

PENINSULA UNIT TRUST

FINANCIAL STATEMENTS
For the year ended 30 June 2015

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Statement of profit or loss

For the year ended 30 June 2015

	2015	2014
Notes	\$	\$
Rent received	5,751,572	5,559,347
Recoverable expenses	363,919	353,202
Interest income	12,427	13,373
Other income	85,117	110,352
Total income	6,213,035	6,036,274
Administration expenses	2(a) (487,314)	(692,264)
Direct property expenses	2(b) (1,033,556)	(985,606)
Finance costs	2(c) (1,285,058)	(1,590,939)
Management fees	2(d) (244,048)	(224,208)
Depreciation	2(e) (1,461,724)	(1,921,158)
Total expenses	2 (4,511,700)	(5,414,175)
Profit before income tax	1,701,335	622,099
Income tax expense	-	-
Net profit for the year	1,701,335	622,099

The accompanying notes form part of these financial statements.

Statement of financial position

As at 30 June 2015

	Notes	2015 \$	2014 \$
Assets			
Current assets			
Cash and cash equivalents	3	875,616	765,847
Trade and other receivables		809	560
Other current assets	4	11,596	176,869
Total current assets		888,021	943,276
Non-current assets			
Property, plant and equipment	5	41,814,041	42,938,645
Total non-current assets		41,814,041	42,938,645
Total assets		42,702,062	43,881,921
Liabilities			
Current liabilities			
Trade and other payables		419,752	282,356
Total current liabilities		419,752	282,356
Non-current liabilities			
Borrowings	6	26,642,919	26,687,984
Total non-current liabilities		26,642,919	26,687,984
Total liabilities		27,062,671	26,970,340
Net assets		15,639,391	16,911,581
Equity			
Settled sum		15,641,260	16,960,000
Retained earnings/(accumulated losses)	7	(1,869)	(48,419)
Total equity		15,639,391	16,911,581

The accompanying notes form part of these financial statements.

Notes to the financial statements

For the year ended 30 June 2015

1 Summary of significant accounting policies

Basis of preparation

The directors of the trustee company have prepared the financial statements of the trust on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of beneficiaries, the information needs of stakeholders and for the basis of preparation of the income tax return.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs unless stated otherwise in the notes. The accounting policies that have been adopted in the preparation of these statements are as follows:

Property, plant and equipment

Property, plant and equipment including freehold land and buildings, are carried at cost unless otherwise stated. Depreciable assets are depreciated over their useful life to the trust.

Depreciation

Depreciation is calculated on either a straight line or diminishing value basis over the useful life of property, plant and equipment (excluding freehold land). The depreciation method and useful life of assets is reviewed regularly to ensure they are still appropriate.

Trade and other receivables

Receivables are recognised at their transaction price, less any provision for impairment. Trade receivables are based on normal credit terms and do not bear interest.

Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value. Bank overdrafts also form part of cash equivalents and are presented within current liabilities on the statement of financial position.

Revenue and other income

Sales revenue and other revenue are recognised when they are received or when the right to receive payment is established.

Trade and other payables

Trade payables are recognised at their transaction price. Trade payables are obligations on the basis of normal credit terms and do not bear interest.

Notes to the financial statements (continued)

For the year ended 30 June 2015

1 Summary of significant accounting policies (continued)

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office.

In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of the expense. Receivables and payables in the statement of financial position are shown inclusive of GST.

Borrowings

Borrowings are recognised initially at fair value less any attributable transaction costs. Subsequent to initial recognition, borrowings are stated at amortised cost with any difference between cost and redemption value being recognised in the income statement over the period of the borrowings on an effective interest rate basis. Borrowings are classified as current liabilities unless the entity has an unconditional right to defer settlement of the liability to at least 12 months after the balance sheet date.

Borrowing costs are recognised as expenses using the effective interest rate method unless incurred for the construction of a qualifying asset where during the time of construction the borrowing costs are capitalised.

Notes to the financial statements (continued)

For the year ended 30 June 2015

2	Expenses	2015	2014
		\$	\$
(a)	Administration expenses		
	Administration	25,044	21,597
	Borrowing expenses	26,036	28,839
	Directly recoverable expenses	6,103	19,931
	Loss on sale of fixed assets	-	71,497
	Non-recoverable	166,725	260,456
	Promotion fund expenses	89,011	130,124
	Team cost	174,395	159,820
		487,314	692,264
(b)	Direct property expenses		
	Cleaning	88,674	87,761
	Energy and gas	37,481	50,875
	Insurance	34,480	29,862
	Non-recoverable	455,828	431,256
	Rates and taxes	167,212	164,518
	Repairs and maintenance	232,422	205,823
	Security	17,459	15,511
		1,033,556	985,606
(c)	Finance costs		
	Interest expense	1,285,058	1,590,939
(d)	Management fees	244,048	224,208
(e)	Depreciation expenses	1,461,724	1,921,158
	Total expenses	4,511,700	5,414,175
3	Cash and cash equivalents	2015	2014
		\$	\$
	CBA - Cheque account	7,620	7,856
	WBC - Cheque account	800,365	741,746
	WBC - Cheque account - Promo	8,523	16,245
	NAB - Cheque account	59,108	-
		875,616	765,847
4	Other current assets	2015	2014
		\$	\$
	Accrued income	7,954	18,076
	Prepayments	3,642	158,793
		11,596	176,869

Notes to the financial statements (continued)

For the year ended 30 June 2015

5	Property, plant and equipment	2015	2014
		\$	\$
	Land	17,972,835	17,972,835
	Buildings	30,410,330	30,073,210
	Accumulated depreciation	(6,569,124)	(5,107,400)
		<u>41,814,041</u>	<u>42,938,645</u>
6	Borrowings	2015	2014
		\$	\$
	Non-current		
	Commercial bills	<u>26,642,919</u>	<u>26,687,984</u>
7	Equity - retained earnings/(accumulated losses)	2015	2014
		\$	\$
	Blundy Family Trust		
	Opening balance	(32,925)	(455,952)
	Share of profit	1,161,476	423,027
	Drawings	(1,125,254)	-
		<u>3,297</u>	<u>(32,925)</u>
	RRI Property Unit Trust		
	Opening balance	(12,105)	(167,630)
	Share of profit	427,013	155,525
	Drawings	(413,696)	-
		<u>1,212</u>	<u>(12,105)</u>
	Allofus Trust		
	Opening balance	(2,421)	(33,526)
	Share of profit	85,403	31,105
	Drawings	(82,739)	-
		<u>243</u>	<u>(2,421)</u>
	Holland Family Trust		
	Opening balance	(968)	(13,410)
	Share of profit	34,161	12,442
	Drawings	(33,096)	-
		<u>97</u>	<u>(968)</u>
	Retained earnings/(accumulated losses) at the end of the year	<u>4,849</u>	<u>(48,419)</u>

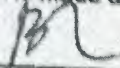
Directors' declaration

The directors of the trustee company declare that the trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

The directors of the trustee company declare that:

1. The financial statements and notes, as set out on pages 2 to 7, present fairly the trust's financial position as at 30 June 2015 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
2. In the directors' opinion, there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.

This declaration is made accordance with a resolution of the Board of Directors of the trustee company.

Director: 
Mr Brett Blundy

Director: 
Ms Tracey Blundy

Dated this: 30 September 2015



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Compilation Report to Peninsula Unit Trust

We have compiled the accompanying special purpose financial report of Peninsula Unit Trust, which comprises the balance sheet as at 30 June 2015, and the statement of profit or loss for the year then ended a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial report has been prepared is set out in Note 1.

Directors' Responsibility for the Financial Report

The directors of the trustee company for Peninsula Unit Trust are solely responsible for the information contained in the special purpose financial report and have determined that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

Our Responsibility

On the basis of information provided by the directors of the trustee company we have compiled the accompanying special purpose financial report in accordance with the basis of accounting and APES 315 *Compilation of Financial Information*.

Our procedures use accounting expertise to collect, classify and summarise the financial information, which the directors of the trustee company provided, in compiling the financial report. Our procedures do not include verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

The special purpose financial report was compiled exclusively for the benefit of the directors of the trustee company. We do not accept responsibility to any other person for the contents of the special purpose financial report. Readers are cautioned that this financial report may not be appropriate for their purposes.

Ernst & Young
Sydney
30 September 2015