

**DomaCom Fund**  
ARSN 167 020 626

**CONDENSED INTERIM FINANCIAL REPORT  
FOR THE HALF-YEAR ENDED 31 DECEMBER 2020**

# DomaCom Fund

ARSN 167 020 626

## Condensed interim financial report

For the half-year ended 31 December 2020

<b>Contents</b>	<b>Page</b>
Directors' report	2
Auditor's independence declaration	4
Condensed interim statement of profit or loss and other comprehensive income	5
Condensed interim statement of financial position	6
Condensed interim statement of changes in net assets attributable to unitholders	7
Statement of Cash Flows	8
Notes to the condensed interim financial statements	9
Directors' declaration	15
Independent audit report to the unitholders of DomaCom Fund	16

The Responsible Entity of the Fund is Melbourne Securities Corporation Limited ("the Responsible Entity") (ABN 57 160 326 545) ( AFSL No. 428289).

## Directors' Report

The Directors of Melbourne Securities Corporation Limited (ABN 57 160 326 545, AFSL 428289), 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 2020 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:

Michael Fleming (Chairman)  
Matthew Fletcher  
Andrew Georgiou

### 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 and participate in capital growth. The Fund also provides the opportunity to invest in underlying mortgage funds which invest in a unit trust with underlying exposure to registered mortgages. The Fund seeks to offer a stable, tax effective income investment stream coupled with growth potential over the longer term for its investors. The Fund also has the ability to hold investments in special opportunity projects that can involve the agricultural and renewable energy sectors.

### 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 31 December 2020 \$	Half-year ended 31 December 2019 \$
Net operating profit/(loss) before financing costs attributable to unitholders	1,814,109	37,708
Distribution paid and payable	1,670,350	698,577

Although the COVID-19 pandemic has had a significant impact on the Australian Property market as a whole, the direct impact on the DomaCom Fund has been limited in the half year ended 31 December 2020. DomaCom Fund monitors its portfolio on a property-by-property basis through the use of a rolling external annual valuation process. Management review the portfolio not only through the external valuations but also through vacancy rates and delays in rental payments. The main impact has been the student accommodation that has suffered from the downturn in overseas students. These properties have been revalued accordingly. Beyond the annual valuations that have been reflected in the annual report no further asset value adjustments have been made as a result of COVID-19.

The total Funds Under Management has grown over the year. Although there was a pause in growth during the early stage of COVID-19, the Fund still managed to record an increase of 5% during the half year ended 31 December 2020.

### 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.

### 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.

## Directors' Report (continued)

### 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 Melbourne Securities Corporation Limited.



Andrew Georgiou (Director)  
Melbourne Securities Corporation Limited

Melbourne  
12th March 2021

## 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 2020, 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



M A Cunningham  
Partner – Audit & Assurance

Melbourne, 12 March 2021

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

	Note	Half-year ended 31 December 2020 \$	Half-year ended 31 December 2019 \$
<b>Revenue and other income</b>			
Rental and other property income		562,687	501,033
Interest income		1,226,964	748,374
Sale of Development Properties	3	2,760,639	-
Change in fair value of investment properties		(210,514)	(424,131)
<b>Total revenue and other income</b>		<b>4,339,776</b>	<b>825,276</b>
<b>Expenses</b>			
Property outgoings		472,308	305,342
Cost of Sales of Development Properties	3	2,728,413	-
Changes in inventory of development assets	3	(1,163,284)	126,206
Management fees		249,748	206,108
Legal and professional fees		20,704	24,153
Finance Costs		217,778	125,759
<b>Total expenses</b>		<b>2,525,667</b>	<b>787,568</b>
<b>Operating profit/(loss) for the half-year</b>		<b>1,814,109</b>	<b>37,708</b>
<b>Finance costs attributable to unit holders</b>			
Distributions to unitholders	8	(1,670,350)	(698,577)
Decrease/(increase) in net assets attributable to unitholders	7	(143,759)	660,869
<b>Operating profit/(loss) for the 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 31 December 2020 \$	As at 30 June 2020 \$
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents		12,071,442	11,462,509
Trade and other receivables		248,022	479,927
Loan Receivable	4	-	3,107,000
Mortgage Securities	5	14,339,082	15,381,848
Other assets		125,196	551,209
<b>Total current assets</b>		<b>26,783,742</b>	<b>30,982,493</b>
<b>Non-current assets</b>			
Loan Receivable	4	4,816,887	2,716,887
Inventory of development assets		4,247,391	4,658,816
Investment properties	6	33,951,208	29,494,408
Mortgage Securities	5	6,500,000	3,250,000
<b>Total non-current assets</b>		<b>49,515,486</b>	<b>40,120,111</b>
<b>Total assets</b>		<b>76,299,228</b>	<b>71,102,604</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Distributions payable		10,161	9,265
Trade and other payables		72,868	73,983
Loan payable	4	3,964,096	7,337,000
<b>Total current liabilities</b>		<b>4,047,125</b>	<b>7,420,248</b>
<b>Non-current liabilities</b>			
Loan payable	4	3,770,000	1,470,000
<b>Total non-current liabilities</b>		<b>3,770,000</b>	<b>1,470,000</b>
<b>Total liabilities</b>		<b>7,817,125</b>	<b>8,890,248</b>
<b>Net assets attributable to unit holders - liability</b>	7	<b>68,482,103</b>	<b>62,212,356</b>
<b>Liabilities attributable to unit holders</b>		<b>(68,482,103)</b>	<b>(62,212,356)</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 31 December 2020 \$	Year ended 30 June 2020 \$
<b>Beginning balance</b>		62,212,356	50,270,136
<i>Transactions with unitholders in their capacity as unitholders:</i>			
Applications / Reinvestments		8,335,507	16,540,063
Redemptions		(2,209,519)	(3,369,258)
Decrease in net assets attributable to unitholders		143,759	(1,228,585)
<b>Total net assets attributable to unitholders at the end of the period</b>	7	<b>68,482,103</b>	<b>62,212,356</b>

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



## Statement of Cash Flows

	Half-year ended 31 December 2020 \$	Half-year ended 31 December 2019 \$
<b>Cash flows from operating activities</b>		
Rental and other property income received	509,536	466,910
Interest received	1,526,867	559,025
Property outgoings paid	(472,053)	(303,912)
Interest Paid	(217,778)	(125,759)
Other expenses paid	(404,258)	(262,103)
<b>Net cash provided by operating activities</b>	<b>942,314</b>	<b>334,161</b>
<b>Cash flows from investing activities</b>		
Payments for purchase of investment properties	(2,516,779)	(3,938,721)
Payments for purchase of mortgage securities	(2,207,234)	(4,553,000)
Receipts from disposal of investment properties	1,309,764	-
<b>Net cash used in investing activities</b>	<b>(4,724,013)</b>	<b>(8,491,721)</b>
<b>Cash flows from financing activities</b>		
Proceeds from applications by unitholders	8,335,509	8,683,689
Proceeds from borrowings	(65,904)	678,713
Payments for redemptions by unitholders	(2,209,519)	(1,266,750)
Distributions to unitholders	(1,669,454)	(700,053)
<b>Net cash provided by financing activities</b>	<b>4,390,632</b>	<b>7,395,599</b>
Net increase in cash and cash equivalents	608,933	(761,961)
Cash and cash equivalents at the beginning of the half-year	11,462,509	10,738,239
<b>Cash and cash equivalents at the end of the half-year</b>	<b>12,071,442</b>	<b>9,976,278</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 2020 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 2020 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 11th March 2021. 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*

The Fund has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (the AASB) that are relevant to its operations and effective for the current half-year. Their adoption has had no material impact on the disclosures and/or amounts reported in these financial statements.

## 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).

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

At 31 December 2020	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
Mortgage Securities	-	-	20,839,082	20,839,082
<b>Total assets</b>	-	-	<b>20,839,082</b>	<b>20,839,082</b>
<b>At 30 June 2020</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
<b>Financial assets</b>				
Mortgage Securities	-	-	18,631,848	18,631,848
<b>Total assets</b>	-	-	<b>18,631,848</b>	<b>18,631,848</b>

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

At 31 December 2020	Level 1	Level 2	Level 3	Total
<b>Non-financial assets</b>				
Investment properties	-	-	33,951,208	33,951,208
<b>Total assets</b>	-	-	<b>33,951,208</b>	<b>33,951,208</b>
<b>At 30 June 2020</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
<b>Non-financial assets</b>				
Investment properties	-	-	29,494,408	29,494,408
<b>Total assets</b>	-	-	<b>29,494,408</b>	<b>29,494,408</b>

There were no transfers between levels of fair value measurement during the half-year.

## 2 Fair value measurement (continued)

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

The following table presents the movement in level 3 assets for the half-year ended 31 December 2020 by class of asset.

	<b>Mortgage Securities</b>	
	<b>Half-year ended 31 December 2020</b>	<b>Year ended 30 June 2020</b>
Opening balance	18,631,848	10,450,000
Acquisitions/ additions	7,665,395	14,114,637
Disposals	(5,458,161)	(5,932,789)
Gains and losses recognised in profit or loss	-	-
<b>Closing balance</b>	<b>20,839,082</b>	<b>18,631,848</b>

  

	<b>Investment properties</b>	
	<b>Half-year ended 31 December 2020</b>	<b>Year ended 30 June 2020</b>
Opening balance	29,494,408	27,060,312
Acquisitions/ additions	5,807,404	2,966,961
Disposals	(1,140,090)	-
Profit/Losses recognised in profit or loss	(210,514)	(532,865)
<b>Closing balance</b>	<b>33,951,208</b>	<b>29,494,408</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.

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.

#### *Mortgage Securities*

Fair value of the mortgage funds is calculated from the net asset value determined and advised by the relevant external manager.

### 3 Sale of assets

	Half-year ended 31 December 2020	Half-year ended 31 December 2019
	\$	\$
Sale of Development Properties	2,760,639	-
Cost of Sales of Development Properties	(2,728,413)	-
Changes in inventory of development assets	1,163,284	(126,206)
	1,195,510	(126,206)

DomaCom Sub-Fund DMC0135AU acquired land for the purpose of sub-division. The first of 3 stages of development completed in the previous financial year with 14 of the 20 lots of land sold during the 6 month period ended 31 December 2020 for \$2,760,639.

Work undertaken on the development during the current year and prior years is allocated to the lots and recognised as Cost of Sales of Development Properties for lots sold during the current year.

External independent valuations are carried out on a periodic basis with revaluations recognised as Changes in the inventory of development assets. In addition where a lot has been sold subsequent to 31 December 2020 an adjustment is made to the inventory value of the lot at 31 December 2020 when the sales proceeds are less than the recorded inventory value.

For the half-year ended 31 December 2020 two investment properties were sold.  
Lot 47/21 Springfield Parkway, Springfield QLD 4300 was sold for a net loss of \$35,248  
Lot 107 Turnberry Close, Fletcher Way, NSW 2287 was sold for a net gain of \$199,988

### 4 Loans Receivable and Payable

	As at 31 December 2020	As at 30 June 2020
	\$	\$
<u>Loans receivable</u>		
Current:		
Loan Sub-Fund 8 Turnberry Close	-	509,000
Loan Sub-Fund Lot 108 Turnberry Close	-	498,000
Loan - 9 Emmetts Farm Road	-	2,100,000
	-	3,107,000
Non-current:		
Loan - 9 Emmetts Farm Road	2,100,000	-
Loan Sub-Fund 66 Beaconsfield Parade, Northcote VIC 3070	948,000	948,000
Special Opportunity Sub-Fund Sapphire Wind Farm	1,768,887	1,768,887
	4,816,887	2,716,887
Total loans receivable	4,816,887	5,823,887

#### Loans payable

Current:		
Property Development Sub-Fund 6B / 8 Averys Lane, Haddon Greta, NSW 2321	3,230,000	3,230,000
Property Sub-Fund 8 Turnberry Close	-	509,000
Property Sub-Fund Lot 108 Turnberry Close	-	498,000
Property Sub-Fund 54 Watts Road	-	1,000,000
Property Sub-Fund 9 Emmetts Farm Road	-	2,100,000
Property Sub-Fund Lot 111 St Andrews Way	734,096	-
	3,964,096	7,337,000
Non-current:		
Property Sub-Fund 66 Beaconsfield Parade, Northcote VIC 3070	948,000	948,000
Property Sub-Fund 4/27 Crombie Avenue, Bundall QLD 4217	522,000	522,000
Property Sub-Fund 9 Emmetts Farm Road	2,100,000	-
Property Sub-Fund 801/35 Hall Street	200,000	-
	3,770,000	1,470,000
Total loans payable	7,734,096	8,807,000

In the current period, Property Sub-Fund Lot 111 St Andrews Way drew down \$269,122 of a \$1,300,000 secured loan facility with a third party lender at a rate of 8.99% and initial term of 15 months.

In the current period, Property Sub-Fund 801/35 Hall Street entered into a \$200,000 secured loan with a third party lender at a rate of 5.99% and a term of 5 years.

In the prior period, Special Opportunity Sub-Fund Sapphire Wind Farm invested \$1,768,887 in a 10 year unsecured loan with Grassroots Finance invested in the Sapphire Wind Farm, a completed wind farm developed and managed by CWP Renewables.

#### 4 Loans Receivable and Payable (continued)

In the prior period, Property Sub-Fund 4/27 Crombie Avenue, Bundall entered into a \$522,000 secured loan with a third party lender at a rate of 5.99% and a term of 5 years.

In the prior period, Property Sub-Fund 9 Emmetts Farm Road entered into a loan agreement for \$2,100,000 with the DomaCom Loan Fund with a rate of interest of 10% and term of 1 year. The DomaCom Loan Fund is separate to the DomaCom Fund and was set up solely to enable loans between sub-Funds of the DomaCom Fund. The DomaCom Loan Fund separately entered into a loan with the Loan sub-fund 54 Watts Road with a rate of interest of 10% and term of 1 year.

Property sub-fund 66, Beaconsfield Parade entered into a loan agreement for \$948,000 with the DomaCom Loan Fund with a rate of interest of 5.5% and term of 5 years. The DomaCom Loan Fund is separate to the DomaCom Fund and was set up solely to enable loans between sub-Funds of the DomaCom Fund. The DomaCom Loan Fund separately entered into a loan with the Loan sub-fund 66, Beaconsfield Parade with a rate of interest of 5.5% and term of 5 years.

Property development sub-fund Avery's Green entered into a loan agreement for \$3,230,000 with the DomaCom Loan Fund with a rate of interest of 14.0% and an initial term of 1 year. The DomaCom Loan Fund separately entered into a loan with the Mortgage Sub-Fund DMC0170AU with a rate of interest of 14.0% and an initial term of 1 year.

Property sub-fund 8 Turnberry Close entered into a loan agreement for \$509,000 with the DomaCom Loan Fund with a rate of interest of 8.00% and term of 1 year. The DomaCom Loan Fund separately entered into a loan with the Loan sub-fund 8 Turnberry Close with a rate of interest of 8.0% and term of 1 year. The loan was repaid in the current period.

Property sub-fund Lot 108 Turnberry Close entered into a loan agreement for \$498,000 with the DomaCom Loan Fund with a rate of interest of 8.0% and term of 7 months. The DomaCom Loan Fund separately entered into a loan with the Loan sub-fund Lot 108 Turnberry Close with a rate of interest of 8.0% and term of 7 months. The loan was repaid in the current period.

In the prior period Property sub-fund 54 Watts Road entered into a loan agreement for \$1,000,000 with the DomaCom Loan Fund with a rate of interest of 10.0% and an initial term of 6 months. The DomaCom Loan Fund separately entered into a loan with the Mortgage Sub-Fund DMC0170AU with a rate of interest of 10.0% and an initial term of 6 months. The loan was repaid in the current period.

The loans payable are secured only on the respective assets above.

#### 5 Mortgage Securities

	As at December 2020 \$	As at 30 June 2020 \$
Current	14,339,082	15,381,848
Non-current	6,500,000	3,250,000
	<b>20,839,082</b>	<b>18,631,848</b>

The sub-fund allows investors to participate in multiple commercial and residential loans backed by first registered mortgages.

## 6 Non-current assets - investment properties

Below is the list of properties fully owned by the Fund:

	As at 31 December 2020 \$	As at 30 June 2020 \$
811/127-133 Leicester Street, Carlton VIC 3053	155,000	155,000
806/127-133 Leicester Street, Carlton VIC 3053	155,000	155,000
803/127-133 Leicester Street, Carlton VIC 3053	155,000	155,000
808/127-133 Leicester Street, Carlton VIC 3053	155,000	155,000
606/127-133 Leicester Street, Carlton VIC 3053	170,000	170,000
14 Ceres Street, Wulkuraka QLD 4305	400,000	400,000
1/388-390 Burwood Highway, Burwood VIC 3125	116,000	116,000
Lot 42 Parkfield Loop, Paralowie SA 5108	330,000	325,000
Lot 43 Parkfield Loop, Paralowie SA 5108	330,000	325,000
604/127-133 Leicester Street, Carlton VIC 3053	170,000	170,000
6/18 Workshops Street, Brassall QLD 4305	290,000	290,000
5 Prospect Street, Silkstone QLD 4304	320,000	320,000
Lot 45 Parkfield Loop, Paralowie SA 5108	330,000	325,000
15 Pommer Street, Brassall QLD 4305	340,000	340,000
Lot 18 Fazzolari Circuit, Paralowie SA 5110	325,000	325,000
202/51-53 Gaffney Street, COBURG VIC 3058	450,000	450,000
Lot 44 Parkfield Loop, Paralowie SA 5108	325,000	325,000
Lot 47 Parkfield Loop, Paralowie SA 5108	325,000	320,000
Lot 56 Parkfield Loop, Paralowie SA 5108	325,000	320,000
Lot 20 Stacey Court, Munno Para West SA 5115	250,000	260,000
117/36 Queen Victoria Street, Fremantle WA 6160	540,000	500,000
Lot 40/33 Junction Drive, Redbank Plains QLD 4301	300,000	300,000
Lot 15/225 Sutton Street, Warragul VIC 3820	400,000	360,000
Lot 64 Athena Drive, Risdon Vale TAS 7016	400,000	400,000
7/37 Wildey Street, Raceview QLD 4305	240,000	270,000
Lot 27 Isla Court, Munno Para West SA 5115	250,000	260,000
421/6 Aqua Street, Southport QLD 4215	410,000	410,000
"Doyles", Lower Coleraine Road, Muntham VIC 3315	1,330,000	1,330,000
Lot 821 Celestial Way, Coomera QLD 4209	450,000	450,000
APT 2419/27-41 Appleton Street, Richmond VIC 3121	415,000	435,000
Lot 47/21 Springfield Parkway, Springfield QLD 4300	-	335,000
Lot 66 Athena Drive, Risdon Vale TAS 7016	405,000	390,000
Unit 8/37 Wildey Street, Raceview QLD 4305	260,000	260,000
Lot 21 Chellaston Road, Munno Para West SA 5115	250,000	260,000
Lot 440 Fernbrooke NA, Redbank Plains QLD 4301	380,000	380,000
Lot 123/64 Devonshire Road, Rossmore NSW 2557	3,650,000	3,650,000
Unit 18/37 Wildey Street, Raceview QLD 4305	270,000	270,000
66 Beaconsfield Parade, Northcote VIC 3070	1,550,000	1,550,000
3/157 Walcott Street, Mount Lawley WA 6050	450,000	450,000
7/157 Walcott Street, Mount Lawley WA 6050	340,000	340,000
Lot 1241/60 Devonshire Road, Rossmore NSW 2557	4,235,000	4,235,000
Lot 102 Matthias Way, Leichhardt, QLD 4305	410,000	410,000
Lot 107 Turnberry Close, Fletcher Way, NSW 2287	-	762,454
Lot 54 Athena Drive, Risdon Vale TAS 7016	415,000	400,000
Lot 108 Turnberry Close, Fletcher Way, NSW 2287	299,959	331,886
54 Watts Road, Kemps Creek NSW 2178	3,500,000	3,600,000
4/27 Crombie Avenue, Bundall QLD 4217	960,000	960,000
3/227 High Forest Road, Omeo VIC 3898	165,000	165,000
Lot 111 St Andrews Way, Fletcher NSW 2287	1,570,249	629,068
801/35 Hall Street, Moonee Ponds VIC 3039	447,000	-
811/5 Everage Street, Moonee Ponds VIC 3039	643,000	-
9 Emmetts Farm Road, Rossmore NSW 2557	3,600,000	-
	<b>33,951,208</b>	<b>29,494,408</b>

## 7 Net assets attributable to unitholders

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

	Half-year ended 31 December 2020		Year ended 30 June 2020	
	Units	\$	Units	\$
Opening balance	76,035,870	62,212,356	60,569,577	50,270,136
Applications and unit class conversion	5,975,645	8,335,507	18,835,551	16,540,063
Redemptions	(2,209,519)	(2,209,519)	(3,369,258)	(3,369,258)
Units issued upon reinvestment of distributions	-	-	-	-
Increase/(decrease) in net assets attributable to unit holders	-	143,759	-	(1,228,585)
<b>Closing balance</b>	<b>79,801,996</b>	<b>68,482,103</b>	<b>76,035,870</b>	<b>62,212,356</b>

## 8 Distributions

### Distributions paid/payable to unitholders

The distributions for the period were:

	Half-year ended 31 December 2020	Half-year ended 31 December 2019
	\$	\$
Distributions paid	1,660,189	688,023
Distributions payable	10,161	10,554
	<b>1,670,350</b>	<b>698,577</b>

## 9 Contingent assets and liabilities and commitments

There are no outstanding contingent assets and liabilities or commitments as at 31 December 2020 and 30 June 2020.

## 10 Events subsequent to reporting date

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

## 11 Responsible Entity details

The registered office and the principal place of business of the Responsible Entity is Level 2, Professional Chambers, 120 Collins Street, Melbourne VIC 3000.

## Directors' declaration

In the opinion of the Directors of Melbourne Securities Limited, the Responsible Entity of DomaCom Fund ("the Fund"):

- a. the financial statements, comprising the statement of profit or loss and other comprehensive income, statement of financial position, statement of changes in net assets attributable to unitholders, statement of cash flows, and accompanying notes, are in accordance with the Corporations Act 2001, including:
  - i. complying with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and
  - ii. giving a true and fair view of the Fund's financial position as at 31 December 2020 and of its performance as represented by the results of its operations and its cash flows, for the year ended on that date; and
- b. there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

Note 1 confirms that the financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

This declaration is made in accordance with a resolution of the Directors of the Responsible Entity, made pursuant to s303(5) of the Corporations Act 2001.



Andrew Georgiou (Director)  
Melbourne Securities Corporation Limited

Melbourne  
12th March 2021



# Independent Auditor's Review Report

## To the Members of DomaCom Fund

### Report on the review of the half-year-financial report

#### Conclusion

We have reviewed the accompanying half-year financial report of DomaCom Fund, which comprises the statement of financial position as at 31 December 2020, 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, a description of accounting policies, other selected explanatory notes, and the directors' declaration.

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

- (a) giving a true and fair view of the DomaCom Fund's financial position as at 31 December 2020 and of its performance for the half year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

#### Basis for Conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the Auditor's Responsibilities for the Review of the Financial Report section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

#### Directors' responsibility for the half-year financial report

The Directors of the Company 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 internal control as the Directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and 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 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 Scheme's financial position as at 31 December 2020 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*.

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.



Grant Thornton Audit Pty Ltd  
Chartered Accountants



M A Cunningham  
Partner – Audit & Assurance

Melbourne, 12 March 2021