant impact on the recognition and measurement of the Fund's financial instruments. The derecognition rules have not been changed from the previous requirements, and the Fund does not apply hedge accounting. The fund has not yet decided when to adopt AASB 9.

(ii) AASB 15 *Revenue from Contracts with Customers* (effective from 1 January 2018)

The AASB has issued a new standard for the recognition of revenue. This will replace AASB 118 *Revenue* which covers contracts for goods and services and AASB 111 which covers construction contracts. The new standard is based on the principle that revenue is recognised when control of a good or service transfers to a customer - so the notion of control replaces the existing notion of risks and rewards.

The directors do not expect the adoption of AASB15 to have a significant impact on the Fund's accounting policies or the amounts recognised in the financial statements. The Fund has not yet decided when to adopt AASB 15.

There are no other standards that are not yet effective and that are expected to have a material impact on the Fund in the current or future reporting periods and on foreseeable future transactions.

## 2 Fair value measurement

### (a) Recognised fair value measurements

The Fund measures and recognises assets and liabilities at fair value on a recurring basis.

To provide an indication about the reliability of inputs used in determining fair value, the Fund classifies its assets and liabilities at fair value into three levels prescribed under the accounting standards. An explanation of each level is set out below:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

## 2 Fair value measurement (continued)

### (a) Recognised fair value measurements (continued)

Financial assets and liabilities not carried at fair value have carrying values that reasonably approximate their fair values and are categorised within the fair value hierarchy as follows:

- Cash and cash equivalents - Level 1; and
- All other financial assets and liabilities - Level 2

The following table presents the Fund's non-financials assets measured and recognised at fair value:

| At 31 December 2016         | Level 1 | Level 2 | Level 3          | Total            |
|-----------------------------|---------|---------|------------------|------------------|
| <b>Non-financial assets</b> |         |         |                  |                  |
| Investment properties       | -       | -       | 3,560,950        | 3,560,950        |
| <b>Total assets</b>         | -       | -       | <b>3,560,950</b> | <b>3,560,950</b> |
| <br>                        |         |         |                  |                  |
| At 30 June 2016             | Level 1 | Level 2 | Level 3          | Total            |
| <b>Non-financial assets</b> |         |         |                  |                  |
| Investment properties       | -       | -       | 2,006,000        | 2,006,000        |
| <b>Total assets</b>         | -       | -       | <b>2,006,000</b> | <b>2,006,000</b> |

There were no transfers between levels of fair value measurement during the half-year and there were no other financial assets or liabilities that were measured and recognised at fair value and classified as Level 1 or Level 3.

The policy of the Fund is to recognise transfers into and transfers out of the fair value hierarchy levels as at the end of the reporting period.

The Fund did not measure any financial assets or financial liabilities at fair value on a non-recurring basis as at 31 December 2016.

The following table presents the movement in level 3 assets for the half-year ended 31 December 2016 by class of financial asset.

|   | Investment properties               |                            |
|---|-------------------------------------|----------------------------|
|   | Half-year ended<br>31 December 2016 | Year ended<br>30 June 2016 |
| Opening balance                               | 2,006,000                           | 979,245                    |
| Acquisitions/ additions                       | 1,624,584                           | 1,119,753                  |
| Gains and losses recognised in profit or loss | (69,634)                            | (92,998)                   |
| <b>Closing balance</b>                        | <b>3,560,950</b>                    | <b>2,006,000</b>           |

### (b) Valuation process

The Responsible Entity through the Fund's Manager conducts an investment property valuation process on a rolling 12 month basis. All independent valuations are performed by independent professionally qualified external valuers.

#### *Existing properties*

On an ongoing basis, the Responsible Entity through the Fund's Manager, assesses whether there has been a material change in the value of a property. External valuations are obtained within 2 months after the management form a view that there is a likelihood that there has been a material change in the valuation of the property.

## 2 Fair value measurement (continued)

### (b) Valuation process (continued)

To make this assessment, the following steps are performed by the Fund's Manager:

- 1 perform desktop assessments of current values through discussions with external valuers and by using external market data feeds to gauge the current market situation;
- 2 compare the initial assessment of current value to the most recent book value and determine the percentage movement; and
- 3 if the property has been acquired in the last 12 months, the valuation on acquisition may still be valid but is reviewed against comparable sales/market data.

#### *Development properties*

The total cost of a development property is generally capitalised to its carrying value until development is complete. At the commencement of a development project, an estimated valuation on completion is obtained and the capitalised costs during the project are monitored against this initial valuation.

At each reporting date, the carrying values of development properties are reviewed to determine whether they are in excess of their fair value. Where appropriate, a write-down is made to reflect fair value.

## 3 Non-current assets - investment properties

### Reconciliation

Reconciliation of the carrying amounts of the investment properties at the beginning and end of the current period are set out in the succeeding page.

### 3 Non-current assets - investment properties

#### Reconciliation

Reconciliation of the carrying amounts of the investment properties at the beginning and end of the current period are set out below:

|                         |  | PROPERTY   |  |  |  |  |   |   |   |  |
|-------------------------|--|--|--|--|--|--|---|---|---|--|
| Date acquired           |  | 15-Aug-14  | 15-Aug-14  | 05-Sep-14  | 16-Sep-14  | 31-Jan-15  | 19-May-15                                 | 22-Jul-15   | 17-Sep-15   |  |
|                         |  | 811/127-133<br>Leicester Street,<br>Carlton VIC 3053 | 806/127-133<br>Leicester Street,<br>Carlton VIC 3053 | 803/127-133<br>Leicester Street,<br>Carlton VIC 3053 | 808/127-133<br>Leicester Street,<br>Carlton VIC 3053 | 606/127-133<br>Leicester Street,<br>Carlton VIC 3053 | 14 Ceres Street,<br>Wulkuraka QLD<br>4305 | 158/251-255A<br>Clarence Street,<br>Sydney NSW 2000 | 222/251-255A<br>Clarence Street,<br>Sydney NSW 2000 |  |
| <b>31 December 2016</b> |  |  |  |  |  |  |   |   |   |  |
|                         | <b>Beginning balance 1 July 2016</b>       | 155,000  | 165,000  | 165,000  | 165,000  | 160,000  | 400,000                                   | 75,000  | 69,500  |  |
|                         | Acquisition/ additions                     | -  | -  | -  | -  | -  | -   | -   | -   |  |
|                         | Acquisition costs                          | -  | -  | -  | -  | -  | -   | -   | -   |  |
|                         | Revaluation                                | 5,000  | (5,000)  | (5,000)  | (5,000)  | -  | -   | -   | 5,500   |  |
|                         | <b>Carrying amount at 31 December 2016</b> | <b>160,000</b>                                       | <b>165,000</b>                                       | <b>160,000</b>                                       | <b>160,000</b>                                       | <b>160,000</b>                                       | <b>400,000</b>                            | <b>75,000</b>                                       | <b>75,000</b>                                       |  |
|                         |  |  |  |  |  |  |   |   |   |  |
| <b>30 June 2016</b>     |  |  |  |  |  |  |   |   |   |  |
|                         | <b>Beginning balance 1 July 2015</b>       | 157,000  | 157,000  | 157,000  | 157,000  | 157,500  | 193,745                                   | -   | -   |  |
|                         | Acquisition/ additions                     | -  | -  | -  | -  | -  | 261,155                                   | 75,000  | 69,500  |  |
|                         | Acquisition costs                          | -  | -  | -  | -  | -  | 3,986                                     | 5,095   | 5,120   |  |
|                         | Revaluation                                | (2,000)  | 8,000  | 8,000  | 8,000  | 2,500  | (58,886)                                  | (5,095)   | (5,120)   |  |
|                         | <b>Carrying amount at 30 June 2016</b>     | <b>155,000</b>                                       | <b>165,000</b>                                       | <b>165,000</b>                                       | <b>165,000</b>                                       | <b>160,000</b>                                       | <b>400,000</b>                            | <b>75,000</b>                                       | <b>69,500</b>                                       |  |

All the above investment properties are fully owned by the Fund.

### 3 Non-current assets - investment properties (Continued)

#### Reconciliation (continued)

#### PROPERTY

| Date acquired                              | 1/388-390 Burwood Highway, Burwood VIC 3125 | 8/10 Goddard Street 6168 | 229/251-255A Clarence Street, Sydney NSW 2000 | Lot 42 Parkfield Loop, Paralowie SA 5108 | Lot 43 Parkfield Loop, Paralowie SA 5108 | 604/127-133 Leicester Street, Carlton VIC 3053 | 6/18 Workshops Street, Brassall QLD 4305 | 5 Prospect Street, Silkstone QLD 4304 |
|--|---|--------------------------|---|--|--|--|--|---------------------------------------|
|  | 18-Aug-15                                   | ** Refer below           | 15-Jan-16                                     | 06-May-16                                | 06-May-16                                | 13-May-16                                      | 01-Dec-16                                | 01-Aug-16                             |
| <b>31 December 2016</b>                    |   |                          |   |  |  |  |  |                                       |
| <b>Beginning balance 1 July 2016</b>       | 104,000                                     | -                        | 75,000  | 157,500                                  | 157,500                                  | 157,500  | -  | -                                     |
| Acquisition/ additions                     | -   | -                        | -   | 112,450                                  | 112,450                                  | -  | -  | 339,000                               |
| Acquisition costs                          | -   | -                        | -   | 1,386                                    | 1,386                                    | -  | 13,176                                   | 13,311                                |
| Revaluation                                | -   | -                        | -   | (1,586)                                  | (1,586)                                  | -  | (13,176)                                 | (13,311)                              |
| <b>Carrying amount at 31 December 2016</b> | <b>104,000</b>                              | <b>-</b>                 | <b>75,000</b>                                 | <b>269,750</b>                           | <b>269,750</b>                           | <b>157,500</b>                                 | <b>-</b>                                 | <b>339,000</b>                        |

#### 30 June 2016

|  |                |          |               |                |                |                |          |          |
|--|----------------|----------|---------------|----------------|----------------|----------------|----------|----------|
| <b>Beginning balance 1 July 2015</b>   | -              | -        | -             | -              | -              | -              | -        | -        |
| Acquisition/ additions                 | 104,000        | -        | 75,000        | 157,500        | 157,500        | 157,500        | -        | -        |
| Acquisition costs                      | 6,591          | 3,631    | 3,305         | 8,880          | 8,435          | 6,924          | 1,325    | 1,325    |
| Revaluation                            | (6,591)        | (3,631)  | (3,305)       | (8,880)        | (8,435)        | (6,924)        | (1,325)  | (1,325)  |
| <b>Carrying amount at 30 June 2016</b> | <b>104,000</b> | <b>-</b> | <b>75,000</b> | <b>157,500</b> | <b>157,500</b> | <b>157,500</b> | <b>-</b> | <b>-</b> |

All the above investment properties are fully owned by the Fund.

\*\* The property was disposed of during the period

### 3 Non-current assets - investment properties (Continued)

#### Reconciliation (continued)

|  |               | PROPERTY                                    |   |  |                                       |   |   |   |  |                  |
|--|---------------|---|---|--|---------------------------------------|---|---|---|--|------------------|
| Date acquired                              |               | 1/259 Back River Road, New Norfolk TAS 7140 | 5/259 Back River Road, New Norfolk TAS 7140 | Lot 45 Parkfield Loop, Paralowie SA 5108 | 2/15 Pommer Street, Brassall QLD 4305 | 3/259 Back River Road, New Norfolk TAS 7140 | Lot 18 Fazzolari Circuit, Paralowie SA 5108 | 202/51-53 Gaffney Street, Coburg VIC 3058 | Lot 44 Parkfield Loop, Paralowie SA 5108 | Total            |
|  | * Refer below |   | * Refer below                               | 01-Jul-16                                | 10-Oct-16                             | * Refer below                               | 10-Oct-16                                   | * Refer below                             | 16-Nov-16                                |                  |
| <b>31 December 2016</b>                    |               |   |   |  |                                       |   |   |   |  |                  |
| <b>Beginning balance 1 July 2016</b>       |               |   |   |  |                                       |   |   |   |  |                  |
| Acquisition/ additions                     | -             | -   | -   | 269,900                                  | 389,000                               | -   | 166,150                                     | -   | 166,150                                  | 2,006,000        |
| Acquisition costs                          | 1,697         | 1,697                                       | 1,153                                       | 16,801                                   | 1,697                                 | 8,453                                       | 495   | 8,232                                     | 69,484                                   | 1,555,100        |
| Revaluation                                | (1,697)       | (1,697)                                     | (1,403)                                     | (16,801)                                 | (1,697)                               | (8,453)                                     | (495)                                       | (8,232)                                   | (69,634)                                 | (69,634)         |
| <b>Carrying amount at 31 December 2016</b> | -             | -   | 269,650                                     | 389,000                                  | -                                     | 166,150                                     | -   | 166,150                                   | -  | 3,560,950        |
| <b>30 June 2016</b>                        |               |   |   |  |                                       |   |   |   |  |                  |
| <b>Beginning balance 1 July 2015</b>       |               |   |   |  |                                       |   |   |   |  |                  |
| Acquisition/ additions                     | -             | -   | -   | -  | -                                     | -   | -   | -   | -  | 979,245          |
| Acquisition costs                          | -             | -   | -   | -  | -                                     | -   | -   | -   | -  | 1,057,155        |
| Revaluation                                | -             | -   | 7,980                                       | -  | -                                     | -   | -   | -   | -  | 62,598           |
| <b>Carrying amount at 30 June 2016</b>     | -             | -   | (7,980)                                     | -  | -                                     | -   | -   | -   | -  | (92,998)         |
|  |               |   |   |  |                                       |   |   |   |  | <b>2,006,000</b> |

All the above investment properties are fully owned by the Fund.

\* Deposit for the property was paid during the period but not yet settled

#### 4 Net assets attributable to unitholders

Movements in number of units and net assets attributable to unit holders during the half-year were as follows:

|   | Half-year ended<br>31 December 2016 |                   | Year ended<br>30 June 2016 |                   |
|---|-------------------------------------|-------------------|----------------------------|-------------------|
|   | Units                               | \$                | Units                      | \$                |
| Opening balance   | 13,784,593                          | 13,578,453        | 3,387,315                  | 3,344,139         |
| Applications  | 14,303,471                          | 14,297,412        | 14,064,699                 | 14,061,692        |
| Redemptions   | (5,975,703)                         | (5,981,492)       | (3,787,022)                | (3,787,022)       |
| Unit class conversion   | 49,565                              | -                 | 38,764                     | -                 |
| Units issued upon reinvestment<br>of distributions                | 130,344                             | 130,344           | 80,837                     | 80,837            |
| Increase/(decrease) in net assets<br>attributable to unit holders | -                                   | (75,625)          | -                          | (121,193)         |
| <b>Closing balance</b>  | <b>22,292,270</b>                   | <b>21,949,092</b> | <b>13,784,593</b>          | <b>13,578,453</b> |

#### 5 Distributions

##### Distributions paid/payable to unitholders

The distributions for the period were:

|                       | Half-year ended<br>31 December<br>2016<br>\$ | Half-year ended<br>31 December<br>2015<br>\$ |
|-----------------------|--|--|
| Distributions paid    | 145,610                                      | 43,087                                       |
| Distributions payable | 14,813                                       | 3,422  |
|                       | <b>160,423</b>                               | <b>46,509</b>                                |

#### 6 Contingent assets and liabilities and commitments

There are no outstanding contingent assets and liabilities or commitments as at 31 December 2016 and 30 June 2016.

#### 7 Events subsequent to reporting date

No matters or circumstances have arisen since the end of the half-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.



## Directors' declaration

The Directors of Perpetual Trust Services Limited, the Responsible Entity of DomaCom Fund, declare that:

- (a) 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; and
- (b) in the Directors' opinion, the attached financial statements and notes thereto are in accordance with the *Corporations Act 2001*, including compliance with accounting standard AASB 134 *Interim Financial Reporting* and giving a true and fair view of the financial position as at 31 December 2016 and performance of the Fund for the half-year ended on that date.

This declaration is made in accordance with a resolution of the directors, made pursuant to Section 303(5) of the *Corporations Act 2001*.



Director  
Perpetual Trust Services Limited

Sydney  
8 March 2017

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## **INDEPENDENT AUDITOR'S REVIEW REPORT TO THE UNITHOLDERS OF DOMACOM FUND**

We have reviewed the accompanying half-year financial report of the DomaCom Fund (the "Scheme"), which comprises the statement of financial position as at 31 December 2016, and the statement of profit or loss and other comprehensive income, statement of changes in net assets attributable to unitholders and statement of cash flows for the half-year ended on that date, notes comprising a description of accounting policies, other explanatory information and the directors' declaration.

### **Directors' Responsibility for the Half-year Financial Report**

The Directors of the Responsible Entity of the Scheme are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such controls as the Directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with the Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the DomaCom Fund financial position as at 31 December 2016 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of DomaCom Fund, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

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A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

**Independence**

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

**Conclusion**

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of DomaCom Fund is not in accordance with the *Corporations Act 2001*, including:

- a giving a true and fair view of the Scheme's financial position as at 31 December 2016 and of its performance for the half-year ended on that date; and
- b complying with Accounting Standard AASB 134 *Interim Financial Reporting* and *Corporations Regulations 2001*.



GRANT THORNTON AUDIT PTY LTD  
Chartered Accountants



Brad Taylor  
Partner - Audit & Assurance

Melbourne, 8 March 2017