

Appendix 4D

Half Yearly Report

Results for announcement to the market

CVC Property Fund		
ARSN	Half Year ended (‘Reporting Period’)	Previous Half Year ended (‘Corresponding period’)
107 276 184	31 December 2014	31 December 2013

Results

Income	Up	5.2%	to	\$2,003,757
Profit before tax attributable to unitholders	Up	N/A	to	1,066,387
Profit after tax attributable to unitholders	Up	N/A	to	1,066,387

The preliminary half yearly report is based on accounts which have been reviewed.

Commentary

The Directors of CVC Property Managers Limited, the Manager and Responsible Entity, report a profit of \$1,066,387 for the period ended 31 December 2014 (2013: loss of \$145,928) for CVC Property Fund (ASX:CJT).

During the period the Group continued to work closely with the purchaser of the Frenchs Forest properties to ensure the pre-conditions to the sale are met on or before 30 September 2015.

On 21 January 2015 the Group held a general meeting of Unitholders. The purpose of the meeting was to approve the proposed transaction of 360 Capital Investment Management Limited taking control of the Group from CVC Limited, and undertaking a reconstruction and a capital raising. All resolutions of the meeting were successfully passed.

The details of the reconstruction and recapitalisation are detailed in the Notice of Meeting released to the ASX on 9 December 2014. The proposed transaction with 360 Capital Investment Management Limited, which is subject to the completion of a \$10 million capital raising at a price of not less than \$1.15 per unit (on an equivalent post consolidation basis of 1 unit for 100 units) and satisfying the ASX Listing Rules for relisting the restructured group, can be summarised as follows:

- The Responsible Entity is to be changed to 360 Capital Investment Management Limited;
- Unitholders of the Group exchange their ordinary units for units in a new stapled entity, being 360 Total Return Fund;
- The issue of new A Class units to existing Unitholders recorded on the unitholder register on 10 March 2015, which will entitle Unitholders any amount (net of costs and adjustments) in excess of the independent valuation of \$26 million resulting from the sale of the Frenchs Forest properties under the existing contract for sale; and

The acquisition by 360 Capital Property Limited of \$5 million worth of ordinary units from CVC Limited at a minimum price of \$1.15 which will ultimately give 360 Capital Property Limited a maximum interest of 26.6%.

CVC Property Fund
Appendix 4D – 31 December 2014

At present CJT is not in a position to pay a distribution to unitholders. Although we continue to be focused on reducing debt, the Directors will continue to assess its ability to pay distributions in the future.

Alexander Beard
Director
10 February 2015

**CVC PROPERTY FUND
AND ITS CONTROLLED ENTITIES**

HALF-YEAR FINANCIAL REPORT

ARSN 107 276 184
ABN 32 224 732 497

For the half-year ended
31 December 2014

PARTICULARS

CVC Property Fund

ARSN 107 276 184

ABN 32 224 732 497

RESPONSIBLE ENTITY

CVC Property Managers Limited

Suite 601, Level 6

Gold Fields House

1 Alfred Street

Sydney NSW 2000

ACN 066 092 028

ABN 72 066 092 028

REGISTERED OFFICE

Suite 601, Level 6

Gold Fields House

1 Alfred Street

Sydney NSW 2000

Telephone: (02) 9087 8000

Facsimile: (02) 9087 8088

DIRECTORS OF THE RESPONSIBLE ENTITY

Vanda Russell Gould (Executive Director) (resigned 24 December 2014)

Alexander Damien Beard (Executive Director)

Kim Warren McGrath (Non-Executive Director)

John Hunter (Executive Director) (appointed 24 December 2014)

COMPLIANCE COMMITTEE

Gordon Quah-Smith (Chairperson)

Russell Wheeler

Peter Kalantzis

SECRETARY

John Andrew Hunter

UNIT REGISTRY

Could Ralph Pty Limited

Level 29, 259 George Street

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Trust Company Limited, Part of Perpetual

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SOLICITORS TO RESPONSIBLE ENTITY

Thompson Geer

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AUDITORS TO THE FUND

HLB Mann Judd

Chartered Accountants

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Sydney, NSW 2000, Australia

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STOCK EXCHANGE LISTING

Australian Securities Exchange Limited

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CVC PROPERTY FUND

DIRECTORS' REPORT

The Directors of CVC Property Managers Limited (ACN 066 092 028), (the "Responsible Entity"), submit herewith the financial report of CVC Property Fund ("the Fund") and its controlled entities ("the Group") for the half-year ended 31 December 2014 and the independent review report thereon.

Directors

The Directors of the Responsible Entity during and since the end of the half-year are:

Vanda Russell Gould (Executive Director) (resigned 24 December 2014)
Alexander Damien Beard (Executive Director)
Kim Warren McGrath (Non-Executive Director)
John Hunter (Executive Director) (appointed 24 December 2014)

Operating Results

The net profit for the half-year ended 31 December 2014 amounted to \$1,066,387 (2013: loss of \$145,928).

Review of Operations

During the period the Group continued to work closely with the purchaser of the Frenchs Forest properties to ensure the pre-conditions to the sale are met on or before 30 September 2015.

During the period 360 Capital Group committed to purchase units in the Group from CVC Limited with a total value of \$5.0 million.

Subsequent Events

On 21 January 2015 the Group held a general meeting of Unitholders. The purpose of the meeting was to approve the proposed transaction of 360 Capital Investment Management Limited taking control of the Group from CVC Limited, and undertaking a reconstruction and a capital raising. All resolutions of the meeting were successfully passed.

The details of the reconstruction and recapitalisation are detailed in the Notice of Meeting released to the ASX on 9 December 2014. The proposed transaction with 360 Capital Investment Management Limited, which is subject to the completion of a \$10 million capital raising at a price of not less than \$1.15 per unit (on an equivalent post consolidation basis of 1 unit for 100 units) and satisfying the ASX Listing Rules for relisting the restructured group, can be summarised as follows:

- The Responsible Entity is to be changed to 360 Capital Investment Management Limited;
- Unitholders of the Group exchange their ordinary units for units in a new stapled entity, being 360 Total Return Fund;
- The issue of new A Class units to existing Unitholders recorded on the unitholder register on 10 March 2015, which will entitle Unitholders any amount (net of costs and adjustments) in excess of the independent valuation of \$26 million resulting from the sale of the Frenchs Forest properties under the existing contract for sale; and
- The acquisition by 360 Capital Property Limited of \$5 million worth of ordinary units from CVC Limited at a minimum price of \$1.15 which will ultimately give 360 Capital Property Limited a maximum interest of 26.6%.

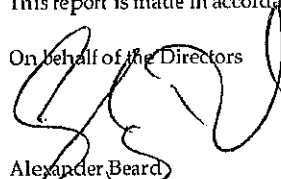
There are no other matters or circumstances that have arisen since the end of the financial period which significantly affected or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in financial periods subsequent to 31 December 2014.

Auditor's Independence Declaration

A copy of the Independence Declaration given to the Directors by the auditor for the review undertaken by HLB Mann Judd is included on page 3.

This report is made in accordance with a resolution of the Board of Directors of the Responsible Entity.

On behalf of the Directors



Alexander Beard
Director
CVC Property Managers Limited
10 February 2015

CVC PROPERTY FUND

AUDITOR'S INDEPENDENCE DECLARATION

As lead auditor for the review of the financial report of CVC Property Fund for the half-year ended 31 December 2014, I declare that, to the best of my knowledge and belief, there have been no contraventions of:

- (a) the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- (b) any applicable code of professional conduct in relation to the review.

This declaration is in respect of CVC Property Fund and the entities it controlled during the period.

Sydney, NSW
10 February 2015



S P James
Partner

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE HALF-YEAR ENDED 31 DECEMBER 2014

	31 Dec 2014	31 Dec 2013
	\$	\$
INCOME		
Interest income	305	1,184
Rental income	1,690,485	1,626,041
Outgoings recovered	312,967	277,190
Total income	2,003,757	1,904,415
EXPENSES		
Administrative expenses	133,734	166,412
Borrowing costs	490,777	631,613
Investment property-related expenses	312,859	321,016
Change in fair value of investment properties	-	931,302
Total expenses	937,370	2,050,343
Profit/(loss) attributable to unitholders	1,066,387	(145,928)
Other comprehensive income	-	-
Total comprehensive income/(loss) for the half-year	1,066,387	(145,928)
Earnings per unit		
Basic and Diluted earnings per unit (cents)	7	0.14
		(0.02)

The above statement of comprehensive income should be read in conjunction with the accompanying notes to the Half-Year Report.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2014

	Notes	31 December 2014 \$	30 June 2014 \$
CURRENT ASSETS			
Cash and cash equivalents		295,443	292,747
Trade and other receivables	2	52,049	150,408
Current tax assets		-	17,887
Total current assets		<u>347,492</u>	<u>461,042</u>
NON-CURRENT ASSETS			
Investment properties	3	28,250,000	28,250,000
Total non-current assets		<u>28,250,000</u>	<u>28,250,000</u>
TOTAL ASSETS		<u>28,597,492</u>	<u>28,711,042</u>
CURRENT LIABILITIES			
Trade and other payables		390,731	370,668
Interest bearing liabilities	4	14,946,000	-
Total current liabilities		<u>15,336,731</u>	<u>370,668</u>
NON-CURRENT LIABILITIES			
Interest bearing liabilities	4	-	16,146,000
Total non-current liabilities		<u>-</u>	<u>16,146,000</u>
TOTAL LIABILITIES		<u>15,336,731</u>	<u>16,516,668</u>
NET ASSETS		<u>13,260,761</u>	<u>12,194,374</u>
EQUITY			
Contributed equity	5	32,468,074	32,468,074
Unallocated losses		(19,207,313)	(20,273,700)
TOTAL UNITHOLDERS' EQUITY		<u>13,260,761</u>	<u>12,194,374</u>

The above statement of financial position should be read in conjunction with the accompanying notes to the Half-Year Report.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE HALF-YEAR ENDED 31 DECEMBER 2014

	Contributed equity \$	Unallocated losses \$	Total \$
At 1 July 2014	32,468,074	(20,273,700)	12,194,374
Net profit for the half-year	-	1,066,387	1,066,387
Other comprehensive income	-	-	-
Total comprehensive income for the half-year	-	1,066,387	1,066,387
At 31 December 2014	32,468,074	(19,207,313)	13,260,761
At 1 July 2013	32,468,074	(20,944,826)	11,523,248
Net loss for the half-year	-	(145,928)	(145,928)
Other comprehensive income	-	-	-
Total comprehensive loss for the half-year	-	(145,928)	(145,928)
At 31 December 2013	32,468,074	(21,090,754)	11,377,320

The above statement of changes in equity should be read in conjunction with the accompanying notes to the Half-Year Report.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE HALF-YEAR ENDED 31 DECEMBER 2014

	31 Dec 2014	31 Dec 2013
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash payments in the course of operations	(549,784)	(606,360)
Cash receipts in the course of operations	2,226,140	2,145,490
Finance costs	(491,852)	(641,367)
Interest received	305	1,184
Income tax refunded	17,887	-
Net cash provided by operating activities	1,202,696	898,947
CASH FLOWS FROM INVESTING ACTIVITIES		
Payment for investment properties	-	(31,302)
Net cash used in investing activities	-	(31,302)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	-	174,029
Repayment of borrowings	(1,200,000)	(1,044,360)
Net cash used in financing activities	(1,200,000)	(870,331)
Net increase/(decrease) in cash and cash equivalents held	2,696	(2,686)
Cash and cash equivalents at the beginning of the half-year	292,747	255,288
Cash and cash equivalents at the end of the half-year	295,443	252,602

The above statement of cash flows should be read in conjunction with the accompanying notes to the Half-Year Report.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2014

NOTE 1: SUMMARY OF ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year. This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the year ended 30 June 2014 and any public announcements made by the Group during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

Basis of Preparation

CVC Property Managers Limited ABN 72 066 092 028 is the Responsible Entity of the Fund. The Responsible Entity's registered office is Level 6, 1 Alfred Street, Sydney, NSW 2000. The Fund commenced operations on 10 October 1980.

This general purpose financial report for the interim half-year reporting period ended 31 December 2014 has been prepared in accordance with the requirements of the Trust's Constitution, Accounting Standards AASB 134 *Interim Financial Reporting*, and other authoritative pronouncements of the Australian Accounting Standards Board and the *Corporations Act 2001*.

Going Concern

The financial report has been prepared on a going concern basis despite the Group having a deficiency of current assets compared to current liabilities of \$14,989,239. Following completion of the conditions of the proposed transaction approved by Unitholders at the extraordinary general meeting held on 21 January 2015, the Group will be delisted and become a sub-fund of a new stapled entity, being 360 Total Return Fund with a replacement Responsible Entity being 360 Capital Investment Management Limited, an unrelated entity of the Group. The conditions of the proposed transactions are as follows:

- A capital raising of a minimum of \$10 million at a minimum price of not less than \$1.15 per stapled unit; and
- Satisfy the relevant requirements of Chapters 1 and 2 of the ASX Listing Rules for admission of the new stapled entity, 360 Total Return Fund, to the official list of ASX and the quotation of the stapled units on ASX.

In the event that the proposed transaction is not completed before 31 March 2015, CVC Limited will retain control of the Group. In event this were to occur CVC Limited will provide financial support to the Group in order for it to meet its financial commitments in the event that the loan facility with National Australia Bank cannot be refinanced before the maturity date of 31 October 2015.

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

NOTE 2: TRADE AND OTHER RECEIVABLES

	31 Dec 2014 \$	30 June 2014 \$
Prepayments	52,049	150,408

NOTE 3: INVESTMENT PROPERTY

Investment properties	28,250,000	28,250,000
Reconciliation		
Opening balance	28,250,000	32,750,000
Additions – capital expenditure	-	87,839
Carrying value of investment property sold	-	(3,600,000)
Fair value adjustment	-	(987,839)
Closing balance	28,250,000	28,250,000

The fair value of investment properties have been determined by directors based on an independent valuation obtained from Jones Lang LaSalle dated 21 January 2014 which valued the properties at \$26 million on an "as-is" basis plus reference to the conditional contract of sale of a maximum of \$32.0 million currently contracted to settle on 1 October 2015. Refer Note 9.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2014

NOTE 4: INTEREST BEARING LIABILITIES

	31 Dec 2014 \$	30 June 2014 \$
Current:		
Secured bank loan from unrelated entity (a)	<u>14,946,000</u>	<u>-</u>
Non-Current:		
Secured bank loan from unrelated entity (a)	<u>-</u>	<u>16,146,000</u>

- (a) Borrowings from the unrelated entity are from National Australia Bank and attract a rate of interest of BBSY plus 1.85% per annum and are secured by a first ranking mortgage over the properties at 8 Rodborough Road Frenchs Forest NSW and 357-373 Warringah Road, Frenchs Forest NSW.

Further security has been provided by CVC Limited by way of land owned at 1464 Ferntree Gully Road, Knoxfield Victoria. The terms of the loan include the maintenance of a loan to valuation ratio of not more than 55% and an interest cover ratio of 1.5 times with the maturity of the facility at 31 October 2015.

	31 Dec 2014 Number	\$	31 Dec 2013 Number	\$
NOTE 5: CONTRIBUTED EQUITY				
Ordinary issued units				
Balance at the beginning and end of the half-year	<u>767,850,204</u>	<u>32,468,074</u>	<u>767,850,204</u>	<u>32,468,074</u>

NOTE 6: NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

	31 Dec 2014 \$	31 Dec 2013 \$
Unitholders' funds at the end of the half-year	<u>13,260,761</u>	<u>11,377,320</u>
Number of units on issue	<u>767,850,204</u>	<u>767,850,204</u>
	31 Dec 2014 Cents	31 Dec 2013 Cents
Net tangible asset backing	<u>1.73</u>	<u>1.48</u>

All units on issue were of the one class, namely fully paid ordinary voting units and carry the right to distributions. Each unitholder is entitled to one vote on a show of hands on any matter at a meeting of unitholders. On a poll, each unitholder has one vote for each dollar of the value of the total interests they have in the Fund.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2014

NOTE 7: EARNINGS PER UNIT

	31 Dec 2014	31 Dec 2013
	\$	\$
Basic and diluted earnings per unit (cents per unit)	0.14	(0.02)
	<u>0.14</u>	<u>(0.02)</u>
	31 Dec 2014	31 Dec 2013
	\$	\$
Earnings used in the calculation of basic and diluted earnings per unit	1,066,387	(145,928)
	<u>1,066,387</u>	<u>(145,928)</u>
Weighted average number of units used in the calculation of basic and diluted earnings per unit	767,850,204	767,850,204
	<u>767,850,204</u>	<u>767,850,204</u>

NOTE 8: SEGMENT INFORMATION

The Group operates predominantly in one industry being property investment and development and in one geographical location being Australia.

NOTE 9: FAIR VALUE MEASUREMENTS

The fair values of the financial assets and liabilities of the Group are approximately equal to their carrying values. No financial assets or financial liabilities are readily traded on organised markets in standardised form.

Judgements and estimates were made in determining the fair values of the financial instruments and non-financial assets that are recognised and measured at fair value in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments and non-financial assets into three levels prescribed under the accounting standards.

Level 1 – The fair value is calculated using quoted prices in active markets.

Level 2 – The fair value is estimated using inputs other than quoted prices included in Level 1 that are observable for the asset, either directly (as prices) or indirectly (derived from prices).

Level 3 – The fair value is estimated using inputs for the asset that are not based on observable market data.

The investment properties of \$28,250,000 were included in Level 3. The fair value of investment properties has been determined by directors based on an independent valuation obtained from Jones Lang LaSalle dated 21 January 2014 which valued the properties at \$26 million on an “as-is” basis plus reference to the conditional contract of sale of a maximum of \$32.0 million currently contracted to settle on 1 October 2015.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2014

NOTE 9: FAIR VALUE MEASUREMENTS (CONT.)

<i>Reconciliation of Level 3 fair value movements:</i>	\$
Balance at the beginning of the period	<u>28,250,000</u>
Balance at the end of the period	<u>28,250,000</u>

The quantitative information about the significant unobservable inputs used in the investment properties fair value measurements are as follows:

	Weighted average	Relationship of unobservable inputs to fair value
Capitalisation rate	12.00%	The higher the capitalisation rate, the lower the fair value
Lease expiry	1.47 years	The longer the lease terms, the higher the fair value
Occupancy	100%	The higher the occupancy rate, the higher the fair value

NOTE 10: SUBSEQUENT EVENTS

On 21 January 2015 the Group held a general meeting of Unitholders. The purpose of the meeting was to approve the proposed transaction of 360 Capital Investment Management Limited taking control of the Group from CVC Limited, and undertaking a reconstruction and a capital raising. All resolutions of the meeting were successfully passed.

The details of the reconstruction and recapitalisation are detailed in the Notice of Meeting released to the ASX on 9 December 2014. The proposed transaction with 360 Capital Investment Management Limited, which is subject to the completion of a \$10 million capital raising at a price of not less than \$1.15 per unit (on an equivalent post consolidation basis of 1 unit for 100 units) and satisfying the ASX Listing Rules for relisting the restructured group, can be summarised as follows:

- The Responsible Entity is to be changed to 360 Capital Investment Management Limited;
- Unitholders of the Group exchange their ordinary units for units in a new stapled entity, being 360 Total Return Fund;
- The issue of new A Class units to existing Unitholders recorded on the unitholder register on 10 March 2015, which will entitle Unitholders any amount in excess of the Independent Valuation of \$26 million resulting from the sale of the Frenchs Forest properties under the existing contract for sale; and
- The acquisition by 360 Capital Property Limited of \$5 million worth of ordinary units from CVC Limited at a minimum price of \$1.15 which will ultimately give 360 Capital Property Limited a maximum interest of 26.6%.

There are no other matters or circumstances that have arisen since the end of the financial period which significantly affected or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in financial periods subsequent to 31 December 2014.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

DIRECTORS' DECLARATION

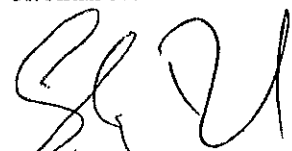
In the opinion of the Directors of the Responsible Entity:

- (a) the interim financial statements and notes set out in pages 4 to 11, are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the consolidated entity's financial position as at 31 December 2014 and of its performance for the half-year ended on that date; and
 - (ii) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the Corporations Regulations 2001.
- (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.

This declaration has been made in accordance with a resolution of the Board of Directors of the Responsible Entity.

Dated at Sydney 10 February 2015.

On behalf of the Directors



Alexander Beard

Director

CVC Property Managers Limited

CVC PROPERTY FUND
INDEPENDENT AUDITOR'S REPORT

To the unitholders of CVC Property Fund

Report on the Condensed Half-Year Financial Report

We have reviewed the accompanying half-year financial report of CVC Property Fund ("the Fund") which comprises the condensed consolidated statement of financial position as at 31 December 2014, the condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory notes and the directors' declaration of the consolidated entity comprising the Fund and the entities it controlled at the half-year end or from time to time during the half-year.

Directors' Responsibility for the Half-Year Financial Report

The directors of CVC Property Managers Limited, the responsible entity of the Fund, 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 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 consolidated entity's financial position as at 31 December 2014 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 the company, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

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 have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the company, would be in the same terms if given to the directors as at the time of this auditor's review report.

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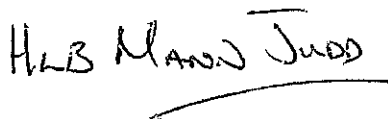
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CVC PROPERTY FUND
INDEPENDENT AUDITOR'S REPORT
(continued)

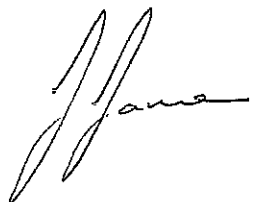
Conclusion

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 CVC Property Fund is not in accordance with the *Corporations Act 2001* including:

- a) giving a true and fair view of the consolidated entity's financial position as at 31 December 2014 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*.



HLB Mann Judd
Chartered Accountants



S P James
Partner

Sydney, NSW
10 February 2015