

DomaCom Fund
ARSN 167 020 626

**CONDENSED INTERIM FINANCIAL REPORT
FOR THE HALF-YEAR ENDED 31 DECEMBER 2022**

DomaCom Fund

ARSN 167 020 626

Condensed interim financial report

For the half-year ended 31 December 2022

Contents	Page
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	16
Independent audit report to the unitholders of DomaCom Fund	17

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 2022 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 Peter Fleming (Chairman)

Matthew James Fletcher

Shelley Gaye Brown

Steven O'Connell

Ruth McClelland

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 also has the ability to hold investments in special opportunity projects that can involve the agricultural and renewable energy sectors. 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 31 December 2022 \$	Half-year ended 31 December 2021 \$
Net operating profit/(loss) before financing costs attributable to unitholders	(265,314)	1,316,846
Distribution paid and payable	2,579,672	1,369,062

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.



Director
Melbourne Securities Corporation Limited

Melbourne
10th March 2023

Grant Thornton Audit Pty Ltd

Level 22 Tower 5
Collins Square
727 Collins Street
Melbourne VIC 3008
GPO Box 4736
Melbourne VIC 3001
T +61 3 8320 2222

Auditor's Independence Declaration

To the Directors 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 2022, 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



D G Ng
Partner – Audit & Assurance

Melbourne, 10 March 2023

www.grantthornton.com.au

ACN-130 913 594

Grant Thornton Audit Pty Ltd ACN 130 913 594 a subsidiary or related entity of Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389. 'Grant Thornton' refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton Australia Limited is a member firm of Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate one another and are not liable for one another's acts or omissions. In the Australian context only, the use of the term 'Grant Thornton' may refer to Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389 and its Australian subsidiaries and related entities. Liability limited by a scheme approved under Professional Standards Legislation.

Condensed interim statement of profit or loss and other comprehensive income

	Note	Half-year ended 31 December 2022 \$	Half-year ended 31 December 2021 \$
Revenue and other income			
Rental and other property income		790,721	642,890
Interest income		2,008,435	1,283,231
Sale of Development Properties	3	255,050	4,729,841
Change in fair value of investment properties		(376,821)	511,510
Total revenue and other income		2,677,385	7,167,472
Expenses			
Property outgoings		627,591	723,999
Cost of Sales of Development Properties	3	136,231	4,496,343
Management fees		1,669,710	448,181
Legal and professional fees		269,004	25,122
Finance Costs		233,941	150,759
Depreciation Expense		6,222	6,222
Total expenses		2,942,699	5,850,626
Operating profit/(loss) for the half-year		(265,314)	1,316,846
Finance costs attributable to unit holders			
Distributions to unitholders	10	(2,579,672)	(1,369,062)
Decrease/(increase) in net assets attributable to unitholders	9	2,844,986	52,216
Operating profit/(loss) for the year		-	-
Other comprehensive income		-	-
Total comprehensive income/(loss) for the half-year attributable to unitholders		-	-

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 2022 \$	As at 30 June 2022 \$
Assets			
Current assets			
Cash and cash equivalents		25,954,152	36,748,065
Trade and other receivables		751,486	600,550
Loan Receivable	4	948,000	948,000
Inventory of development assets		-	113,552
Mortgage Securities	5	28,456,845	20,500,122
Other assets		1,069,859	1,054,872
Total current assets		57,180,342	59,965,161
Non-current assets			
Loan Receivable	4	1,768,887	1,768,887
Investment properties	6	67,386,556	58,913,391
Property, plant and equipment	8	217,767	223,989
Mortgage Securities	5	2,540,601	8,387,001
Other investments at fair value through profit and loss	7	52,033,494	4,102,935
Total non-current assets		123,947,305	73,396,203
Total assets		181,127,647	133,361,364
Liabilities			
Current liabilities			
Distributions payable		58,071	20,143
Trade and other payables		77,565	63,989
Loan payable	4	3,254,968	958,657
Total current liabilities		3,390,604	1,042,789
Non-current liabilities			
Loan payable	4	7,612,306	4,085,424
Total non-current liabilities		7,612,306	4,085,424
Total liabilities		11,002,910	5,128,213
Net assets attributable to unit holders - liability	9	170,124,737	128,233,151
Liabilities attributable to unit holders		(170,124,737)	(128,233,151)
Net assets		-	-

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 2022 \$	Year ended 30 June 2022 \$
Beginning balance		128,233,151	77,112,330
<i>Transactions with unitholders in their capacity as unitholders:</i>			
Applications / Reinvestments		55,435,067	59,178,539
Redemptions		(10,698,495)	(15,335,671)
Increase/(decrease) in net assets attributable to unitholders		(2,844,986)	7,277,953
Total net assets attributable to unitholders at the end of the period	9	170,124,737	128,233,151

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 2022 \$	Half-year ended 31 December 2021 \$
Cash flows from operating activities		
Rental and other property income received	779,016	609,218
Interest received	1,792,248	1,241,337
Property outgoings paid	(234,752)	(262,891)
Interest Paid	(233,941)	(150,759)
Payments to suppliers	(2,244,009)	(1,049,156)
Net cash provided by operating activities	(141,438)	387,749
Cash flows from investing activities		
Payments for purchase of investment properties	(11,775,740)	(5,566,470)
Payments for purchase of development properties	-	(1,350,214)
Payments for purchase of mortgage securities	(9,955,978)	(12,743,400)
Payments for purchase of other investments at fair value through profit and loss	(49,001,910)	-
Receipts from disposal of investment properties	3,985,106	4,558,571
Receipts from disposal development properties	232,371	1,975,204
Receipts from disposal of mortgage securities	7,845,654	5,135,976
Net cash used in investing activities	(58,670,497)	(7,990,333)
Cash flows from financing activities		
Proceeds from applications by unitholders	55,435,068	25,082,732
Proceeds / (repayments) of borrowings	5,823,193	132,593
Payments for redemptions by unitholders	(10,698,495)	(8,625,109)
Distributions to unitholders	(2,541,744)	(1,368,263)
Net cash provided by financing activities	48,018,022	15,221,953
Net increase in cash and cash equivalents	(10,793,913)	7,619,369
Cash and cash equivalents at the beginning of the half-year	36,748,065	14,462,667
Cash and cash equivalents at the end of the half-year	25,954,152	22,082,036

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 2022 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 2022 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 10th March 2023. 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 2022	Level 1	Level 2	Level 3	Total
Financial assets				
Mortgage Securities	-	-	30,997,446	30,997,446
Other investments at fair value through profit and loss	-	-	52,033,494	52,033,494
Total assets	-	-	83,030,940	83,030,940
At 30 June 2022	Level 1	Level 2	Level 3	Total
Financial assets				
Mortgage Securities	-	-	28,887,123	28,887,123
Other investments at fair value through profit and loss	-	-	4,102,935	4,102,935
Total assets	-	-	32,990,058	32,990,058

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

At 31 December 2022	Level 1	Level 2	Level 3	Total
Non-financial assets				
Investment properties	-	-	67,386,556	67,386,556
Total assets	-	-	67,386,556	67,386,556
At 30 June 2022	Level 1	Level 2	Level 3	Total
Non-financial assets				
Investment properties	-	-	58,913,391	58,913,391
Total assets	-	-	58,913,391	58,913,391

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 2022 by class of asset.

	Mortgage Securities	
	Half-year ended	Year ended
	31 December 2022	30 June 2022
Opening balance	28,887,123	23,186,147
Acquisitions/ additions	9,955,977	20,082,470
Disposals	(7,845,654)	(14,381,494)
Closing balance	30,997,446	28,887,123
	Investment properties	
	Half-year ended	Year ended
	31 December 2022	30 June 2022
Opening balance	58,913,391	36,550,262
Acquisitions/ additions	12,479,986	16,794,112
Disposals	(3,630,000)	(2,239,381)
Profit/(losses) recognised in profit or loss	(376,821)	7,808,398
Closing balance	67,386,556	58,913,391
	Other investments at fair value through profit and loss	
	Half-year ended	Year ended
	31 December 2022	30 June 2022
Opening balance	4,102,935	-
Acquisitions/ additions	47,930,559	4,102,935
Closing balance	52,033,494	4,102,935

(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.

Other investments at fair value through profit and loss

Fair value of Other investments at fair value through profit and loss is calculated from the net asset value determined and advised by the relevant external manager.

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 development properties

	Half-year ended 31 December 2022	Half-year ended 31 December 2021
	\$	\$
Sale of Development Properties	255,050	4,729,841
Cost of Sales of Development Properties	(136,231)	(4,496,343)
	118,819	233,498

DomaCom Sub-Fund DMC0135AU acquired land for the purpose of sub-division. The last remaining lot of the stage 3 development was sold during the 6 months period ended 31 December 2021 for \$255,050.

4 Loans Receivable and Payable

	As at 31 December 2022	As at 30 June 2022
	\$	\$
<u>Loans receivable</u>		
Current:		
Loan Sub-Fund 66 Beaconsfield Parade, Northcote VIC 3070	948,000	948,000
	948,000	948,000
Non-current:		
Special Opportunity Sub-Fund Sapphire Wind Farm	1,768,887	1,768,887
	1,768,887	1,768,887
	2,716,887	2,716,887
<u>Loans payable</u>		
Current:		
Property Sub-Fund 66 Beaconsfield Parade, Northcote VIC 3070	948,000	948,000
Property Sub-Fund Lot 184 Williamstown Court, Rural View, QLD, 4740	-	5,067
Property Sub-Fund 6 Donovan Street, Blacks Beach, QLD, 4740	-	5,590
Property Sub-Fund 10 Avaward Street, Wyndham Vale Vic 3024	395,318	-
Property Sub-Fund 18 Avaward Street, Wyndham Vale , VIC, 3024	367,033	-
Property Sub-Fund 1 Empress Street, Wyndham Vale Vic 3024	345,000	-
Property Sub-Fund 61 Surround Drive, Mambourin Vic 3024	390,285	-
Property Sub-Fund 105 Millbrook Drive, Wyndham Vale	406,200	-
Property Sub-Fund 5 Jevons Street, Mambourin, VIC 3024	403,132	-
	3,254,968	958,657
Non-current:		
Property Sub-Fund 10 Avaward Street, Wyndham Vale Vic 3024	-	385,200
Property Sub-Fund 18 Avaward Street, Wyndham Vale , VIC, 3024	-	358,800
Property Sub-Fund 1 Empress Street, Wyndham Vale Vic 3024	-	345,000
Property Sub-Fund 465 Calder Road Calder	270,000	270,990
Property Sub-Fund Apt 2 12 Westralia Gardens Rockingham WA 6168	201,000	201,000
Property Sub-Fund Apt 3 12 Westralia Gardens Rockingham WA 6168	201,000	201,000
Property Sub-Fund Apt 21 12 Westralia Gardens Rockingham WA 6168	176,842	177,000
Property Sub-Fund 61 Surround Drive, Mambourin Vic 3024	-	382,800
Property Sub-Fund 105 Millbrook Drive, Wyndham Vale	-	406,200
Property Sub-Fund 5 Jevons Street, Mambourin, VIC 3024	-	395,400
Property Sub-Fund 304/1009 Dandenong Rd, Malvern East VIC	240,601	240,601
Property Sub-Fund 918/40 Hall St, Moonee Ponds VIC	200,900	200,300
Property Sub-Fund 4/27 Crombie Avenue, Bundall QLD 4217	521,433	521,133
Property Sub-Fund 19 Pennings Rd Wyndham Vale 3024	420,000	-
Property Sub-Fund 6 Donovan St Blacks Beach QLD 4740	109,362	-
Property Sub-Fund Lot 184 6 Williamstown Ct Rural View QLD 4740	119,112	-
Property Sub-Fund 14 Skypac Dr Truganina 3029	432,000	-
Property Sub-Fund 30 Marine Tce Burnie TAS 7320	432,000	-

4 Loans Receivable and Payable (continued)

	As at 31 December 2022	As at 30 June 2022
Loans payable (continued)	\$	\$
Non-current:		
Property Sub-Fund Lot 109 14 Ecology Cres Officer VIC 3809	8,200	-
Property Sub-Fund 97 Stratus St Tarneit 3029	432,000	-
Property Sub-Fund Lot 635 23 Waratah Drive, Beveridge, VIC, 3753	349,565	-
Property Sub-Fund Lot 617 23 Numbat Drive, Beveridge, VIC, 3753	399,000	-
Property Sub-Fund 10 Waratah St Beveridge VIC 3753	315,073	-
Property Sub-Fund Lot 601 Whiteside St Beveridge VIC 3753	348,607	-
Property Sub-Fund Lot 821 Pavillion St (Beckham), Deanside VIC 3336	375,990	-
Property Sub-Fund Lot 1034 SIGNALLERS STREET, MAMBOURIN VIC 3029	395,879	-
Property Sub-Fund Lot 840 Italiante Avenue (Ronaldo), Deanside VIC 3336	375,320	-
Property Sub-Fund 16 Botanical Dr Mount Duneed VIC 3217	372,424	-
Property Sub-Fund Lot 618 24 Numbat Dr Beveridge VIC 3753	398,998	-
Property Sub-Fund 14 Morris Street, Cooe TAS 7320	510,000	-
Property Sub-Fund Lot 133 21 Polmont Ave Thornhill Park, VIC 3335	7,000	-
	7,612,306	4,085,424
Total loans payable	10,867,274	5,044,081

In the prior period, Property Sub-Fund 10 Avaward Street, Wyndham Vale VIC 3024 entered into a \$385,200 secured loan with DomaCom Loan Fund with a rate of interest of 5.8% and a term of 2 years. The DomaCom Loan Fund separately entered into a loan with the Mortgage Sub-Fund DMC0170AU with a rate of interest of 5.8% and a term of 2 years.

In the prior period, Property Sub-Fund 18 Avaward Street, Wyndham Vale VIC 3024 entered into a \$358,800 secured loan with DomaCom Loan Fund with a rate of interest of 5.8% and a term of 2 years. The DomaCom Loan Fund separately entered into a loan with the Mortgage Sub-Fund DMC0170AU with a rate of interest of 5.8% and a term of 2 years.

In the prior period, Property Sub-Fund 1 Empress Street, Wyndham Vale VIC 3024 entered into a \$345,000 secured loan with DomaCom Loan Fund with a rate of interest of 5.8% and a term of 2 years. The DomaCom Loan Fund separately entered into a loan with the Mortgage Sub-Fund DMC0170AU with a rate of interest of 5.8% and a term of 2 years.

In the prior period, Property Sub-Fund 61 Surround Drive, Mambourin VIC 3024 entered into a \$382,800 secured loan with DomaCom Loan Fund with a rate of interest of 5.8% and a term of 2 years. The DomaCom Loan Fund separately entered into a loan with the Mortgage Sub-Fund DMC0170AU with a rate of interest of 5.8% and a term of 2 years.

In the prior period, Property Sub-Fund 105 Millbrook Drive, Wyndham Vale VIC 3024 entered into a \$406,200 secured loan with DomaCom Loan Fund with a rate of interest of 5.8% and a term of 2 years. The DomaCom Loan Fund separately entered into a loan with the Mortgage Sub-Fund DMC0170AU with a rate of interest of 5.8% and a term of 2 years.

In the prior period, Property Sub-Fund 5 Jevons Street, Mambourin, VIC 3024 entered into a \$395,400 secured loan with a rate of interest of 5.8% and a term of 2 years. The DomaCom Loan Fund separately entered into a loan with the Mortgage Sub-Fund DMC0170AU with a rate of interest of 5.8% and a term of 2 years.

In the prior period, Property Sub-Fund 304/1009 Dandenong Rd, Malvern East entered into a loan agreement for \$240,601 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 Property Sub-Fund 304/1009 Dandenong Rd, Malvern East with a rate of interest of 5.5% and term of 5 years.

In a previous period, 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.

In a previous 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.

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

5 Mortgage Securities

	As at December 2022 \$	As at 30 June 2022 \$
Current	28,456,845	20,500,122
Non-current	2,540,601	8,387,001
	30,997,446	28,887,123

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 2022 \$	As at 30 June 2022 \$
811/127-133 Leicester Street, Carlton VIC 3053	130,000	130,000
806/127-133 Leicester Street, Carlton VIC 3053	130,000	130,000
803/127-133 Leicester Street, Carlton VIC 3053	130,000	130,000
808/127-133 Leicester Street, Carlton VIC 3053	130,000	130,000
606/127-133 Leicester Street, Carlton VIC 3053	130,000	130,000
19 Pennings Road, Wyndham Vale, VIC, 3024	867,040	451,405
1/388-390 Burwood Highway, Burwood VIC 3125	110,000	120,000
Lot 42 Parkfield Loop, Paralowie SA 5108	410,000	410,000
Lot 43 Parkfield Loop, Paralowie SA 5108	410,000	410,000
604/127-133 Leicester Street, Carlton VIC 3053	130,000	130,000
5 Prospect Street, Silkstone QLD 4304	360,000	360,000
Lot 45 Parkfield Loop, Paralowie SA 5108	410,000	410,000
15 Pommer Street, Brassall QLD 4305	510,000	355,000
Lot 18 Fazzolari Circuit, Paralowie SA 5110	470,000	340,000
202/51-53 Gaffney Street, COBURG VIC 3058	-	470,000
Lot 44 Parkfield Loop, Paralowie SA 5108	470,000	340,000
Lot 47 Parkfield Loop, Paralowie SA 5108	465,000	365,000
Lot 56 Parkfield Loop, Paralowie SA 5108	450,000	360,000
Lot 20 Stacey Court, Munno Para West SA 5115	365,000	325,000
117/36 Queen Victoria Street, Fremantle WA 6160	-	610,000
Lot 40/33 Junction Drive, Redbank Plains QLD 4301	-	350,000
Lot 15/225 Sutton Street, Warragul VIC 3820	480,000	480,000
Lot 64 Athena Drive, Risdon Vale TAS 7016	560,000	560,000
7/37 Wildey Street, Raceview QLD 4305	290,000	290,000
Lot 27 Isla Court, Munno Para West SA 5115	365,000	325,000
"Doyles", Lower Coleraine Road, Muntham VIC 3315	-	2,200,000
Lot 821 Celestial Way, Coomera QLD 4209	520,000	520,000
Apt 2419/27-41 Appleton Street, Richmond VIC 3121	435,000	475,000
Lot 66 Athena Drive, Risdon Vale TAS 7016	560,000	560,000
Unit 8/37 Wildey Street, Raceview QLD 4305	285,000	285,000
Lot 21 Chellaston Road, Munno Para West SA 5115	350,000	350,000
3/157 Walcott Street, Mount Lawley WA 6050	505,000	505,000
7/157 Walcott Street, Mount Lawley WA 6050	380,000	380,000
Lot 440 Fernbrooke NA, Redbank Plains QLD 4301	525,000	525,000
Lot 1241/60 Devonshire Road, Rossmore NSW 2557	5,600,000	5,600,000
Lot 123/64 Devonshire Road, Rossmore NSW 2557	5,400,000	5,400,000
Unit 18/37 Wildey Street, Raceview QLD 4305	290,000	290,000
Lot 102 Matthias Way, Leichhardt, QLD 4305	540,000	540,000
9 Emmetts Farm Road, Rossmore NSW 2557	5,500,000	5,500,000
66 Beaconsfield Parade, Northcote VIC 3070	1,800,000	1,800,000
Lot 54 Athena Drive, Risdon Vale TAS 7016	570,000	570,000
54 Watts Road, Kemps Creek NSW 2178	5,100,000	5,100,000
4/27 CROMBIE AVENUE, BUNDALL QLD 4217	1,260,000	1,260,000
3/227 High Forest Road, Omeo VIC 3898	276,010	289,105
9/117 Royal St, Tuart Hill WA	310,000	310,000
918/40 Hall St, Moonee Ponds VIC	420,000	420,000
304/1009 Dandenong Rd, Malvern East VIC	680,000	680,000
811/5 Everage St, Moonee Ponds VIC	600,000	600,000
6 Donovan Street, Blacks Beach QLD	519,648	384,189
Lot 184 Williamtown Court, Rural View QLD	527,955	256,358
45 Kensington Street, New Norfolk, TAS, 7140	284,952	-

6 Non-current assets - investment properties (continued)

	As at 31 December 2022 \$	As at 30 June 2022 \$
Lot 14 Skypac Drive, Truganina, VIC, 3029	858,839	455,000
465 Calder Road Calder	450,000	450,000
37 Hazelwood Street, New Norfolk, Tasmania	297,688	-
10 Avaward Street, Wyndham Vale Vic 3024	751,372	708,597
58 Kensington Street, New Norfolk, TAS, 7140	267,045	-
103/5 Bermagui Court, Buddina, QLD, 4575	770,000	754,342
40 Gower Road, Tarneit, VIC, 3029	394,700	370,000
Lot 10 Miena Park, Sorell, Tasmania	352,523	-
18 Avaward Street, Wyndham Vale , VIC, 3024	693,622	652,222
8 Skypac Drive, Truganina, VIC, 3029	474,930	454,000
1 Empress Street, Wyndham Vale Vic 3024	759,309	717,909
50 Kensington Street, New Norfolk, TAS, 7140	285,118	-
30 Marine Terrace, Burnie, TAS, 7320	720,000	-
109 Ecology Crescent, Officer, VIC, 3809	557,295	530,000
97 Stratus Street, Tarneit, VIC, 3029	851,270	445,855
Lot/635 23 Waratah Drive, Beveridge, VIC, 3753	708,709	360,030
Lot 617 23 Numbat Drive, Beveridge, VIC, 3753	754,312	360,030
Lot 650 Waratah Street, Beveridge, VIC, 3753	744,428	410,645
Lot601 62 Whiteside Street, Beveridge, VIC, 3753	707,917	365,030
Lot 821 Beckham Road, Deanside, VIC, 3336	821,544	441,030
LOT 1034 SIGNALLERS STREET, MAMBOURIN VIC 3029	748,345	350,355
1 Elaia Drive, Risdonvale Tasmania 7240	314,298	-
61 Surround Drive, Mambourin Vic 3024	755,522	711,431
Lot 840 Ronaldo Avenue, Deanside, VIC, 3336	820,214	446,030
Lot 6511 Botanical Drive, Mount Duneed, VIC, 3216	824,673	491,645
Lot/618 24 Numbat Drive, Beveridge, VIC, 3753	749,324	360,030
Lot 1174 Lorikeet Circuit, Rockbank, VIC, 3335	490,705	-
2/12 Westralia Gardens, Rockingham, WA, 6168	965,000	965,000
Lot 23 Miena Park, Sorell, Tasmania	349,975	-
Lot 22 Miena Park, Sorell, Tasmania	370,866	-
Lot 133 Polmont Avenue, Thornhill Park, VIC, 3335	475,090	-
14 Morris Street, Cooe, TAS, 7320	866,127	-
105 Millbrook Drive, Wyndham Vale	796,778	557,993
44 Kensington Street, New Norfolk, TAS, 7140	285,154	-
Lot 1501 Louvre Road, Plumpton, VIC, 3335	448,445	427,000
2 Molakai Drive, Mountain Creek, QLD, 4557	1,601,263	1,601,263
1 Birchmore Close, Plympton, SA, 5038	1,876,365	1,876,365
16 Mayes Avenue, Logan Central, QLD, 4114	631,665	-
5 Jevons Street, Mambourin, VIC 3024	785,521	740,532
	67,386,556	58,913,391

7 Other investments at fair value through profit and loss

	As at December 2022 \$	As at 30 June 2022 \$
Non-current	52,033,494	4,102,935
	52,033,494	4,102,935

The special opportunity sub fund allows investors to invest in securities via a unit trust structure. The assets in the underlying unit trusts consists mainly of NDIS properties.

8 Property, plant and equipment

	As at 31 December 2022 \$	As at 30 June 2022 \$
Property, plant and equipment	248,877	248,877
Less: Accumulated Depreciation	(31,110)	(24,888)
	<u>217,767</u>	<u>223,989</u>

9 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 2022		Year ended 30 June 2022	
	Units	\$	Units	\$
Opening balance	143,749,697	128,233,151	87,410,376	77,112,330
Applications and unit class conversion	57,564,218	55,435,067	71,674,992	59,178,539
Redemptions	(10,698,495)	(10,698,495)	(15,335,671)	(15,335,671)
Increase/(decrease) in net assets attributable to unit holders	-	(2,844,986)	-	7,277,953
Closing balance	<u>190,615,420</u>	<u>170,124,737</u>	<u>143,749,697</u>	<u>128,233,151</u>

Units in the trust do not have a proportional share of the total assets but instead an entitlement to the assets within the underlying sub-fund invested in.

10 Distributions

Distributions paid/payable to unitholders

The distributions for the period were:

	Half-year ended 31 December 2022 \$	Half-year ended 31 December 2021 \$
Distributions paid	2,521,601	1,359,072
Distributions payable	58,071	9,990
	<u>2,579,672</u>	<u>1,369,062</u>

11 Contingent assets and liabilities and commitments

There are no outstanding contingent assets and liabilities or commitments as at 31 December 2022.

12 Events subsequent to reporting date

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.

13 Responsible Entity details

The registered office and the principal place of business of the Responsible Entity is Level 2, 395 Collins Street, Melbourne VIC 3000.

Directors' declaration

In the opinion of the Directors of Melbourne Securities Corporation 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 2022 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.



Director
Melbourne Securities Corporation Limited

Melbourne
10th March 2023

Grant Thornton Audit Pty Ltd

Level 22 Tower 5
Collins Square
727 Collins Street
Melbourne VIC 3008
GPO Box 4736
Melbourne VIC 3001
T +61 3 8320 2222

Independent Auditor's Review Report

To the Members of DomaCom Fund

Report on the half-year financial report

Conclusion

We have reviewed the accompanying half-year financial report of DomaCom Fund (the Scheme), which comprises the condensed interim statement of financial position as at 31 December 2022, and the condensed interim statement of profit or loss and other comprehensive income, condensed interim 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 DomaCom Fund's financial position as at 31 December 2022 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 Scheme 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.

www.grantthornton.com.au

ACN-130 913 594

Grant Thornton Audit Pty Ltd ACN 130 913 594 a subsidiary or related entity of Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389. 'Grant Thornton' refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton Australia Limited is a member firm of Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate one another and are not liable for one another's acts or omissions. In the Australian context only, the use of the term 'Grant Thornton' may refer to Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389 and its Australian subsidiaries and related entities. Liability limited by a scheme approved under Professional Standards Legislation.

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 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 2022 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



D G Ng
Partner – Audit & Assurance

Melbourne, 10 March 2023