

Fat Prophets Global Property Fund

ARSN: 619 970 786

Final Financial Report for the year ended 30 June 2022

Results for Announcement to the Market

Appendix 4E

30 June 2022

	\$	up/down	% change
Gain from ordinary activities	(2,504,570)	down	138.63%
Profit/(loss) from ordinary activities after tax attributable to unitholders	(3,048,698)	down	151.08%
Net Profit/(loss) for the period attributable to unitholders	(3,048,698)	down	151.08%
Distribution Information	Cents per unit	Franked amount per unit	Tax rate for franking
2022 Interim distribution	3.00	-	-
2022 Final distribution	3.00	0.0454	-
Final Distribution Dates			
Ex-distribution date			27 June 2022
Record date			28 June 2022
Payment date			31 August 2022
Distribution Reinvestment Plan			
The Distribution Reinvestment Plan is not in place			
		30 June 2022	30 June 2021
		\$	\$
(Post Tax) Net tangible asset backing		0.89	1.09
<p>This report is based on the annual report which has been subject to independent audit by the auditors, PKF(NS) Audit & Assurance Limited Partnership. The audit report is included with the Fund's Annual Report, which accompanies this Appendix 4E. All the documents comprise the information required by the Listing Rule 4.3A.</p>			

Fat Prophets Global Property Fund

ARSN 619 970 786

Annual report for the financial year ended 30 June 2022

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Directors' Report

The directors of One Managed Investment Funds Limited (ABN: 47 117 400 987; AFSL: 297042) ("OMIFL" or the "Responsible Entity"), the responsible entity of Fat Prophets Global Property Fund (ARSN 619 970 786) (the "Fund"), submit their report together with the final financial report for the Fund for the year ended 30 June 2022.

Responsible Entity

The responsible entity of the Fund is OMIFL.

The registered office and principal place of business of the Responsible Entity is Level 16, Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000.

Investment Manager

The investment manager of the Fund is Fat Prophets Funds Management Pty Ltd (ACN 615 545 536) (the "Investment Manager").

The principal place of business of the Investment Manager is Level 3, 22 Market Street, Sydney NSW 2000.

Directors and Secretaries

The directors of OMIFL, the responsible entity of the Fund in the office during the year and at the date of this report are:

Name	Title
Frank Tearle	Executive Director & Company Secretary
Sarah Wiesener	Executive Director & Company Secretary
Michael Sutherland	Executive Director

Director's Interests in units of the Trust

Details of interests in units of the Directors and Key Management Personnel (KMPs) in the Trust as at 30 June 2022 can be found on page 38 and 39 of this report.

Meeting of Directors

The number of meetings of the Board of OMIFL as Responsible Entity of the Fat Prophets Global Property Fund ("the Board") and of each Board committee held during the year ended 30 June 2022, and the number of meetings attended by each director were:

	Full Board	
	Attended	Held
One Managed Investment Funds Limited		
Frank Tearle	3	3
Michael Sutherland	3	3
Sarah Wiesener	3	3

Directors' Report (continued)

Principal Activities

The Fund is a registered managed investments scheme domiciled and registered in Australia and quoted on the Australian Securities Exchange ("ASX"). The Fund was constituted on 23 June 2017 and quoted operations on 10 October 2017.

The principal activity of the Fund during the year was to invest in accordance with the provisions of the Fund constitution and the Product Disclosure Statement dated 11 July 2017 as varied by the supplementary Product Disclosure Statements dated 28 July 2017 and 21 September 2017 (together, the "PDS").

The Fund invests primarily in a diversified but high conviction portfolio of global real estate securities. The Fund only invests in equities in developed markets and the Fund does not use leverage, shorting or derivatives and as such is simple in structure, targeting capital growth and distributions.

The Fund did not have any employees during the year.

Review of Operations

Results

The results of the operations of the Fund are disclosed in the Statement of Profit or Loss and Other Comprehensive Income included in the financial statements. The net loss attributable to unitholders for the year ended 30 June 2022 was \$3,048,698 (2021: gain \$5,968,385).

Distributions

The Investment Manager generally intends to recommend the Responsible Entity declares and pays distributions twice a year to Unitholders. The amount of the distribution will be at the discretion of the Responsible Entity and will depend on various factors, including future earnings, capital requirements, financial conditions, future prospects and other factors that the Responsible Entity deems relevant. The intention is that the distributions represent up to 100% of distributable income.

Distributions of \$1,365,320 (2021: \$979,472) were paid during the year ended 30 June 2022.

Directors' Report (continued)

Value of Assets and Units Issued

The following units of the Fund were on issue as at 30 June 2022:

	As at 30 June 2022		As at 30 June 2021	
	No. of units	Fair value \$	No. of units	Fair value \$
	22,713,007	20,316,824	22,778,334	24,792,123
Total	22,713,007	20,316,824	22,778,334	24,792,123

The total value of assets at 30 June 2022 was \$22,029,012 (2021: \$25,476,047).

Significant changes in state of affairs

There were no other significant changes in the state of affairs in the Fund during the year.

Subsequent Events

The Investment Manager has been given Board approval to undertake a buyback of up to 10% of its units on issue.

This arrangement shall cease on 15 January 2023.

Likely developments and expected results of operations

The Fund will continue to be managed in accordance with the Constitution and investment objectives as detailed in the Product Disclosure Statement ("PDS") dated 11 July 2017 as varied by the supplementary PDS's dated 28 July 2017, 21 September 2017 and any public announcements made in respect of the Fund during the interim reporting period.

COVID-19

The coronavirus, COVID-19, was first identified as a new, highly contagious virus in December 2019. The World Health Organisation declared a global pandemic in March 2020 and as at 30 June 2022, COVID-19 remains prevalent throughout the world, including Australia. COVID-19 has caused unprecedented disruption to populations, businesses and general economic activity. As the situation evolves, it continues to have significant impacts on investment funds and their trustees and managers, both directly and indirectly.

As this situation is continuing, the Investment Manager has been monitoring both the valuation of the Fund's assets and the Fund's liquidity and is in close contact with service providers in assessing the ongoing operations, liquidity and the basis of the values and estimates reported. In these circumstances, there is uncertainty around valuations. The Investment Manager will continue to closely monitor market situations to ensure that valuations remain appropriate. The Investment Manager will provide resources and updates where necessary to provide informed guidance for investors during this evolving environment.

Environmental Regulation and Performance

The operations of the Fund are not subject to any particular or significant environmental regulation under a law of the Commonwealth or of a State or Territory. There have been no known significant breaches of any other environmental requirements applicable to the Fund.

Directors' Report (continued)

Indemnification of Directors, Officers and Auditors

During or since the financial year, the Trust has not indemnified or made a relevant agreement to indemnify an officer of the Responsible Entity or auditor of the Trust or any related corporate body against a liability incurred by Responsible Entity or auditor of the Trust. In addition, the Trust has not paid, or agreed to pay, a premium in respect of an officer of the contract insuring against a liability incurred by an officer of the Responsible Entity or auditor of the Trust.

Auditor

PKF (NS) Audit & Assurance Limited Partnership was appointed as auditor of the Fund and continues in that office in accordance with *Section 327 of the Corporations Act 2001*.

Non-Audit Services

Details of amounts paid or payable to the auditor for non-audit services provided during the period by the auditor are outlined in Note 10 to the financial statements. The directors are satisfied that the provision of non-audit services during the period by the auditor is compatible with the general standard of independence for auditors imposed by the *Corporations Act 2001*.

Auditor's Independence Declaration

A copy of the Auditor's Independence Declaration as required under section 307C of the *Corporations Act 2001* is set out on page 6.

This directors' report is signed in accordance with a resolution of directors of the Responsible Entity made pursuant to Section 306(3) of the *Corporations Act 2001*.



Sarah Wiesener
Director
31 August 2022

Fat Prophets Global Property Fund

Auditors' Independence Declaration under Section 307C of the Corporations Act 2001

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2022, there have been:

- (i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.



PKF



PAUL PEARMAN
PARTNER

31 AUGUST 2022
SYDNEY, NSW

Investment Manager's Report



Full Year Report for 2022

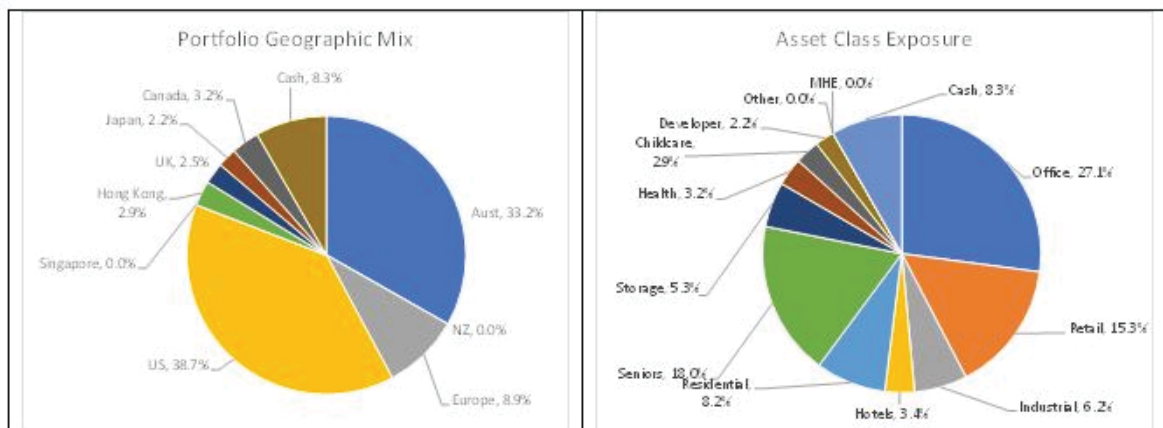
Dear Unitholders,

After a strong rebound in FY21 post COVID, the latter months of FY22 saw a marked decline in global REITs and equities. This was driven primarily by a global outbreak of inflation, and an associated move by central banks to raise interest rates much earlier than expected at the beginning of 2022.

The impact of very low unemployment rates, changing international travel, a rebound in consumer spending, and higher costs of debt have had different impacts on various REITs, leading to a bifurcation of results between companies and asset sectors.

For the 12 month period to 30 June 2021, total NTA return for FPP was 30.1%, meaningfully exceeding the return for FPP’s benchmark which was 26.2% over the same period. During FY22, the benchmark declined 14.5% while FPP’s NTA declined 12.8% again reflecting excess return post fees. FPP NTA at 30 June 2022 was \$0.9245 cum a 3cpu distribution.

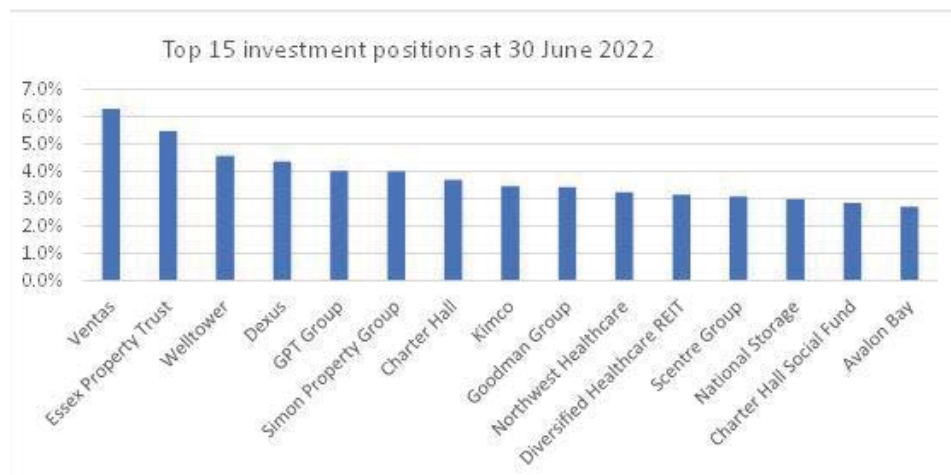
The current Fund portfolio geographic allocation at the end of June 2022 is shown in the following chart on the left. The chart below right shows the exposure by asset class.



Investment Manager's Report (continued)

The Fund continued to remain overweight Australia at the end of FY22. This was a headwind for returns during FY22, with AUDUSD 0.7586 at the beginning of the financial year, falling meaningfully to 0.681 at the end of FY22. This reduced the value of AUD holdings and increased the value of USD holdings. Given the Funds underweight exposure to the US, this was a negative impact, and fund outperformance vs benchmark would have been higher on a constant currency basis.

The number of investment positions held by the Fund at the end of FY22 was unchanged at 38. During the year we increased the number of holdings and consolidated again at the end of the year. The top holding at the end of the year was US healthcare REIT Ventas whereas the top holding a year ago was Simon Property Group. We have reduced exposure to Australian shopping centre REITs and increased exposure to industrial after the sharp decline in late FY22. Cash levels in the Fund have increased to the highest level since the beginning of COVID.



A distribution of 6cents per unit was paid over 12 months, reflecting a yield of 6.9% based on the unit price at 30 June 2022.

At current pricing, REITs globally are meaningfully below their net asset values. This is typically an indicator of value and pricing upside opportunity. We believe that some of this gap accounts for an expectation that asset values may soften as official interest rates rise. We tend to concur with this view although the Australian REIT annual results in July/August 2022 while demonstrating a reduction in asset and NTA growth rates, did not demonstrate that values were declining. Regardless, we see value in the market entering FY23 and are positioning the Fund to take advantage of growth opportunities.

Fat Prophets Global Property Fund
 Fund Manager
 Simon Wheatley

Fat Prophets Funds Management Pty Ltd
 Chief Executive Officer
 Angus Geddes

31 August 2022

Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) the financial statements and notes set out on pages 14 to 41 are in accordance with the *Corporations Act 2001*, including:
- complying with Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements;
 - giving a true and fair view of the Fund's financial position as at 30 June 2022 and of its performance for the financial year ended on that date,
- (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, and

Signed in accordance with a resolution of the directors of the Responsible Entity.

On behalf of the directors of the Responsible Entity, One Managed Investment Funds Limited.



Sarah Wiesener
Director
31 August 2022

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF FAT PROPHETS GLOBAL PROPERTY FUND

Report on the Financial Report

Opinion

We have audited the accompanying financial report of Fat Prophets Global Property Fund (the Fund), which comprises the statement of financial position as at 30 June 2022, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the Directors' Declaration of the Fund.

In our opinion, the financial report of Fat Prophets Global Property Fund is in accordance with the Corporations Act 2001, including:

- i) Giving a true and fair view of the Fund's financial position as at 30 June 2022 and of its performance for the year ended on that date; and
- ii) Complying with Australian Accounting Standards and the Corporations Regulations 2001.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement. Our responsibilities under those standards are further described in the Auditor's Responsibility section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the entity in accordance with 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 (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current year. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

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PKF (NS) Audit & Assurance Limited Partnership is a member firm of the PKF International Limited family of separately owned firms and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm or firms.

For our office locations visit www.pkf.com.au

Key Audit Matters (cont'd)

1. Valuation and existence of investments

Why significant

As at 30 June 2022, the carrying value of financial assets was \$18.5m which represented 91% of the Fund's Net Assets, as disclosed in Note 3 of the financial report.

The financial assets consist of Australian and International real estate securities held at fair value through profit and loss. Accordingly, the fluctuations in investment valuation are recognised in the statement of profit or loss and other comprehensive income.

Given the nature and principal activity of the Fund being to invest in listed securities, combined with the quantum of investments held, we have identified that the valuation and existence of these investments to be a key audit matter.

How our audit addressed the key audit matter

Our work included, but was not limited to, the following procedures:

- Performing a reconciliation of the investments balance from 30 June 2021, taking into consideration current period purchases, sales and other relevant transactions and agreeing to the final 30 June 2022 balance.
- Agreeing investment quantity holdings at 30 June 2022 to independent third party sources.
- Agreeing all the listed equities investment prices to independent market pricing sources as at 30 June 2022.
- Obtaining a report on whether the controls over investment purchases and sales transactions were suitably designed and operated effectively for the period and assessed the report.

2. Accuracy and completeness of management fees

Why significant

The management fee calculations are based on the portfolio Net Asset Value and made with related parties therefore heightening the inherent risk associated with these balances, as disclosed in Note 5 of the financial report.

For the year ended 30 June 2022 the Fund has recognised management fees of \$256,546 and no performance fees.

Given the nature of the various inputs and complexity of the management and performance fee calculations, we have determined that the accuracy and completeness of these balances to be a key audit matter.

How our audit addressed the key audit matter

Our work included, but was not limited to, the following procedures:

- Recalculating management and performance fees recognised in accordance with the terms outlined in the prospectus.
- Testing key inputs used in the calculation of the management and performance fees and performed an independent assessment.
- Assessing the adequacy of the disclosure of the management and performance fees in the financial report.

Other Information

Other information is financial and non-financial information in the annual report of the Fund which is provided in addition to the Financial Report and the Auditor's Report. The Directors of the Responsible Entity ("Directors") are responsible for Other Information in the annual report.

Other Information (cont'd)

The Other Information we obtained prior to the date of this Auditor's Report was the Director's report. The remaining Other Information is expected to be made available to us after the date of the Auditor's Report.

Our opinion on the Financial Report does not cover the Other Information and, accordingly, the auditor does not and will not express an audit opinion or any form of assurance conclusion thereon, with the exception of the Remuneration Report.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information in the Financial Report and based on the work we have performed on the Other Information that we obtained prior the date of this Auditor's Report we have nothing to report.

Directors' Responsibilities for the Financial Report

The Directors of the Fund are responsible for the preparation of the 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 financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error. In Note 1, the Directors also state, in accordance with Australian Accounting Standard AASB 101 Presentation of Financial Statements, that the financial report complies with International Financial Reporting Standards.

In preparing the financial report, the Directors are responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using a going concern basis of accounting unless the Directors either intend to liquidate the entity or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our responsibility is to express an opinion on the financial report based on our audit. Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individual or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

Auditor's Responsibilities for the Audit of the Financial Report (cont'd)

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and other related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the consolidated entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial report of the current year and are therefore key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on the Remuneration Report

Opinion

We have audited the Remuneration Report included in the directors' report for the year ended 30 June 2022.

In our opinion, the Remuneration Report of Fat Prophets Global Property Fund for the year ended 30 June 2022, complies with section 300A of the Corporations Act 2001.

Responsibilities

The Directors of the Fund are responsible for the preparation and presentation of the Remuneration Report in accordance with section 300A of the Corporations Act 2001. Our responsibility is to express an opinion on the Remuneration Report, based on our audit conducted in accordance with Australian Auditing Standards.



PKF



PAUL PEARMAN
PARTNER

31 AUGUST 2022
SYDNEY, NSW

Fat Prophets Global Property Fund

Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2022

	Note	Year ended 30 June 2022	Year ended 30 June 2021
		\$	\$
Income			
Net gains/(losses) on financial instruments at fair value through profit or loss	4	(3,418,749)	5,786,001
Foreign exchange gains/(losses)		50,014	(54,217)
Interest income		619	(3,333)
Dividend income		863,546	754,276
Total(loss)/profit income		(2,504,570)	6,482,727
Expenses			
Management fees	5	(256,546)	(226,010)
Other expenses		(287,582)	(288,332)
Total operating expenses		(544,128)	(514,342)
Operating (losses)/gains attributable to unitholders		(3,048,698)	5,968,385
Operating income attributable to unitholders			
Distributions to unitholders		(1,365,320)	(979,472)
Increase/(decrease) in net assets attributable to unitholders	6(b)	4,414,018	(4,988,913)
Profit/(loss) for the period		-	-
Other comprehensive income		-	-
Total comprehensive income for the period attributable to unitholders of the Fund		-	-
Basic and diluted earnings/(loss) per unit (cents per unit)		(13.42)	26.20

The above Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the accompanying notes.

Fat Prophets Global Property Fund

Statement of Financial Position as at 30 June 2022

	Note	30 June 2022	30 June 2021
		\$	\$
Assets			
Cash and cash equivalents	8	1,778,711	1,263,481
Dividends receivable		141,120	127,395
GST receivable	9	9,804	7,672
Due from brokers - receivable for securities sold		1,642,638	-
Financial assets at fair value through profit or loss	3	18,456,739	24,077,499
Total assets		22,029,012	25,476,047
Liabilities			
Distribution payable	11	681,970	660,572
Management fees payable	5	19,265	23,352
Buy Back of FPP units		16,870	-
Due to Broker - payable for securities bought		994,083	-
Total liabilities (excluding net assets attributable to unitholders)		1,712,188	683,924
Net assets attributable to unitholders - liability	6(b)	20,316,824	24,792,123
NTA per unit		0.89	1.09

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Fat Prophets Global Property Fund

Statement of Changes in Equity for the year ended 30 June 2022

	Year ended 30 June 2022	Year ended 30 June 2021
	\$	\$
Total equity at the beginning of the period		
Profit /(loss) for the period	-	-
Other comprehensive income	-	-
Total comprehensive income	-	-
Transactions with owners in their capacity as equity holders	-	-
Total equity at the beginning of the financial period	-	-

Under Australian Accounting Standards, net assets attributable to unitholders are classified as liability rather than equity. As a result, there was no equity at the start or end of the financial period.

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Fat Prophets Global Property Fund

Statement of Cash Flows for the year ended 30 June 2022

	Note	Year ended 30 June 2022	Year ended 30 June 2021
		\$	\$
Cash flows from operating activities			
Dividends received		849,821	764,725
Interest received		(21)	(3,333)
Management fees paid		(260,633)	(220,826)
Other payments		(289,074)	(273,775)
Net cash provided by operating activities	8(b)	300,093	266,791
Cash flows from investing activities			
Payments for purchase of investments		(2,999,180)	(4,672,442)
Proceeds from sale of investments		4,565,489	4,420,583
Payments from spot FX trades		5,718	(90,536)
Net cash used in by investing activities		1,572,027	(342,395)
Cash flows from financing activities			
Payment for the Buy backs		(44,411)	-
Distribution paid to unit holders		(1,343,922)	(318,898)
Net cash (used in)/provided by financing activities		(1,388,333)	(318,898)
Net increase/(decrease) in cash and cash equivalents		483,787	(394,502)
Cash and cash equivalents at the beginning of the year		1,263,481	1,608,917
Effects of exchange rate changes on the balance of cash held in foreign currencies		31,443	49,066
Cash and cash equivalents at the end of the year	8(a)	1,778,711	1,263,481
Non cash activities		-	-

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

General information

Fat Prophets Global Property Fund (the "Fund") is registered and domiciled in Australia and is listed on the ASX. The Fund is an investment trust focused on global investments with exposure to real estate. The Fund was constituted on 23 June 2017 and registered as managed investment scheme on 7 July 2017 and commenced operations on 10 October 2017.

The responsible entity of the Fund is One Managed Investment Funds Limited (ABN 47 117 400 987; AFSL 297 042) ("OMIFL" or the "Responsible Entity"). The Responsible Entity's registered office is Level 16, Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000.

Fat Prophets Funds Management Pty Ltd (the "Investment Manager") is the investment manager of the Fund.

The coronavirus, COVID-19, was first identified as a new, highly contagious virus in December 2019. The World Health Organisation declared a global pandemic in March 2020 and as at 30 June 2022, COVID-19 remains prevalent throughout the world, including Australia. COVID-19 has caused unprecedented disruption to populations, businesses and general economic activity. As the situation evolves, it continues to have significant impacts on investment funds and their trustees and managers, both directly and indirectly.

As this situation is continuing, the Investment Manager has been monitoring both the valuation of the Fund's assets and the Fund's liquidity and is in close contact with service providers in assessing the ongoing operations, liquidity and the basis of the values and estimates reported. In these circumstances, there is uncertainty around valuations. The Investment Manager will continue to closely monitor market situations to ensure that valuations remain appropriate. The Manager will provide resources and updates where necessary to provide informed guidance for investors during this evolving environment.

The financial statements were authorised for issue by the directors on 31 August 2022. The directors of the Responsible Entity have the power to amend and reissue the financial statements.

1. Summary of Significant Accounting Policies

The principal accounting policies applied in the preparation of these financial statements are set out below.

(a) Basis of Preparation

These financial statements have been prepared on a historical cost basis, except for financial assets classified as at fair value through profit or loss that has been valued at fair value.

The Statement of Financial Position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are expected to be recovered or settled within 12 months, except net assets attributable to unitholders.

(b) Statement of Compliance

These financial statements comply with International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB"), and interpretations issued by the International Financial Reporting Interpretations Committee of the IASB.

1. Summary of Significant Accounting Policies (continued)

(c) Reporting Currency

All amounts are presented in Australian dollars as the functional and presentational currency of the Fund.

(d) Going Concern Basis

The financial report has been prepared on a going concern basis.

(e) Revenue and Income Recognition

Revenue

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured.

Dividends

Dividend or distribution income is recognised on the ex-dividend date with the corresponding foreign withholding tax recorded as an expense.

Interest Income

Interest income is recognised on a time proportionate basis taking into account the effective yield on the financial assets.

(f) Cash and Cash Equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

(g) Investments in Financial Instruments

Investments in financial instruments, as defined by AASB 132 "Financial Instruments: Presentation", are categorised in accordance with AASB 9 "Financial Instruments: Recognition and Measurement". This classification is determined by the investment strategy of the company. The classification of each financial instrument is re-evaluated at each financial year end.

(i) Classification

The Fund's investments are categorised at fair value through profit or loss.

Financial Instruments Designated at Fair Value through Profit or Loss

These include financial assets that are not held for trading purposes and which may be sold. These are investments in exchange traded equity instruments.

Financial assets and financial liabilities designated at fair value through profit or loss at commencement of operations are those that are managed and their performance evaluated on a fair value basis in accordance with the Fund's documented investment strategy.

1. Summary of Significant Accounting Policies (continued)

(g) Investments in Financial Instruments (continued)

(ii) Recognition/derecognition

The Fund recognises financial assets and financial liabilities on the date it becomes party to the contractual agreement (trade date) and recognises changes in the fair value of the financial assets and financial liabilities from this date.

Investments are derecognised when the right to receive cash flows from the investments have expired or the Fund has transferred substantially all the risks and rewards of ownership.

(iii) Measurement

Financial Assets and Liabilities held at Fair Value through Profit or Loss

Financial assets and liabilities held at fair value through profit or loss are measured initially at fair value excluding any transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability. Transaction costs on financial assets and financial liabilities at fair value through profit or loss are expensed immediately. Subsequent to initial recognition, all instruments held at fair value through profit or loss are measured at fair value with changes in their fair value recognised in the Statement of Profit or Loss and Other Comprehensive Income.

Fair Value in an Active Market

The fair value of financial assets and liabilities traded in active markets is based on their quoted market prices at the reporting date without any deduction for estimated future selling costs. The quoted market price used for financial assets and liabilities held by the Fund is the current close price.

Net gains/(losses) on financial instruments held at fair value through profit or loss arising on a change in fair value are calculated as the difference between the fair value at period end and the fair value at the previous valuation point. Net gains/ (losses) do not include interest or dividend income.

(h) Expenses

All expenses, including Investment Manager's fees, are recognised in the Statement of Profit or Loss and Other Comprehensive Income on an accruals basis.

(i) Receivables

Receivables may include amounts for dividends, distributions, interest, and amounts due from brokers. Dividends or distributions are accrued when the right to receive payment is established. Interest is accrued at the reporting date from the time of last payment in accordance with the policy set out in Note 1 (e).

(j) Payables

Payables are recognised when the Fund becomes obliged to make future payments resulting from the purchase of goods and services. Payables include liabilities, amounts due to brokers and accrued expenses owing by the Fund which are unpaid as at the end of the reporting period.

1. Summary of Significant Accounting Policies (continued)

(k) Foreign Currency Transactions

Transactions in foreign currencies are brought to account at the prevailing exchange rates at the date of the transaction. Foreign currency monetary items are translated at the exchange rate existing on the reporting date. Non-monetary assets and liabilities carried at fair value that are denominated in foreign currencies are translated at the rates prevailing at the date when the fair value was determined. The differences arising from these foreign currency translations are recognised in the Statement of Profit or Loss and Other Comprehensive Income in the period in which they arise.

(l) Net assets attributable to unitholders

Each unit issued confers upon the unitholder an equal interest in the Fund, and is of equal value. A unit does not confer any interest in any particular asset or investment in the Fund.

Contributions from unitholders and the net profit/(loss) attributable to unitholders of the Fund are recognised in the Statement of Financial Position as net assets attributable to unitholders.

Non-distributable income is included in net assets attributable to unitholders. The change in this amount each year represents a non-cash financing cost as it is not settled in cash until such time as it becomes distributable.

(m) Goods and Services Tax ("GST")

Revenues, expenses and assets are recognised net of the amount of GST except:

- where the amount of GST is not recoverable from the taxation authority, it is recognised as part of acquisition of an asset or part of an item of expense; or
- for receivables and payables which are recognised inclusive of GST.

The net amount of GST recoverable from, or payable to the tax authority is included as part of receivables or payables. Cash flows are included in the statement of cash flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

(n) Earnings Per Unit

Basic earnings per unit are calculated by dividing the profit attributable to unitholders of the Fund, excluding any costs of servicing equity other than units, by the weighted average number of units outstanding during the financial period, adjusted for bonus elements in ordinary units issued during the period.

Diluted earnings per units are calculated by dividing the profit attributable to unitholders of the Fund, excluding any costs of servicing equity other than units, by the weighted average number of units outstanding during the financial period, adjusted for bonus elements in units issued during the period.

1. Summary of Significant Accounting Policies (continued)

(o) Critical Accounting Judgements and Key Sources of Estimation Uncertainty

In the application of the accounting policies, management are required to make judgments, estimates and assumptions about carrying values of some assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. The assumptions and methods used in the determination of the value of investments are outlined in note 1 (g) of these financial statements.

2. Adoption of New and Revised Accounting Standards

New or amended Accounting Standard and Interpretations adopted in the current period

The Fund has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB") that are mandatory for the current reporting period. These Standards and Interpretations did not have any material impact on these financial statements.

New standards and interpretations not yet adopted

There were no new standards or interpretations applicable that would have a material impact for the Fund.

3. Investments in Financial Instruments

(a) Financial Assets at Fair Value through Profit or Loss

	30 June 2022	30 June 2021
	\$	\$
Investment in listed equity securities	18,456,739	24,077,499
Total financial assets at fair value through profit or loss	18,456,739	24,077,499

(b) Disclosed Fair Values

For all financial instruments, their carrying value approximates fair value.

(c) Fair Value Hierarchy

AASB 7 "Financial instruments Disclosures" requires entities to provide disclosures in their financial report that enable users to evaluate the significance of financial instruments for the entity, and the nature and extent of risks arising from financial instruments to which the entity is exposed to. Below is an analysis of the financial instruments of the Fund.

3. Investments in Financial Instruments (continued)

(c) Fair Value Hierarchy (continued)

Level 1:

Financial instruments are valued by reference to quoted prices in an active market(s) for identical assets or liabilities. These quoted prices represent actual and regularly occurring market transactions on an arm's length basis.

Level 2:

Financial instruments are valued using inputs other than quoted prices covered in Level 1. These other inputs include quoted prices that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices). The inputs included in this level encompass quoted prices in active markets for similar assets or liabilities, quoted prices in markets in which there are few transactions for identical or similar assets or liabilities. Financial instruments that are valued using other inputs that are not quoted prices but are observable for the assets or liabilities also fall into this categorisation.

Level 3:

Financial instruments that have been valued, in whole or in part, by using valuation techniques or models that are based on unobservable inputs that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data.

Unobservable valuation inputs are determined based on the best information available, which might include the entity's own data, reflecting its assumptions as well as best practices carried out or undertaken by other market participants. These valuation techniques are used to the extent that observable inputs are not available.

The following table shows an analysis of financial instruments, recorded at fair value and presented by level of the fair value hierarchy:

	30 June 2022			
	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Financial assets				
Investment in listed equity securities	18,456,739	-	-	18,456,739
Total financial assets held at fair value through profit or loss	18,456,739	-	-	18,456,739

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Notes to the financial statements

3. Investments in Financial Instruments (continued)

(c) Fair Value Hierarchy (continued)

	30 June 2021			Total \$
	Level 1 \$	Level 2 \$	Level 3 \$	
Financial assets				
Investment in listed equity securities	24,077,499	-	-	24,077,499
Total financial assets held at fair value through profit or loss	24,077,499	-	-	24,077,499

There were no transfers between levels 1, 2 and 3 during the year ended 30 June 2022. The Fund's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

Valuation techniques used to derive level 1 fair values

Level 1

The fair value of financial instruments that are traded in an active market (for example, listed equities) are determined using the last traded quoted price in an active market. As at 30 June 2022, the Fund had \$18,456,739 (2021: \$24,077,499) financial assets held at fair value through profit or loss included in level 1.

4. Net gains on Financial Instruments Held at Fair Value through Profit or Loss

	Year ended 30 June 2022 \$	Year ended 30 June 2021 \$
Unrealised (losses)/ gains on financial instruments designated at fair value through profit or loss	(4,612,216)	4,931,386
Realised gains on financial instruments designated at fair value through profit or loss	1,193,467	854,615
Net (loss)/gain on financial instruments designated at fair value through profit or loss	(3,418,749)	5,786,001

5. Management and Performance Fees

Investment Management Fees

In return for the performance of its duties as manager of the Fund, the Investment Manager is entitled to be paid a management fee payable monthly in arrears equivalent to 1.0% per annum (plus GST) of the Net Asset Value calculated at the end of the month.

The Net Asset Value for management fee purposes is essentially the market value of all the investments (including cash) that make up the Portfolio reduced by any accrued but unpaid expenses of the Fund, but not provisions for tax payable or unpaid distributions of the Fund, and after subtracting any borrowings drawn down and adding back any borrowings repaid ("Net Asset Value").

Management fees for the year amounted to \$256,546 (2021: \$226,010). \$19,265 remained payable as at 30 June 2022 (2021: \$23,352).

Other Management Costs

The Responsible Entity and the Investment Manager are entitled to be paid or reimbursed for expenses relating to proper performance of their respective duties. These expenses include the responsible entity fees, the custody fee and ordinary expenses. The responsible entity fees and custody fees each accrue daily and are payable monthly in arrears from the Fund's assets. Other ordinary expenses are generally paid as incurred.

Performance Fees

In addition to the monthly Management Fee, in return for the performance of its duties as manager, the Investment Manager is entitled to be paid a quarterly Performance Fee of 17.5% (plus GST) of the outperformance between the Net Asset Value at the end of the relevant period and the performance of the benchmark. The Fund will be assessed against the Fund Benchmark. The benchmark use for performance fee calculation is the combination of 25% of S&P/ASX 300 AREIT Accumulation Index (Total Return) and 75% of FTSE EPRA NAREIT Global Developed Total Return Index given in AUD.

No performance fee is accrued for the year (2021: nil).

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Notes to the financial statements

6. Net assets attributable to unitholders

a) Issued Capital

	30 June 2022		30 June 2021	
	No. of units	\$	No. of units	\$
Issued and paid up capital - Ordinary units	22,778,334	22,860,771	22,778,334	22,860,771
Buy Backs	(65,327)	(61,281)	-	-
Total issued capital	22,713,007	22,799,490	22,778,334	22,860,771

The beneficial interests in the Fund are divided into units. Each fully paid unit confers on a unitholder an equal undivided interest in the assets as a whole, subject to the liabilities. It does not confer on a unitholder any interest in any particular asset. A unitholder holds a unit subject to the rights, restrictions and obligations attaching to that unit.

The Responsible Entity must determine the distributable income of the Fund for each distribution period. A unit, option or any other interest, right or instrument relating to the Fund may be transferred. The PDS dated 11 July 2017 provides a glossary of terms and their detailed descriptions on P126.

b) Net Assets

	30 June 2022		30 June 2021	
	No. of units	\$	No. of units	\$
Opening balance	22,778,334	24,792,123	22,778,334	19,803,210
Buy Backs	(65,327)	(61,281)	-	-
Increase/(decrease) in net assets attributable to unitholders	-	(4,414,018)	-	4,988,913
Total issued capital	22,713,007	20,316,824	22,778,334	24,792,123

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Notes to the financial statements

7. Segment Information

The Fund has only one reportable segment. The Fund operates predominantly in Australia, investing in domestic and international securities, and in one industry being the securities industry, deriving revenue from dividend income, interest income and from the investment portfolio.

	Year ended 30 June 2022	Year ended 30 June 2021
	\$	\$
Operating segment		
Investment management:		
Attributable to Australia	(2,504,570)	6,482,727
Total investment (losses)/gains	(2,504,570)	6,482,727

8. Cash and Cash Equivalents

(a) Cash and cash equivalents include cash held at banks and custodian net of outstanding bank and broker overdrafts. Cash at the end of the year as shown in the statement of cash flows is reconciled to the related items in the Statement of Financial Position as follows:

	As at 30 June 2022	As at 30 June 2021
	\$	\$
Cash at bank	5,715	7,727
Cash at custodian	1,772,996	1,255,754
Cash and cash equivalents	1,778,711	1,263,481

(b) Reconciliation of decrease in net assets attributable to unitholders resulting from operations for the period to net cash flows provided by operating activities:

	Year ended 30 June 2022	Year ended 30 June 2021
	\$	\$
Profit/(loss) for the period	-	-
Increase/(decrease) in net assets attributable to unitholders	(4,414,018)	4,988,913
Distributions to unitholders	1,365,320	979,472
Net (losses)/gains on financial assets held at fair value through profit or loss	3,368,732	(5,731,783)
Change in assets and liabilities:		
Increase/(decrease) in other assets	(15,921)	25,072
(Decrease)/Increase in other payables	(4,020)	5,117
Net cash provided by operating activities	300,093	266,791

9. Other Receivables

	Year ended 30 June 2022	Year ended 30 June 2021
	\$	\$
GST receivable	9,804	7,672
Total receivables	9,804	7,672

10. Auditor's Remuneration

The auditor of the Fund is PKF (NS) Audit & Assurance Limited Partnership.

	30 June 2022	30 June 2021
	\$	\$
Audit and review of the financial report	25,500	23,500
Total auditors remuneration	25,500	23,500

11. Distribution to Unitholders

The Fund generally pays half-yearly distributions reflecting up to a 100% payout ratio of the distributable income of the Fund. Subject to the Constitution, distributions (if any) will generally be paid within 3 months of the distribution calculation date. Distributions are expected but not guaranteed.

The Fund paid a distribution in respect of the period ended 31 December 2021, and \$681,970 distribution was payable as at 30 June 2022. The distributions paid for the year ended 30 June 2022 was mainly tax deferred.

12. Financial Risk Management Objectives and Policies

Risks arising from holding financial instruments are inherent in the Fund's activities, and are managed through a process of ongoing identification, measurement and monitoring.

Financial instruments of the Fund comprise investments in financial assets for the purpose of generating a return on the investments made by unitholders, in addition to cash and cash equivalents, and receivables from investments sold.

The Investment Manager was responsible for identifying and controlling the risks that arise from these financial instruments.

The Fund was exposed to credit risk, market risk and liquidity risk arising from the financial instruments it holds. The risk management policies employed by the Fund to manage these risks are discussed below.

12. Financial Risk Management Objectives and Policies (continued)

(a) Credit risk

Credit risk represents the risk that the Fund will incur financial loss as a result of a failure by a counter party to discharge an obligation to a financial instrument.

In relation to derivative financial instruments, credit risk arises from the potential failure of counterparties to meet their obligations under the contract or arrangement. This risk may be minimised by:

- ensuring counterparties, together with the respective credit limits are approved;
- ensuring that transactions are undertaken with a large number of counterparties; and
- ensuring that the majority of transactions are undertaken on recognised exchanges.

(i) Settlement of securities transactions

All transactions in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered low, as delivery of securities sold is only made once the broker has received payment. Payment is made once purchase orders on the securities have been received by the broker. The trade will fail if either party fails to meet its obligations.

(ii) Cash and cash equivalents

In relation to cash and cash equivalents, credit risk arises from the potential failure of counterparties to meet their obligations under the contract or arrangement. This risk may be minimised by ensuring counterparties, together with the respective credit limits are approved.

The following table details the breakdown by credit rating of cash and cash equivalents held by the Fund:

	As at 30 June 2022	As at 30 June 2021
	\$	\$
AA-	5,715	7,727
A	1,772,996	1,255,754
	1,778,711	1,263,481

(iii) Other

The Fund is not materially exposed to credit risk on other financial assets. The maximum exposure to credit risk at the end of each reporting period is the carrying amount of the financial assets. None of these assets are impaired nor past due.

12. Financial Risk Management Objectives and Policies (continued)

(b) Market risk

Market risk represents the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in fair value of a financial asset. These fluctuations can be due to changes in market variables such as currency risk, price risk, and interest risk. Market risk is minimised by ensuring that all investment activities are undertaken in accordance with agreed investment and leverage guidelines, and meets the Investment Manager's selection, analysis and due diligence criteria.

(i) Currency risk

The Fund invests internationally and holds monetary assets denominated in currencies other than the Australian dollar.

Foreign exchange risk arises as the value of monetary securities denominated in other currencies will fluctuate due to changes in exchange rates. The foreign exchange risk relating to non-monetary assets and liabilities is a component of price risk and not foreign exchange risk. However, management monitors the exposure on all foreign currency denominated assets and liabilities.

The Fund's policy is to have currency exposure unhedged. The Fund does have the ability to hedge if deemed appropriate. Foreign exchange derivatives may be used for hedging purposes, or to manage currency exposure of the Fund.

For accounting purposes, the Fund does not designate any derivatives in a hedging accounting relationship, and hence these derivative financial instruments are classified as at fair value through profit or loss.

When the Investment Manager formulates a view on the future direction of foreign exchange rates and the potential impact on the Fund, the Investment Manager factors that into its portfolio allocation decisions. While the Fund has direct exposure to foreign exchange rate changes on the price of non - Australian dollar denominated securities, it may also be indirectly affected by the impact of foreign exchange rate changes on the earnings of certain companies in which the Fund invests, even if those companies' securities are denominated in Australian dollars. For that reason, the following sensitivity analysis may not necessarily indicate the total effect on the Fund's net assets attributable to unitholders of future movements in foreign exchange rates.

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Notes to the financial statements

12. Financial Risk Management Objectives and Policies (continued)

(b) Market risk (continued)

(i) Currency risk (continued)

The table below summarises the Fund's exposure to foreign currencies.

	AUD	USD	GBP	CAD	EUR	JPY	SGD	HKD	SEK	Total
30 June 2022	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Assets										
(in AUD)										
Cash and cash equivalents	779,507	529,455	39,549	77,727	155,851	19,376	101,847	39,345	36,054	1,778,711
Dividend receivables	96,732	26,781	-	3,749	6,988	-	-	4,045	2,825	141,120
GST receivables	9,804	-	-	-	-	-	-	-	-	9,804
Due from Broker		421,732			678,645				542,261	1,642,638
Financial assets at fair value through profit or loss	6,885,834	8,112,465	516,805	678,214	631,167	466,800	-	607,116	558,338	18,456,739
Total assets	7,771,877	9,090,433	556,354	759,690	1,472,651	486,176	101,847	650,506	1,139,478	22,029,012
Liabilities										
(in AUD)										
Distribution payable	681,970	-	-	-	-	-	-	-	-	681,970
Management fees payable	19,265									19,265
Buyback payable	16,870									16,870
Due to Broker		483,568	-	-	230,788	-	-	-	279,727	994,083
Total liabilities	718,105	483,568	-	-	230,788	-	-	-	279,727	1,712,188
Net exposure	7,053,772	8,606,865	556,354	759,690	1,241,863	486,176	101,847	650,506	859,751	20,316,824

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Notes to the financial statements

12. Financial Risk Management Objectives and Policies (continued)

(b) Market risk (continued)

(i) Currency risk (continued)

	AUD	USD	GBP	CAD	EUR	JPY	SGD	HKD	SEK	Total
30 June 2021	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Assets										
(in AUD)										
Cash and cash equivalents	739,159	166,935	29,786	42,054	114,598	13,413	120,622	15,633	21,281	1,263,481
Dividend receivables	98,916	25,791	-	2,689	-	-	-	-	-	\$127,395
GST receivables	7,672	-	-	-	-	-	-	-	-	7,672
Financial assets at fair value through profit or loss	9,059,817	9,901,341	605,707	684,482	1,396,403	463,103	-	686,905	1,279,741	24,077,499
Total assets	9,905,564	10,094,067	635,493	729,225	1,511,001	476,516	120,622	702,538	1,301,022	25,476,047
Liabilities										
(in AUD)										
Distribution payable	660,572	-	-	-	-	-	-	-	-	660,572
Management fees payable	23,352	-	-	-	-	-	-	-	-	23,352
Total liabilities	683,924	-	-	-	-	-	-	-	-	683,924
Net exposure	9,221,640	10,094,067	635,493	729,225	1,511,001	476,516	120,622	702,538	130,1022	\$24,792,123

The following table demonstrates the sensitivity of the Fund's net profit and net assets to a reasonable change in foreign exchange rates, with all other variables held constant.

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Notes to the financial statements

12. Financial Risk Management Objectives and Policies (continued)

(b) Market risk (continued)

(i) Currency risk (continued)

	Change in foreign exchange rate	Effect on net profit attributable to unitholders
		\$
Year ended 30 June 2022	10%/(10%)	1,326,305/(1,326,305)
Year ended 30 June 2021	10%/(10%)	1,557,048/(1,557,048)

(ii) Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair value of financial instruments.

The Investment Manager is responsible, through its Investment and Risk Management Committees, for managing direct interest rate risk and reporting any issues to the Board.

All financial assets and financial liabilities included in the Statement of Financial Position are carried at fair value. The Fund's exposure to interest rate risk is set out in the following table:

	Floating interest rate \$	Non- interest bearing \$	Total \$
30 June 2022			
Assets			
Cash and cash equivalents	1,778,711	-	1,778,711
Dividends receivable	-	141,120	141,120
GST receivable	-	9,804	9,804
Due from Broker	-	1,642,638	1,642,638
Financial assets at fair value through profit or loss	-	18,456,739	18,456,739
Total assets	1,778,711	20,250,301	22,029,012
Liabilities			
Distributions payable	-	681,970	681,970
Management fees payable	-	19,265	19,265
Buyback payable	-	16,870	16,870
Due to Broker	-	994,083	994,083
Total liabilities	-	1,712,188	1,712,188

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Notes to the financial statements

12. Financial Risk Management Objectives and Policies (continued)

(b) Market risk (continued)

	Floating interest rate \$	Non- interest bearing \$	Total \$
Net exposure	1,778,711	18,538,113	20,316,824

(ii) Interest rate risk (continued)

	Floating interest rate \$	Non- interest bearing \$	Total \$
30 June 2021			
Assets			
Cash and cash equivalents	1,263,481	-	1,263,481
Dividends receivable	-	127,395	127,395
GST receivable	-	7,672	7,672
Financial assets at fair value through profit or loss	-	24,077,499	24,077,499
Total assets	1,263,481	24,212,566	25,476,047
Liabilities			
Distributions payable	-	660,572	660,572
Management fees payable	-	23,352	23,352
Total liabilities	-	683,924	683,924
Net exposure	1,263,481	23,528,642	24,792,123

The following table demonstrates the sensitivity of the Fund's net assets attributable to unitholders and operating profit to a reasonable change in interest rates, with all other variables constant. The 25 basis point sensitivity is based on a reasonable volatility of change in the AUD cash interest rate over the coming year. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusually large market movements resulting from changes in the performance of and/or correlation between the performances of the economies, markets and securities in which the Fund invests. As a result, historic variations in risk variables should not be used to predict future variations in the risk variables

12. Financial Risk Management Objectives and Policies (continued)

(b) Market risk (continued)

	Change in basis points increase/(decrease)	Impact on operating profit / Net assets attributable to unitholders \$
30 June 2022		
AUD interest rate	25bps/(25bps)	4,447/(4,447)
30 June 2021		
AUD interest rate	25bps/(25bps)	3,159/(3,159)

(iii) Price risk

Price risk is the risk that the fair value or future cash flows of investments decreases as a result of changes in market prices (other than those arising from currency risk or interest rate risk), whether those changes are caused by factors specific to the individual stock or factors affecting all instruments in the market. Price risk is managed by monitoring compliance with established investment mandate limits. All securities present a risk of loss of capital. The maximum risk resulting from financial instruments is determined by the fair value of the financial instruments.

The Fund's investments are publicly traded. As at 30 June 2022, a positive 10% movement in the value of the Fund's portfolio would have had an impact on the Fund's operating profit and net assets attributable to unitholders as shown in the table below:

	30 June 2022 \$	30 June 2021 \$
Financial assets at fair value through profit or loss	18,456,739	24,077,499
% change in price	10%	10%
Impact on Net Asset Value	1,845,674	2,407,750

A negative sensitivity would have an equal but opposite impact.

The Investment Manager seeks to manage and reduce the price risk of the Fund by diversification of the investment portfolio across numerous stocks. The relative weightings of the individual securities and market sectors are reviewed daily and the risk managed on a daily basis.

The total number of securities transactions, together with total brokerage paid during the period ended 30 June 2022 was:

- Number of transactions: 2022: 28 (2021: 46)
- Total brokerage paid: 2022: \$24,143.77 (2021: \$19,136)

12. Financial Risk Management Objectives and Policies (continued)

(b) Market risk (continued)

The investment summary of the Fund as at 30 June 2022 is listed as below.

Investments	Unit holding	Fair value \$	% of Portfolio
AUD	1,911,363	6,885,834	37.31%
CENTURIA OFFICE REIT	200,000	340,000	1.84%
CHARTER HALL GRP UNT	70,000	758,100	4.11%
DEXUS PROPERTY GROUP UNT	100,000	888,000	4.81%
ELANOR INVESTORS ORD	79,250	130,763	0.71%
ESTIA HEALTH ORD	200,000	382,000	2.07%
CHARTER HALL LONG WALE REIT ORD	100,000	427,000	2.31%
NATIONAL STORAGE REIT	286,239	612,551	3.32%
SCENTRE GROUP ORD	250,000	647,500	3.51%
DEXUS INDUSTRIA REIT STAPLED UNT	200,000	\$540,000	2.93%
CHARTER HALL EDUCATION TRUST UNT	175,000	591,500	3.20%
ELANOR COMMERCIAL PROPE STAPLED UNT	10,874	10,820	0.06%
GPT GROUP STAPLED UNT	300,000	1,470,000	6.11%
GOODMAN GROUP UNT	40,000	713,600	3.87%
GPT GROUP STAPLED UNT	200,000	844,000	4.57%
Investments	Unit holding	Fair value \$	% of Portfolio
EUR	120,000	631,167	3.42%
AROUNDTOWN ORD	70,000.00	322,541	1.75%
AROUNDTOWN SA 31DEC49	20,000.00	30,384	0.16%
INMOBILIARIA COLONIAL ORD	30,000	278,241	1.51%
HKD	373,200	607,116	3.29%
ESR ORD	58,200	227,765	1.23%
LINK REIT-100	15,000	177,215	0.96%
SUNLIGHT REIT	300,000	202,136	1.10%
JPY	15,000	466,800	2.53%
MITSUI FUDOSAN ORD	15,000	466,800	2.53%
CAD	50,000	678,214	3.67%
NORTHWEST HEALTHCARE PROPERTIES UNT	50,000	678,214	3.67%
SEK	30,000	558,338	3.03%
CASTELLUM ORD	30,000	558,338	3.03%
GBP	30,000	516,805	2.80%
SEGRO REIT ORD	30,000	516,805	2.80%
USD	346,089	8,112,465	43.96%
ASHFORD ORD	170	3,440	0.02%
AVALONBAY COMMUNITIES REIT ORD	2,000	562,717	3.05%
DIVERSIFIED HEALTHCARE ORD	250,000	659,038	3.57%
EQUINIX REIT	500	475,826	2.58%
ESSEX PROPERTY REIT	3,000	1,136,341	6.16%
KIMCO REALTY REIT ORD	25,000	715,889	3.88%
ORION OFFICE REIT ORD	352	5,588	0.03%
SIMON PROP GRP REIT ORD	8,000	1,099,884	5.96%

12. Financial Risk Management Objectives and Policies (continued)

(b) Market risk (continued)

REALTY INCOME REIT	3,525	348,518	1.89%
RETAIL VALUE ORD	42	75	0.00%
TANGER FACTORY REIT ORD	15,000	308,951	1.67%
VENTAS REIT	17,500	1,303,628	7.06%
VORNADO REALTY REIT ORD	13,000	538,340	2.92%
WELLTOWER ORD	8,000	954,229	5.17%
Grand Total	2,875,652	18,456,739	100%

(c) Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in meeting obligations associated with financial liabilities.

To control liquidity and cash flow risk the entity invests in accordance with agreed Investment Portfolio guidelines and leverage ratios.

The table below analyses the Fund's financial liabilities into relevant maturity groupings based on the remaining period from 30 June 2022 to the contractual maturity date. Net assets attributable to unitholders are classified as a liability.

The amounts in the table are the contractual undiscounted cash flows. Balances due equal their carrying balances, as the impact of discounting is not significant.

The following table shows the maturity analysis of liabilities:

Liabilities	30 June 2022				Total
	< 1 month	1-3 months	3-12months	> 12 months	
	\$	\$	\$	\$	\$
Distributions payable	-	681,970	-	-	681,970
Management fees payable	-	19,265	-	-	19,265
Buyback payable	16,870	-	-	-	16,870
Due to Broker	994,083	-	-	-	994,083
Total liabilities	1,010,953	701,235	-	-	1,712,188

Fat Prophets Global Property Fund

Notes to the financial statements

12. Financial Risk Management Objectives and Policies (continued)

(c) Liquidity risk (continued)

Liabilities	30 June 2021				Total
	< 1 month	1-3 months	3-12 months	> 12 months	
	\$	\$	\$	\$	\$
Distributions payable	-	660,572	-	-	660,572
Management fees payable	-	23,352	-	-	23,352
Total liabilities	-	683,924	-	-	683,924

13. Related Party Transactions

The responsible entity of the Fund is OMIFL.

The Fat Prophets Global Contrarian Fund is one of the investors in the Fund.

(a) Key management personnel

(i) Directors

The key management personnel of the Responsible Entity, during the period and up to the date of this report are:

Name	Title
Frank Tearle	Executive Director & Company Secretary
Sarah Wiesener	Executive Director & Company Secretary
Michael Sutherland	Executive Director

Key management personnel of the Responsible Entity and their associated entities did not hold any units in the Fund during the year ended at 30 June 2022.

The Fund has not made, guaranteed or secured, directly or indirectly, any loans to the key management personnel at any time during the year ended at 30 June 2022.

(ii) Key Management Compensation

Key management personnel of the Responsible Entity have not been compensated out of the Fund for the year ended 30 June 2022.

No key management personnel have entered into any other transactions with the Fund during the financial year and there were no material balances involving key management personnel's interests outstanding at the end of the financial year.

(b) Other Key Management Personnel

The key management personnel of the Investment Manager during the year and up to the date of this report are:

Name	Title
Simon Wheatley	Chief Investment Officer
Angus Geddes	Chief Executive Officer

Fat Prophets Global Property Fund

Notes to the financial statements

13. Related Party Transactions (continued)

(b) Other Key Management Personnel (continued)

(i) Other Key Management Personnel Unitholdings

Except as disclosed above, no key management personnel have entered into any other transactions with the Fund during the financial year and there were no material balances involving key management personnel's interests outstanding at the end of the financial year.

Unitholder	Number of Units held opening	Number of units acquired	Number of units disposed	Number of Units held closing	Fair value of investment (\$)	% Interest held	Distributions paid/payable by the Fund (\$)
Simon Wheatley	34,500	-	-	34,500	30,860	0.15%	2,070
The Fat Prophets Global Contrarian Fund	1,105,209	-	-	1,105,209	988,609	4.87%	66,313
Total	1,139,709	-	-	1,139,709	1,019,469	5.02%	68,383

(ii) Other Key Management Compensation

Key management personnel of the Investment Manager have not been compensated out of the Fund for the year ended 30 June 2022.

14. Commitments and Contingencies

There are no commitments or contingencies as at 30 June 2022 (30 June 2021: Nil).

15. Subsequent Events

The investment manager has been given Board approval to undertake a buyback of up to 10% of its units on issue.

This arrangement shall cease on 15 January 2023.

Unitholder Information

(a) Distribution of Ordinary Units

Analysis of number of ordinary unit holders by size of holding as below was applicable to 1 August 2022.

	Number of holders of ordinary shares
1 to 1,000	44
1,001 to 5,000	116
5,001 to 10,000	127
10,001 to 100,000	243
100,001 and over	19
	549
Holding less than a marketable parcel (of \$500)	27

Fat Prophets Global Property Fund

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Unitholder Information (continued)

(b) 20 Largest Unitholders

Top 20 unitholders of the Fund as at 1 August 2022 are listed out as follow.

Largest unitholders	Unit held	% of issued units
CITICORP NOMINEES PTY LIMITED	7,092,531	31.23%
J P MORGAN NOMINEES AUSTRALIA	1,356,337	5.97%
BNP PARIBAS NOMINEES PTY LTD	1,105,209	4.87%
CASTLE PARTNERS PTY LTD	443,083	1.95%
MR DAVID COOPER + MS ADRIENNE WITTEMAN	428,496	1.89%
CITICORP NOMINEES PTY LIMITED <DPSL A/C>	422,203	1.86%
C J MAGAREY PTY LTD	400,000	1.76%
MR TREVOR JAMES SUTHERLAND + MRS KAREN ANNE SUTHERLAND	250,528	1.10%
M&L MCCAULEY INVESTMENTS PTY	215,217	0.95%
LE CHEM PTY LTD	195,688	0.86%
RK & DF CONSULTING PTY LT	175,000	0.77%
COOMBS CORP PTY LTD	150,000	0.66%
WONDAKIA PTY LTD	150,000	0.66%
TRENDSETTER TRAVEL & CRUISE CENTRE PTY LTD	139,328	0.61%
MR JOHNATHON MATTHEWS	128,540	0.57%
DR MARTYN FIELDS & DR SARAH HENDERSON	127,500	0.56%
MR GRAHAM DRUMMOND & VALERIE DRUMMOND	125,000	0.55%
PROVIDENCE GOLD AND MINERALS PTY LTD	114,566	0.50%
JOWENE PTY LIMITED	101,735	0.45%
KENJOK PTY LTD	100,000	0.44%
Total	13,220,961	58.21%

(c) Substantial Unitholders

Name of unitholder	Number of units	% of units issued
"CITICORP NOMINEES PTY LIMITED"	7,092,531	31.23%

(d) Voting Rights

On a show of hands, each member of the Fund has 1 vote and on a poll, each member of the Fund has 1 vote for each dollar of the value of the total interests they have in the Fund.

Fat Prophets Global Property Fund

Notes to the financial statements

Corporate Information

Directors

Name	Title
Frank Tearle	Executive Director & Company Secretary
Sarah Wiesener	Executive Director & Company Secretary
Michael Sutherland	Executive Director

Registered Office

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Telephone: (02) 8277 0000

Investment Manager

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(Australian Financial Services Licence Number: 229183)
Telephone: (02) 9024 6788

Registry

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Sydney NSW 2000
Telephone: 1300 554 474
Facsimile: (02) 9287 0303

Auditor

PKF (NS) Audit & Assurance Limited Partnership
Level 8
1 O'Connell Street
Sydney NSW 2000

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Website: www.fpproperty.com.au

Corporate Governance Statement link: <https://fpproperty.com.au/a-homepage-section/>