Aspen Property Trust

ARSN: 104 807 767

Annual Report for the year ended

30 June 2024

Aspen Property Trust
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For the year ended 30 June 2024

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Aspen Property Trust
Trust particulars
For the year ended 30 June 2024

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

Service	Provider
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")

During the year ET and Perpetual Corporate Trust Limited acted as the RE and custodian of the Trust respectively. AFML provided investment management services throughout the year.

Directors

The following persons held office as Directors of Evolution Trustees Limited for the period ended 30 June 2024:

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 30 June 2024:

Clive Appleton	Non-executive Chairman
Guy Farrands	Non-executive Director
Edwina Gilbert	Non-executive Director (appointed 23 February 2024)
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
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 subsidiaries form the "Consolidated Trust".

Aspen Property Trust
Directors' report
For the year ended 30 June 2024

The directors of Evolution Trustees Limited ("ET") present their report together with the consolidated financial statements of Aspen Property Trust (the "Trust" or "APT") and its subsidiaries (the "Group") for the financial year ended 30 June 2024 ("year").

Directors

The directors of ET at any time during or since the end of the financial year are:

Name and qualifications	Experience, special responsibilities and other directorships
David Grbin *BEc, CA* **Non-Executive Chairman**	In addition to acting as chairman of ET, David is currently Chief Financial Officer ("CFO") of the ASX listed investment company Washington H Soul Pattinson and Co. Ltd. David formerly acted as CFO and Group Executive, Corporate Clients at the ASX listed professional trustee business The Trust Company. While at The Trust Company David pioneered the development of a single regional corporate trustee offering across the capital markets of Australia, Singapore and New Zealand and the development of Managed Investment Trusts ("MITs") to facilitate significant foreign investment flows into Australian commercial property and infrastructure assets. *Other directorships of listed companies within last 3 years* None
Alexander Calder *BA, LLB, MSc, FRICS, GAICD* **Non-Executive Director**	Alexander "Sandy" is a non-executive director of ET. Since qualifying as a lawyer in 1988, Sandy has worked for a number of leading funds management houses, both in Australia and abroad. Sandy's previous experience includes positions as Chief Operating Officer ("COO") of RF Capital, Managing Director of Calibre Capital Limited, a property funds management business he co-founded in 2004, Chief Executive Officer ("CEO") of Principal Real Estate Investors (Australia) Limited managing a $2.2 billion real estate portfolio, Head of Property Securities and Head of Listed Property of Colonial First State Investment Managers (Australia) Limited. Sandy has been a director of numerous real estate company boards. *Other directorships of listed companies within last 3 years* None
Rupert Smoker *Grad Dip (Applied finance), LLB, B.Comm* **Executive Director**	Rupert is CEO and founder of ET. Prior to this, Rupert led the significant growth of the corporate trustee business (RE and MIT) within ASX listed professional trustee business The Trust Company before it was acquired by Perpetual Limited in 2013. Rupert then acted as Head of Responsible Entity Services at Perpetual Limited, where he oversaw the integration of two operating teams in a business with over 50 mandates and $14b in funds under supervision. Rupert commenced his career in a variety of roles with the Australian Securities and Investments Commission culminating in his last role as a Senior Manager, responsible for regulating responsible entities in NSW and Queensland. *Other directorships of listed companies within last 3 years* None
Ben Norman *BBus (Acc), BBus (Banking & Finance), Grad Dip (CA), CA* **Alternate Director**	Ben is an alternate Director for the ET Board and currently acts as COO of ET. Prior to joining ET, Ben was a director in Ernst & Young's Transaction Advisory Services division, where he spent over 9 years working on numerous due diligence, advisory and restructuring engagements with clients in all industry sectors. Other roles Ben previously held include as COO of a boutique funds manager, Group Accountant within the ASX listed Hastings Diversified Utilities Fund and a Senior Accountant focusing on taxation and advisory services with an accounting firm that later merged with PwC. *Other directorships of listed companies within last 3 years* None

Aspen Property Trust
Directors' report
For the year ended 30 June 2024

The directors of AFML at any time during or since the end of the financial year are:

Name and qualifications	Experience, special responsibilities and other directorships
Clive Appleton *BEc, MBA, AMP (Harvard), GradDip (Mktg), FAICD* **Non-Executive Chairman**	Clive has had a successful career in property and funds management with over 30 years' experience in several of Australia's leading retail property investment, management and development groups. Clive's early career was spent with the Jennings Group where, from 1986, he held senior executive roles, responsible for managing and developing the retail assets jointly owned by Jennings Properties Limited ("JPL") and Jennings Property and Investment Group. In 1990, following a restructure of JPL to become Centro Properties Limited, Clive became Managing Director. From 1997 to 2004 he was the Managing Director of the Gandel Group, one of Australia's leading retail property investment, management and development groups. In 2005 Clive joined APN Property Group Limited as Managing Director. From December 2011 to June 2015, Clive was a Non-Executive Director of Federation Centres. Clive is currently Chairman of Pancare Foundation, Deputy Chairman of The Gandel Group Pty Limited, and a Director of Perth Airport Pty Ltd and Perth Airport Development Group Pty Ltd. Clive was appointed a Non-Executive Director of Aspen Group Limited on 30 April 2012, the Chairman of the Remuneration Committee on 22 June 2015 and a member of the Nomination Committee on 22 January 2013. Mr Appleton was a member of the Remuneration Committee between 10 May 2012 and 22 June 2015. *Other directorships of listed companies within last 3 years* Non-executive Director of Aspen Group Limited – since April 2012 (ASX: APZ) Non-executive Director of Vicinity Limited – since 2018 (ASX: VCX) Non-executive Director of APN Property Group Limited – held from 2004 to 2021
John Carter *MBA (Syd), BAppSc* *(Property Resource Mgmt) (UniSA), AAPI, GAICD* **Executive Director**	John has over 30 years' experience in real estate and financial markets. On 14 March 2019, John was appointed Joint Chief Executive Officer of Aspen Group Limited. In 2004 John established Mill Hill Capital to pursue private equity opportunities in real estate, agriculture and equities. Prior to this John was Managing Director, co-head of Equities and on the Australian Executive Committee for UBS in Australasia from 2001 to 2004. From 1991 to 2001 John was head of property and head of real estate research at UBS. While at UBS, John led over $10 billion of M&A and $20 billion of capital raising transactions for Australia's leading real estate and infrastructure companies. Prior to UBS John was involved in commercial real estate at two international real estate consultancy groups. John was appointed a Non-Executive Director of Aspen Group Limited on 23 February 2015 and he became an Executive Director on 14 March 2019. *Other directorships of listed companies within last 3 years* Executive Director of Aspen Group Limited – since March 2019 (ASX : APZ) [1] Note that John held the position of Non-Executive Director from February 2015 to March 2019
Guy Farrands *BEc, Grad Dip Man, FAPI, MAICD* **Independent Non-Executive Director**	Guy has over 30 years' experience in direct and ASX listed property markets in Australia and internationally across commercial, retail, industrial, residential and retirement property classes. He was Managing Director and/or CEO of the ASX listed groups ALE Property Group, GEO Property Group and Valad Property Group. Guy was also Chief Financial Officer of Viva Energy REIT (now Waypoint REIT).

Name and qualifications	Experience, special responsibilities and other directorships
	His previous roles include Division Director of the real estate division of Macquarie Bank's Investment Banking Group where he managed IPOs, equity raisings and mergers and acquisitions, Associate Director and Joint Head of Property for Heine Management Limited and Manager in the Investment Sales Department at Jones Lang LaSalle. Guy was appointed a Non-Executive director of Aspen Group Limited on 26 November 2012 and Chairman of the Audit Committee (reconstituted as the Audit, Risk and Compliance Committee in February 2016) on 22 January 2013. *Other directorships of listed companies within last 3 years* Non-executive Director of Aspen Group Limited – since November 2012 (ASX : APZ) Executive Director of ALE Property Group – held from October 2020 to December 2021
David Dixon *B Bus (Finance & Economics)* **Executive Director**	David has over 30 years' experience in real estate and financial markets in Australia. He is currently Joint Chief Executive Officer of Aspen Group Limited being appointed on 14 March 2019. David is joint owner and Managing Director of Mill Hill Capital, a private equity real estate group. From 2010 to 2014 David was Head of Real Estate Investment Banking (REIB) at Morgan Stanley. Mr Dixon was Joint Head of REIB at Credit-Suisse from 2006 to 2010 and at Deutsche Bank from 1998 to 2006 including a dual role in the broader Equity Capital Markets division. Prior to Deutsche Bank, David helped build Bankers Trust's real estate franchise into one of Australia's largest, most active and diversified investors at the time. David was appointed a Non-Executive Director of Aspen Group Limited on 22 November 2023. *Other directorships of listed companies within last 3 years* Executive Director of Aspen Group Limited – since November 2023 (ASX : APZ)
Edwina Gilbert *BLaw, BArts* **Independent Non-Executive Director** (appointed 23 February 2024)	Edwina has over 20 years executive experience in the automotive sector. She was the Managing Director of family automotive Phil Gilbert Motor Group operating and property ownership, until 2021 when she held various positions including Chair of Phil Gilbert Motor Group until June 2024. She is currently a non-executive director of CarGroup.com (Chair of its Risk Committee and Member of the Audit and People and Culture Committee), Infomedia Limited (Member of the Audit and People and Culture Committee). Ms Gilbert was formerly a non-executive director of The Australian Automotive Dealers Association, the peak industry association for franchised automotive dealers. Edwina was appointed a Non-Executive Director of Aspen Group Limited on 18 August 2023. *Other directorships of listed companies within last 3 years* Non-executive Director of Aspen Group Limited – since August 2023 (ASX : APZ) Non-Executive Director of Carsales.com Limited - held from May 2016 to current (ASX:CAR) Non-Executive Director of Infomedia Limited - held from March 2023 to current (ASX:IFM)

Director's meetings

The following table sets out the number of directors' meetings held during the financial year and the number of meetings attended by each director (while they were a director).

Evolution Trustees Limited Directors	Board of Directors	
	Held	Attended
D Grbin	18	18
A Calder	18	18
R Smoker	18	18
B Norman [1]	18	18

[1] B Norman alternate director

Aspen Property Trust
Directors' report
For the year ended 30 June 2024

Aspen Funds Management Limited Directors	Board of Directors	
	Held	Attended
C Appleton	8	8
G Farrands	8	8
J Carter	8	8
D Dixon	8	8
E Gilbert (appointed 23 February 2024)	3	3

Operating and financial review

Profit

The Consolidated Trust recorded a profit attributable to unit holders of $20.712 million for the year ended 30 June 2024 ($19.231 million for the period ended 30 June 2023).

Property portfolio

During the year, the Consolidated Trust acquired three new properties: land in Normanville SA ($2.56 million), land adjoining our Highway 1 Park SA ($1.32 million), and 81 apartments at Burwood VIC ($8.11 million).

During the financial year ended 30 June 2024, the following properties [1] were revalued based on independent valuation:
- Sweetwater Grove was revalued to $22.546 million (30 June 2023: $19.072 million)
- Koala Shores was revalued to $14.250 million (30 June 2023: $12.125 million)
- Darwin FreeSpirit was revalued to $40.000 million (30 June 2023: $34.286 million)
- Aspen Karratha Village was revalued to $20.000 million (30 June 2023: $15.500 million)
- Highway One was revalued to $39.490 million (30 June 2023: $35.294 million). [2]

Other remaining properties held by APT were subject to Directors' valuation.

[1] Latest independent valuations (and comparatives) are for the entire property, including the plant and equipment which are owned by AGL.
[2] The property was independently revalued at the 31 December 2023 reporting period and was subsequently carried at Directors' valuation at 30 June 2024.

Capital management and financial position

During the year, the Consolidated Trust together with Aspen Group Limited ("AGL" or "Aspen Group") entered into a new syndicated debt facility with Westpac and Bank of Queensland. The new limit is $210 million, it expires in December 2026, and the drawn margin is 200bps. At 30 June 2024, 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 30 June 2024 was $167.21 million (30 June 2023: $139.31 million).

On 8 March 2024, Aspen Group formally bid to acquire all shares in Eureka Holdings Group Limited (EGH) via an all-scrip takeover-offer. The final offer was 0.28 APZ securities for each EGH share. The offer closed on 28 May 2024 with Aspen acquiring approximately 68 million shares in EGH representing a total holding of 36% and issuing approximately 19 million APZ securities for the exchange. The investment in EGH is accounted for under Aspen Group Limited.

Significant changes in the state of affairs

Other than noted elsewhere in this report, there were no significant changes in the state of affairs of the Consolidated Trust that occurred during the financial year.

Safety and environment

No significant accidents or injuries involving Aspen employees were recorded during the year.

Principal activities

Principal activities of the Consolidated Trust during the year were to invest in the accommodation sector. Other than as disclosed within the Operating and Financial Review, there was no significant change in the nature of the activities of the Consolidated Trust during the year.

Aspen Property Trust
Directors' report
For the year ended 30 June 2024

Distributions
Distributions paid to unitholders during the year were as follows:

	2024 $'000
Final distribution for the year ended 30 June 2023 of 4.25 cents per security paid on 25 August 2023	7,625
Half year distribution for the period ended 31 December 2023 of 4.25 cents per security paid on 29 February 2024	7,660
	15,285

Distributions are paid through Aspen Group Limited and are charged to related party loan.

On 21 June 2024, Aspen Group announced a final distribution for the year ended 30 June 2024 of 4.25 cents per security ($8.467 million in total) which will be paid on or around 30 August 2024.

Events subsequent to reporting date
On 6 August 2024, Aspen Group Limited entered into a new interest rate swap at fixed interest rate of 3.67% on $80.00 million until 13 September 2027. The arrangement will come into effect from 11 September 2024.

There has not arisen any other item, transaction or event of a material and unusual nature likely, in the opinion of the directors of RE, to significantly affect the operations of the Consolidated Trust, the results of those operations, or the state of affairs of the Consolidated Trust, in future financial periods.

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

Interests in scheme
ET does not hold any units or options in the Trust.

Directors' interests

The relevant interest of each director in the stapled securities and rights over such instruments issued by Aspen Group Limited as notified by the directors to the Australian Stock Exchange ("ASX") in accordance with S205G (1) of the Corporations Act 2001, at the date of this report is as follows:

	Fully paid stapled securities No. of securities	Performance rights No. of securities
Evolution Trustee Limited - Directors		
D Grbin	-	-
A Calder	-	-
R Smoker	-	-
B Norman	-	-
Aspen Funds Management Limited - Directors		
C Appleton	940,583	-
G Farrands	211,046	-
E Gilbert (appointed 23 February 2024)	-	-
J Carter	7,990,059	1,037,183
D Dixon	7,613,078	1,037,183

Indemnification and insurance of officers and auditors
During the year, the RE paid a premium to insure officers of the RE. The officers of the RE covered by the insurance policy include all directors and officers past and present.

The liabilities insured are legal costs that may be incurred in defending civil or criminal proceedings that may be brought against the officers in their capacity as officers of the RE, and any other payments arising from liabilities incurred by the officers in connection with such proceedings, other than where such liabilities arise out of conduct involving wilful breach of duty to gain advantage for themselves or someone else or to cause detriment to the RE.

No premiums were paid by the RE to indemnify the auditors.

Corporate governance statement

Aspen's governance framework is led by the Aspen Group Limited Board and the senior executives. They currently focus on the following from a sustainability perspective:

- The health and safety of employees, contractors, customers and visitors
- Legal and regulatory requirements
- Environmental impacts
- Stakeholder engagement

The Board has ultimate responsibility for ensuring that Aspen’s sustainability strategies are robust and that systems are in place for managing Aspen's key areas of sustainability risk and opportunity.

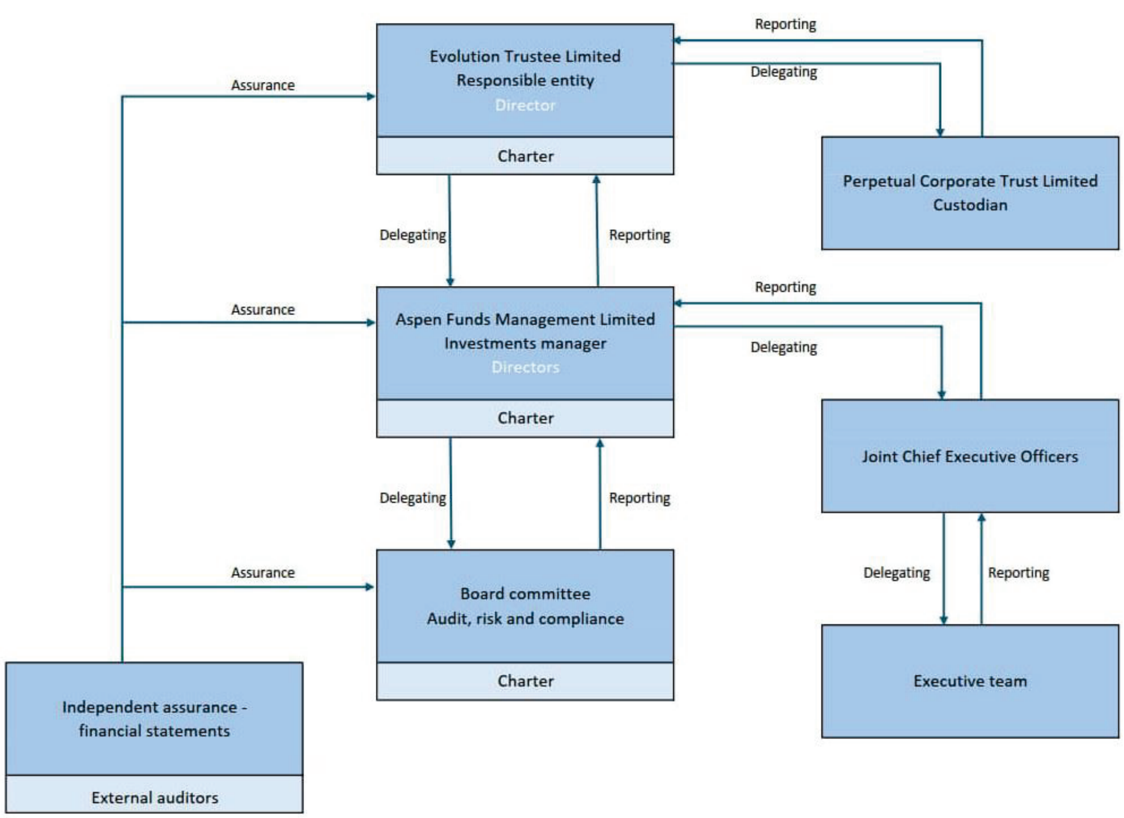
Our senior executives ensure that the organisation continues to perform in a way that demonstrates integrity on our environmental position, our commitment to the communities in which we operate and the opportunities we provide for our people and business partners to contribute to current and future generations.

APZ’s Corporate Governance Statement is available on the following website:

https://aspenholidayparks.com.au/investor/ethical-social-and-corporate-governance/

The Trust’s governance framework is outlined below, showing the relationship between the Board, its Committees and the Joint CEOs.

External Governance Framework



Auditor's independence declaration

The auditor's independence declaration is included on page 10 and forms part of the Directors' report for the period ended 30 June 2024.

Rounding off

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

Signed in accordance with a resolution of the directors.

____

Rupert Smoker
Director

15 August 2024

Deloitte Touche Tohmatsu
ABN 74 490 121 060

Quay Quarter Tower
50 Bridge Street
Sydney, NSW, 2000
Australia

Phone: +61 2 9322 7000
www.deloitte.com.au

15 August 2024

The Board of Directors
Evolution Trustee Limited
as Responsible Entity of Aspen Property Trust
Level 15, 68 Pitt Street,
Sydney NSW 2000

Dear Board Members

Auditor's Independence Declaration 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 directors of Evolution Trustee Limited as Responsible Entity of Aspen Property Trust.

As lead audit partner for the audit of the financial report of Aspen Property Trust for the year ended 30 June 2024, 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 audit; and
- any applicable code of professional conduct in relation to the audit.

Yours sincerely

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU

Michael Kaplan
Partner
Chartered Accountants

Deloitte Touche Tohmatsu
ABN 74 490 121 060

Quay Quarter Tower
50 Bridge Street
Sydney, NSW, 2000
Australia

Phone: +61 2 9322 7000
www.deloitte.com.au

Independent Auditor's Report to the Unit Holders of Aspen Property Trust

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Aspen Property Trust (the "Trust") and its controlled entities (together referred to as the "Group"), which comprises the consolidated balance sheet as at 30 June 2024, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information and the directors' declaration.

In our opinion, the accompanying financial report of the Group is in accordance with the *Corporations Act 2001*, including:

- Giving a true and fair view of the Group's financial position as at 30 June 2024 and of its financial performance for the year then ended; and
- Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

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 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 & 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.

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

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

Key Audit Matters
Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report for the current period. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Deloitte.

Key Audit Matter	How the scope of our audit responded to the Key Audit Matter
Fair value assessment of property assets	

The Group accounts for its property assets valued at $209.427 million (2023: $176.265 million) comprising Investment Property by adopting the fair value model measurement approach in accordance with AASB 13 Fair Value Measurement, as disclosed in Notes 3(c) and 8.
 	
The Group determines the fair value of its investment properties on the basis of external valuations conducted on a 3-year rotation basis and director valuations in interval years. The valuations are judgemental and determined by factors such as prevailing market conditions, the individual nature, condition and location of each asset, as well as net operating income (NOI) and capitalisation rate valuation inputs.
	Our procedures included, but were not limited to the following:
	• Assessing management's process for valuing investment property assets held at fair value in accordance with the Group's stated accounting policy, including the review and approval of the valuations by the directors;
	• Assessing the independence, competence and objectivity of the external valuers, as well as competence and objectivity of internal valuers;
	• Performing a risk assessment of the portfolio by comparing the key valuation inputs and assumptions to independent property market reports and other evidence to identify properties which were assessed as displaying a greater risk of material misstatements;
	• For the properties that were assessed as displaying a greater risk of material misstatement performing the following with respect to the valuation models:
	    • reviewing the external or internal valuations and testing the integrity of the information used by agreeing key inputs such as net operating income to underlying records and source documents;
	    • benchmarking the capitalisation rates with reference to external market trends and transactions and challenging whether those assumptions where appropriate;
	    • evaluating the net operating income with reference to current and forecast financial results.
	
	We also assessed the adequacy of the disclosures included in Notes 3(c) and 8 to the Group's financial statements.

Other Information

The directors of the Responsible entity are responsible for the other information. The other information comprises the information included in the Group's annual report for the year ended 30 June 2024, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and 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, 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 for the Financial Report

The directors of the Responsible Entity are responsible:

- For the preparation of the financial report in accordance with the Corporations Act 2001, including giving a true and fair view of the financial position and performance of the Group in accordance with Australian Accounting Standards; and

- For such internal control as the directors determine is necessary to enable the preparation of the financial report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Group, and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of the Group 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 either intend to liquidate the Group 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 this financial report.

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

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

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

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial report. We are responsible for the direction, supervision and performance of the Group's audit. We remain solely responsible for our audit opinion.

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

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

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

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU

Michael Kaplan
Partner
Chartered Accountants
Sydney, 15 August 2024

Aspen Property Trust
Consolidated statement of profit or loss and other comprehensive income
For the year ended 30 June 2024

	Note	Consolidated 30 June 2024 $'000	Consolidated 30 June 2023 $'000
Revenue			
Rent from investment properties		**6,325**	5,690
Expenses			
Changes in fair value of investment properties		**17,502**	15,438
Operating expenses		**(3,420)**	(2,780)
Administration and general expenses		**(385)**	(177)
Gain on disposal of investment properties		**-**	26
Profit from operating activities		**20,022**	18,197
Finance income	6	**1,233**	1,782
Finance expenses	6	**(543)**	(748)
Profit before income tax expense		**20,712**	19,231
Income tax expense		**-**	-
Profit after income tax expense for the year attributable to the unit holders of Aspen Property Trust		**20,712**	19,231
Other comprehensive income for the year, net of tax		**-**	-
Total comprehensive income for the year attributable to the unit holders of Aspen Property Trust		**20,712**	19,231
		Cents	Cents
Basic earnings per unit	12	**11.33**	11.04
Diluted earnings per unit	12	**11.17**	10.92

Aspen Property Trust
Consolidated balance sheet
As at 30 June 2024

	Note	Consolidated 30 June 2024 $'000	Consolidated 30 June 2023 $'000
Assets			
Current assets			
Cash at bank and on hand		**105**	95
Deferred finance costs		**197**	213
Total current assets		**302**	308
Non-current assets			
Deferred finance costs		**270**	-
Receivables from related parties	7	**21,686**	31,749
Investment properties	8	**209,427**	176,265
Total non-current assets		**231,383**	208,014
Total assets		**231,685**	208,322
Liabilities			
Current liabilities			
Trade and other payables	9	**8,658**	7,743
Total current liabilities		**8,658**	7,743
Total liabilities		**8,658**	7,743
Net assets		**223,027**	200,579
Equity			
Units on issue	11	**430,625**	412,762
Accumulated losses		**(207,598)**	(212,183)
Total equity		**223,027**	200,579

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

Aspen Property Trust
Consolidated statement of changes in equity
For the year ended 30 June 2024

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 year	-	19,231	19,231
Other comprehensive income for the year, net of tax	-	-	-
Total comprehensive income for the year	-	19,231	19,231
Issue of units, net of transaction costs	22,733	-	22,733
Transactions with unit holders in their capacity as unit holders:			
Distributions paid	-	(13,905)	(13,905)
Balance at 30 June 2023	412,762	(212,183)	200,579

Consolidated	Unit on issue $'000	Accumulated losses $'000	Total equity $'000
Balance at 1 July 2023	412,762	(212,183)	200,579
Profit after income tax expense for the year	**-**	**20,712**	**20,712**
Other comprehensive income for the year, net of tax	**-**	**-**	**-**
Total comprehensive income for the year	**-**	**20,712**	**20,712**
Issue of units, net of transaction costs	**17,863**	**-**	**17,863**
Transactions with unit holders in their capacity as unit holders:			
Distributions to unit holders	**-**	**(16,127)**	**(16,127)**
Balance at 30 June 2024	**430,625**	**(207,598)**	**223,027**

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

Aspen Property Trust
Consolidated statement of cash flows
For the year ended 30 June 2024

	Consolidated	
	30 June 2024	**30 June 2023**
	$'000	**$'000**
Cash flows from investing activities		
Proceeds from disposal of investment property	-	50
Interest received	**4**	3
Net cash from investing activities	**4**	53
Cash flows from financing activities		
Proceeds from related entity loan [1]	**761**	507
Borrowing and financing costs	**(755)**	(677)
Net cash from/(used in) financing activities	**6**	(170)
Net increase/(decrease) in cash and cash equivalents	**10**	(117)
Cash and cash equivalents at the beginning of the financial year	**95**	212
Cash and cash equivalents at the end of the financial year	**105**	95

[1] This excludes the non-cash impact of:

Provision of $10.063 million of additional funding from AGL to the Trust for the period ended 30 June 2024 including:

- Distributions paid by AGL on behalf of the Trust totalling $15.285 million
- Asset acquisitions paid by AGL on behalf of the Trust totalling $12.700 million
- Issuance of stapled securities via Eureka Group Holdings Limited (EGH) all scrip takeover-offer totalling $17.863 million

Aspen Property Trust
Notes to the consolidated financial statements
For the year ended 30 June 2024

Note 1. Reporting entity

The Consolidated Trust is an Australian resident trust. Evolution Trustees Limited is the Responsible Entity ("RE") of the Trust. The address of the Trust's registered office is Level 15, 68 Pitt Street, Sydney, New South Wales 2000. The Trust forms part of Aspen Group Limited's ("Aspen") stapled security structure consisting of one share in the Company and one unit in the Trust. The consolidated financial statements of the Trust (the Consolidated Trust) as at and for the year ended 30 June 2024 comprise the Trust, and its subsidiaries. The Trust is a for-profit entity and is primarily involved in the investment in income-producing accommodation properties.

Note 2. Basis of preparation

(a) Statement of Compliance

The consolidated financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards ("AASBs") (including Australian Interpretations) adopted by the Australian Accounting Standards Board ("AASB") and the *Corporations Act 2001*. The consolidated financial statements also comply with the International Financial Reporting Standards ("IFRS Accounting Standards") and interpretations issued by the International Accounting Standards Board ("IASB").

The consolidated financial statements were authorised for issue by the Board of RE on 15 August 2024.

(b) Basis of measurement

The consolidated financial statements have been prepared on an historical cost basis except for investment property in the consolidated balance sheet which is stated at fair value.

The methods used to measure fair value are discussed further in note 2(d).

(c) Functional and presentation currency

The consolidated financial statements are presented in Australian dollars which is the functional and presentation currency of the Consolidated Trust.

The Consolidated Trust is of the kind referred to in ASIC Corporations Instrument 2016/191 dated 24 March 2016 and in accordance with the ASIC Corporations instrument, amounts in the Financial Report and Directors' Report have been rounded off to the nearest thousand dollars, unless otherwise stated.

(d) Use of key judgements and estimates

The preparation of the consolidated 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.

The accounting estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

Measurement of fair values

The Consolidated Trust has an established control framework with respect to the measurement of fair values. This includes oversight and reporting of all significant fair value measurements, including Level 3 fair values.

Finance staff regularly review significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or external valuations, is used to measure fair values, then the team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of IFRS Accounting Standards, including the level in the fair value hierarchy in which such valuations should be classified.

The fair value of financial assets and financial liabilities are estimated for recognition and measurement or for disclosure purposes.

When measuring the fair value of an asset or a liability, the Consolidated Trust uses market observable data as much as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Note 2. Basis of preparation (continued)

- *Level 1*: quoted prices (unadjusted) in active markets for identical assets or liabilities
- *Level 2*: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- *Level 3*: inputs for the asset or liability that are not based on observable market data (unobservable inputs)

If the inputs used to measure the fair value of an asset or liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Consolidated Trust recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in Note 8 - Investment properties.

(e) Financial position

During the year ended 30 June 2024 the Consolidated Trust recorded a profit after tax of $20.712 million (2023: profit $19.231 million). At 30 June 2024, the Consolidated Trust had net assets of $223.027 million (2023: $200.579 million). The balance sheet presents a net working capital deficiency of $8.356 million (2023: $7.435 million). The liabilities of the Consolidated Trust are settled in the normal course through funds held by the stapled entity, AGL, and recorded through the receivables from related parties. It is noted that the Trust has available borrowing facilities shared with AGL not utilised at balance sheet date totalling $42.789 million (refer to note 14).

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.

(f) Prior year comparatives

Certain prior year comparatives were reclassified to conform with current year presentation.

Note 3. Material accounting policies

The accounting policies that are material to the Consolidated Trust are set out either in the respective notes or below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

(a) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Trust. The Trust controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control is transferred to the Trust. The accounting policies of subsidiaries are changed when necessary to align them with the policies adopted by the Trust.

(ii) Loss of control of subsidiaries

Upon the loss of control, the Trust derecognises the assets and liabilities of the subsidiary, any non-controlling interests and the other components of equity related to the subsidiary. Any surplus or deficit arising on the loss of control is recognised in profit or loss. If the Trust retains any interest in the previous subsidiary, then such interest is measured at fair value at the date that control is lost.

(iii) Transactions eliminated on consolidation

Intra-group balances and any unrealised gains and losses or income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

Note 3. Material accounting policies (continued)

(b) Non-derivative financial instruments

Non-derivative financial instruments comprise trade and other receivables, cash and cash equivalents, loans and borrowings, and trade and other payables.

Non-derivative financial instruments are recognised initially at fair value. Subsequent to initial recognition non-derivative financial instruments are measured as described below.

A financial instrument is recognised if the Consolidated Trust becomes a party to the contractual provisions of the instrument. Financial assets are derecognised if the Consolidated Trust's contractual rights to the cash flows from the financial assets expire or if the Consolidated Trust transfers the financial asset to another party without retaining control or substantially all risks and rewards of the asset. Regular purchases and sales of financial assets are accounted for at trade date, i.e., the date that the Consolidated Trust commits itself to purchase or sell the asset. Financial liabilities are derecognised if the Consolidated Trust's obligations specified in the contract expire or are discharged or cancelled.

Financial assets and liabilities are offset and the net amount presented in the balance sheet when, and only when, the Consolidated Trust has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Trade and other receivables are subsequently measured at their amortised cost less impairment losses.

Cash and cash equivalents comprise cash balances. Bank overdrafts that are repayable on demand and form an integral part of the Consolidated Trust's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

Financial liabilities are recognised initially on the trade date at which the Consolidated Trust becomes a party to the contractual provisions of the instrument.

The Consolidated Trust has the following non-derivative financial liabilities: loans and borrowings, and trade and other payables.

Trade and other payables are subsequently measured at their amortised cost using the effective interest method, less any impairment losses.

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are measured at amortised cost with any difference between cost and redemption value being recognised in the Statement of Profit or Loss and Other Comprehensive Income over the period of the borrowings on an effective interest basis.

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of that asset. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Note 3. Material accounting policies (continued)

(c) Investment property

Investment properties are properties which are held either to earn rental income or capital appreciation or both, but not for sale in the ordinary course of business, used in the production or supply of goods and services or for administrative purposes.

Investment properties are initially recognised at cost. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for the intended use and capitalised borrowing costs.

Investment properties are subsequently measured at fair value at each balance date with any gains or losses arising from a change in fair value recognised in profit or loss. When the use of a property changes such that it is reclassified as property, plant and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting as property, plant or equipment. Investment properties are not depreciated.

Distinction between investment properties and owner-occupied properties

In applying its accounting policies, the Consolidated Trust determines whether or not a property qualifies as an investment property. In making its judgement, the Consolidated Trust considers whether the property generates cash flows largely independently of the other assets held by an entity.

If an investment property becomes owner occupied, it is reclassified as property, plant and equipment and its fair value at the date of reclassification becomes its cost for accounting purposes for subsequent recording.

(d) Impairment

Financial assets

The Consolidated Trust recognises a loss allowance for expected credit losses on financial assets which are measured at amortised cost. The measurement of the loss allowance depends upon the Consolidated Trust’s assessment at the end of each reporting period as to whether the financial instrument's credit risk has increased significantly since initial recognition, based on reasonable and supportable information that is available, without undue cost or effort to obtain.

Where there has not been a significant increase in exposure to credit risk since initial recognition, a 12-month expected credit loss allowance is estimated. This represents a portion of the asset's lifetime expected credit losses that is attributable to a default event that is possible within the next 12 months. Where a financial asset has become credit impaired or where it is determined that credit risk has increased significantly, the loss allowance is based on the asset's lifetime expected credit losses. Trade receivables have maturities of less than 12 months, therefore the Consolidated Trust has adopted the ‘simplified’ model approach in calculating expected credit losses. These are the credit losses expected over the term of the financial asset.

(e) Provisions

A provision is recognised if, as a result of a past event, the Consolidated Trust has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, when appropriate, the risks specific to the liability. The unwinding of the discount is recognised as a finance cost.

(i) Distributions

A provision for distributions payable is recognised in the reporting period in which the distributions are declared, determined, or publicly recommended by the directors on or before the end of the financial year, but not distributed at balance date.

(f) Revenue

Rental income

Rental income from investment property is recognised in profit or loss on a straight-line basis over the term of the lease. Rental income not received at reporting date is reflected in the balance sheet as a receivable or if paid in advance, as contract liabilities.

Note 3. Material accounting policies (continued)

(g) Finance income and expenses

Finance income comprises interest income on funds invested. Interest income is recognised as it accrues, using the effective interest method.

Finance expenses comprise interest expense on borrowings are recognised in profit or loss. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset, including loan establishment costs, are recognised in profit or loss using the effective interest method.

(h) Management fees

Under the Trust's Constitution, the RE is entitled to management fees. Subject to the *Corporations Act 2001*, RE is entitled to a maximum annual management fee made up of:

- In respect of that part of the value of the assets of the Trust that is less than $10 million, a fee of 0.5% of the value of the assets of the Trust; and
- In respect of that part of the value of the assets of the Trust that exceeds $10 million, a fee of 0.25% of the value of the assets of the Trust, calculated daily and payable quarterly in arrears from the date the Trust commences to the date of final distribution.

Subject to the *Corporations Act 2001*, the RE is entitled to a maximum annual investment management fee of 0.5% of the value of the assets of the Trust, calculated monthly at the rate of one twelfth of 0.5% of the value of the assets of the Trust as at the last day of each month and payable in arrears within 5 business days after the last day of the relevant month, from the date the Trust commences to the date of final distribution.

(i) Segment reporting

Operating segments are reported in a manner that is consistent with the internal reporting provided to the Chief Operating Decision Maker ("CODM"). The CODM has been identified as the Board of Directors' of AFML as they are responsible for the strategic decision making of the Trust.

The Consolidated Trust operated in one segment namely investment properties within Australia. Refer to note 5.

(j) Income taxes

Under current Australian Income Tax Legislation, the Consolidated Trust is not liable for income tax, provided that the taxable income (including any assessable component of any capital gains from the sale of investment assets) is fully distributed to unit holders each year. Tax allowances for investment property depreciation are distributed to unit holders in the form of tax deferred components of distributions.

(k) Goods and services tax

Revenue, expenses and assets are recognised net of the amount of goods and services tax ("GST"), except where the amount of GST incurred is not recoverable from the taxation authority. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the Australian Taxation Office ("ATO") is included as a current asset or liability in the statement of financial position.

Cash flows are included in the statement of cash flows on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

(l) Earnings per unit

The Consolidated Trust presents basic and diluted earnings per unit ("EPS") data for its units. Basic EPS is calculated by dividing the profit from ordinary activities attributable to unit holders of the Consolidated Trust by the weighted average number of ordinary units outstanding during the financial period. Diluted EPS is determined by adjusting the profit or loss attributable to unit holders and the weighted average number of ordinary units outstanding for the effects of all dilutive potential ordinary units, which comprise performance rights granted to employees.

Note 3. Material accounting policies (continued)

(m) Parent entity financial information

The financial information for the parent entity has been prepared on the same basis as the consolidated financial statements, except as set out below.

Investments in subsidiaries

Investments in subsidiaries are accounted for at cost in the financial statements of the parent. Dividends received from associates are recognised in the parent entity's profit or loss when its right to receive the dividend is established.

(n) Units on issue

Units on issue represent the amount of consideration received for units issued by the Trust and are classified as equity. Transaction costs of an equity transaction are accounted for as a deduction from equity, net of any related income tax benefit.

Note 4. Adoption of new Accounting Standards

(a) New and amended standards adopted from 1 July 2023

The Consolidated Trust has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period. The adoption of these new and amended standards and interpretations did not have a material impact on the Consolidated Trust.

(b) New accounting standards and interpretations issued but not yet applied
Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the Consolidated Trust for the annual reporting period ended 30 June 2024. From an initial assessment made, there are no standards not yet applied which are considered to have a material impact for the Consolidated Trust. The Consolidated Trust will continue to assess the impact of new accounting standards and interpretations issued but not yet applied.

IFRS 18 Presentation and Disclosure in Financial Statements
This standard is applicable to annual reporting periods beginning on or after 1 January 2027, assuming the AASB releases an equivalent standard, and early adoption is permitted. The standard replaces IAS 1 'Presentation of Financial Statements', with many of the original disclosure requirements retained and there will be no impact on the recognition and measurement of items in the financial statements. But the standard will affect presentation and disclosure in the financial statements, including introducing five categories in the statement of profit or loss and other comprehensive income: operating, investing, financing, income taxes and discontinued operations. The standard introduces two mandatory sub-totals in the statement: 'Operating profit' and 'Profit before financing and income taxes'. There are also new disclosure requirements for 'management-defined performance measures', such as earnings before interest, taxes, depreciation and amortisation ('EBITDA') or 'adjusted profit'. The standard provides enhanced guidance on grouping of information (aggregation and disaggregation), including whether to present this information in the primary financial statements or in the notes. The Consolidated Trust will adopt this standard from 1 July 2027 and it is expected that there may be a change to the layout of the statement of profit or loss and other comprehensive income.

Note 5. Operating segments

The Consolidated Trust operated in only one segment, being investment in properties within Australia for the periods ended 30 June 2024 and 30 June 2023.

Note 6. Net finance income / (expense)

	Consolidated 30 June 2024 $'000	30 June 2023 $'000
Finance income		
Interest income - bank deposits	**4**	3
Interest income - loans to related parties	**1,229**	1,779
Finance expense		
Finance costs on financial liabilities measured at amortised cost	**(543)**	(748)
Net finance income / (expense)	**690**	1,034

Note 7. Receivables from related parties

Non-Current	Consolidated 30 June 2024 $'000	30 June 2023 $'000
Amounts receivable from AGL	**21,686**	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 2027 as a lender. Both the Board of the RE and AGL agrees that the terms of the agreement would remain the same in the event AGL becomes the lender. There is no expectation that this loan will be called upon by either entity in the next twelve months.

The loan carries an interest rate equivalent to the borrowing costs incurred by the lender. Refer to Note 14 for details.

During the year, a net $10.063 million of related party loans was provided from the Consolidated Trust to AGL. Significant transactions included $17.863 million relating to issuance of stapled securities via the all scrip takeover-offer for Eureka Group Holdings Limited (EGH), payment by AGL for distributions on behalf of the Trust totalling $15.285 million, and payment for the acquisitions of Normanville land, Highway 1 adjoining land, and Burwood Apartments by AGL on behalf of the Trust totalling $12.700 million.

Note 8. Investment properties

	Consolidated 30 June 2024 $'000	30 June 2023 $'000
Total Investment Properties	**209,427**	176,265
Opening fair value	**176,265**	154,402
Additions for the period	**2,916**	965
Investment properties acquired during the period	**12,744**	5,460
Fair value adjustments	**17,502**	15,438
Closing fair value	**209,427**	176,265

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

Note 8. Investment properties (continued)

Properties	Original acquisition date	At Cost [3] $'000	Latest independent valuation date	Latest independent valuation [1] $'000	Book value at 30 June 2024 $'000	Book value at 30 June 2023 $'000
Retirement Properties						
Four Lanterns NSW	Jan 2015	$10,165	Dec 2021	$19,250	**$18,761**	$17,220
Mandurah WA	Jun 2015	$7,525	May 2023	$17,300	**$18,248**	$16,914
Sweetwater Grove NSW	Aug 2015	$9,887	May 2024	$22,500	**$19,796**	$16,344
Park Communities Properties						
Adelaide SA	Oct 2015	$7,121	May 2023	$17,850	**$18,079**	$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	May 2024	$14,250	**$10,610**	$8,779
Darwin FreeSpirit NT	Dec 2017	$13,875	Jun 2024	$40,000	**$31,614**	$27,264
Highway 1 SA [2]	Oct 2018 / Oct 2023	$18,805	Nov 2023	$37,650	**$31,811**	$29,022
Aspen Karratha Village WA	Jun 2005	$28,881	May 2024	$20,000	**$19,360**	$15,500
Normanville SA [2]	Sep 2023	$2,821	Nov 2023	$2,560	**$2,652**	$0
Residential Properties						
Burwood VIC [2]	Mar 2024	$8,700	Feb 2024	$8,110	**$9,214**	$0
Total		**$137,631**		**$236,170**	**$209,427**	$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 incurred by the Consolidated Trust as at 30 June 2024.

As at 30 June 2024, the above investment properties were pledged as security for the Consolidated Trust's and AGL's finance facilities. Refer to note 10 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 $209.427 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 30 June 2024 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 seven 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 30 June 2024, there was a net upwards movement of $17.502 million in the portfolio carrying value during the period ended 30 June 2024.

Note 8. Investment properties (continued)

Valuation technique and significant unobservable inputs
The following table shows the valuation technique used in measuring the fair value of investment property as well as the significant unobservable inputs used.

Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Capitalisation method, discounted cashflow approach, direct comparison approach and residual method: The Group considers one or more of the techniques as deemed appropriate for the asset type. Where more than one technique is considered, the Group reconciles and weighs the estimates under each technique based on its assessment of the judgement that market participants would apply. The capitalisation method estimates the sustainable net income (where applicable) of the property, and then applies a capitalisation rate to this sustainable net income to derive the value of the asset. The discounted cashflow approach considers the present value of net cash flows expected to be generated from the property, taking into account the receipt of contractual rentals, future market rentals, letting up periods, escalation (of sales and costs), occupancy rate, lease incentive costs such as rent-free periods and other costs not paid by tenants. The expected net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location, tenant credit quality and lease terms. The direct comparison approach considers the price at which comparable properties are transacting in the open marketplace. The residual approach which is used for vacant properties subject to refurbishment / development estimates the value of the completed project, less the remaining refurbishment / development costs which includes construction costs and an allowance for developer's risk and profit. This valuation is then discounted back to the present value.	For the financial period ended 30 June 2024 and 30 June 2023, the properties were primarily valued using the capitalisation approach. **Lifestyle** Key valuation inputs include: • Net sustainable rental income ranging from $0.96 million to $1.17 million (30 June 2023: $0.92 million to $1.00 million) • Capitalisation rates ranging from 4.75% to 6.65% (30 June 2023: 5.00% to 6.75%) **Park Communities** Key valuation inputs include: • Net sustainable rental income ranging from $1.22 million to $3.70 million (30 June 2023: $1.00 million to $3.00 million) • Capitalisation rates ranging from 7.00% to 18.50% (30 June 2023: 6.99% to 16.00%) **Residential Communities** Key valuation inputs include: • Net sustainable rental income of $0.71 million • Capitalisation rate of 7.75%	The estimated fair value would increase (decrease) if: • Net sustainable income increases (decreases) • Capitalisation rates and or discount rates decrease (increase) which could result from: - Interest rates decreasing (increasing) - The required risk premium decreasing (increasing) • Comparable property values on a per unit basis increase (decrease)

Note 8. Investment properties (continued)

Sensitivity analysis

The Consolidated Trust has conducted sensitivity analysis on the fair value of the property assets (on a whole-of-business basis) to changes in key assumptions used in the valuation as follows:

	Key assumptions			
	0.5% increase in cap rate	**0.5% decrease in cap rate**	**5% decrease in NOI**	**5% increase in NOI**
(Decrease) / Increase in total value ($'000)	(14,433)	16,611	(11,806)	11,806
Change in value (%)	(6%)	7%	(5%)	5%

Accounting policy for investment properties
Investment properties principally comprise of freehold land and buildings held for long-term rental and capital appreciation that are not occupied by the Consolidated Trust. Investment properties are initially recognised at cost, including transaction costs, and are subsequently remeasured annually at fair value. Movements in fair value are recognised directly to profit or loss.

Investment properties are derecognised when disposed of or when there is no future economic benefit expected.

Transfers to and from investment properties to property, plant and equipment are determined by a change in use of owner-occupation. The fair value on the date of change of use from investment properties to property, plant and equipment are used as deemed cost for the subsequent accounting. The existing carrying amount of property, plant and equipment is used for the subsequent accounting cost of investment properties on the date of change of use.

Investment properties also include properties under construction for future use as investment properties. These are carried at fair value, or at cost where fair value cannot be reliably determined and the construction is incomplete.

Note 9. Trade and other payables

	Consolidated	
	30 June 2024 $'000	30 June 2023 $'000
Trade payables	**2**	-
Distributions payable	**8,569**	7,727
Accrued liabilities	**87**	16
Total	**8,658**	7,743

Accounting policy for trade and other payables
These amounts represent liabilities for goods and services provided to the Consolidated Trust prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

Note 10. 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.

	Consolidated	
	30 June 2024	30 June 2023
	$'000	$'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)		
Revolver – AGL	**166,947**	138,947
Bank guarantees	**-**	365
Multi-option facility	**264**	-
	167,211	139,312
Facilities not utilised at reporting date		
Revolver	**33,053**	25,053
Overdraft facility	**-**	5,000
Bank guarantees	**-**	635
Multi-option facility	**9,736**	-
	42,789	30,688

Note 11. Units on issue

Units on issue	**30 June 2024 Units '000**	**30 June 2024 $'000**
On issue at 1 July 2023	**179,421**	**412,762**
Issued during the period, net of transaction costs	**19,807**	**17,863**
On issue at 30 June 2024 – fully paid	**199,228**	**430,625**

Units on issue	30 June 2023 Units '000	30 June 2023 $'000
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

Note 11. Units on issue (continued)

Distributions

30 June 2024	Cents per unit	Total amount $'000	Date of payment
July 2023 - December 2023	**4.25**	**7,660**	29 February 2024
January 2024 - June 2024	**4.25**	**8,467**	30 August 2024
	8.50	**16,127**	

30 June 2023	Cents per unit	Total amount $'000	Date of payment
July 2022 - December 2022	3.50	6,280	24 February 2023
January 2023 - June 2023	4.25	7,625	25 August 2023
	7.75	13,905	

Note that the distributions above are paid for by AGL on behalf of the Trust and the payments are recharged through the receivables from related parties account.

Note 12. Earnings per unit

	Consolidated 30 June 2024 Cents per unit	Consolidated 30 June 2023 Cents per unit
Basic	**11.325**	11.036
Diluted	**11.167**	10.919

Profit attributable to ordinary stapled unit holders	Consolidated 30 June 2024 $'000	Consolidated 30 June 2023 $'000
Earnings per unit for profit from continuing operations		
Profit after income tax attributable to the unit holders of Aspen Property Trust	**20,712**	19,231

Weighted average number of units	Consolidated 30 June 2024 '000 units	Consolidated 30 June 2023 '000 units
Basic earnings per unit	**182,833**	174,251
Diluted earnings per unit	**185,481**	176,131

[1] For the dilutive EPS calculated above, the dilutive securities include the performance rights existing as at the year end.

Accounting policy for earnings per unit

Basic earnings per unit

Basic earnings per unit is calculated by dividing the profit attributable to the unit holders of Aspen Property Trust, excluding any costs of servicing equity other than ordinary units, by the weighted average number of ordinary units outstanding during the financial year, adjusted for bonus elements in ordinary units issued during the financial year.

Note 12. Earnings per unit (continued)

Diluted earnings per unit

Diluted earnings per unit adjusts the figures used in the determination of basic earnings per unit to take into account the after income tax effect of interest and other financing costs associated with dilutive potential ordinary units and the weighted average number of units assumed to have been issued for no consideration in relation to dilutive potential ordinary units.

Note 13. Cashflow information

	Consolidated	
	30 June 2024	30 June 2023
	$'000	$'000
Reconciliation of profit for the year to net cash inflow from operating activities		
Profit for the year	**20,712**	19,231
Adjustments for non-cash flow items:		
Related party rent from investment properties	**(6,325)**	(5,690)
Management fees and cost recovery	**3,420**	2,780
Change in fair value of investment properties	**(17,502)**	(15,438)
Interest income from related parties	**(1,233)**	(1,782)
Gain on disposal of investment properties	**-**	(26)
Finance costs	**543**	748
Administration & General expenses	**385**	177
Net cash from operating activities	**-**	-

Note 14. Financial Instruments

The Consolidated Trust has exposure to the following risks from using its financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the Consolidated Trust's exposure to each of the above risks, their objectives, policies and processes for measuring and managing risk, and the management of capital. Further quantitative disclosures are included throughout the financial report.

The Board has overall responsibility for the establishment and oversight of the risk management framework. Risk management policies are established to identify and analyse the risks faced by the Consolidated Trust, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Consolidated Trust's activities.

The Board oversees how management monitors compliance with the Consolidated Trust's risk management policies and procedures and reviews the adequacy of the risk management framework.

Credit risk

Credit risk is the risk of financial loss to the Consolidated Trust if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Consolidated Trust's receivables from related party AGL who acts as tenant of the Trust's properties.

The Consolidated Trust's exposure to credit risk is influenced mainly by the financial capacity of AGL. Based on the financial position of AGL at year end, the exposure to credit risk is minimal.

Liquidity risk

Liquidity risk is the risk that the Consolidated Trust will not be able to meet its financial obligations as they fall due. The Consolidated Trust's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Consolidated Trust's reputation.

Note 14. Financial Instruments (continued)

AFML as Investment Manager of the Consolidated Trust has liquidity risk management policies, which assist it in monitoring cash flow requirements and optimising its cash return on investments. Cash flow requirements for the Consolidated Trust are reviewed monthly or more regularly if required. The Consolidated Trust is proactive with its financiers in managing the expiry profile of its debt facilities.

Market risk

Market risk is the risk that changes in market prices, such as interest rates will affect the Consolidated Trust's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

(i) Interest rate risk

The Consolidated Trust is exposed to interest rate risk arising from its long-term interest-bearing borrowings. Borrowings issued at variable rates expose the Consolidated Trust to cash flow interest rate risk. Any decision to hedge interest rate risk will be assessed by the Board in light of the overall Consolidated Trust exposure, the prevailing market interest rate and any funding counterparty requirements.

Capital management

The policy of the Boards of AFML and ET are to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future growth of the Consolidated Trust. The Boards monitor the level of distributions paid to unit holders.

The Consolidated Trust assesses the adequacy of its capital requirements, cost of capital and gearing as part of its broader strategic plan.

Management can alter the capital structure of the Consolidated Trust by, amongst other things, issuing new units, adjusting the amount of distributions paid to unit holders, returning equity to unit holders, selling assets to reduce debt/buying assets and increasing debt, adjusting the timing of development and capital expenditure and through the operation of a distribution and distribution reinvestment plan (DRP).

Gearing is a measure used to monitor levels of debt capital used by the Consolidated Trust to fund its operations. This ratio is calculated as interest bearing debt, net of cash and cash equivalents divided by total assets less cash. The gearing ratio as at 30 June 2024 was nil (30 June 2023: nil).

	Consolidated	
	30 June 2024	30 June 2023
	$ '000	$ '000
Cash at bank and in hand	**105**	95
Cash and cash equivalents at the end of the period	**105**	95

Consolidated	**Cash and cash equivalents $'000**	**Borrowings – due after one year $'000**	**Total $'000**
Net cash / (debt) at 1 July 2022	212	(4,292)	(4,080)
Net cash flows	(117)	4,292	4,175
Net cash / (debt) as at 30 June 2023 and 1 July 2023	95	-	95
Net cash flows	**10**	**-**	**10**
Net cash / (debt) at 30 June 2024	**105**	**-**	**105**

The Consolidated Trust is not subject to externally imposed capital requirements.

Exposure to credit risk

The carrying amount of the Consolidated Trust's financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

Note 14. Financial Instruments (continued)

	Consolidated 30 June 2024 $'000	30 June 2023 $'000
Cash at bank and in hand	**105**	95
Receivables from related parties	**21,686**	31,749
	21,791	31,844

The Consolidated Trust's maximum exposure to credit risk for trade receivables and financial assets at the reporting date by type of customer was:

	Consolidated 30 June 2024 $'000	30 June 2023 $'000
Receivables from related parties	**21,686**	31,749

There are no trade and other receivables past due.

At 30 June 2024 and 30 June 2023, the Consolidated Trust had the following loans receivable from related parties:

	30 June 2024				30 June 2023			
	Gross $'000	**Impairment $'000**	**Loan Forgiveness $'000**	**Total $'000**	Gross $'000	Impairment $'000	Loan Forgiveness $'000	Total $'000
AGL	**21,686**	**-**	**-**	**21,686**	31,749	-	-	31,749

Liquidity risk

The following are the contractual maturities of financial liabilities, including estimated interest payments and net receipts under cash flow hedges:

2024	**Carrying amount $'000**	**Contractual cash flows $'000**	**6 months or less $'000**	**6-12 months $'000**	**1-2 years $'000**	**2-5 years $'000**
Trade and other payables	**8,658**	**8,658**	**8,658**	**-**	**-**	**-**
	8,658	**8,658**	**8,658**	**-**	**-**	**-**

2023	**Carrying amount $'000**	**Contractual cash flows $'000**	**6 months or less $'000**	**6-12 months $'000**	**1-2 years $'000**	**2-5 years $'000**
Trade and other payables	7,743	7,743	7,743	-	-	-
	7,743	7,743	7,743	-	-	-

The Consolidated Trust has $nil million debt (2023: $nil). Refer to Note 10 for further information regarding bank facilities.

Interest rate risk

At end of the financial year, the interest rate profile of the Consolidated Trust's interest-bearing financial instruments were as follows:

Note 14. Financial Instruments (continued)

	30 June 2024		30 June 2023	
	Balance $'000	Weighted average interest rate %	Balance $'000	Weighted average interest rate %
Cash and cash equivalents	**105**	**4.21%**	95	3.96%
Loans to related parties [1]	**21,686**	**6.17%**	31,749	4.99%
Total variable rate financial instruments	**21,791**		31,844	

[1] includes facility fees of 0.80% (2023: 0.77%)

Cash flow sensitivity analysis for variable rate financial instruments

A change of 100 basis points in interest rates at the reporting date would have increased / (decreased) equity and profit or loss for the Consolidated Trust by the amounts shown below. This analysis assumes that all other variables remain constant. The analysis was performed on the same basis as for 2023.

Calculation for sensitivity analysis	Profit or loss / Equity 100bp increase $'000	Profit or loss / Equity 100bp decrease $'000
2024		
Variable rate financial instruments	**218**	**(218)**
Cash flow sensitivity (net)	**218**	**(218)**
2023		
Variable rate financial instruments	318	(318)
Cash flow sensitivity (net)	318	(318)

Fair Values

Estimation of fair value

The carrying amount of financial assets and financial liabilities recorded in the financial statements approximate their fair values.

Note 15. Related party transactions

Identity of related parties

The Consolidated Trust has a related party relationship with its stapled entity, AGL and their subsidiary entities.

The following persons held office as directors of Evolution Trustees Limited (Responsible Entity of the Trust) during the period 1 July 2023 to 30 June 2024:

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

The following persons held office as directors of Aspen Funds Management Limited during the period 1 July 2023 to 30 June 2024:

Clive Appleton	Non-Executive Chairman
Guy Farrands	Non-Executive Director
Edwina Gilbert	Non-Executive Director (appointed 23 February 2024)
John Carter	Executive Director
David Dixon	Executive Director

Management / Responsible entity fees and cost recoveries

Under the Consolidated Trust's constitution, AFM, a wholly owned subsidiary of AGL, is entitled to management fees.

	Consolidated	
	30 June 2024	30 June 2023
	$	$
Management fees - AFM	**540,386**	475,456
Cost recoveries - AGL	**2,880,032**	2,304,303
Total management fees and cost recoveries	**3,420,418**	2,779,759

	Consolidated	
	30 June 2024	30 June 2023
	$	$
Responsible entity fee	**139,762**	112,920

Other related party transactions

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 2027 as a lender which is subject to commercial interest rates. Both the Board of the RE and AGL agrees that the terms of the agreement would remain the same in the event AGL becomes the lender. The following loans receivable from AGL are outstanding at year end (refer to Note 7 and Note 20 for further details):

	Consolidated	
	30 June 2024	30 June 2023
	$'000	$'000
AGL	**21,686**	31,749

Note 15. Related party transactions (continued)

The Trust also has the following transactions with AGL and its subsidiaries:

	Consolidated	
	30 June 2024 $'000	30 June 2023 $'000
Rental income – from Aspen Living Villages Pty Ltd ('ALV') (wholly-owned subsidiary of AGL)	**5,864**	5,690
Net interest income – from AGL	**1,229**	1,779

The Consolidated Trust leased all its investment properties to ALV on commercial terms.

Note 16. Auditor's remuneration

The auditor's remuneration for APT is included as part of the AGL audit fees.

Note 17. Consolidated entities

	Ownership interest % 30 June 2024	Ownership interest % 30 June 2023
Parent entity		
Aspen Property Trust		
Subsidiaries		
Aspen Equity Investments Pty Ltd	100%	100%
Midland Property Trust	100%	100%

All subsidiary entities were formed / incorporated in Australia. Both of the Trust's subsidiaries are currently dormant.

Note 18. Consolidated entity guarantees

External parties	**30 June 2024 $'000**	30 June 2023 $'000
Bank guarantees issued to third parties	**264**	365

Note 19. Subsequent events

On 6 August 2024, Aspen Group Limited entered into a new interest rate swap at fixed interest rate of 3.67% on $80.00 million until 13 September 2027. The arrangement will come into effect from 11 September 2024.

There has not arisen any other item, transaction or event of a material and unusual nature likely, in the opinion of the directors of RE, to significantly affect 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 20. Parent entity information

As at, and throughout the financial year ended 30 June 2024, the parent entity of the Consolidated Trust was the Trust.

Statement of profit or loss and other comprehensive income

	Trust	
	30 June 2024	30 June 2023
	$'000	$'000
Profit after income tax	**20,712**	19,231
Total comprehensive income	**20,712**	19,231

Balance sheet

	Trust	
	30 June 2024	30 June 2023
	$'000	$'000
Total current assets	**302**	308
Total assets	**231,992**	208,322
Total current liabilities	**8,658**	7,743
Total liabilities	**8,658**	7,743
Equity		
Units on issue	**430,625**	412,762
Accumulated losses	**(207,291)**	(212,183)
Total equity	**223,334**	200,579

Financial position

At 30 June 2024, the balance sheet of the parent entity presents a net working capital deficiency of $8.356 million (2023: $7.435 million). The liabilities of the parent entity are settled in the normal course through funds held by the stapled entity, AGL, and recorded through the receivables from related parties. It is noted that the Trust has available borrowing facilities shared with AGL not utilised at balance sheet date totalling $42.789 million of which $9.736 million is available as working capital (refer to note 10).

Parent entity loan to AGL

The consolidated Trust has a loan receivable from AGL of $21.686 million at 30 June 2024 (30 June 2023: $31.749 million). Under the loan agreement in which APT is the lender, the maturity of the loan is 1 July 2027. Both the Board of the RE and AGL agrees that the terms of the agreement would remain the same in the event AGL becomes the lender.

Parent entity contingencies

The directors of RE are of the opinion that the Consolidated Trust has no other contingent liabilities which require disclosure in the financial report for the year ended 30 June 2024 (2023: $Nil) other than those disclosed below,

Note 20. Parent entity information (continued)

Guarantees

The Trust has provided an unlimited guarantee and indemnity in favour of AGL's banking facilities as per note 10.

The Trust has provided guarantees to financiers and third parties for a number of the Consolidated Trust's related parties. Under the terms of the agreements, the Consolidated Trust will make payments to reimburse the financiers and third parties upon failure of the guaranteed entity to make payments when due.

The parent does not expect to incur any loss material allowance in respect of such guarantees.

Details of the guarantees are as follows:

External parties	30 June 2024 $'000	30 June 2023 $'000
Bank guarantees issued to third parties	**264**	365

Aspen Property Trust
Directors' declaration
For the year ended 30 June 2024

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

- the attached financial statements and notes are in accordance with the *Corporations Act 2001*, including:

  (i) complying with Australian Accounting Standards (including the Australian Accounting Interpretations), the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and

  (ii) giving a true and fair view of the Consolidated Trust's financial position as at 30 June 2024 and of its performance for the financial year ended on that date; 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.

2. The directors draw attention to note 2(a) to the financial statements, which includes statement of compliance 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.

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Rupert Smoker
Director

15 August 2024