

Managed Portfolio Series International Property Securities Fund 1

ARSN 625 872 602

**Annual report - for the year ended
30 June 2022**

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These financial statements cover Managed Portfolio Series International Property Securities Fund 1 as an individual entity.

The Responsible Entity of Managed Portfolio Series International Property Securities Fund 1 is Westpac Financial Services Limited (ABN 20 000 241 127). The Responsible Entity's registered office is Level 18, 275 Kent Street, Sydney, NSW 2000.

Directors' report

The directors of Westpac Financial Services Limited, the Responsible Entity of the Managed Portfolio Series International Property Securities Fund 1 ("the Fund"), present their report together with the Fund's financial statements for the year ended 30 June 2022.

Principal activities

During the year, the Fund continued to invest in equities and derivatives in accordance with the provisions of the governing documents. Through these investments, the Fund was exposed to Australian and international property trusts.

The Fund did not have any employees during the year.

There were no significant changes in the nature of the Fund's activities during the year.

Directors

The following persons held office as directors of Westpac Financial Services Limited during the year or since the end of the year and up to the date of this report:

Vicki Allen
Andrew Rutherford
Jonathan Sweeney
Katherine Vincent (resigned 4 October 2021)

Review and results of operations

On 27 May 2022 Westpac Financial Services Limited agreed to retire as Responsible Entity of the Fund on appointment of Advance Asset Management Limited as Responsible Entity of the Fund. This change in Responsible Entity is likely to occur prior to 31 December 2022.

Market disruptions associated with current geopolitical events have had a global impact, and uncertainty exists as to their implications. Such disruptions can adversely affect the assets of the Fund and thus the performance of the Fund. Management is continuing to monitor this development and evaluate its impact on the Fund.

There have been no other significant changes to the Fund's operations since the previous financial year. The Fund continued to invest in accordance with the investment objectives and guidelines as set out in the governing documents of the Fund and the provisions of the Fund's Constitution.

The performance of the Fund, as represented by the results of its operations, was as follows:

	Year ended	
	30 June 2022	30 June 2021
Operating profit/(loss) (\$'000)	<u>(8,512)</u>	<u>15,081</u>
<i>Distributions</i>		
Distributions paid and payable (\$'000)	<u>-</u>	<u>5,306</u>
Distributions (cents per unit)	<u>-</u>	<u>9.1114</u>

Directors' report (continued)

The key differences, if any, between net assets for unit pricing purposes and net assets as reported in the financial statements prepared under Australian Accounting Standards have been outlined below:

	As at	
	30 June 2022 \$'000	30 June 2021 \$'000
Redemption value of outstanding units	60,286	61,568
Adjustment for differences in valuation inputs	75	-
Net assets attributable to unitholders	60,361	61,568

Significant changes in the state of affairs

Other than as noted in this report, in the opinion of the directors, there were no significant changes in the state of affairs of the Fund that occurred during the financial year.

Matters subsequent to the end of the financial year

No matter or circumstance has arisen since 30 June 2022 that has significantly affected, or may significantly affect:

- (i) the operations of the Fund in future financial years, or
- (ii) the results of those operations in future financial years, or
- (iii) the state of affairs of the Fund in future financial years.

Likely developments and expected results of operations

The Fund will continue to be managed in accordance with the investment objectives and guidelines as set out in the governing documents of the Fund and in accordance with the provisions of the Fund's Constitution.

The results of the Fund's operations will be affected by a number of factors, including the performance of investment markets in which the Fund invests. Investment performance is not guaranteed and future returns may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

It is likely that Westpac Financial Services Limited will retire as Responsible Entity of the Fund and Advance Asset Management Limited will be appointed as Responsible Entity prior to 31 December 2022. On 26 May 2022, Westpac Banking Corporation announced the sale of Advance Asset Management Limited to Mercer (Australia) Pty Ltd. The sale is expected to be completed by 30 June 2023.

Indemnity and insurance of officers

No insurance premiums are paid for out of the assets of the Fund for insurance cover provided to the officers of the Responsible Entity.

Indemnity of auditors

The auditors of the Fund are in no way indemnified out of the assets of the Fund.

Fees paid to and interests held in the Fund by the Responsible Entity or its associates

Fees paid to the Responsible Entity and its associates out of Fund property during the year are disclosed in note 14 to the financial statements.

No fees were paid out of Fund property to the directors of the Responsible Entity during the year.

The number of interests in the Fund held by the Responsible Entity or its associates as at the end of the financial year are disclosed in note 14 to the financial statements.

Directors' report (continued)

Interests in the Fund

The movement in units on issue in the Fund during the year is disclosed in note 8 to the financial statements.

The value of the Fund's assets and liabilities is disclosed in the balance sheet and derived using the basis set out in note 2 to the financial statements.

Environmental regulation

The operations of the Fund are not subject to any particular or significant environmental regulations under a Commonwealth, State or Territory law.

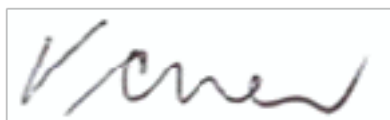
Rounding of amounts to the nearest thousand dollars

Amounts in the Directors' report have been rounded to the nearest thousand dollars in accordance with *Australian Securities & Investments Commission ("ASIC") Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, 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*, is set out on page 5.

This report is made in accordance with a resolution of the directors.



Vicki Allen
Director



Jonathan Sweeney
Director


Sydney
23 September 2022



Auditor's Independence Declaration

As lead auditor for the audit of Managed Portfolio Series International Property Securities Fund 1 for the year ended 30 June 2022, I declare that to the best of my knowledge and belief, there have been:

- (a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.


Darren Ross
Partner
PricewaterhouseCoopers

Sydney
23 September 2022

Managed Portfolio Series International Property Securities Fund 1
Statement of comprehensive income
For the year ended 30 June 2022

Statement of comprehensive income

	Notes	Year ended	
		30 June 2022	30 June 2021
		\$'000	\$'000
Income			
Interest income		1	-
Dividend income		395	337
Distribution income		1,516	1,507
Net gains/(losses) on financial instruments held at fair value through profit or loss		(9,457)	14,146
Other income		<u>10</u>	<u>15</u>
Total income/(loss)		<u>(7,535)</u>	<u>16,005</u>
Expenses			
Responsible Entity's fees	14(d)	582	489
Withholding tax on foreign income		216	201
Transaction costs		33	228
Other operating expenses	6	<u>146</u>	<u>6</u>
Total operating expenses		<u>977</u>	<u>924</u>
Operating profit/(loss)		<u>(8,512)</u>	<u>15,081</u>
Profit/(loss) for the year		(8,512)	15,081
Other comprehensive income		<u>-</u>	<u>-</u>
Total comprehensive income for the year		<u>(8,512)</u>	<u>15,081</u>

The above statement of comprehensive income should be read in conjunction with the accompanying notes.

Managed Portfolio Series International Property Securities Fund 1
Balance sheet
As at 30 June 2022

Balance sheet

		As at	
		30 June 2022	30 June 2021
	Notes	\$'000	\$'000
Assets			
Cash and cash equivalents	10	2,497	1,779
Unsettled sales		11	326
Accrued income		327	394
Receivables		3	4
Financial assets held at fair value through profit or loss	11	<u>59,333</u>	<u>65,831</u>
Total assets		<u>62,171</u>	<u>68,334</u>
Liabilities			
Unsettled purchases		15	317
Distribution payable	9	-	5,306
Payables		43	47
Financial liabilities held at fair value through profit or loss	12	<u>1,752</u>	<u>1,096</u>
Total liabilities		<u>1,810</u>	<u>6,766</u>
Net assets attributable to unitholders - equity	8	<u>60,361</u>	<u>61,568</u>

The above balance sheet should be read in conjunction with the accompanying notes.

Managed Portfolio Series International Property Securities Fund 1
Statement of changes in equity
For the year ended 30 June 2022

Statement of changes in equity

	Notes	Year ended	
		30 June 2022	30 June 2021
		\$'000	\$'000
Total equity at the beginning of the financial year		61,568	50,042
Comprehensive income for the year			
Profit/(loss) for the year		(8,512)	15,081
Other comprehensive income		-	-
Total comprehensive income for the year		<u>(8,512)</u>	<u>15,081</u>
Transactions with unitholders			
Applications	8	7,228	5,224
Redemptions	8	(4,435)	(3,488)
Units issued upon reinvestment of distributions	8	4,512	15
Distributions paid and payable	9	-	(5,306)
Total transactions with unitholders		<u>7,305</u>	<u>(3,555)</u>
Total equity at the end of the financial year		<u>60,361</u>	<u>61,568</u>

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Managed Portfolio Series International Property Securities Fund 1
Statement of cash flows
For the year ended 30 June 2022

Statement of cash flows

		Year ended	
		30 June 2022	30 June 2021
	Notes	\$'000	\$'000
Cash flows from operating activities			
Proceeds from sale of financial instruments held at fair value through profit or loss		17,644	166,481
Purchase of financial instruments held at fair value through profit or loss		(20,012)	(168,195)
Transaction costs		(33)	(228)
Dividends received		354	338
Distributions received		1,398	1,212
Other income received		11	16
Responsible Entity's fees received/(paid)		(586)	(480)
Payment of other expenses		<u>(146)</u>	<u>(6)</u>
Net cash outflow from operating activities	15(a)	<u>(1,370)</u>	<u>(862)</u>
Cash flows from financing activities			
Proceeds from applications by unitholders		7,228	5,224
Payments for redemptions by unitholders		(4,435)	(3,488)
Distributions paid		<u>(794)</u>	<u>(2)</u>
Net cash inflow from financing activities		<u>1,999</u>	<u>1,734</u>
Net increase in cash and cash equivalents		629	872
Cash and cash equivalents at the beginning of the year		1,779	944
Effects of foreign currency exchange rate changes on cash and cash equivalents		<u>89</u>	<u>(37)</u>
Cash and cash equivalents at the end of the year	10	<u>2,497</u>	<u>1,779</u>
Non-cash transactions	15(b)		

The above statement of cash flows should be read in conjunction with the accompanying notes.

1 General information

These financial statements cover Managed Portfolio Series International Property Securities Fund 1 ("the Fund") as an individual entity. The Fund was constituted on 26 April 2018.

The Responsible Entity of the Fund is Westpac Financial Services Limited ("the Responsible Entity"). The Responsible Entity's registered office is Level 18, 275 Kent Street, Sydney, NSW 2000. The financial statements are presented in Australian currency.

During the year, the Fund continued to invest in equities and derivatives in accordance with the provisions of the governing documents. Through these investments, the Fund was exposed to Australian and international property trusts.

The financial statements were authorised for issue by the directors of the Responsible Entity on 23 September 2022. The directors of the Responsible Entity have the power to amend and reissue the financial statements.

2 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Accounting Standards Board and the *Corporations Act 2001* in Australia. The Fund is a for-profit unit trust for the purpose of preparing the financial statements.

The financial statements are prepared on the basis of fair value measurement of assets and liabilities except where otherwise stated.

The balance sheet is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and do not distinguish between current and non-current. All balances are expected to be recovered or settled within 12 months, except for financial assets at fair value through profit or loss.

The Fund manages financial assets and liabilities at fair value through profit or loss based on the economic circumstances at any given point in time, as well as to meet any liquidity requirements. As such it is expected that a portion of the portfolio will be realised within 12 months, however an estimate cannot be reliably determined at the end of the reporting period.

In the case of net assets attributable to unitholders, the units are redeemed on demand at the unitholder's option. However holders of these instruments typically retain them for the medium to long term. As such the amount expected to be settled within 12 months cannot be reliably determined at the end of the reporting period.

(i) Compliance with International Financial Reporting Standards

The financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

(ii) Comparatives

Certain comparative figures have been restated to conform with the financial statement presentation adopted for the current year.

(iii) New and amended standards adopted by the Fund

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2021 that have a material impact on the amounts recognised in the financial statements in the prior, current or future periods.

(i) Recognition/derecognition

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

Financial assets and liabilities are derecognised when the contractual right to cash flows from the investments has expired or has been transferred, and the Fund has transferred substantially all of the risks and rewards of ownership.

(ii) Classification

The Fund classifies its financial instruments based on its business model for managing its investments and their contractual cash flow characteristics. The Fund's investments are managed and performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy. The Fund's policy is for the Responsible Entity to evaluate the information about the investments on a fair value basis together with other related financial information.

2 Summary of significant accounting policies (continued)

Financial instruments (continued)

For equity securities and derivatives, the contractual cash flows held by the Fund are not solely principal and interest. Consequently, these investments are measured at fair value through profit or loss. Derivative contracts that have a negative fair value are presented as financial liabilities at fair value through profit or loss.

(iii) Measurement

At initial recognition, a financial asset or liability is measured at fair value. Transaction costs associated with financial assets and liabilities carried at fair value through profit or loss are expensed in the statement of comprehensive income.

Subsequent to initial recognition, all financial assets and liabilities at fair value through profit or loss are measured at fair value. Gains and losses arising from changes in the fair value of the financial assets or financial liabilities at fair value through profit or loss are presented in the statement of comprehensive income within net gains/(losses) on financial instruments held at fair value through profit or loss in the period in which they arise.

Refer to note 5 for further details on how the fair values of financial instruments are determined.

(iv) Offsetting financial instruments

Financial assets and liabilities may be offset, and the net amount reported, in the balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. Refer to note 4 for further details.

(b) Net assets attributable to unitholders

Units are redeemable at the unitholder's option, however applications and redemptions may be suspended by the Responsible Entity if it is in the best interests of all unitholders. The units are classified as equity as the Fund has only one class of units and no contractual obligation to pay distributions.

A unitholder can redeem units at any time for cash based on the redemption price, which is equal to a proportionate share of the Fund's net asset value.

Units are classified as equity when they satisfy the following criteria under AASB 132 *Financial Instruments: Presentation*:

- the puttable financial instrument entitles the holder to a pro-rata share of net assets in the event of the Fund's liquidation,
- the puttable financial instrument is in the class of instruments that is subordinate to all other classes of instruments and class features are identical,
- the puttable financial instrument does not include any contractual obligations to deliver cash or another financial asset, or to exchange financial instruments with another entity under potentially unfavourable conditions to the Fund, and it is not a contract settled in the Fund's own equity instruments, and
- the total expected cash flows attributed to the puttable financial instrument over its life are based substantially on the profit or loss of the Fund.

(c) Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash at bank, deposits held at call with financial institutions and investments in cash management trusts where they hold short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Payments and receipts relating to the purchase and sale of financial assets and liabilities are classified as cash flows from operating activities, as movements in the fair value of these securities represent the Fund's main income generating activity.

(d) Accrued income

Accrued income may include amounts owed to the Fund for dividends, trust distributions and interest. Dividends and trust distributions are accrued when the right to receive payment is established. Interest is accrued from the time of last payment. Amounts are generally received within 45 days of being recorded as receivables.

2 Summary of significant accounting policies (continued)

(e) Unsettled sales/purchases

Unsettled sales/purchases represent receivables for securities sold and/or payables for securities purchased that have been contracted for but not yet delivered by the end of the reporting period.

These amounts are recognised initially at fair value and subsequently measured at amortised cost. At each reporting date, the Fund measures the loss allowance on unsettled sales/purchases at an amount equal to the lifetime expected credit losses if the credit risk has increased significantly since initial recognition. If, at the reporting date, the credit risk has not increased significantly since initial recognition, the Fund measures the loss allowance at an amount equal to 12-month expected credit losses. The amount of the impairment loss is recognised in the statement of comprehensive income within other expenses.

(f) Receivables

Receivables include such items as Reduced Input Tax Credits ("RITC") and application monies receivable from unitholders.

(g) Payables

Payables include liabilities, accrued expenses and redemption monies owing by the Fund which are unpaid as at the end of the reporting period.

Where the Responsible Entity has attributed income, a separate distribution payable is recognised in the balance sheet as at the end of each reporting period where this amount remains unpaid as at the end of the reporting period.

(h) Investment income

Interest income is recognised in the statement of comprehensive income for all financial instruments that are not held at fair value through profit or loss as it accrues.

Dividend income is recognised when the Fund's right to receive payment is established with any related foreign withholding tax recorded as an expense. The Fund currently incurs withholding tax imposed by certain countries on investment income. Such income is recorded gross of withholding tax in the statement of comprehensive income.

Trust distributions (including distributions from cash management trusts) are recognised on an entitlements basis.

(i) Expenses

All expenses, including Responsible Entity's fees, are recognised in the statement of comprehensive income on an accruals basis.

Regulatory reforms have required the Responsible Entity to undertake significant programs of work in order to implement the reforms. The Responsible Entity is entitled to be reimbursed out of the Fund for the costs incurred in connection with implementing these regulatory reforms. Such costs are recognised in the statement of comprehensive income on an accruals basis.

(j) Income tax

Under current legislation, the Fund is not subject to income tax provided it attributes or distributes (as appropriate) the entirety of its taxable income to its unitholders.

Financial instruments held at fair value may include unrealised capital gains. Should such a gain be realised, that portion of the gain that is subject to capital gains tax will be included in the Fund's taxable income for distribution/attribution, so that the Fund is not subject to capital gains tax.

Realised capital losses are not distributed to unitholders but are retained in the Fund to be offset against any realised capital gains. If realised capital gains exceed realised capital losses, the excess is distributed or attributed to unitholders.

To the extent allowable by taxation legislation, the benefits of imputation credits and foreign tax paid are passed on to unitholders.

(k) Distributions

In accordance with the Fund's Constitution, the Responsible Entity is entitled to determine the amounts to be distributed to unitholders. The distributions are recognised in the statement of changes in equity.

2 Summary of significant accounting policies (continued)

(l) Foreign currency translation

(i) Functional and presentation currency

Items included in the Fund's financial statements are measured using the currency of the primary economic environment in which it operates (the "functional currency"). This is the Australian dollar, which reflects the currency of the economy in which the Fund operates and is regulated. The Australian dollar is also the presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translations at period end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when fair value is determined. Translation differences on assets and liabilities carried at fair value are reported in the statement of comprehensive income on a net basis within net gains/(losses) on financial instruments held at fair value through profit or loss.

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

The GST incurred on the costs of various services provided to the Fund, such as management fees, has been passed onto the Fund. The Fund qualifies for RITC, hence fees and other expenses have been recognised in the statement of comprehensive income net of the amount of GST recoverable from the Australian Taxation Office ("ATO"). Accounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in receivables in the balance sheet. Cash flows relating to GST are included in the statement of cash flows on a gross basis.

(n) Use of estimates

Management makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

For the majority of the financial instruments held, quoted market prices are readily available. However, certain financial instruments, for example over-the-counter derivatives or unquoted securities, are fair valued using valuation techniques. Where valuation techniques (for example, pricing models) are used to determine fair values, they are validated and periodically reviewed by experienced personnel, independent of the area that created them.

To the extent practicable, models use observable data. However areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

For certain other financial instruments, including unsettled sales and purchases and payables, the carrying amounts approximate fair value due to the short-term nature of these financial instruments.

Refer to note 5 for further details on how fair value is calculated.

(o) New accounting standards and interpretations

A number of new accounting standards and interpretations have been published that are not mandatory for the 30 June 2022 reporting period. None of these are expected to have a material effect on the financial statements of the Fund.

(p) Rounding of amounts

The Fund is an entity of the kind referred to in *Australian Securities & Investments Commission ("ASIC") Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, relating to the 'rounding off' amounts in the financial statements. Amounts in the financial statements have been rounded off to the nearest thousand dollars, unless otherwise indicated.

3 Financial risk management

The Fund's activities expose it to a variety of financial risks: market risk (including price risk, foreign exchange risk and interest rate risk), credit risk and liquidity risk.

The Fund's overall risk management program focuses on ensuring compliance with its governing documents and seeks to maximise the returns derived for the level of risk to which the Fund is exposed. Derivative financial instruments may also be used (or are used) to alter certain risk exposures. Financial risk management is carried out by the investment manager in accordance with board approved policies.

The Fund uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate, foreign exchange and price risks and ratings analysis for credit risk.

The investment manager mitigates these financial risks through diversification and a careful selection of securities and other financial instruments within specified limits.

The Fund's performance exceptions to its benchmark are reported to the board on a regular basis.

Market disruptions associated with current geopolitical events have had a global impact, and uncertainty exists as to their implications. Such disruptions can adversely affect the assets of the Fund and thus the performance of the Fund. Management is continuing to monitor this development and evaluate its impact on the Fund.

(a) Market risk

(i) Price risk

Price risk is the risk that the fair value of a financial instrument will fluctuate because of changes in market prices.

Price risk arises on investments held for which prices in the future are uncertain. These are classified in the balance sheet as at fair value through profit or loss. All security investments present a risk of loss of capital.

Exceptions to compliance are reported to the board on a regular basis.

The table presented in note 3(b) summarises sensitivity analysis to price risk.

(ii) Foreign exchange risk

The Fund holds monetary and non-monetary assets denominated in currencies other than the Australian dollar. The foreign exchange risk relating to non-monetary assets and liabilities is a component of price risk and not foreign exchange risk. Foreign exchange risk arises as the value of monetary securities denominated in other currencies fluctuates due to changes in exchange rates.

Foreign currency contracts are used to manage foreign exchange risk. Alternatively these instruments are used to increase exposure to preferred foreign currencies.

Exceptions to compliance are reported to the board on a regular basis.

3 Financial risk management (continued)

(a) Market risk (continued)

(ii) Foreign exchange risk (continued)

The table below summarises the assets and liabilities, monetary and non-monetary, which are denominated in a currency other than the Australian dollar.

As at 30 June 2022

	US Dollars AS'000	Euro AS'000	Hong Kong Dollars AS'000	Japanese Yen AS'000	Other currencies AS'000	Total AS'000
Cash and cash equivalents	40	77	10	25	20	172
Unsettled sales	11	-	-	-	-	11
Accrued income	182	43	19	18	32	294
Financial assets held at fair value through profit or loss	36,187	4,117	2,478	5,476	8,236	56,494
Unsettled purchases	(6)	(9)	-	-	-	(15)
Financial liabilities held at fair value through profit or loss	(1,374)	(69)	(80)	(121)	(108)	(1,752)
Net increase/(decrease) in exposure from forward currency contracts						
- sell foreign currency	(42,236)	(4,336)	(2,310)	(5,276)	(9,481)	(63,639)
- buy foreign currency	5,299	9	-	-	-	5,308
Total exposure	(1,897)	(168)	117	122	(1,301)	(3,127)
Total monetary assets/(liabilities) exposure	<u>(36,710)</u>	<u>(4,216)</u>	<u>(2,281)</u>	<u>(5,233)</u>	<u>(9,429)</u>	<u>(57,869)</u>

As at 30 June 2021

	US Dollars AS'000	Euro AS'000	Hong Kong Dollars AS'000	Japanese Yen AS'000	Other currencies AS'000	Total AS'000
Cash and cash equivalents	27	78	10	47	19	181
Unsettled sales	193	94	-	15	24	326
Accrued income	264	34	13	25	24	360
Financial assets held at fair value through profit or loss	36,941	5,646	4,180	6,317	9,684	62,768
Unsettled purchases	(271)	(46)	-	-	-	(317)
Financial liabilities held at fair value through profit or loss	(855)	(2)	(94)	(95)	(50)	(1,096)
Net increase/(decrease) in exposure from forward currency contracts						
- sell foreign currency	(38,617)	(5,970)	(4,237)	(6,555)	(9,636)	(65,015)
- buy foreign currency	1,362	46	-	-	-	1,408
Total exposure	(956)	(120)	(128)	(246)	65	(1,385)
Total monetary assets/(liabilities) exposure	<u>(37,042)</u>	<u>(5,764)</u>	<u>(4,214)</u>	<u>(6,468)</u>	<u>(9,569)</u>	<u>(63,057)</u>

Foreign exchange risk is measured using sensitivity analysis. The table presented in note 3(b) summarises sensitivity analysis to foreign exchange risk.

3 Financial risk management (continued)

(a) Market risk (continued)

(iii) Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Changes in interest rates can have a direct or indirect impact on the investment value and/or returns of all types of assets.

The Fund does not have any significant direct exposure to interest rate risk.

(b) Summarised sensitivity analysis

The following table summarises the sensitivity of the operating profit and net assets attributable to unitholders to price risk and foreign exchange risk. The analysis is based on reasonably possible movements in the risk variables applied to the Fund's net assets. The reasonably possible movements in the risk variables have been determined based on management estimates, having regard to a number of factors including historical levels of changes in market indices, security prices and/or benchmark returns, interest rates and foreign exchange rates. However actual movements in the risk variables may be greater or less than anticipated due to a number of factors. As a result historic variations in risk variables are not a definitive indicator of future variations in the risk variables.

The reasonably possible movements in the risk variables are based on long term averages consistent with the investing profile of the Fund.

	Impact on operating profit/(loss)/ Net assets attributable to unitholders			
	Price risk		Foreign exchange risk*	
	-20% (2021: -20%)	+20% (2021: +20%)	-10% (2021: -10%)	+10% (2021: +10%)
As at	\$'000	\$'000	\$'000	\$'000
30 June 2022	(11,853)	11,853	(5,787)	5,787
30 June 2021	(13,165)	13,165	(6,306)	6,306

In determining the impact of an increase/(decrease) in net assets attributable to unitholders arising from market risk, the Responsible Entity has considered prior period and expected future movements of the portfolio based on market information.

* The foreign exchange risk is calculated using the reasonably possible percentage times the total monetary assets/(liabilities) exposure calculated in note 3(a)(ii). The foreign exchange risk of a positive reasonably possible percentage represents the strengthening of the Australian dollar against other currencies and a negative reasonably possible percentage represents the weakening of the Australian dollar. The movements above are based only on the Fund's monetary positions including hedging derivatives. For derivative hedges, the foreign exchange sensitivity movements will be substantially offset by non-monetary movements in the market value of the financial assets being hedged.

(c) Credit risk

Credit risk is the risk that a counterparty will be unable to pay amounts in full when they fall due, causing a financial loss to the Fund.

Credit risk primarily arises from trading in derivative products. Other credit risk arises from cash and cash equivalents, deposits with banks and other financial institutions and amounts due from brokers.

The Fund determines credit risk and measures expected credit losses for financial assets measured at amortised cost using probability of default, exposure at default and loss given default. Management consider both historical analysis and forward looking information in determining any expected credit loss. Management considers the probability of default to be close to zero as these financial assets have a low risk of default and the counterparties have a strong capacity to meet their contractual obligations in the near term. As a result, no loss allowance has been recognised based on 12-month expected credit losses as any such impairment would be insignificant to the Fund.

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

3 Financial risk management (continued)

(c) Credit risk (continued)

Concentrations of direct credit risk are minimised primarily by:

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

Exceptions to compliance are reported to the board on a regular basis.

(d) Liquidity risk

Liquidity risk is the risk that sufficient cash resources may not be able to be generated to settle obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Fund is exposed to daily cash redemptions of redeemable units and daily margin calls on derivatives. The liquidity risk associated with the need to meet redemption requests is mitigated by maintaining adequate liquidity to fulfil usual redemption volumes. The Fund therefore primarily holds investments that are traded in an active market and can be disposed of readily.

The risk management guidelines adopted are designed to minimise liquidity risk through:

- ensuring that there is no significant exposure to illiquid or thinly traded financial instruments, and
- applying limits to ensure there is no concentration of liquidity risk to a particular counterparty.

Exceptions to the above are reported to the board on a regular basis.

From time to time, investments may be held in derivative contracts traded over the counter, which are not traded in an organised market and may be illiquid. These investments may not be able to be quickly liquidated at an amount close to their fair value to meet liquidity requirements or to respond to specific events such as deterioration in the creditworthiness of any particular issuer or counterparty. Any such investments held at the end of each reporting period are disclosed in the note on derivative financial instruments below.

(i) Maturities of non-derivative financial liabilities

The non-derivative financial liabilities of the Fund comprise distribution payable, unsettled purchases and payables. These have no contractual maturities but are typically settled within 30 days.

(ii) Maturities of derivative financial instruments liabilities

The table below details the contractual maturities of the derivative financial instruments liabilities which are measured at fair value and considered important to understanding the timing of cash flows.

	Less than 1 month \$'000	1 - 3 months \$'000	Greater than 3 months \$'000
As at 30 June 2022			
Net settled derivatives			
Forward currency contracts	(1,752)	-	-
	Less than 1 month \$'000	1 - 3 months \$'000	Greater than 3 months \$'000
As at 30 June 2021			
Net settled derivatives			
Forward currency contracts	(1,096)	-	-

4 Offsetting financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The gross and net positions of financial assets and liabilities that have been offset in the balance sheet are disclosed in the first three columns of the tables below.

Financial assets	Effects of offsetting on the balance sheet			Related amounts not offset		
	Gross amounts of financial assets	Gross amounts set off in the balance sheet	Net amount of financial assets presented in the balance sheet	Amounts subject to enforceable netting arrangements	Cash collateral	Net amount
As at 30 June						
2022						
Derivatives	66	-	66	(66)	-	-
Total	66	-	66	(66)	-	-
2021						
Derivatives	7	-	7	(7)	-	-
Total	7	-	7	(7)	-	-
Financial liabilities						
As at 30 June						
2022						
Derivatives	(1,752)	-	(1,752)	66	-	(1,686)
Total	(1,752)	-	(1,752)	66	-	(1,686)
2021						
Derivatives	(1,096)	-	(1,096)	7	-	(1,089)
Total	(1,096)	-	(1,096)	7	-	(1,089)

(i) *Enforceable netting arrangement – not currently enforceable*

Most agreements with derivative counterparties are based on the International Swaps and Derivatives Association (“ISDA”) Master Agreement. Under the terms of these arrangements, only where certain credit events occur (such as default), the net position owing/receivable to a single counterparty in the same currency will be taken as owing and all the relevant arrangements terminated. As the Fund does not presently have a legally enforceable right of set-off, these amounts have not been offset in the balance sheet and have been presented separately in the above table.

5 Fair value measurement

AASB 13 *Fair Value Measurement* requires disclosure of fair value measurements by level of the following fair value hierarchy:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1),
- inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly (level 2),
or
- inputs for the asset or liability that are not based on observable market data (unobservable inputs) (level 3).

Investments are valued in accordance with the accounting policies set out in note 2 to the financial statements.

(a) Fair value in an active market (level 1)

A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

For the majority of financial assets, information provided by independent pricing services is relied upon for valuation. Fair value inputs utilise the last traded prices for financial assets.

Where the last traded price does not fall within the bid-ask spread, an assessment is performed by management to determine the appropriate valuation price to use that is most representative of fair value.

(b) Fair value in an inactive or unquoted market (level 2 and level 3)

The fair value of financial assets and liabilities that are not traded in an active market is determined by using quoted market prices, dealer quotes and/or valuation techniques.

Forward currency contracts are valued using quoted exchange rates and yield curves derived from quoted interest rates matching maturities of the contracts as at the valuation date.

(i) Recognised fair value measurements

The following table presents the financial assets and liabilities measured and recognised at fair value by fair value hierarchy levels:

As at 30 June 2022	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets				
Financial assets held at fair value through profit or loss:				
Equity securities	59,267	-	-	59,267
Derivatives	-	66	-	66
Total	59,267	66	-	59,333
Financial liabilities				
Financial liabilities held at fair value through profit or loss:				
Derivatives	-	(1,752)	-	(1,752)
Total	-	(1,752)	-	(1,752)

5 Fair value measurement (continued)

(i) Recognised fair value measurements (continued)

As at 30 June 2021

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets				
Financial assets held at fair value through profit or loss				
Equity securities	65,824	-	-	65,824
Derivatives	<u>-</u>	<u>7</u>	<u>-</u>	<u>7</u>
Total	<u>65,824</u>	<u>7</u>	<u>-</u>	<u>65,831</u>
Financial liabilities				
Financial liabilities held at fair value through profit or loss:				
Derivatives	<u>-</u>	<u>(1,096)</u>	<u>-</u>	<u>(1,096)</u>
Total	<u>-</u>	<u>(1,096)</u>	<u>-</u>	<u>(1,096)</u>

Transfers into and transfers out of the fair value hierarchy levels are recognised at the end of the reporting period.

(ii) Transfers between levels

There were no transfers between levels as at 30 June 2022 or 30 June 2021.

(iii) Valuation processes

Management undertakes regular portfolio reviews to identify securities that may not be actively traded or have stale security pricing and could be regarded as level 2 or level 3 securities. Further analysis, should it be required, is undertaken to determine the accounting significance of the identified securities. In the event that the security is not actively traded an assessment is performed by management to determine the appropriate valuation price to use that is most representative of fair value.

(c) Fair values of non-financial instruments

Due to their short-term nature, the carrying value of receivables and payables are assumed to approximate their fair values.

6 Other operating expenses

	Year ended	
	30 June 2022 \$'000	30 June 2021 \$'000
Tax reclaims	145	-
Other	<u>1</u>	<u>6</u>
Total other operating expenses	<u>146</u>	<u>6</u>

7 Remuneration of auditors

	Year ended	
	30 June 2022	30 June 2021
	\$	\$
<i>Audit and other assurance services</i>		
Audit of financial statements	20,874	20,071
Other services*	<u>2,806</u>	<u>1,898</u>
Total remuneration for audit and other assurance services inclusive of GST	<u>23,680</u>	<u>21,969</u>

* Other services include compliance plan audit.

Audit fees were paid by the Responsible Entity for the years ended 30 June 2022 and 30 June 2021.

8 Net assets attributable to unitholders

Movements in number of units and net assets attributable to unitholders during the year were as follows:

	30 June 2022 No. '000	30 June 2021 No. '000	30 June 2022 \$'000	30 June 2021 \$'000
Opening balance	58,239	56,186	61,568	50,042
Profit/(loss) for the year	-	-	(8,512)	15,081
Applications	6,689	5,285	7,228	5,224
Redemptions	(4,088)	(3,249)	(4,435)	(3,488)
Units issued upon reinvestment of distributions	4,268	17	4,512	15
Distributions paid and payable	<u>-</u>	<u>-</u>	<u>-</u>	<u>(5,306)</u>
Closing balance	<u>65,108</u>	<u>58,239</u>	<u>60,361</u>	<u>61,568</u>

As stipulated within the Fund's Constitution, each unit represents a right to an individual share in the Fund and does not extend to a right to the underlying assets of the Fund. There are no separate classes of units and each unit has the same rights attached to it as all other units of the Fund.

(a) Capital risk management

Management manages the Fund's net assets attributable to unitholders as capital. The amount of net assets attributable to unitholders can change significantly on a daily basis as the Fund is subject to daily applications and redemptions at the discretion of unitholders.

Management monitors the level of daily applications and redemptions relative to the liquid assets in the Fund. In the event of a significant redemption, as permitted under the governing documents, management may decide to pay a special distribution and/or may delay payment of the redemption amount.

(b) Realised capital losses

At the end of the reporting period, the Fund had realised capital losses of \$Nil (2021: \$5,799,358) available to offset against future net capital gains.

Net realised capital losses are not finalised for taxation purposes, are unaudited and may change due to calculation adjustment, denial, offset or recoupment.

9 Distributions to unitholders

	Year ended			
	30 June 2022 \$'000	30 June 2022 CPU	30 June 2021 \$'000	30 June 2021 CPU
Distribution payable				
- 30 June	-	-	5,306	9,1114
Total	<u>-</u>	<u>-</u>	<u>5,306</u>	<u>9,1114</u>

10 Cash and cash equivalents

	As at	
	30 June 2022 \$'000	30 June 2021 \$'000
Cash at bank	2,325	1,598
Foreign currency holdings	<u>172</u>	<u>181</u>
Total cash and cash equivalents	<u>2,497</u>	<u>1,779</u>

11 Financial assets held at fair value through profit or loss

	As at	
	30 June 2022 Fair value \$'000	30 June 2021 Fair value \$'000
Financial assets held at fair value through profit or loss		
Equity securities	59,267	65,824
Derivatives (note 13)	<u>66</u>	<u>7</u>
Total financial assets held at fair value through profit or loss	<u>59,333</u>	<u>65,831</u>
Comprising:		
Equity securities		
Australian equity securities listed on a prescribed stock exchange	2,839	3,060
International equity securities listed on a prescribed stock exchange	<u>56,428</u>	<u>62,764</u>
Total equity securities	<u>59,267</u>	<u>65,824</u>
Derivatives		
Forward currency contracts	<u>66</u>	<u>7</u>
Total derivatives	<u>66</u>	<u>7</u>
Total financial assets held at fair value through profit or loss	<u>59,333</u>	<u>65,831</u>

An overview of the risk exposures and fair value measurements relating to financial assets at fair value through profit or loss is included in note 3 and note 5.

12 Financial liabilities held at fair value through profit or loss

	As at	
	30 June 2022	30 June 2021
	Fair value \$'000	Fair value \$'000
Financial liabilities held at fair value through profit or loss		
Derivatives (note 13)	1,752	1,096
Total financial liabilities held at fair value through profit or loss	1,752	1,096
Derivatives		
Forward currency contracts	1,752	1,096
Total derivatives	1,752	1,096
Total financial liabilities held at fair value through profit or loss	1,752	1,096

An overview of the risk exposures and fair value measurements relating to financial liabilities at fair value through profit or loss is included in note 3 and note 5.

13 Derivative financial instruments

A derivative is a financial instrument or other contract which is settled at a future date and whose value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating, credit index or other variable.

Derivative transactions are entered into in the normal course of business.

Derivative financial instruments require no initial net investment or an initial net investment that is smaller than would be required for other types of contracts that would be expected to have a similar response to changes in market factors.

Derivative transactions include many different instruments such as forward currency contracts. Derivatives are considered to be part of the investment process and the use of derivatives is an essential part of the Fund's portfolio management. Derivatives are not managed in isolation. Consequently the use of derivatives is multifaceted and includes:

- hedging to protect an asset or liability of the against a fluctuation in market values or to reduce volatility,
- a substitution for trading of physical securities, and
- adjusting asset exposures within the parameters set in the investment strategy, and/or adjusting the duration of fixed interest portfolios or the weighted average maturity of cash portfolios.

While derivatives are used for trading purposes, they are not used to gear (leverage) a portfolio. Gearing a portfolio occurs if the level of exposure to the markets exceeds the underlying value of the Fund.

13 Derivative financial instruments (continued)

The following derivative financial instruments were held during the year:

(a) Forward currency contracts

Forward currency contracts are agreements to receive or deliver a fixed quantity of foreign currency for an agreed upon price on an agreed future date. Forward currency contracts are primarily used to hedge against foreign currency exchange rate risks on non-Australian dollar denominated securities.

The derivative financial instruments held at the end of each reporting period are detailed below:

	As at	
	30 June 2022	30 June 2021
	Contract/ notional \$'000	Contract/ Notional \$'000
Buy		
Forward currency contracts	5,308	1,408
Sell		
Forward currency contracts	63,639	65,015

Risk exposures and fair value measurements

Information about the exposure to credit risk, foreign exchange risk, and interest rate risk and the methods and assumptions used in determining fair values is provided in note 3 and note 5 to the financial statements. The maximum exposure to credit risk at the end of the reporting period is the carrying amount of each class of derivative financial instruments disclosed above.

14 Related party transactions

(a) Responsible Entity

The Responsible Entity of the Fund is Westpac Financial Services Limited (ABN 20 000 241 127), a wholly owned subsidiary of Westpac Financial Services Group Ltd (ABN 50 000 326 312). The ultimate parent entity is Westpac Banking Corporation (ABN 33 007 457 141). The registered office of the Responsible Entity and the Fund is Level 18, 275 Kent Street, Sydney, NSW 2000.

(b) Directors

The directors of Westpac Financial Services Limited during the financial year or since the end of the year and up to the date of this report were as follows:

Vicki Allen
 Andrew Rutherford
 Jonathan Sweeney
 Katherine Vincent (resigned 4 October 2021)

14 Related party transactions (continued)

(c) Other key management personnel

Name	Position	Employer
Jason Yetton	Chief Executive, Specialist Businesses	Westpac Banking Corporation
Matthew Rady ⁽¹⁾	Chief Executive Officer, BT Financial Group	Westpac Banking Corporation
Katherine Vincent ⁽²⁾	Chief Strategy & Product Officer, BT Financial Group	Westpac Banking Corporation
Melinda Howes ⁽³⁾	Managing Director, BT Superannuation, BT Financial Group	Westpac Banking Corporation
Andrew Wallace ⁽⁴⁾	Managing Director, Personal & Corporate Superannuation, BT Financial Group	Westpac Banking Corporation

⁽¹⁾ Matthew Rady was classified as key management personnel effective 5 October 2021 following his appointment as Chief Executive Officer of BT Financial Group.

⁽²⁾ Katherine Vincent was classified as key management personnel effective 4 October 2021 following her resignation from the Westpac Financial Services Limited board.

⁽³⁾ Melinda Howes was no longer classified as key management personnel effective 3 December 2021 following her resignation from BT Financial Group.

⁽⁴⁾ Andrew Wallace was classified as key management personnel effective 21 February 2022 following his appointment to the role of Managing Director, Personal & Corporate Superannuation.

There was no other person with responsibility for planning, directing and controlling the activities of the Fund, directly or indirectly, during the financial year.

(d) Responsible Entity's/manager's fees and other transactions

For the year ended 30 June 2022, in accordance with the Fund's governing documents, the Fund incurred a total management fee of 0.85% (inclusive of GST, net of RITC available to the Fund) per annum (2021: 0.85%).

All expenses in connection with the preparation of accounting records and the maintenance of the unit register are fully borne by the Responsible Entity.

All related party transactions are conducted on normal commercial terms and conditions. The transactions during the year and amounts payable/(receivable) at the end of each reporting period between the Fund and the Responsible Entity were as follows:

	30 June 2022	30 June 2021
	\$	\$
Management fees incurred by the Fund	581,690	489,433
Aggregate amounts payable/(receivable) to/(from) the Responsible Entity at the end of the reporting period	42,862	47,055

14 Related party transactions (continued)

(e) Related party unitholdings

Parties related to the Fund (including the Responsible Entity, its related parties and other funds managed by the Responsible Entity) held units in the Fund as follows:

30 June 2022

Unitholder	Number of units held opening Units	Number of units held closing Unit	Interest held %	Number of units acquired Units	Number of units disposed Units	Distributions paid/payable by the Fund \$
Parent - Advance Property Securities Multi-Blend Fund	49,524,938	51,163,151	78.58	4,268,272	(2,630,059)	-

30 June 2021

Unitholder	Number of units held opening Units	Number of units held closing Units	Interest held %	Number of units acquired Units	Number of units disposed Units	Distributions paid/payable by the Fund \$
Parent - Advance Property Securities Multi-Blend Fund	51,816,856	49,524,938	85.04	17,124	(2,309,042)	4,512,417

(f) Transactions with key management personnel

Key management personnel services are provided by Westpac Financial Services Limited and included in the management fees disclosed in (d) above. There is no separate charge for these services. There was no compensation paid directly by the Fund to any of the key management personnel.

The Fund has not made, guaranteed or secured, directly or indirectly, any loans to the key management personnel or their personally related entities at any time during the reporting period.

Key management personnel unitholdings

At 30 June 2022, no key management personnel held units in the Fund (2021: Nil).

(g) Investments

The Fund did not hold any investments in the Responsible Entity or its related parties during the year (2021: \$Nil).

(h) Other transactions within the Fund

Apart from those details disclosed in this note, no key management personnel have entered into a material contract with the Fund during the financial year and there were no material contracts involving key management personnel's interests existing at the end of the reporting period.

15 Reconciliation of operating profit/(loss) to net cash inflow/(outflow) from operating activities

	Year ended	
	30 June 2022 \$'000	30 June 2021 \$'000
(a) Reconciliation of operating profit/(loss) to net cash inflow/(outflow) from operating activities		
Operating profit/(loss) for the year	(8,512)	15,081
Proceeds from sale of financial instruments held at fair value through profit or loss	17,644	166,481
Purchase of financial instruments held at fair value through profit or loss	(20,012)	(168,195)
Net (gains)/losses on financial instruments held at fair value through profit or loss	9,457	(14,146)
Net change in accrued income and receivables	57	(92)
Net change in payables	<u>(4)</u>	<u>9</u>
Net cash inflow/(outflow) from operating activities	<u>(1,370)</u>	<u>(862)</u>
(b) Non-cash transactions		
Distribution payments satisfied by the issue of units under the distribution reinvestment plan	<u>4,512</u>	<u>15</u>

16 Events occurring after the reporting period

No significant events have occurred since the end of the reporting period which would impact on the financial position of the Fund disclosed in the balance sheet as at 30 June 2022 or on the results and cash flows of the Fund for the year ended on that date.

17 Contingent assets and liabilities and commitments

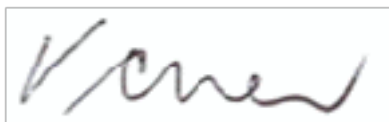
There are no outstanding contingent assets, liabilities or commitments as at 30 June 2022 and 30 June 2021.

Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) the financial statements and notes set out on pages 6 to 27 are in accordance with the *Corporations Act 2001*, including:
 - (i) complying with Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements, and
 - (ii) giving a true and fair view of the Fund's financial position as at 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
- (c) note 2(a) confirms that the financial statements comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

This declaration is made in accordance with a resolution of the directors.



Vicki Allen
Director



Jonathan Sweeney
Director

Sydney

23 September 2022



Independent auditor's report

To the unitholders of Managed Portfolio Series International Property Securities Fund 1

Our opinion

In our opinion:

The accompanying financial report of Managed Portfolio Series International Property Securities Fund 1 (the Fund) is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Fund's financial position as at 30 June 2022 and of its financial performance for the year then ended
- (b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

What we have audited

The financial report comprises:

- the balance sheet as at 30 June 2022
- the statement of comprehensive income for the year then ended
- the statement of changes in equity for the year then ended
- the statement of cash flows for the year then ended
- the notes to the financial statements, which include significant accounting policies and other explanatory information
- the directors' declaration.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* 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 Fund in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & 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 financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Other information

The directors of the Responsible Entity are responsible for the other information. The other information comprises the information included in the annual report for the year ended 30 June 2022, but does not include the financial report and our auditor's report thereon.

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Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, 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.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors of the Responsible Entity for the financial report

The directors of the Responsible Entity 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 of the Responsible Entity 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 preparing the financial report, the directors of the Responsible Entity are responsible for assessing the ability of the Fund to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors of the Responsible Entity either intends to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

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 the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf. This description forms part of our auditor's report.

PricewaterhouseCoopers

Darren Ross
Partner

Sydney
23 September 2022