

# WAM ALTERNATIVE ASSETS LIMITED

ABN 47 168 941 704

## Appendix 4D Half Year Report

for the half year ended 31 December 2023

### Results for Announcement to the Market

All comparisons to the half year ended 31 December 2022

	\$	up/down	% mvmt
Revenue from ordinary activities	1,484,047	down	84.6%
Loss from ordinary activities before income tax expense	(233,467)	down	103.0%
Net loss from ordinary activities after income tax expense	(163,827)	down	102.5%

Dividend information	Cents per share	Franking %	Tax rate for franking
2024 Interim dividend cents per share	2.6c	100%	25%
2023 Final dividend cents per share	2.5c	100%	25%

### Interim dividend dates

Ex dividend date	15 May 2024
Record date	16 May 2024
Last election date for the DRP	20 May 2024
Payment date	28 May 2024

### Dividend Reinvestment Plan

The Dividend Reinvestment Plan ("DRP") is in operation and the recommended fully franked interim dividend of 2.6 cents per share qualifies. Participating shareholders will be entitled to be allotted the number of shares (rounded to the nearest whole number) which the cash dividend would purchase at the relevant issue price. The relevant issue price will be calculated as the volume weighted average market price (VWAP) of shares sold on the ASX over the four trading days commencing on the ex dividend date for the relevant dividend. The DRP will operate without a discount for the fully franked interim dividend.

	31 Dec 23	31 Dec 22
Net tangible asset backing (before tax) per share	\$1.18	\$1.24
Net tangible asset backing (after tax) per share	\$1.17	\$1.21

This report is based on the Half Year Financial Report which has been subject to independent review by the Auditors, Pitcher Partners. All the documents comprise the information required by Listing Rule 4.2A. This information should be read in conjunction with the 30 June 2023 Annual Financial Report.

---

# W | A | M Alternative Assets

ABN 47 168 941 704

## Financial Report

---

For the half year ended 31 December 2023

**Wilson**  
Asset Management  
*Making a difference*



## WAM Alternative Assets Limited

WAM Alternative Assets Limited (WAM Alternative Assets or the Company) is a listed investment company and is a reporting entity. The principle activity of the Company is to provide retail investors with exposure to a portfolio of real assets, private equity, infrastructure, real estate and private debt strategies.

### Directors

Michael Cottier (Chair)  
Geoff Wilson AO  
John Baillie  
Kym Evans  
Adrian Siew

### Company Secretary

Jesse Hamilton

### Investment Committee

Geoff Wilson AO (Chair)  
Adrian Siew  
Sally Box

### Investment Manager

Wilson Asset Management  
(International) Pty Limited  
Level 26, Governor Phillip Tower  
1 Farrer Place  
Sydney NSW 2000

### Auditor

Pitcher Partners

### Country of Incorporation

Australia

### Registered Office

Level 26, Governor Phillip Tower  
1 Farrer Place  
Sydney NSW 2000

### Contact Details

Postal Address: GPO Box 4658  
Sydney NSW 2001  
T: (02) 9247 6755  
F: (02) 9247 6855  
E: [info@wilsonassetmanagement.com.au](mailto:info@wilsonassetmanagement.com.au)  
W: [wilsonassetmanagement.com.au](http://wilsonassetmanagement.com.au)

### Share Registry

Boardroom Pty Limited  
Level 8, 210 George Street  
Sydney NSW 2000  
T: 1300 420 372 (in Australia)  
+61 2 8023 5472 (International)  
F: (02) 9279 0664

For enquiries relating to shareholdings, dividends (including participation in the dividend reinvestment plan) and related matters, please contact the share registry.

### Australian Securities Exchange

WAM Alternative Assets Limited  
Ordinary Shares (WMA)

## Contents

Directors' Report to shareholders	4
Auditor's Independence Declaration	7
Statement of comprehensive income	8
Statement of financial position	9
Statement of changes in equity	10
Statement of cash flows	11
Notes to the financial statements	12
Directors' Declaration	20
Independent Auditor's Review Report	21

## Directors' Report to shareholders for the half year ended 31 December 2023

The Directors present their report together with the financial report of WAM Alternative Assets Limited for the half year ended 31 December 2023.

### Directors

The following persons were Directors of the Company during the financial period and up to the date of this report:

Michael Cottier (Chair – Independent)  
Geoff Wilson AO (Director – Non-Independent)  
John Baillie (Director – Independent)  
Kym Evans (Director – Independent)  
Adrian Siew (Director – Non-Independent)

### Principal activity

The principal activity of the Company is to provide retail investors with exposure to a portfolio of real assets, private equity, infrastructure, real estate and private debt strategies. The Company's investment objectives are to deliver absolute returns through a combination of dividend yield and capital growth, while providing diversification benefits to shareholders. No change in this activity took place during the period or is likely to in the future.

### Operating and financial review

The investment portfolio increased 0.7%\* over the six months to 31 December 2023, driven by the performance of the infrastructure asset class and the return on cash. This was offset by management fees and other company related expenses, resulting in an operating loss before tax for the period. The profit in the prior period was largely driven by the successful exit of the Shopper Media Group Funds, the Energy Storage Infrastructure Fund and the Revesby Industrial Income Fund. Since the appointment of Wilson Asset Management as Investment Manager in October 2020, the investment portfolio has increased 10.0%\* per annum.

The operating loss for the half year before tax was \$233,467 (2022: operating profit before tax of \$7,813,809) and the operating loss after tax was \$163,827 (2022: operating profit after tax of \$6,550,505). The after tax figure was boosted by a \$69,640 income tax benefit, delivered through the tax benefit on the operating loss for the period and franking credits received on franked distributions from underlying investments.

The operating loss for the period includes unrealised gains or losses arising from changes in the fair value of the investments held in the investment portfolio during the period. This movement in the fair value of investments can add to, or reduce, the realised gains and losses on the investment portfolio and other revenue from operating activities (such as dividend and interest income) in each period. This treatment under the Accounting Standards can cause large variations in reported operating profits between periods.

\*Investment portfolio performance is before expenses, fees and taxes.

### Operating and financial review (cont'd)

The operating profit or loss for each financial period is reflective of the underlying investment portfolio performance. Alternative asset classes traditionally have a low correlation to equity markets, and provide investors with exposure to long-term investment strategies and strong diversification benefits. As a result, we believe the more appropriate measures of the financial results for the period are the investment portfolio performance, the change in net tangible assets (NTA) and fully franked dividends, together with total shareholder return.

WAM Alternative Assets' pre-tax NTA decreased 1.7% in the six months to 31 December 2023, including the 2.5 cents per share fully franked final dividend paid to shareholders during the period. This decrease is after corporate tax paid of 1.8 cents per share or 1.5% of the Company's pre-tax NTA during the period. Corporate tax payments made throughout the period was the major item of difference between the investment portfolio performance increase of 0.7% and the NTA performance. The franking credits attached to corporate tax payments are available for distribution to shareholders through fully franked dividends. Other items contributing to the change in the value of the assets during the period were management fees of 0.5%, other company related expenses of 0.2%, non-recurring expenses of 0.1% and capital management decrction of 0.1%.

The NTA before tax as at 31 December 2023 amounted to \$1.18 per share (June 2023: \$1.22). The NTA after tax was \$1.17 per share (June 2023: \$1.20). These figures are after the 2.5 cents per share fully franked final dividend paid to shareholders during the period.

The total shareholder return for the Company for the period to 31 December 2023 was 3.0%. This was reflective of the investment portfolio performance during the period and the narrowing of the share price discount to NTA. As at 31 December 2023, the share price discount to NTA was 13.3% (June 2023: discount of 16.9%). This measure does not value the potential benefit of franking credits distributed to shareholders through fully franked dividends.

### Investment portfolio update

WAM Alternative Assets' investment partner Cove Property Group successfully exited its investment in a commercial office building located in Manhattan, New York, through the Cove Property Group 2 Rector Street Trust. Exit proceeds of \$5,120,039 were received during the period and redeployed into new investment opportunities with other investment partners as part of the investment portfolio revitalisation strategy.

During the period, WAM Alternative Assets committed and deployed \$5.0 million in Healthcare Australia (HCA), a private equity co-investment opportunity introduced by one of our investment partners, Crescent Capital Partners. HCA is Australia's largest healthcare workforce solutions provider, supplying clinical and care labour to the acute care, aged care, disability and government healthcare sectors. The Company also continued to deploy uncalled committed capital to its investment partners, with \$7.8 million drawn down to the Barwon Institutional Healthcare Property Fund, \$3.2 million drawn down to the Intermediate Capital Group Australian Senior Loan Fund, \$2.7 million drawn down to the Allegro Fund IV, \$0.5m drawn down to the Palisade Renewable Energy Fund, \$0.4m drawn down to the Adamantem Fund II and \$0.2 million drawn down to the WMA Fortitude PE Trust during the period.

At 31 December 2023, the Company's investment portfolio had a cash weighting of 26.6%, including total capital commitments to new and existing investment partners of 14.7%.

### Dividends

The Board declared an increased fully franked interim dividend of 2.6 cents per share to be paid on 28 May 2024. A fully franked final dividend of 2.5 cents per share was paid during the period. As at 31 December 2023, the Company had 16.0 cents per share available in its profits reserve before the payment of the fully franked interim dividend of 2.6 cents per share, and 13.4 cents per share after the payment of the fully franked interim dividend.

The Board is committed to paying a stream of fully franked dividends to shareholders, provided the Company has sufficient profits reserves and franking credits, and it is within prudent business practices. The Company's ability to continue paying franked dividends is dependent on generating additional profits reserves and franking credits.

The ability to generate franking credits is reliant on upon the payment of tax on profits from the Company's operations and exits from existing investments and the receipt of franked distributions from underlying investments.

### Rounding of amounts to nearest dollar

In accordance with ASIC Corporations (rounding in Financial/Directors' Reports) Instrument 2016/191, the amounts in the Directors' Report have been rounded to the nearest dollar, unless otherwise indicated.

### Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration as required under Section 307C of the *Corporations Act 2001* in relation to the review for the half year is set out on page 7 of this Financial Report.

Signed in accordance with a resolution of the Board of Directors.



**Michael Cottier**

**Chair**

Dated this 22<sup>nd</sup> day of February 2024

**Pitcher Partners Sydney**

Level 16, Tower 2 Darling Park  
201 Sussex Street  
Sydney NSW 2000

Postal Address  
GPO Box 1615  
Sydney NSW 2001

**p.** +61 2 9221 2099  
**e.** [sydneypartners@pitcher.com.au](mailto:sydneypartners@pitcher.com.au)

**Auditor's Independence Declaration  
To the Directors of WAM Alternative Assets Limited  
ABN 47 168 941 704**

In relation to the independent auditor's review of WAM Alternative Assets Limited for the half year ended 31 December 2023, to the best of my knowledge and belief there have been:

- (i) no contraventions of the auditor independence requirements of the *Corporations Act 2001*; and
- (ii) no contraventions of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)*.



**S M Whiddett**  
Partner

**Pitcher Partners**  
Sydney

22 February 2024

## Statement of comprehensive income for the half year ended 31 December 2023

	Note	December 2023 \$	December 2022 \$
Net realised and unrealised (losses)/gains on financial investments		(3,617,374)	5,420,592
Other revenue from operating activities		5,101,421	4,215,385
Management fees		(1,205,492)	(1,253,060)
Directors fees		(97,125)	(96,687)
Investment Committee fees		(33,756)	(49,725)
ASX listing and CHESS fees		(39,167)	(42,952)
Share registry fees		(26,568)	(25,521)
Disbursements, mailing and printing		(17,854)	(17,829)
Legal and professional fees		(3,878)	(25,752)
Audit fees		(93,998)	(107,441)
Accounting fees		(39,875)	(35,750)
Company Secretary fees		(9,900)	(8,250)
Other expenses from ordinary activities		(149,901)	(159,201)
<b>(Loss)/profit before income tax</b>		<b>(233,467)</b>	<b>7,813,809</b>
Income tax benefit/(expense)		69,640	(1,263,304)
<b>(Loss)/profit after income tax attributable to members of the Company</b>		<b>(163,827)</b>	<b>6,550,505</b>
<b>Other comprehensive income</b>			
Other comprehensive income for the period, net of tax		-	-
<b>Total comprehensive (loss)/income for the period</b>		<b>(163,827)</b>	<b>6,550,505</b>
<b>Basic and diluted (loss)/earnings per share</b>		<b>(0.08 cents)</b>	<b>3.37 cents</b>

The accompanying notes form part of these financial statements.



## Statement of financial position as at 31 December 2023

	Note	December 2023 \$	June 2023 \$
<b>Assets</b>			
Cash and cash equivalents		59,215,639	78,454,036
Trade and other receivables		2,244,746	1,581,437
Financial assets	6	203,353,564	210,967,026
Other assets		365,313	417,375
Deferred tax assets		48,761	59,403
<b>Total assets</b>		<b>265,228,023</b>	<b>291,479,277</b>
<b>Liabilities</b>			
Trade and other payables		410,667	498,900
Uncalled capital commitments	7	34,008,162	52,478,618
Current tax liabilities		957,884	3,678,177
Deferred tax liabilities		1,177,744	1,437,733
<b>Total liabilities</b>		<b>36,554,457</b>	<b>58,093,428</b>
<b>Net assets</b>		<b>228,673,566</b>	<b>233,385,849</b>
<b>Equity</b>			
Issued capital	3	206,194,998	205,863,212
Profits reserve	4	31,296,495	35,615,761
Accumulated losses	5	(8,817,927)	(8,093,124)
<b>Total equity</b>		<b>228,673,566</b>	<b>233,385,849</b>

The accompanying notes form part of these financial statements.

## Statement of changes in equity for the half year ended 31 December 2023

	Note	Issued Capital \$	Accumulated losses \$	Profits reserve \$	Total equity \$
<b>Balance at 1 July 2022</b>		<b>205,117,346</b>	<b>(6,242,578)</b>	<b>33,042,866</b>	<b>231,917,634</b>
Profit for the half year		-	6,550,505	-	6,550,505
Transfer to profits reserve		-	(8,344,671)	8,344,671	-
Other comprehensive income for the half year		-	-	-	-
<b>Transactions with owners:</b>					
Shares issued via dividend reinvestment plan	3(b)	401,652	-	-	401,652
Dividends paid	2(a)	-	-	(3,890,159)	(3,890,159)
<b>Balance at 31 December 2022</b>		<b>205,518,998</b>	<b>(8,036,744)</b>	<b>37,497,378</b>	<b>234,979,632</b>
<b>Balance at 1 July 2023</b>		<b>205,863,212</b>	<b>(8,093,124)</b>	<b>35,615,761</b>	<b>233,385,849</b>
Loss for the half year		-	(163,827)	-	(163,827)
Transfer to profits reserve	4	-	(560,976)	560,976	-
Other comprehensive income for the half year		-	-	-	-
<b>Transactions with owners:</b>					
Shares issued via dividend reinvestment plan	3(b)	331,786	-	-	331,786
Dividends paid	2(a)	-	-	(4,880,242)	(4,880,242)
<b>Balance at 31 December 2023</b>		<b>206,194,998</b>	<b>(8,817,927)</b>	<b>31,296,495</b>	<b>228,673,566</b>

The accompanying notes form part of these financial statements.

## Statement of cash flows for the half year ended 31 December 2023

	December 2023 \$	December 2022 \$
<b>Cash flows from operating activities</b>		
Proceeds from sale of investments	5,453,133	54,167,776
Payments for purchase of investments	(19,927,501)	(7,274,321)
Dividends and trust distributions received	2,235,897	2,347,330
Interest received	1,702,387	951,355
Rebates of management and performance fees received	498,538	1,248,176
Management fee (GST inclusive)	(1,300,773)	(1,343,432)
Payments for administration expenses (GST inclusive)	(544,810)	(620,323)
Income tax paid	(2,900,000)	(2,843,495)
Net GST received from the ATO	93,188	94,695
<b>Net cash (used in)/provided by operating activities</b>	<b>(14,689,941)</b>	<b>46,727,761</b>
<b>Cash flows from financing activities</b>		
Dividends paid – net of reinvestment	(4,548,456)	(3,488,507)
<b>Net cash used in financing activities</b>	<b>(4,548,456)</b>	<b>(3,488,507)</b>
<b>Net (decrease)/increase in cash and cash equivalents held</b>	<b>(19,238,397)</b>	<b>43,239,254</b>
Cash and cash equivalents at the beginning of the half year	78,454,036	64,936,568
<b>Cash and cash equivalents at the end of the half year</b>	<b>59,215,639</b>	<b>108,175,822</b>
<b>Non-cash transactions:</b>		
Shares issued via dividend reinvestment plan	331,786	401,652

The accompanying notes form part of these financial statements.

## Notes to the financial statements for the half year ended 31 December 2023

### 1. Material accounting policies

These interim financial statements and notes for the half year represent those of WAM Alternative Assets Limited.

The half year financial report was authorised for issue on 22 February 2024 by the Board of Directors.

#### Basis of preparation

The half year financial statements are general purpose financial statements that have been prepared in accordance with the requirements of the *Corporations Act 2001* and Australian Accounting Standard AASB 134: *Interim Financial Reporting*, as appropriate for for-profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34: *Interim Financial Reporting*.

The half year report does not include full disclosures of the type normally included in an annual financial report. It is recommended that the half year financial report be read in conjunction with the Annual Financial Report for the year ended 30 June 2023 and any public announcements made by the Company during the half year in accordance with continuous disclosure requirements arising under the *Corporations Act 2001*.

Except for cash flow information, the financial statements have been prepared on an accruals basis and are based on historical cost with the exception of certain financial assets and liabilities that have been measured at fair value.

In accordance with ASIC Corporations (rounding in Financial/Directors' Reports) Instrument 2016/191, the amounts in the financial report have been rounded to the nearest dollar, unless otherwise indicated.

The accounting policies have been consistently applied by the Company throughout the period and are consistent with those applied in the 30 June 2023 Annual Financial Report.

### 2. Dividends

#### a) Ordinary dividends paid during the period

	December 2023 \$	December 2022 \$
Final dividend FY2023: 2.5 cents per share fully franked at the 25.0% tax rate, paid 20 October 2023 (Final dividend FY2022: 2.0 cents per share fully franked at the 25.0% tax rate)	<b>4,880,242</b>	<b>3,890,159</b>

#### b) Dividends not recognised at period end

	December 2023 \$	December 2022 \$
Since the end of the period, the Directors have declared a fully franked interim dividend of 2.6 cents per share franked at the 25.0% tax rate, payable on 28 May 2024 (Interim dividend FY2023: 2.5 cents per share fully franked at the 25.0% tax rate)	<b>5,083,683</b>	<b>4,872,192</b>

### 3. Issued capital

#### a) Paid-up capital

	December 2023 \$	June 2023 \$
195,526,251 ordinary shares fully paid (June 2023: 195,209,463)	<b>206,194,998</b>	<b>205,863,212</b>

#### b) Ordinary shares

	For the 6 months to 31 December 2023 \$	For the 12 months to 30 June 2023 \$
Balance at the beginning of the period 195,209,463 ordinary shares fully paid (June 2022: 194,507,975)	205,863,212	205,117,346
316,788 ordinary shares issued on 20 October 2023 under a dividend reinvestment plan	331,786	-
379,712 ordinary shares issued on 28 October 2022 under a dividend reinvestment plan	-	401,652
321,776 ordinary shares issued on 28 April 2023 under a dividend reinvestment plan	-	344,214
At reporting date	<b>206,194,998</b>	<b>205,863,212</b>

### 4. Profits reserve

	December 2023 \$	June 2023 \$
Profits reserve	<b>31,296,495</b>	<b>35,615,761</b>

The profits reserve is made up of amounts transferred from current period profits and are preserved for future dividend payments.

	For the 6 months to 31 December 2023 \$	For the 12 months to 30 June 2023 \$
<b>Movement in profits reserve</b>		
Balance at the beginning of the period	35,615,761	33,042,866
Transfer of profits during the period	560,976	11,335,252
Final dividend paid (refer to note 2(a))	(4,880,242)	(3,890,159)
Interim dividend paid	-	(4,872,198)
At reporting date	<b>31,296,495</b>	<b>35,615,761</b>

## 5. Accumulated losses

	For the 6 months to 31 December 2023 \$	For the 12 months to 30 June 2023 \$
Balance at the beginning of the period	(8,093,124)	(6,242,578)
(Loss)/profit for the period attributable to members of the Company	(163,827)	9,484,706
Transfer to profits reserve	(560,976)	(11,335,252)
At reporting date	<b>(8,817,927)</b>	<b>(8,093,124)</b>

## 6. Financial instruments measured at fair value

AASB 13: *Fair Value Measurement* requires the disclosure of fair value information using a fair value hierarchy reflecting the significance of the inputs in making the measurements. The fair value hierarchy consists of the following levels:

**Level 1:** Quoted prices 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 (as prices) or indirectly (derived from prices).

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

WAM Alternative Assets holds investments in unlisted funds which are not quoted in an active market. Transactions in such investments do not occur on a regular basis. These investments are valued at fair value. The method that the Company uses to determine the fair value of these investments is generally the reported or latest available unit price received from the underlying unlisted fund investment managers.

The Board has determined that it is appropriate to use these reported or latest available unit prices in valuing the investments in unlisted funds. The Company classifies the fair value of these investments as Level 3 in the fair value hierarchy.

The reported or latest available unit price, received from the underlying investment fund managers of an unlisted fund, is calculated by the relevant underlying investment fund manager in accordance with their methodologies and assumptions to determine the fair value of the unlisted fund's investment in any portfolio companies. The methodologies that are used by the unlisted fund investment managers to determine the fair value of the unlisted fund's investment in any portfolio companies are as follows:

- market approach (whereby fair value is derived by reference to observable valuation measures for comparable companies or assets including any recent transactions in the unlisted fund);
- income approach (such as the discounted projected cash flow method); or
- cost approach, as the best initial approximation of fair value upon acquisition of an investment.

The Company does not utilise valuation models to calculate the fair value of its investments in unlisted funds. The reported or latest available unit price received from the underlying investment fund managers is considered to be the key input in the determination of fair value.

## 6. Financial instruments measured at fair value (cont'd)

The Company does not have any other key assumptions concerning the future, or other key sources of estimation uncertainty in the reporting period, which may have a significant risk of causing a material adjustment to the Company's net asset value within the next financial year. However, the Company has the following control procedures in place to evaluate whether these reported or latest available unit prices of the unlisted funds underlying investment in any portfolio companies is calculated in a manner consistent with Australian Accounting Standard AASB 13: *Fair Value Measurement*:

- Thorough initial due diligence process and ongoing monitoring procedures, primarily discussions with the underlying unlisted fund investment managers;
- As part of the Company's Risk Management Framework, the Audit and Risk Committee monitors the Investment Manager's risk assessment of the Company's underlying fund investment managers;
- Comparison of historical realisations to the last reported fair values;
- Review of the financial statements, key assumptions and significant judgements used in determining the fair value of each investment, including those used in independent third party valuations of the respective unlisted funds (where available);
- Detailed assessment of the valuation and carrying value of each investment in the portfolio by the Investment Manager; and
- The Audit and Risk Committee and Board of Directors' assessment of the reporting provided by the Investment Manager and their external auditors, which includes detailed information regarding their separate reviews of the carrying value of the investment portfolio, such as the valuation methodology adopted at the individual investment level and the relevant external valuation firm used by the underlying investment manager (where applicable).

Due to the inherent uncertainty of the valuation of the unlisted funds, the values used and the methodologies and assumptions adopted in the valuation may differ significantly from the values that would have been used had a ready market for the investment existed and the differences could be significant. These values may need to be revised as circumstances change and material adjustments may still arise as a result of revaluation of the unquoted investments fair value within the next financial period.

For the purposes of a sensitivity analysis, the Company considers a 5% adjustment to the reported or latest available unit price, received from the underlying unlisted fund investment managers, used to determine fair value of the unlisted funds as reasonable. At reporting date, if these reported or latest available unit prices used to determine fair value of the unlisted funds changed by 5%, the impact on the Company's profit or loss would have been an increase/decrease by \$6,350,453 (June 2023: \$5,943,315). This would result in the 31 December 2023 net asset backing after tax moving by 3.2 cents per share (June 2023: 3.0 cents per share).

## 6. Financial instruments measured at fair value (cont'd)

31 December 2023	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
Unlisted private equity funds	-	-	72,487,054	72,487,054
Unlisted private real estate funds	-	-	20,140,127	20,140,127
Unlisted real assets funds	-	-	69,513,620	69,513,620
Unlisted infrastructure funds	-	-	31,177,899	31,177,899
Unlisted private debt funds	-	-	10,034,864	10,034,864
<b>Total</b>	<b>-</b>	<b>-</b>	<b>203,353,564</b>	<b>203,353,564</b>

30 June 2023	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
Unlisted private equity funds	-	-	68,193,534	68,193,534
Unlisted private real estate funds	-	-	30,312,464	30,312,464
Unlisted real assets funds	-	-	71,481,358	71,481,358
Unlisted infrastructure funds	-	-	30,964,425	30,964,425
Unlisted private debt funds	-	-	10,015,245	10,015,245
<b>Total</b>	<b>-</b>	<b>-</b>	<b>210,967,026</b>	<b>210,967,026</b>

The above financial assets include \$34,008,162 in uncalled capital commitments (June 2023: \$52,478,618). Please refer to Note 7 for further information on uncalled capital commitments.

31 December 2023	Unlisted private equity funds \$	Unlisted private real estate funds \$	Unlisted real assets funds \$	Unlisted infrastructure funds \$	Unlisted private debt funds \$	Total \$
Financial assets	72,487,054	20,140,127	69,513,620	31,177,899	10,034,864	<b>203,353,564</b>
Uncalled capital commitments	(25,074,131)	(2,000,000)	(1,312,500)	-	(5,621,531)	<b>(34,008,162)</b>
	<b>47,412,923</b>	<b>18,140,127</b>	<b>68,201,120</b>	<b>31,177,899</b>	<b>4,413,333</b>	<b>169,345,402</b>

30 June 2023	Unlisted private equity funds \$	Unlisted private real estate funds \$	Unlisted real assets funds \$	Unlisted infrastructure funds \$	Unlisted private debt funds \$	Total \$
Financial assets	68,193,534	30,312,464	71,481,358	30,964,425	10,015,245	<b>210,967,026</b>
Uncalled capital commitments	(27,959,906)	(14,329,900)	(1,312,500)	-	(8,876,312)	<b>(52,478,618)</b>
	<b>40,233,628</b>	<b>15,982,564</b>	<b>70,168,858</b>	<b>30,964,425</b>	<b>1,138,933</b>	<b>158,488,408</b>



## 6. Financial instruments measured at fair value (cont'd)

The carrying amounts of trade and other receivables and trade and other payables are assumed to approximate their fair values due to their short-term nature.

Reconciliation of fair value measurements categorised within Level 3 of the fair value hierarchy:

	Unlisted private equity funds \$	Unlisted private real estate funds \$	Unlisted real assets funds \$	Unlisted infrastructure funds \$	Unlisted private debt funds \$	Total \$
<b>For the 6 months ended 31 December 2023</b>						
Balance at the beginning of the period	68,193,534	30,312,464	71,481,358	30,964,425	10,015,245	<b>210,967,026</b>
New capital commitments <sup>*</sup>	5,437,563	(4,500,000) <sup>^</sup>	-	519,482	-	<b>1,457,045</b>
Disposals	(297,094)	(5,156,039)	-	-	-	<b>(5,453,133)</b>
Unrealised (losses)/gains	(875,100)	1,302,136	(1,967,738)	(306,008)	19,619	<b>(1,827,091)</b>
Realised (losses)/gains	28,151	(1,818,434)	-	-	-	<b>(1,790,283)</b>
<b>At reporting date</b>	<b>72,487,054</b>	<b>20,140,127</b>	<b>69,513,620</b>	<b>31,177,899</b>	<b>10,034,864</b>	<b>203,353,564</b>

<sup>\*</sup>During the period, WAM Alternative Assets deployed \$7,829,900 in the Barwon Institutional Healthcare Property Fund, \$5,000,000 in the Crescent Apollo Trust 2 (Healthcare Australia), \$3,254,781 in the Intermediate Capital Group Australian Senior Loan Fund, \$2,732,327 in the Allegro Fund IV, \$519,482 in Palisade's Renewable Energy Fund, \$422,390 in the Adamantem Capital Fund II and \$168,621 in the WMA Fortitude PE Trust. During the period, \$268,942 of capital was returned by the Allegro Fund IV.

<sup>^</sup>During the period, the undrawn capital commitment to the CEN (I&L) Partnership Fund was reduced by \$4,500,000.

	Unlisted private equity funds \$	Unlisted private real estate funds \$	Unlisted real assets funds \$	Unlisted infrastructure funds \$	Unlisted private debt funds \$	Total \$
<b>For the 12 months ended 30 June 2023</b>						
Balance at the beginning of the period	75,563,568	36,266,634	101,990,182	20,000,000	-	<b>233,820,384</b>
New capital commitments <sup>*</sup>	20,091,667	-	-	10,000,001	10,000,000	<b>40,091,668</b>
Disposals	(35,895,684)	(5,613,061)	(30,000,000)	-	-	<b>(71,508,745)</b>
Unrealised (losses)/gains	(11,155,344)	(3,411,946)	(15,877,128)	964,424	15,245	<b>(29,464,749)</b>
Realised gains	19,589,327	3,070,837	15,368,304	-	-	<b>38,028,468</b>
<b>At reporting date</b>	<b>68,193,534</b>	<b>30,312,464</b>	<b>71,481,358</b>	<b>30,964,425</b>	<b>10,015,245</b>	<b>210,967,026</b>

<sup>\*</sup>During the year, WAM Alternative Assets deployed \$20,000,000 in Palisade's Diversified Infrastructure Fund, \$10,000,000 in Palisade's Renewable Energy Fund, \$5,091,667 in the WMA Fortitude PE Trust, \$4,552,100 in the Barwon Institutional Healthcare Property Fund, \$2,228,773 in the Allegro Fund IV, \$1,500,000 in the CEN (I&L) Partnership Fund, \$1,123,688 in the Intermediate Capital Group Australian Senior Loan Fund and \$457,195 in the Adamantem Capital Fund II.

The Company's investments in unlisted funds are subject to specific restrictions on transferability and disposal. Consequently, the risk exists that the Company might not be able to readily dispose of its holdings at the time of its choosing, and also that the price attained on a disposal may be below the amount at which such investments were included in the Company's financial statements.

## 7. Uncalled capital commitments

	December 2023 \$	June 2023 \$
Crescent Capital Partners VII Fund	15,000,000	15,000,000
Intermediate Capital Group Australian Senior Loan Fund	5,621,531	8,876,312
Allegro Fund IV	5,195,987	7,659,372
Adamantem Capital Fund II	4,878,144	5,300,534
CEN (I&L) Partnership Fund	2,000,000	6,500,000
Strategic Australian Agricultural Fund	1,312,500	1,312,500
Barwon Institutional Healthcare Property Fund	-	7,829,900
	<b>34,008,162</b>	<b>52,478,618</b>

Uncalled capital commitments relate to the Company's contractual agreements to purchase units in unlisted funds which have not been drawn down. Uncalled capital commitments are subject to be called pursuant to the Trust Deeds of the respective investee funds.

During the period, deployments of previously committed capital included: \$7,829,900 to the Barwon Institutional Healthcare Property Fund, \$3,254,781 to the Intermediate Capital Group Australian Senior Loan Fund, \$2,732,327 to the Allegro Fund IV and \$422,390 to the Adamantem Capital Fund II. WMA also deployed \$5,000,000 to the Crescent Apollo Trust 2 (Healthcare Australia) and \$168,621 to the WMA Fortitude PE Trust. Uncalled capital commitments to the CEN (I&L) Partnership Fund were reduced by \$4,500,000.

During the period, distribution proceeds of \$519,482 were reinvested in Palisade's Renewable Energy Fund. Uncalled capital commitments to the Allegro Fund IV increased by \$268,942 as a result of a capital return received from the fund.

## 8. Segment reporting

The Company currently engages in investing activities, including cash, term deposits and unlisted investments. It has no reportable operating segments. The Company currently categorises its unlisted investments into five categories: private equity, private real estate, real assets, infrastructure and private debt.

## 9. Commitments

Other than already disclosed in the interim financial report, there were no other commitments entered into by the Company before the end of the period which settle after the end of the period (June 2023: no capital commitments).

## 10. Contingent liabilities

There were no contingent liabilities for the Company as at 31 December 2023 (June 2023: no contingent liabilities).

## 11. Events subsequent to reporting date

Since the end of the period, the Directors declared a fully franked interim dividend of 2.6 cents per share to be paid on 28 May 2024.

No other matter or circumstance has arisen since the end of the period, other than already disclosed, which significantly affects or may significantly affect the operations of the Company, the results of those operations, or the state of affairs of the Company in subsequent financial periods.

## Directors' Declaration

The Directors of WAM Alternative Assets Limited declare that:

- 1) The financial statements and notes, as set out on pages 8 to 19, are in accordance with the *Corporations Act 2001*, including:
  - a) complying with Australian Accounting Standard AASB 134: *Interim Financial Reporting*, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
  - b) giving a true and fair view of the financial position of the Company as at 31 December 2023 and of its performance for the half year ended on that date.
- 2) in the Directors' opinion there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Board of Directors.



**Michael Cottier**  
**Chair**

Dated this 22<sup>nd</sup> day of February 2024

**Pitcher Partners Sydney**

Level 16, Tower 2 Darling Park  
201 Sussex Street  
Sydney NSW 2000

Postal Address  
GPO Box 1615  
Sydney NSW 2001

**p.** +61 2 9221 2099  
**e.** [sydneypartners@pitcher.com.au](mailto:sydneypartners@pitcher.com.au)

**Independent Auditor's Review Report  
To the Members of WAM Alternative Assets Limited  
ABN 47 168 941 704**

**Report on the Half-Year Financial Report****Conclusion**

We have reviewed the half-year financial report of WAM Alternative Assets Limited ("the Company") which comprises the statement of financial position as at 31 December 2023, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the half-year ended on that date, a summary of material accounting policies and other explanatory information, 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 WAM Alternative Assets Limited does not comply with the *Corporations Act 2001* including:

- a) giving a true and fair view of the Company's financial position as at 31 December 2023 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.

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.

**Responsibility of the Directors for the 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 for the Review of the Financial Report**

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether 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 Company's financial position as at 31 December 2023 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.



**S M Whiddett**  
Partner



**Pitcher Partners**  
Sydney

22 February 2024



## Wilson Asset Management

---

Level 26, Governor Phillip Tower  
1 Farrer Place, Sydney NSW 2000  
+ 61 2 9247 6755  
[info@wilsonassetmanagement.com.au](mailto:info@wilsonassetmanagement.com.au)  
[wilsonassetmanagement.com.au](http://wilsonassetmanagement.com.au)

---