

Aspen Property Trust

ARSN: 104 807 767

INTERIM FINANCIAL REPORT FOR THE HALF-YEAR ENDED 31 December 2023

Aspen Property Trust

Interim financial report table of contents

For the half-year ended 31 December 2023

Trust particulars	2
Directors' report	3
Auditor's independence declaration	5
Independent auditor's review report	6
Condensed consolidated interim statement of profit or loss and other comprehensive income	8
Condensed consolidated interim statement of financial position	9
Condensed consolidated interim statement of changes in equity	10
Condensed consolidated interim statement of cash flows	11
Notes to the condensed consolidated interim financial statements	12
Note 1. Reporting entity	12
Note 2. Basis of preparation	12
Note 3. Material accounting policy information	12
Note 4. Operating segments	12
Note 5. Receivables from related parties	13
Note 6. Investment properties	13
Note 7. Trade and other payables	14
Note 8. Interest bearing loans and borrowings	14
Note 9. Units on issue	15
Note 10. Earnings per unit	16
Note 11. Financial risk management	16
Note 12. Cash and cash equivalents	16
Note 13. Related party transactions	16
Note 14. Contingent liabilities	16
Note 15. Commitments	17
Note 16. Subsequent events	17
Note 17. New or amended accounting standards	17
Directors' declaration	18

Aspen Property Trust

Trust particulars

For the half-year ended 31 December 2023

The various services providers for the Aspen Property Trust (“the Trust”) are detailed below:

<u>Service</u>	<u>Provider</u>
Responsible Entity (“RE”)	Evolution Trustees Limited (“ET”)
Investment Manager	Aspen Funds Management Limited (“AFML”)
Custodian	Perpetual Corporate Trust Limited
Statutory Auditor	Deloitte Touche Tohmatsu (“Deloitte”)

Directors

The following persons held office as Directors of Evolution Trustees Limited for the period ended 31 December 2023:

David Grbin	Non-executive Chairman
Alexander Calder	Non-executive Director
Rupert Smoker	Executive Director
Ben Norman	Alternate Director

The following persons held office as Directors of Aspen Funds Management Limited for the period ended 31 December 2023:

Clive Appleton	Non-executive Chairman
Guy Farrands	Non-executive Director
John Carter	Executive Director
David Dixon	Executive Director

Registered Offices

Evolution Trustees Limited

Level 15
68 Pitt Street
Sydney NSW 2000, Australia
Telephone: (61 2) 8866 5150
Email: info@evolutiontrustees.com.au
Web Address: www.evolutiontrustees.com.au

Aspen Funds Management Limited

Suite 21, 285A Crown Street
285A Crown Street
Surry Hills NSW 2010, Australia
Telephone: (61 2) 9151 7500
Email: homemail@aspengroup.com.au
Web address: www.aspengroup.com.au

Auditor

Deloitte Touche Tohmatsu

Quay Quarter Tower
50 Bridge Street
Sydney NSW 2000

Stock Exchange Listing

The Trust’s units are listed on the Australian Securities Exchange (“ASX”) through Aspen Group Limited (“AGL”) under the ASX code APZ (stapled securities). Each stapled security comprises one unit in the Trust and one share in AGL. The Trust and AGL (and their controlled entities) form the consolidated entity (“Aspen Group” or “Group”). The Trust and its wholly owned subsidiary, Midland Property Trust (“MPT”), form the “Consolidated Trust”.

Aspen Property Trust

Directors' report

For the half-year ended 31 December 2023

The Directors of Evolution Trustees Limited ("ET") as responsible entity of the Trust present their report together with the condensed consolidated interim financial statements which comprises the Trust and its subsidiary (collectively referred to as the Consolidated Trust), for the period ended 31 December 2023, and the auditor's review report thereon.

Principal activities

The principal activities of the Consolidated Trust during the period is to invest into the accommodation sector. There was no significant change in the nature of the activities of the Consolidated Trust during the period.

Operating and financial review

The Consolidated Trust recorded a profit attributable to unit holders of \$8.202 million for the period ended 31 December 2023 (\$8.416 million for the period ended 31 December 2022).

Distribution

Ordinary distributions declared during the financial half-year were as follows:

Half-year ended	Record Date	Amount per unit 31 December 2023	Amount per unit 31 December 2022
31 December 2023	29 December 2023	4.25 cents	3.50 cents

Aspen Group's distribution policy considers the profitability of the Group, the taxable income of the Trust, capital expenditure requirements, forecast cash flows and the terms and conditions of its debt facility.

On 13 December 2023, Aspen Group announced an expected distribution of 4.25 cents per security in respect of the half-year ended 31 December 2023. This distribution has now been declared and is payable to securityholders on or around 29 February 2024.

Property portfolio

During the period, Highway 1 was independently revalued to \$37.648 million (30 June 2023: \$35.294 million). The independent valuation (and comparative) is for the entire property including the assets owned by AGL.

The other remaining properties held by the Trust were subject to Directors' valuation.

During the period, the Trust acquired SA water land adjacent to Highway 1 for \$1.34 million and Normanville land in SA for \$2.72 million (including transaction costs).

Capital management and financial position

At 31 December 2023, the Consolidated Trust together with AGL has entered into a new syndicated debt facility with Westpac and Bank of Queensland. The new limit is \$210 million, expires in December 2026, and the drawn margin is 200bps. At 31 December 2023, the Consolidated Trust's portion of the drawn debt was nil (30 June 2023: nil) and the gearing ratio was nil (30 June 2023: nil). The total debt drawn by the Group (including AGL) at 31 December 2023 was \$157.21 million (30 June 2023: \$139.31 million).

Likely developments

The Consolidated Trust continues to pursue growth opportunities that may arise in the accommodation sector, which meet the Group's strategic focus on affordable accommodation.

Significant changes in the state of affairs

Other than noted elsewhere in this Interim Financial Report, there were no significant changes in the state of affairs of the Consolidated Trust that occurred during the period under review.

Aspen Property Trust

Directors' report

For the half-year ended 31 December 2023

Events subsequent to reporting date

On 23 January 2024, the Aspen Group Limited announced its intention to make a takeover offer for all the ordinary shares in Eureka Group Holdings Limited (EGH) via an all-scrip transaction with an offer ratio of 0.26 APZ securities for 1 EGH share. A formal Bidder's Statement is expected to be issued in March 2024.

The interim distributions of 4.25 cents per security which was announced on 13 December 2023 was declared subsequent to balance date on 22 February 2024 will be payable on 29 February 2024.

Other than the above, there has not arisen any other item, transaction, or event of a material and unusual nature likely, in the opinion of the Directors of the responsible entity, to affect significantly the operations of the Consolidated Trust, the results of those operations, or the state of affairs of the Consolidated Trust, in future financial periods.

Rounding off

The Consolidated Trust is of the kind referred to in ASIC Corporations (Rounding in Financials/Directors' Reports) Instrument 2016/191, dated 24 March 2016, and in accordance with that Corporations Instrument amounts in the Directors' Report and the half-year financial report have been rounded off to the nearest thousand dollars, unless otherwise stated.

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 immediately after this directors' report

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



Rupert Smoker
Director

22 February 2024

22 February 2024

The Board of Directors
Evolution Trustees Limited
as Responsible Entity of Aspen Property Trust

Level 15, 68 Pitt Street
Sydney NSW 2000

Dear Board Members

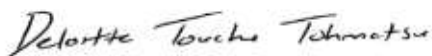
Auditor's Independence Declaration to Aspen Property Trust

In accordance with section 307C of the *Corporations Act 2001*, I am pleased to provide the following declaration of independence to the Board of Directors of Evolution Trustees Limited as Responsible Entity of Aspen Property Trust.

As lead audit partner for the review of the half year financial report of Aspen Property Trust for the half year ended 31 December 2023, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- The auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- Any applicable code of professional conduct in relation to the review.

Yours faithfully



DELOITTE TOUCHE TOHMATSU



Michael Kaplan
Partner
Chartered Accountants

Independent Auditor's Review to the Unitholders of Aspen Property Trust

Conclusion

We have reviewed the half-year financial report of Aspen Property Trust (the "Trust") and its controlled entities (together referred to as the "Group"), which comprises the condensed consolidated interim statement of financial position as at 31 December 2023, the condensed consolidated interim statement of profit or loss and other comprehensive income, the condensed consolidated interim statement of cash flows and the condensed consolidated interim statement of changes in equity for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the accompanying half-year financial report of the Group does not comply with the *Corporations Act 2001*, including:

- Giving a true and fair view of the Group's financial position as at 31 December 2023 and of its performance for the half-year ended on that date; and
- Complying with Accounting Standard AASB 134 Interim Financial Reporting and the *Corporations Regulations 2001*.

Basis for Conclusion

We conducted our review in accordance with ASRE 2410 Review of a *Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Half-year Financial Report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards) ("the Code") that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

Directors' Responsibilities for the Half-year Financial Report

The directors of the Responsible Entity of the Trust are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Review of the Half-year Financial Report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 31 December 2023 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Auditor's Responsibilities for the Review of the Half-year Financial Report (continued)

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU



Michael Kaplan
Partner
Chartered Accountants

Sydney, 22 February 2024

Aspen Property Trust

Condensed consolidated interim statement of profit or loss and other comprehensive income

For the half-year ended 31 December 2023

	Note	Consolidated 31 December 2023 \$'000	Consolidated 31 December 2022 \$'000
Revenue			
Rent from investment properties		2,946	2,845
Expenses			
Changes in fair value of investment properties		6,423	6,568
Operating expenses		(1,541)	(1,327)
Administration and general expenses		(102)	(85)
Profit from operating activities		7,726	8,001
Finance income		816	807
Finance expenses		(340)	(392)
Profit before income tax expense		8,202	8,416
Income tax expense		-	-
Profit after income tax expense for the half-year attributable to the unit holders of Aspen Property Trust		8,202	8,416
Other comprehensive income for the half-year, net of tax		-	-
Total comprehensive income for the half-year attributable to the unit holders of Aspen Property Trust		8,202	8,416
		Cents	Cents
Basic earnings per unit	10	4.56	4.98
Diluted earnings per unit	10	4.51	4.94

The above condensed consolidated interim statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

Aspen Property Trust

Condensed consolidated interim statement of financial position

As at 31 December 2023

	Note	Consolidated 31 December 2023 \$'000	Consolidated 30 June 2023 \$'000
Assets			
Current assets			
Cash at bank and on hand		104	95
Deferred finance costs		211	213
Total current assets		315	308
Non-current assets			
Deferred finance costs		362	-
Receivables from related parties	5	19,709	31,749
Investment properties	6	188,990	176,265
Total non-current assets		209,061	208,014
Total assets		209,376	208,322
Liabilities			
Current liabilities			
Trade and other payables	7	7,833	7,743
Total current liabilities		7,833	7,743
Total liabilities		7,833	7,743
Net assets		201,543	200,579
Equity			
Units on issue	9	413,184	412,762
Accumulated losses		(211,641)	(212,183)
Total equity		201,543	200,579

The above condensed consolidated interim statement of financial position should be read in conjunction with the accompanying notes

Aspen Property Trust

Condensed consolidated interim statement of changes in equity

For the half-year ended 31 December 2023

Consolidated	Unit on issue \$'000	Accumulated losses \$'000	Total equity \$'000
Balance at 1 July 2022	390,029	(217,509)	172,520
Profit after income tax expense for the half-year	-	8,416	8,416
Other comprehensive income for the half-year, net of tax	-	-	-
Total comprehensive income for the half-year	-	8,416	8,416
Issue of units, net of transaction costs	22,733	-	22,733
Transactions with unit holders in their capacity as unit holders: Distributions to unit holders	-	(6,280)	(6,280)
Balance at 31 December 2022	412,762	(215,373)	197,389
	Unit on issue \$'000	Accumulated losses \$'000	Total equity \$'000
Consolidated			
Balance at 1 July 2023	412,762	(212,183)	200,579
Profit after income tax expense for the half-year	-	8,202	8,202
Other comprehensive income for the half-year, net of tax	-	-	-
Total comprehensive income for the half-year	-	8,202	8,202
Issue of units, net of transaction costs	422	-	422
Transactions with unit holders in their capacity as unit holders: Distributions to unit holders	-	(7,660)	(7,660)
Balance at 31 December 2023	413,184	(211,641)	201,543

The above condensed consolidated interim statement of changes in equity should be read in conjunction with the accompanying notes

Aspen Property Trust

Condensed consolidated interim statement of cash flows

For the half-year ended 31 December 2023

	Consolidated	
	31 December 2023	31 December 2022
	\$'000	\$'000
Cash flows from investing activities		
Interest received	2	1
Net cash from investing activities	2	1
Cash flows from financing activities		
Proceeds from related entity loan ¹	701	306
Borrowing and financing costs	(694)	(191)
Net cash from financing activities	7	115
Net increase in cash and cash equivalents	9	116
Cash and cash equivalents at the beginning of the financial half-year	95	212
Cash and cash equivalents at the end of the financial half-year	104	328

¹ This excludes the non-cash impact of:

- Provision of \$12.040 million of additional funding from AGL to the Trust for the period ended 31 December 2023 including distributions paid by AGL on behalf of the Trust totalling \$7.625 million, and asset acquisitions paid by AGL on behalf of the Trust totalling \$4.020 million.

Aspen Property Trust

Notes to the condensed consolidated interim financial statements

For the half-year ended 31 December 2023

Note 1. Reporting entity

Aspen Property Trust (the "Trust") is an Australian resident trust. The address of the Trust's registered office is Level 15, 68 Pitt Street, Sydney NSW 2000. The Trust forms part of Aspen Group's stapled security structure consisting of one share in Aspen Group Limited ("AGL") and one unit in the Trust. The consolidated financial statements of the Trust (the "Consolidated Trust") as at and for the half-year ended 31 December 2023 comprise the Trust and its subsidiary. The Trust is a for-profit entity and is primarily involved in the investment in income-producing accommodation property.

Note 2. Basis of preparation

(a) Statement of Compliance

The consolidated financial report is a general-purpose financial report which has been prepared in accordance with the requirements of the Corporations Act 2001 and AASB 134 *Interim Financial Reporting*. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 *Interim Financial Reporting*. These condensed consolidated interim financial statements do not include all the information required for the full annual financial statements prepared in accordance with Australian Accounting Standards and these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2023 and any public announcement made by the Aspen Group Limited and the Consolidated Trust during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

These condensed consolidated interim financial statements were authorised for issue by the Board of Evolution Trustees Limited, the Responsible Entity of the Trust, on 24 February 2024.

(b) Use of key estimates and judgements

The preparation of the condensed consolidated interim financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these condensed consolidated interim financial statements, significant judgements made by management in applying the Consolidated Trust's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 June 2023.

(c) Financial position

During the period ended 31 December 2023, the Consolidated Trust recorded a profit of \$8.202 million (31 December 2022: profit of \$8.416 million). At 31 December 2023, the Consolidated Trust had net assets of \$201.543 million (30 June 2023: \$200.579 million) and a working capital deficiency of \$7.518 million (30 June 2023: \$7.435 million). The financial statements have been prepared on the going concern basis, which contemplates the continuity of normal business activity and the realisation of assets and the settlement of liabilities in the normal course of business. The RE Board expects the distributions payable at 31 December 2023 of \$7.660 million to be funded from existing cash reserves held by the Trust's stapled entity, AGL, or if required, through the drawdown of available financing facilities (refer to note 8).

(d) Comparative information

Where necessary, comparative information has been reclassified to achieve consistency in disclosure with current period amounts and other disclosures.

Note 3. Material accounting policy information

All accounting policies applied by the Consolidated Trust in these condensed consolidated interim financial statements are the same as those applied by the Consolidated Trust in its consolidated financial statements as at and for the year ended 30 June 2023 and the prior corresponding interim reporting period.

Note 4. Operating segments

The Consolidated Trust operated in only one segment, being investment in properties within Australia for the periods ended 31 December 2023 and 31 December 2022.

Aspen Property Trust

Notes to the condensed consolidated interim financial statements

For the half-year ended 31 December 2023

Note 5. Receivables from related parties

Non-Current	Consolidated 31 December 2023 \$'000	Consolidated 30 June 2023 \$'000
Amounts receivable from AGL	19,709	31,749

Notes:

Under the stapling arrangements that govern APT and AGL, both entities have agreed and covenanted to the maximum extent permitted by law that they must on the terms and conditions proposed by each other lend money or provide financial accommodation to the other or any of its controlled entities. Based on these arrangements, the Consolidated Trust has a loan agreement with AGL maturing 1 July 2024 as a lender. There is no expectation that this loan will be called upon by either entity in the next twelve months.

The Investment Manager considers the loan to be recoverable and no material expected credit loss provision is required.

Note 6. Investment properties

	Consolidated 31 December 2023 \$'000	Consolidated 30 June 2023 \$'000
Total Investment Properties	188,990	176,265
Opening fair value	176,265	154,402
Additions for the period	2,238	965
Investment properties acquired during the period	4,064	5,460
Fair value adjustments	6,423	15,438
Closing fair value	188,990	176,265

The following table presents the individual property owned by the Consolidated Trust:

Properties	Original acquisition date	At cost ³ \$'000	Latest independent valuation date	Latest independent valuation ¹ \$'000	Book value at 31 December 2023 \$'000	Book value at 30 June 2023 \$'000
Retirement Properties						
Four Lanterns NSW	Jan 2015	\$10,165	Dec 2021	\$19,250	\$18,010	\$17,220
Mandurah WA	Jun 2015	\$7,525	May 2023	\$17,300	\$17,709	\$16,914
Sweetwater Grove NSW	Aug 2015	\$9,322	Oct 2021	\$16,300	\$18,922	\$16,344
Park Communities Properties						
Adelaide SA	Oct 2015	\$7,121	May 2023	\$17,850	\$17,439	\$15,940
Tween Waters NSW	Dec 2016 / Feb 2023	\$12,260	Jan 2023	\$15,700	\$12,840	\$12,840
Barlings Beach NSW	Jan 2017	\$13,250	Oct 2022	\$21,000	\$16,442	\$16,442
Koala Shores NSW	Sep 2017	\$4,341	Nov 2021	\$11,500	\$8,958	\$8,779
Darwin FreeSpirit NT	Dec 2017	\$13,875	Oct 2022	\$32,000	\$29,097	\$27,264
Highway 1 SA ²	Oct 2018 / Oct 2023	\$18,805	Nov 2023	\$37,650	\$31,085	\$29,022
Aspen Karratha Village WA	Jun 2005	\$28,881	Apr 2022	\$15,500	\$15,928	\$15,500
Normanville SA ²	Sep 2023	\$2,729	Nov 2023	\$2,560	\$2,560	\$0
Total					\$188,990	\$176,265

¹ Latest independent valuation is for the entire property, including the property, plant and equipment owned by AGL.

² Properties acquired during the period. SA water land value (\$1.32 million) was combined with Highway 1 acquisition cost.

³ Value at cost includes original acquisition costs plus subsequent capital expenditures as at 31 December 2023.

Aspen Property Trust

Notes to the condensed consolidated interim financial statements

For the half-year ended 31 December 2023

Note 6. Investment properties (continued)

As at 31 December 2023, the above investment properties were pledged as security for the Consolidated Trust's and AGL's finance facilities. Refer to note 8 for further details.

Fair value

Fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at measurement date, in the principal market for the asset or liability, or the most advantageous market in its absence.

It is the Consolidated Trust's policy to have all properties independently valued at intervals of no longer than three years. It is the policy of the Consolidated Trust to review the fair value of each property every six months reporting period and revalue properties to fair value when their carrying value materially differs to their fair values. In determining fair values, the Consolidated Trust considers relevant information including the capitalisation of rental streams using market assessed capitalisation rates, expected net cash flows discounted to their present value using market determined risk adjusted discount rates, and other available market data such as recent comparable transactions.

The fair value measurement of the property assets totalling \$188.990 million (30 June 2023: \$176.265 million) have been categorised as a Level 3 fair value based on the unobservable inputs to the valuation technique used. The carrying amount table above shows the reconciliation from the opening balance to the closing balance for Level 3 fair values for investment properties. There were no transfers between the hierarchy levels during the period.

AFML as Investment Manager and the Board of ET has reviewed the carrying value of all properties as at 31 December 2023 and adopted directors' and independent valuations for all properties as at this date, taking into account historical, current and forecast trading performance, the most recent valuations, and market evidence. Independent valuations were commissioned for two properties during the financial period, with director valuations being undertaken for the remaining balance of properties. As a result of the independent valuations received, as well as the use of directors' valuations as at 31 December 2023, there was a net upwards movement of \$6.423 million in the portfolio carrying value during the period ended 31 December 2023.

Note 7. Trade and other payables

	Consolidated 31 December 2023 \$'000	Consolidated 30 June 2023 \$'000
Distributions payable	7,762	7,727
Accrued liabilities	35	16
Unearned revenue	36	-
At 31 December / 30 June	7,833	7,743

Note 8. Interest bearing loans and borrowings

The Consolidated Trust together with AGL has entered into a new syndicated debt facility with Westpac and Bank of Queensland. The new limit is \$210 million, expiry is in December 2026, and the drawn margin is 200bps.

These financing facilities are secured with first ranking registered real property mortgages over some of the Consolidated Trust's and AGL's directly owned properties, and a fixed and floating charge over Aspen Group Limited, Aspen Property Trust, Aspen Living Villages Pty Ltd, Aspen Property Developments Pty Ltd, Realise Residential WA Pty Ltd, Realise Residential WA 2 Pty Ltd, Realise Residential WA 3 Pty Ltd, Realise Residential WA 4 Pty Ltd, Realise Residential WA 5 Pty Ltd, Realise Residential WA 6 Pty Ltd, Realise Residential WA 7 Pty Ltd, Realise Residential WA 8 Pty Ltd, Realise Residential WA 9 Pty Ltd, Realise Residential WA 10 Pty Ltd, Realise Residential WA 11 Pty Ltd, Realise Residential WA 12 Pty Ltd, Realise Residential WA 13 Pty Ltd, Realise Residential WA 14 Pty Ltd, Realise Residential WA 15 Pty Ltd, Realise Residential WA 16 Pty Ltd, Realise Residential WA 17 Pty Ltd, Realise Retirement WA 1 Pty Ltd, Nest QLD Pty Ltd, Footprint MB Pty Ltd, Digs Accommodation Vic Pty Ltd, Marina Hindmarsh (SA) Pty Ltd, Coorong Quays Pty Ltd, Tavern HI Pty Ltd, and Cove HI Pty Ltd.

Aspen Property Trust

Notes to the condensed consolidated interim financial statements

For the half-year ended 31 December 2023

Note 8. Interest bearing loans and borrowings (continued)

	Consolidated 31 December 2023 '000	Consolidated 30 June 2023 '000
Financing facilities		
Revolver	200,000	164,000
Overdraft facility	-	5,000
Bank guarantees	-	1,000
Multi-option facility	10,000	-
	210,000	170,000
Facilities utilised at reporting date (at gross)		
Secured revolver – Consolidated Trust	-	-
Secured revolver – AGL	156,947	138,947
Secured bank guarantees	-	365
Multi-option facility	264	-
	157,211	139,312
Facilities not utilised at reporting date		
Secured revolver	43,053	25,053
Secured overdraft facility	-	5,000
Secured bank guarantees	-	635
Multi-option facility	9,736	-
	52,789	30,688

Note 9. Units on issue

For the six months period ended 31 December 2023

	31 December 2023 Units '000	31 December 2023 \$'000
Units on issue		
On issue at 1 July 2023	179,421	412,762
Issued during the period, net of transaction costs	809	422
On issue at 31 December 2023 – fully paid	180,230	413,184

For the year ended 30 June 2023

	30 June 2023 Units '000	30 June 2023 \$'000
Units on issue		
On issue at 1 July 2022	155,043	390,029
Issued during the period, net of transaction costs	24,378	22,733
On issue at 30 June 2023 – fully paid	179,421	412,762

Ordinary distributions

31 December 2023	Cents per unit	Total amount \$'000	Estimated date of payment
1 July 2023 - 31 December 2023	4.25	7,660	29 February 2024

Aspen announced an estimated distribution of 4.25 cents per security on 13 December 2023 in respect of the half-year ended 31 December 2023 which is included in Trade and other payables (note 7). This distribution has now been declared and will be paid to securityholders on or around 29 February 2024.

Aspen Property Trust

Notes to the condensed consolidated interim financial statements

For the half-year ended 31 December 2023

Note 10. Earnings per unit

	Consolidated 31 December 2023 Cents per unit	Consolidated 31 December 2022 Cents per unit
Basic	4.56	4.98
Diluted	4.51	4.94
	Consolidated 31 December 2023 \$'000	Consolidated 31 December 2022 \$'000
Profit attributable to ordinary stapled unit holders		
Earnings per unit for profit from continuing operations	8,202	8,416
Profit after income tax attributable to the unit holders of Aspen Property Trust	8,202	8,416
	Consolidated 31 December 2023 '000 units	Consolidated 31 December 2022 '000 units
Weighted average number of units		
Basic earnings per unit	179,967	169,164
Diluted earnings per unit	181,967	170,517

Note 11. Financial risk management

The Consolidated Trust's financial risk management objectives and policies are consistent with those disclosed in the Annual Report as at and for the year ended 30 June 2023.

Note 12. Cash and cash equivalents

	Consolidated 31 December 2023 \$ '000	Consolidated 30 June 2023 \$ '000
Cash at bank and in hand	104	95
Cash and cash equivalents at the end of the period	104	95

Note 13. Related party transactions

Related parties' arrangements are consistent with those disclosed in the financial report for the year ended 30 June 2023.

Note 14. Contingent liabilities

	Consolidated 31 December 2023 \$ '000	Consolidated 30 June 2023 \$ '000
Guarantees issued to third parties	264	365

The Trust acts as a Joint Guarantor in respect of the \$210.000 million financing facility referred to in note 8. As at 31 December 2023, \$157.211 million of the financing facility was utilised by AGL.

Other than the above, the Directors of the Responsible Entity are not aware of any material contingent liabilities existing at 31 December 2023 or at the date of completion of these condensed consolidated interim financial statements.

Aspen Property Trust

Notes to the condensed consolidated interim financial statements

For the half-year ended 31 December 2023

Note 15. Commitments

	31 December 2023 \$'000	Consolidated 30 June 2023 \$'000
Capital commitments		
Committed at the reporting date but not recognised as liabilities, payable:		
Investment properties	7,299	-

In December 2023, Aspen Group announced it has entered into a contract to acquire 81 apartments at 386 Burwood Highway, Burwood, Victoria. Settlement is expected to occur on or around 1 March 2024.

Note 16. Subsequent events

On 23 January 2024, the Aspen Group Limited announced its intention to make a takeover offer for all the ordinary shares in Eureka Group Holdings Limited (EGH) via an all-scrip transaction with an offer ratio of 0.26 APZ securities for 1 EGH share. A formal Bidder's Statement is expected to be issued in March 2024.

The interim distributions of 4.25 cents per security which was announced on 13 December 2023 was declared subsequent to balance date on 22 February 2024 will be payable on 29 February 2024.

Other than the above, there has not arisen any other item, transaction, or event of a material and unusual nature likely, in the opinion of the Directors of the responsible entity, to affect significantly the operations of the Consolidated Trust, the results of those operations, or the state of affairs of the Consolidated Trust, in future financial periods.

Note 17. New or amended accounting standards

New and amended standards adopted from 1 July 2023

The Consolidated Trust has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (the AASB) that are relevant to their operations and effective for the current half-year. Their adoption has had no material impact on the disclosures and/or amounts reported in these financial statements.

Aspen Property Trust

Directors' declaration

For the half-year ended 31 December 2023

1. In the opinion of the Directors of the responsible entity of the Consolidated Trust, Evolution Trustees Limited:

- the interim financial statements and notes are in accordance with *the Corporations Act 2001*, including:
 - (i) giving a true and fair view of the Consolidated Trust's financial position as at 31 December 2023 and of its performance for the period ended on that date; and
 - (i) complying with Accounting Standards AASB 134 *Interim Financial Reporting*, the *Corporations Regulations* and other mandatory professional reporting requirements; and
- there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

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



Rupert Smoker
Director

22 February 2024