

Storehouse Residential Trust and its Controlled Entity

ARSN 135 812 074

Consolidated financial report for the year ended 30 June 2024

Index to the Consolidated Financial Statements

	Page
Directors' Report	1
Auditor's Independence Declaration	4
Consolidated Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2024	5
Consolidated Statement of Financial Position as at 30 June 2024	6
Consolidated Statement of Changes in Equity for the year ended 30 June 2024	7
Consolidated Statement of Cash Flows for the year ended 30 June 2024	8
Notes to the Consolidated Financial Statements for the year ended 30 June 2024	9
Directors' Declaration	30
Independent Auditor's Report	31

This financial report covers Storehouse Residential Trust as a consolidated entity.

The Responsible Entity of Storehouse Residential Trust is K2 Asset Management Ltd (ABN 95 085 445 094).

The Responsible Entity's registered office is:
Level 44, 101 Collins Street
Melbourne, Victoria, 3000.

Directors' Report

The directors of K2 Asset Management Ltd (ABN 95 085 445 094; AFSL 244393) ("K2" or the "Responsible Entity"), the Responsible Entity of Storehouse Residential Trust (ARSN 135 812 074) (the "Trust") and its controlled entities (the "Group"), submit their report on the Group for the year ended 30 June 2024 and the auditor's report thereon.

The various service providers for the Trust are detailed below:

<u>Service</u>	<u>Provider</u>
Responsible Entity	K2 Asset Management Ltd *
Investment Manager	Storehouse Pty Limited (ABN 15 106 578 018) **
Administrator	Apex Fund Services Ltd
Custodian	Certane CT Pty Ltd

*The registered office and principal place of business of the Responsible Entity is Level 44, 101 Collins Street, Melbourne VIC 3000.

**The principal place of business of the Investment Manager is Level 10/171 Clarence St, Sydney NSW 2000.

Directors and Senior Management

The names of the directors and company secretary of the Responsible Entity, during the year and up to the date of this report are:

Name	Title
Campbell W Neal	Executive Director
Hollie A Wight	Executive Director and Company Secretary
George Boubouras	Executive Director
Neil Sheather	Non-executive Director (Appointed on 1 July 2023)

Principal Activities

The Trust is a registered managed investment scheme domiciled in Australia. The principal activity of the Group is to invest funds in properties, directly and through shared equity arrangements in accordance with the investment objectives and guidelines set out in its current Product Disclosure Statement dated 7 February 2024 and in accordance with the provisions of its Constitution.

The Trust has invested in a sub-trust where it is the sole beneficiary and unitholder. This sub-trust is being used to purchase and develop residential properties.

The Trust has a very high-risk return profile and is not open for redemptions as it is an illiquid managed investment scheme.

The consolidation of the sub-trust is included in the financial report.

The Group did not have any employees during the year.

Review of Operations

Results

The results of operations of the Group are disclosed in the Consolidated Statement of Profit or Loss and Other Comprehensive Income. The profit before finance costs attributable to unitholders for the year ended 30 June 2024 was \$1,862,640 (2023: \$648,954).

Distributions

Total distribution payable to unitholders for the financial year ended 30 June 2024 amounted to \$1,221,694 or 4.2 cents per unit (2023: \$509,872 or 1.98 cents per unit).

Total Assets

The value of the Group's assets as at the end of the financial year is \$34,929,347 (2023: \$29,909,564) as disclosed in the Consolidated Statement of Financial Position and the basis of valuation is provided in Note 2 to the consolidated financial statements. The increase in the value of the Group's asset has resulted from applications of \$3,619,826 received during the financial year.

Directors' Report (continued)

Significant Changes in State of Affairs

In September 2023, an ASIC statement of concerns was issued relating to concerns surrounding the Target Market Determination ("TMD") disclosures for the Trust. Up until the concerns were addressed, ASIC issued a stop order on the Trust. As of the date of signing, all concerns raised by ASIC were addressed and the Trust was reopened to accept applications. Amendments were made to the TMD relating to recategorisation of risks and limiting offering of the Trust to only wholesale/institutional investors and any retail investors applying via a financial planner/advisor. There were no changes made to the Constitution and Product Disclosure Statement of the Trust due to this ASIC statement.

On 26 July 2024, the Australian Securities and Investments Commission ("ASIC") published a media release notifying the market that following administrative action, they had cancelled the Australian Financial Services Licence ("AFSL") of Build Your Wealth Pty Ltd and Christopher Luff. The Investment Manager was the corporate authorised representative of the Build Your Wealth AFSL. Build Your Wealth and Christopher Luff set up self-managed superannuation funds for their clients to subsequently invest in the Trust, in doing so, ASIC found that Christopher Luff did not adequately declare his conflicts of interest and the advice to clients was not appropriate as clients were not made aware of the risks of investing in the Trust, potential risk of losing all their funds with an investment like the Trust, the risk to the security of their living arrangements and the risks if the Trust did fail. The Responsible Entity notified unitholders of the concerns raised in the ASIC media release and have been working with ASIC towards a long-term solution to the potential issue of unitholders accessing superannuation benefits through the Trust that resemble an illegal early release scheme. ASIC has not raised any concerns regarding the operations and management of the Trust with the Responsible Entity.

The Investment Manager is now a corporate authorised representative of Banxly Investment Group Pty Ltd (ABN 54 652 385 807, AFSL No. 538864), commencing 24 June 2024.

There were no changes made to the Constitution, compliance plan or Product Disclosure Statement of the Trust as a result of the ASIC statement and media release.

In the opinion of the directors, there were no other significant changes in the state of affairs of the Group that occurred during the year ended 30 June 2024.

Subsequent Events

Other than the events discussed above, there have been no matters or circumstance that significantly affects or may significantly affect the operations of the Group, the results of those operations, or the state of affairs of the Group in future financial years.

Likely Developments and Expected Results of Operations

The Group will continue to be managed in accordance with the investment objectives and guidelines set out in its Product Disclosure Statement and in accordance with the provisions of its Constitution. Future results will accordingly depend on the performance of the markets to which the Group is exposed.

Investment performance is not guaranteed, and future results may differ from past returns. As investment conditions change over time, past returns should not be used to predict future returns.

Further details of likely future developments in the operations of the Group, and the expected results of those operations in future financial years, have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the Group.

Responsible Entity's Transactions with the Group and Interest Held in the Group

Total units in the Group as at the end of the reporting period are 29,071,024 (2023: 25,736,560 units). The number of units held by the Responsible Entity and its related parties as at the end of the reporting period is disclosed in Note 17.

Transactions in units (applications / withdrawals) made by the Responsible Entity and its related parties during the financial year as disclosed in Note 17.

The fees paid to the Responsible Entity and its associates out of Group property during the financial year is \$73,166 (2023: \$79,363) as disclosed in the Consolidated Statement of Profit or Loss and Other Comprehensive Income.

Environmental Regulation and Performance

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

Directors' Report (continued)

Indemnification of Directors, Officers and Auditors

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

Proceedings on Behalf of the Group

No person has applied for leave of court to bring proceedings on behalf of the Group or intervene in any proceedings to which the Responsible Entity is a party for the purpose of taking responsibility on behalf of the Group for all or any part of those proceedings.

The Group was not a party to any such proceedings during the year.

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under Section 307C of the *Corporations Act 2001* is set out on page 4 and forms part of the Directors' report.

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

On behalf of the directors of the Responsible Entity, K2 Asset Management Ltd.



Hollie Wight
Executive Director
24 October 2024



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of K2 Asset Management Ltd (the Responsible Entity) of
Storehouse Residential Trust

I declare that, to the best of my knowledge and belief, in relation to the audit Storehouse Residential Trust for the financial year ended 30 June 2024 there have been:

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

KPMG

Chris Wooden
Partner
Melbourne

24 October 2024

Consolidated Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2024

	Notes	Year ended 30 June 2024 \$	Year ended 30 June 2023 \$
Income			
Interest income		910,851	731,377
Net gain on financial instruments (shared equity) held at fair value through profit or loss		1,844,739	392,359
Net gain on investment property held at fair value		-	215,780
Rental income		118,049	112,069
Total income		2,873,639	1,451,585
Expenses			
Responsible entity fees	17	73,166	79,363
Management fee	17	382,505	316,200
Administration fees		60,631	56,210
Audit fees	3	42,207	51,555
Custodial fees		25,466	29,985
Legal fees		-	36,746
License fee	17	65,407	54,419
Registry fees		23,432	28,428
Rental expenses		24,038	38,915
Interest expenses		79,650	64,463
Other expenses		234,497	46,347
Total expenses		1,010,999	802,631
Profit before finance costs attributable to unitholders for the year		1,862,640	648,954
Finance costs attributable to unitholders			
Distribution to unitholders		(1,221,694)	(509,872)
Increase in net assets attributable to unitholders		640,946	139,082
Other comprehensive income		-	-
Total comprehensive income for the year		640,946	139,082

The above Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the accompanying Notes to the Consolidated Financial Statements.

Consolidated Statement of Financial Position as at 30 June 2024

	Notes	30 June 2024 \$	30 June 2023 \$
Assets			
Current assets			
Cash and cash equivalents	5	2,840,216	957,780
Trade and other receivables	6	1,065,380	333,917
Other assets	7	174,656	88,554
Total current assets		4,080,252	1,380,251
Non-current assets			
Investment property	8	3,023,604	3,023,604
Prepayments	9	-	100,000
Financial assets	10	27,825,491	25,405,709
Total non-current assets		30,849,095	28,529,313
Total assets		34,929,347	29,909,564
Liabilities			
Current liabilities			
Trade and other payables	12	26,592	72,067
Distribution payable	4	1,221,694	509,872
Funding facility	14	93,093	89,431
Total current liabilities		1,341,379	671,370
Non-current liabilities			
Funding facility	14	1,019,059	1,034,427
Total non-current liabilities		1,019,059	1,034,427
Total liabilities (excluding net assets attributable to unitholders)		2,360,438	1,705,797
Net assets attributable to unitholders – liability	13	32,568,909	28,203,767

The above Consolidated Statement of Financial Position should be read in conjunction with the accompanying Notes to the Consolidated Financial Statements.

Consolidated Statement of Changes in Equity for the year ended 30 June 2024

The Group's net assets attributable to unit holders are classified as a liability under AASB 132 *Financial Instruments: Presentation*. As the Group has no equity, the Group has not presented any items of changes in equity. Refer Note 2(f) for reclassification of net assets attributable to unitholders from equity to liability during the year.

Consolidated Statement of Cash Flows for the year ended 30 June 2024

	Notes	Year ended 30 June 2024 \$	Year ended 30 June 2023 \$
Cash flows from operating activities			
Proceeds from shared equity returns and fixed rate returns		888,109	738,048
Proceeds from shared equity and fixed rate investment exits		4,238,083	2,309,274
Payments for shared equity and fixed rate investments		(5,662,199)	(9,658,408)
Payments to suppliers and others		(877,479)	(727,242)
Interest received		76,692	58,297
Rental income received		118,049	110,700
Advisory fees paid		-	(20,530)
Net cash used in operating activities	5 (b)	(1,218,744)	(7,189,861)
Cash flows from investing activities			
Payment for investment property costs		(20,514)	(17,571)
Net cash used in investing activities		(20,514)	(17,571)
Cash flows from financing activities			
Proceeds from issue of units		3,619,827	7,532,378
Distributions paid to unitholders		(405,512)	(328,660)
Repayment of loans		(92,621)	(831,339)
Proceeds from loans		-	582,094
Net cash provided by financing activities		3,121,694	6,954,473
Net increase/(decrease) in cash and cash equivalents		1,882,436	(252,959)
Cash and cash equivalents at the beginning of financial year		957,780	1,210,739
Cash and cash equivalents at the end of financial year	5 (a)	2,840,216	957,780
Non-cash financing activities			
Distribution reinvestments	5 (d)	104,360	144,321

The above Consolidated Statement of Cash Flows should be read in conjunction with the accompanying Notes to the Consolidated Financial Statements.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

1. General Information

Storehouse Residential Trust (ARSN 135 812 074) (the "Trust") is an Australian registered managed investment scheme. The Trust was constituted and registered as managed investment scheme on 25 March 2009. The Trust together with its controlled entities ("Group") is a for-profit entity for financial reporting purposes.

The responsible entity of the Trust is K2 Asset Management Ltd (ABN 95 085 445 094; AFSL 244393) ("K2" or the "Responsible Entity"). The registered office and principal place of business of the Responsible Entity is Level 44, 101 Collins Street, Melbourne VIC 3000.

Storehouse Pty Ltd (ABN 15 106 578 018) ("Storehouse" or the "Investment Manager") is the investment manager of the Group.

The consolidated financial statements cover Storehouse Residential Trust and its sub-trust SRT Werribee Trust (ABN 31 417 822 351) "sub-trust", where Storehouse Residential Trust is the only unitholder and sole beneficiary ("Group"). The trustee of the sub-trust is Storehouse Pty Ltd (ABN 15 106 578 018).

The consolidated financial statements were authorised for issue by the directors on 24 October 2024. The directors of the Responsible Entity have the power to amend and reissue the consolidated financial statements.

2. Summary of Material Accounting Policies

a) Basis of preparation

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards (including Australian Accounting Interpretations) of the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*. The Group is a for-profit entity for financial reporting purposes under Australian Accounting Standards.

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events, and conditions. Compliance with Australian Accounting Standards ensures that the financial statements and notes also comply with International Financial Reporting Standards (IFRS). Material accounting policies adopted in the preparation of the financial statements are presented below and have been consistent unless stated otherwise.

The financial statements, except for the cash flow information, have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets, and financial liabilities. The amounts presented in the financial statements have been rounded to the nearest dollar. The amounts presented are in Australian dollars, which is the Group's functional currency.

The financial statements have been prepared on a going concern basis.

b) Income tax

Under current tax legislation, the Group is not liable to pay income tax as unitholders are presently entitled to the income of the Group and income of the Group is fully distributable to unitholders. See Note 2(h) for further details on distributions and income tax.

c) Financial instruments

i) Initial recognition and measurement

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the Group commits itself to either purchase or sell the asset (i.e., trade date accounting is adopted).

Financial instruments are initially measured at fair value plus transaction costs except where the instrument is classified 'at fair value through profit or loss' in which case transaction costs are recognised as expenses in profit or loss immediately.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

2. Summary of Material Accounting Policies (continued)

c) Financial instruments (continued)

ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income (FVOCI) – debt investment; FVOCI – equity investment; or fair value through profit or loss (FVTPL).

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are classified as measured at FVTPL.

Financial assets – Business model assessment

The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed, and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice.
- these include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets.
- how the performance of the portfolio is evaluated and reported to the Trust's management.
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed.
- how managers of the business are compensated - e.g., whether compensation is based on the fair value of the assets managed or the contractual cash flows collected.
- the frequency, volume and timing of sales of financial assets.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Trust's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets – Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g., liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Trust considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable-rate features;
- prepayment and extension features; and
- terms that limit the Group's claim to cash flows from specified assets (e.g., non-recourse features).

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

2. Summary of Material Accounting Policies (continued)

c) Financial instruments (continued)

ii) Classification and subsequent measurement (continued)

Financial assets – Subsequent measurement and gains and losses

Financial assets at amortised cost

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses are recognised in profit or loss any gain or loss on derecognition is recognised in profit or loss.

Financial assets at fair value through profit or loss

Financial assets are classified at 'fair value through profit or loss' when they do not meet the criteria for classification as measured at amortised cost or fair value through other comprehensive income, derivatives not held for hedging purposes, when they are designated as such to avoid an accounting mismatch or to enable performance evaluation where a group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Such assets are subsequently measured at fair value with changes in carrying amount being included in profit or loss. The Group's participation in a capital gain on shared equity investment is classified as a financial asset and is measured at fair value through profit or loss.

Financial Liabilities – Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

iii) Offsetting

Financial assets and financial liabilities are offset, and the net amount presented in the statement of financial position when, and only when, the Trust currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

iv) Impairment

The Group recognises loss allowances for expected credit losses (ECLs) on:

- financial assets measured at amortised cost;
- debt investments measured at FVOCI; and
- contract assets.

Measurement of expected credit losses

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e., the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

The Group applies a three-stage approach to measuring the ECL based on changes in the financial asset's underlying credit risk and includes forward-looking or macroeconomic level information. The ECL is the probability-weighted present value estimate of credit losses over the expected life of the portfolio. This is the product of Exposure at Default (EAD), Loss Given Default (LGD), and Probability of Default (PD).

The PD represents likelihood of a customer defaulting over a particular time horizon. The PD is assessed based on the historic past due data and forward looking macro-economic variables. LGD is the magnitude of the likely loss if there is a default and is measured as the difference between the carrying amount of the financial asset and the estimated value of security (net costs of realisation). EAD represents the expected exposure in the event of a default. EAD is derived based on the current exposure and potential changes to the current amount under the underlying loan agreement arising from amortisation.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- finance contracts measured at amortised cost and bank balances for which credit risk (i.e., the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.
- Loss allowances for trade receivables are always measured at an amount equal to lifetime ECLs.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

2. Summary of Material Accounting Policies (continued)

c) Financial instruments (continued)

iv) Impairment (continued)

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument. 12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). Financial assets on which 12-month ECL are recognised are referred to a Stage 1 and financial assets that experience a significant increase in credit risk and are not credit impaired are referred to as Stage 2. Financial assets on which lifetime ECL is recognised and that are credit impaired are referred to as Stage 3.

A financial asset moves from Stage 1 to Stage 2 or Stage 3 when there is a significant increase in credit risk (SICR) since initial recognition. When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information. These include:

- forbearance status: including requests for repayment relief coupled with risk indicators in bureau data and relevant application attributes; and
- more than 30 days past due.

The Group considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost are credit-impaired (stage 3). A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. The amount of the impairment loss is recognised in the Consolidated Statement of Profit or Loss and Other Comprehensive Income within other expenses. When a financial asset for which an impairment allowance had been recognised becomes uncollectible in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the Consolidated Statement of Profit or Loss and Comprehensive Income.

v) Derecognition

Financial assets are derecognised when the contractual right to receipt of cash flows expires or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and rewards associated with the asset. Financial liabilities are derecognised when the related obligations are either discharged, cancelled or expire. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

d) Provisions

Provisions are recognised when the Group has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result, and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

2. Summary of Material Accounting Policies (continued)

e) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the Consolidated Statement of Financial Position.

f) Unitholders' funds

The Trust is an illiquid Scheme and not open for redemptions. While the Trust is not Liquid, a withdrawal from the Trust is permitted only under the requirements of the Corporations Act, that is, when the Responsible Entity makes a withdrawal offer to all investors on a pro-rata basis. On the recommendation of and in consultation with the Fund Manager, the Responsible Entity may look to making periodically a withdrawal offer during the term of the Trust, for instance when Underlying Properties or other assets are sold. There is absolutely no guarantee that any offer will be made.

Applications may be suspended by the Responsible Entity if it is in the best interests of the unit holders.

The Units are classified as financial liabilities as the Trust is required to distribute its distributable income in accordance with the Trust's constitution.

g) Applications and redemptions of units

Redemption request while Group is liquid

While the Group is liquid, any unitholder may request that some or all of their units be redeemed. Upon making such a request, the unitholder will have no right to deal with the units (unless and until the request is denied by the Responsible Entity).

Redemption request while Group is not liquid

While the Group is a registered scheme but is not liquid, the Responsible Entity may make a withdrawal offer to all unitholders or to members in a class. A unitholder may withdraw from the Group in accordance with the terms of any current withdrawal offer.

Due to the nature of the Group's assets, the Group is considered not liquid for the purposes of redemption requests.

Applications received for units are recorded net of any entry fees payable prior to the issue of units. Redemptions are recorded after the cancellation of the corresponding redeemed units. The application and redemption prices of units are determined on the basis of the value of the Group's net assets on the date of the application or redemption divided by the number of units on issue on that date. A full description of the method used to calculate application and redemption prices of units is provided in the Group's Product Disclosure Statement (PDS) and the Trust's Constitution. Refer to Note 13 to these financial statements for further discussion of the features of the units.

h) Distribution to unitholders

The Trust's Constitution requires that the Group distribute, at a minimum, the "net income" (as defined in the *Income Tax Assessment Act 1936*) derived during the financial year. This means the net assessable income of the Group is fully distributable to the unitholders, either by way of cash or reinvestment (i.e., unitholders are entitled to the entire profit of the Group). Accordingly, the Group does not pay income tax provided that the distributable income of the Group is fully distributed to unitholders.

i) Change in net assets attributable to unitholders

Movements in net assets attributable to unitholders are recognised as liability.

j) Function and presentation currency

Items included in the Group's financial statements are measured using the currency of the primary economic environment in which they operate (the "functional currency"). The Group's functional currency is the Australian dollar. This is also the Group's presentation currency Group's presentation currency.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

2. Summary of Material Accounting Policies (continued)

k) Revenue and other income

Interest income from financial assets at amortised cost is recognised on a time-proportionate basis using the effective interest method and includes interest from cash and cash equivalents. Interest from financial assets at fair value through profit or loss is determined based on the contractual coupon interest rate and includes interest from debt securities.

The effective interest method is a method of calculating the amortised cost of a financial asset or liability and of allocating the interest income or expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset or liability. When calculating the effective interest rate, the Trust estimates cash flows considering all contractual terms of the financial instruments (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees paid or received between the parties to the contract that are an integral part of the effective interest rate, including transaction costs and all other premiums or discounts.

Interest income on financial assets at fair value through profit or loss is recognised in the Consolidated Statement of Profit or Loss and Other Comprehensive Income.

Dividend and distribution income from financial assets at fair value through profit or loss is recognised in the Consolidated Statement of Profit or Loss and Other Comprehensive Income within dividend income and distribution income when the Group's right to receive payments is established.

Properties leased to tenants under agreements which do not transfer substantially all of the risks and rewards of ownership are classified as operating leases. Rental income on operating leases are recognised on a straight-line basis over the period of the lease in the Statement of Comprehensive Income.

Other changes in fair value for such instruments are recorded in accordance with the policies described in Note 2(c) to the financial statements.

l) Expenses

Rental expenses include interest, guarantee expense, accounting and other rental outgoings incurred in relation to investment properties. Rental expenses are recorded on an accrual basis.

All other expenses, including management fees, Responsible Entity fees and custodian fees, are recognised in the statement of profit or loss and comprehensive income on an accrual basis.

m) Trade and other receivables

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets.

Trade and other receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses.

n) Trade and other payables

Trade and other payables represent the liabilities for goods and services received by the entity that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

o) Goods and services tax (GST)

Revenues, expenses, and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the Consolidated Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows included in receipts from customers or payments to suppliers.

p) Basis of consolidation

The Group's financial statements consolidate those of the Storehouse Residential Trust and its sub-trust as of 30 June 2024. The parent controls a sub-trust if it is exposed, or has rights, to variable returns from its involvement with the sub-trust and has the ability to affect those returns through its power over the sub-trust. The sub-trust has a reporting date of 30 June.

All transactions and balances between the Group and sub-trust are eliminated on consolidation. Amounts reported in the financial statements of the sub-trust have been adjusted where necessary to ensure consistency with the accounting policies adopted by the Group.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

2. Summary of Material Accounting Policies (continued)

q) Parent entity information

Information relating to Storehouse Residential Trust ('the Parent Entity'):

	2024 \$	2023 \$
Statement of financial position		
Current assets	4,063,199	1,354,248
Total assets	33,811,097	28,782,363
Current liabilities	1,244,287	578,596
Total liabilities	1,244,287	578,596
Net assets	32,566,809	28,203,767
Unitholders' funds - liability	32,566,809	28,203,767
Statement of profit or loss and other Comprehensive Income		
Profit for the year	1,860,540	650,938
Other comprehensive income	-	-
Total comprehensive income	1,860,540	650,938

The Parent Entity has no capital commitments. The Parent Entity has not entered a deed of cross guarantee.

r) Critical accounting estimates and judgments

The Investment Manager evaluates estimates and judgments incorporated into the financial statements based on historical knowledge and best available current information up to and including the date of this report.

The Investment Manager has relied upon independent data reported by groups including RP Data/CoreLogic and Australian Bureau of Statistics for the calculation of the fair value for the shared equity investments. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the Group. The Investment Manager has made recommendations to the Responsible Entity for the year ended 30 June 2024. These recommendations have been adopted. Actual results may differ from these estimates. Refer to Note 11 for the fair value as at 30 June 2024.

Significant judgement is also required in estimation of fair value of investment properties which are determined based on the valuation performed by external property valuers. Refer Note 8 for the fair value as at 30 June 2024.

s) Investment property

Investment properties are properties held to earn rentals and/or for capital appreciation, measured initially at cost including transaction costs and where applicable, borrowing costs, and are accounted for using the fair value model. Investment properties are revalued at least every three years and are included in the Consolidated Statement of Financial Position at their open market value. These values are supported by market evidence and are determined by external property professionals with sufficient experience with respect to both the location and the nature of the investment property.

Any gain or loss resulting from either a change in fair value or the sale of an investment property is recognised in profit or loss within net gain/(loss) on investment property held at fair value.

t) New accounting standards for application in future periods

A number of new accounting standards, amendments and interpretations have been published that are not mandatory for the 30 June 2024 reporting period and have not been early adopted in preparing these financial statements. Most of these are not expected to have a material impact on the financial statement of the Trust. However, management is still in the process of assessing the impact of the new standard AASB 18 which was issued in June 2024 and replaces AASB 101 *Presentation of Financial Statements* effective from 1 January 2027.

u) New and amended standards adopted by the Group

AASB 101 *Presentation of Financial Statements* require companies to disclose their material accounting policies, rather than their significant accounting policies for reporting periods beginning on or after 1 January 2023.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

3. Auditor's remuneration

	2024 \$	2023 \$
Remuneration of the auditor of the Group for:		
- Audit / review of the consolidated financial statements		
Crowe Sydney	-	2,613
KPMG	30,289	38,998
- Audit of the compliance plan		
KPMG	6,113	9,944
- Tax Compliance Services		
KPMG	5,805	-
	42,207	51,555

4. Unitholders' distribution

Distributions paid and payable by the Group for the year are:

	30 June 2024		30 June 2023	
	\$	Cents per unit	\$	Cents per unit
Distribution for the year				
June (payable)	1,221,694	4.20	509,872	1.98
	1,221,694	4.20	509,872	1.98

5. Cash and cash equivalents

	2024 \$	2023 \$
a) Cash at bank	2,840,216	957,780
	2,840,216	957,780

b) Reconciliation of cash

Cash at the end of the financial year as shown in the Consolidated Statement of Cash Flows is reconciled to the related items in the Consolidated Statement of Financial Position as follows.

	2024 \$	2023 \$
Reconciliation of profit attributable to unitholders to cash flow from operations		
Profit attributable to unitholders	1,862,640	648,954
Non-cash items included in profit or loss		
Unrealised fair value gains	(1,844,739)	(608,139)
Other expenses	100,000	-
Interest expense	79,650	-
Movements in assets and liabilities		
(Increase)/decrease in trade and other receivables	86,102	367,310
Increase in financial assets	(1,456,922)	(7,349,134)
Decrease in trade and other payables	(45,475)	(248,852)
	(1,218,744)	(7,189,861)

c) Reconciliation of movements of liabilities to cash flows arising from financing activities

	2024 \$	2023 \$
Opening	1,123,858	1,146,821
Changes from financing cashflows		
Proceeds from funding facility	-	582,094
Repayment of funding facility	(92,146)	(831,339)
Other changes	80,440	226,282
Balance as at 30 June (refer to Note 14)	1,112,152	1,123,858

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

5. Cash and cash equivalents (continued)

d) Net distributions paid during the period

During the year income distributions totaling \$104,360 (2023: \$144,321) were reinvested by unitholders for additional units in the Group.

6. Trade and other receivables

	2024 \$	2023 \$
Current		
Other Receivables	1,065,380	333,917
	1,065,380	333,917

All the receivables are non-interest bearing. There are no receivables past due or impaired as at the reporting date.

7. Other assets

	2024 \$	2023 \$
Australian Taxation Office refunds	16,630	15,769
Accrued income	139,757	66,284
Prepaid asset	-	6,511
Receivable from investors	-	(10)
Other receivable	18,269	-
	174,656	88,554

8. Investment property

Developments commenced on Lot 6178 during 2021 with builders appointed to design and construct on a fixed price basis a two-storey residence and granny flat which will be held for long-term. The construction was completed in June 2022 with a fair value of \$1.6 million determined by external, independent property valuers, having appropriate professional qualifications and experience. The residence and granny flat were individually leased and occupied in July 2022.

Development approval for Lot 4047 was obtained in 2021 with an identical design to Lot 6178. Construction commenced under a fixed price contract during 2021 and was completed in June 2022. A fair value of \$1.4 million determined by external, independent property valuers, having appropriate professional qualifications and experience. The residence and granny flat were individually leased and occupied in August 2022.

Please refer to Note 11 for the fair value measurement methodology adopted for the Investment Property assets.

A summary of movement in Investment Property is set out below:

	2024 \$	2023 \$
Beginning balance	3,023,604	2,798,541
Purchase and direct costs incurred	-	9,283
Fair value adjustment	-	215,780
Closing balance	3,023,604	3,023,604

During the year subsequent expenditure of \$nil was incurred on construction and other direct costs of the properties (FY23: \$9k).

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

8. Investment property (continued)

	2024	2023
	\$	\$
Investment Property		
Non-current	3,023,604	3,023,604
Closing balance	3,023,604	3,023,604

9. Prepayments

	2024	2023
	\$	\$
Prepayments	-	100,000
Closing balance	-	100,000

During the financial year ending 30 June 2016, the sub-trust entered into an agreement to acquire the option to purchase dual income compact dwellings in master planned and developing areas throughout Australia. These properties are not readily available to the market and are specially designed to generate dual income with the option to have strata titles dividing the property into dual titles. This will support the planning and strategy of the Group's operations. The Group has retained the first right of refusal on any properties and has prepaid \$100,000 to be offset against future purchases. During the 2024 financial year, the prepaid options were written off as the contract was terminated.

10. Financial assets

	2024	2023
	\$	\$
Shared equity investment	27,825,491	25,405,709
Total financial assets	27,825,491	25,405,709

Under the term of the underlying loan agreements, where the loan is repaid, or the property is sold before maturity, the Group is entitled to the share of increase in fair value of underlying property secured against a loan. The Group's estimate of the share in the increase of the fair value of underlying property is \$2,620,573 (2023: \$2,115,543). The balance of the contractual receivable of the underlying loans supporting the shared equity investment is \$25,204,918 (2023: \$23,290,166).

Information on credit risk is included in Note 18.

11. Fair value measurement

Assets and liabilities measured at fair value in the Consolidated Statement of Financial Position are grouped into three levels of a fair value hierarchy. These levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: Quoted unadjusted prices in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability.

The following table shows the levels within the hierarchy of assets and liabilities measured at fair value on a recurring basis at 30 June 2024 and 30 June 2023.

	30 June 2024			Total
	Level 1	Level 2	Level 3	
Assets measured at fair value				
Shared equity investment	-	-	27,825,491	27,825,491
Investment property	-	-	3,023,604	3,023,604
Net fair value	-	-	30,849,095	30,849,095
	30 June 2023			Total
	Level 1	Level 2	Level 3	
Assets measured at fair value				
Shared equity investment	-	-	25,405,709	25,405,709
Investment property	-	-	3,023,604	3,023,604
Net fair value	-	-	28,429,313	28,429,313

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

11. Fair value measurement (continued)

Fair values of the shared equity investment and investment property do not have quoted prices and it has been determined that they are classified as Level 3 of the fair value hierarchy as defined in AASB 13 *Fair Value Measurement*.

The fair value of assets and liabilities that are not traded in an active market is determined using valuation techniques. These include the use of recent arm's length market transactions, reference to the current fair value of a substantially similar property, or any other valuation technique or model that provides a reliable estimate of prices obtained in actual market transactions.

Some of the inputs to these models may not be market observable and are therefore estimated based on assumptions. The output of a model is always an estimate or approximation of a value that cannot be determined with certainty, and valuation techniques employed may not fully reflect all factors relevant to the positions the Group holds.

Quantitative information of unobservable inputs - Level 3

Although the Responsible Entity of the Trust believes that the estimates of fair value are appropriate, the use of different methodologies or assumptions could lead to different measurements of fair value. For fair value measurements in Level 3, changing one or more of the assumptions used as reasonably possible alternatives by 10% upwards (favourable) or downwards (unfavourable) would impact the statement of comprehensive income.

The table below details the sensitivity analysis and the quantitative information about the unobservable inputs used in Level 3 fair value measurements:

Description	Fair value	Valuation technique	Unobservable inputs	Favourable*
As at 30 June 2024				
Shared equity investment	27,825,491	Using the discounted cash flow technique, the fair value of Shared equity investment is determined by applying a market derived discount rate to future payout of the investment.	Change in property prices, volatility of discount rate and when share equity investment are exited.	2,782,549
Investment property	3,023,604	Using the market comparison technique, the fair value of investment property is estimated with reference to recent sales of property of a similar nature, location and condition.	Change in property prices, expected market rental growth rate and occupancy rates of the investment properties.	302,360
Total fair value measurement in Level 3	30,849,095			3,084,909
As at 30 June 2023				
Shared equity investment	25,405,709	Using the discounted cash flow technique, the fair value of Shared equity investment is determined by applying a market derived discount rate to future payout of the investment.	Change in property prices, volatility of discount rate and when share equity investment are exited.	2,540,571
Investment property	3,023,604	Using the market comparison technique, the fair value of investment property is estimated with reference to recent sales of property of a similar nature, location and condition	Change in property prices, expected market rental growth rate and occupancy rates of the investment properties.	302,360
Total fair value measurement in Level 3	28,429,313			2,842,931

* A decrease (unfavourable) will have an equal and opposite impact on the statement of comprehensive income from operating activities and Net assets attributable to unitholders.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

11. Fair value measurement (continued)

There were no inter-relationships between unobservable inputs that materially affect fair values.

12. Trade and other payables

	2024 \$	2023 \$
Current		
Trade payables	-	26,963
Accrued expenses	26,592	45,104
Total	26,592	72,067

The average credit period on trade payables and other payables (excluding applications for units to be processed) is 1 month. No interest is payable on outstanding trade payables.

The fair value of financial liabilities (including trade and other payables) is equivalent to their carrying amount.

13. Units on issue

a) Units on issue

The Group has 29,071,024 units on issue (2023: 25,736,560) worth \$32,254,398 (2023: \$28,203,767). Movements in the number of units during the year were as follows:

	2024		2023	
	Units	\$	Units	\$
Opening balance	25,736,560	28,203,767	18,985,613	20,602,672
Increase / (decrease) in net assets attributable to unitholders	-	640,946	-	139,082
Applications (including reinvestments)	3,334,464	3,724,196	6,750,947	7,462,013
Closing balance	29,071,024	32,568,909	25,736,560	28,203,767

Each unit represents a right to a proportional share of the net assets of the Group. All units have the same rights attaching to them (identical features). The total expected returns to the holders over the life of the units are based on the profit or loss of the Group. These units are the only class of instruments issued by the Group. Therefore, the Group has issued no other classes of financial instruments that rank above the redeemable units. The units contain no other contractual obligations other than the redemption obligation.

b) Capital management

The Investment Manager manages the capital of the Group in order to maintain a good debt to equity ratio, provide unitholders with adequate returns and ensure that the Group can fund its operations and continue as a going concern.

The Group's debt and capital includes issued units and financial liabilities, supported by financial assets and investment properties.

The Group is not subject to any externally imposed capital requirements.

The Responsible Entity effectively manages the Group's capital by assessing the Investment Manager's recommendations in respect of the Group's financial risks and adjusting its capital structure in response to changes in these risks and in the market. These responses include the management of debt levels, distributions to unitholders and acquisitions and disposals of financial assets.

The funding facility in relation to the sub-trust has been arranged for by the sub-trust.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

14. Funding facility

The Group uses debt to fund the construction of residential dwellings on the land comprising its Investment Properties.

Lot 6178 has the following one facility with a tenure of 30 years secured against the property:

- AXIS Lending facility (#9115) which incurs interest at a rate of 7.19% p.a (effective 9 November 2023); and

Lot 4047 has the following two facilities with a tenure of 30 years secured against the property:

- AXIS Lending facility (#3977) which incurs interest at a rate of 7.2% p.a (effective 9 November 2023); and
- AXIS Lending facility (#6414) which incurs interest at a rate of 7.2% p.a (effective 9 November 2023)

The Group did not have any defaults of principal or interest or other breaches with respect to the funding facilities during the years ended 30 June 2024 and 30 June 2023. The fair value of funding facilities approximates the carrying value.

	2024	2023
	\$	\$
Current		
Origin Loan – Purchase	28,856	34,517
Origin Loan – Construction	28,820	27,424
Axis Loan	35,417	27,490
	93,093	89,431
Non-current		
Origin Loan – Purchase	313,592	396,841
Origin Loan – Construction	313,594	318,608
Axis Loan	391,873	318,978
	1,019,059	1,034,427

15. Contingent liabilities and contingent assets

There were no outstanding contingent assets and liabilities as at 30 June 2024 and 30 June 2023.

16. Commitments

The Group has no commitments as at 30 June 2024 and 30 June 2023.

17. Related party transactions

The Group's main related parties are as follows:

(a) Responsible Entity

Transactions with Responsible Entity and its Associated Entities.

The Responsible Entity of the Trust is K2 Asset Management Ltd (ABN 95 085 445 094; AFSL 244393). Accordingly, transactions with entities related to K2 Asset Management Ltd are disclosed below.

Compensation

No amount is paid by the Group directly to the directors of the Responsible Entity or the Investment Manager. Accordingly, no compensation as defined in AASB 124: *Related Party Disclosures* is paid by the Group to the directors as key management personnel.

K2 Asset Management Ltd

Responsible Entity fees

Responsible Entity fees charged by K2 Asset Management Ltd of \$73,166 were incurred for the year ended 30 June 2024 (2023: \$79,363) none of which was payable to K2 Asset Management Ltd at the end of the-year (2023: \$nil).

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

17. Related party transactions (continued)

(b) Investment Manager

Transactions with Investment Manager and its Associated Entities

The Responsible Entity has contracted services to Storehouse Pty Ltd (ABN 15 106 578 018) to act as investment manager for the Trust ("Investment Manager"). The only shareholder of the Investment Manager is the Storehouse Group Pty Ltd (ABN 39 665 243 685) ("SG"). Peter Delaney is the sole director of the Investment Manager. Peter Delaney is also the sole director of SG and the beneficiaries of SG are related parties of Peter Delaney. SG is also the only shareholder of HAS with the HAS Chief Executive Officer being Peter Delaney's daughter.

Transactions with entities related to the Investment Manager are disclosed below.

Management fees

Management fees of \$382,505 were incurred for the year ended 30 June 2024 (2023: \$316,200) of which \$7,003 (2023: \$24,435) was payable to the Investment Manager at the end of the year.

License fees

License fees of \$65,407 was incurred for the year ended 30 June 2024 (2023: \$54,419). These were paid to Delaney Willetts Trust, a related party of the Investment Manager, at the end of the year.

Acquisition fees

Acquisition fees of \$45,542 were incurred for the year ended 30 June 2024 (2023: \$85,290) of which \$7,402 (2023: \$10,427) was payable to the Investment Manager and HAS at the end of the year.

Shared equity investment

Shared equity investment balance of \$27,825,491 as of 30 June 2024 (2023: \$25,405,709) is receivable from HAS (see Note 10).

(c) Key Management Personnel

Directors and Company Secretaries

Key management personnel who were directors and company secretaries of K2 Asset Management Ltd from 1 July 2023 to 30 June 2024 are as follows:

Name	Title
Campbell W Neal	Executive Director
Hollie A Wight	Executive Director and Company Secretary
George Boubouras	Executive Director
Neil Sheather	Non-executive Director (appointed on 1 July 2023)

Other Key Management Personnel

Peter Delaney is a director of the Investment Manager. He is considered key management personnel through authorities given in the investment management agreement.

Key Management Personnel Compensation

No key management personnel received any remuneration from the Trust.

Key Management Personnel Shared Equity Investments

RWPD Nominees Pty Limited ATF Delaney Willetts Trust (Peter Delaney) is a borrower in a \$255,539 shared equity investment as at 30 June 2024 (2023: \$255,539).

CJPBRC ATF Comino Family Trust* is a borrower in a \$277,008 shared equity investment as at 30 June 2024 (2023: \$277,008).

* the beneficiaries and trustee are related parties of Peter Delaney.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

17. Related party transactions (continued)

(c) Key Management Personnel (continued)

Key Management Personnel Unit Holdings

Key management personnel and their associates and associated entities have held units in the Trust during the financial year as follows:

Unitholder	Year ended June 2024					
	Number of units held Open (units)	Number of units held Close (units)	Interest Held (%)	Number of units acquired* (units)	Number of units disposed* (units)	Distributions paid/ payable by the Trust (\$)
RWPD Nominees Pty Limited ATF Delaney Willetts Trust (Peter Delaney)	9,127	6,855	0.02	-	(2,227)	288
Storehouse Pty Limited (Peter Delaney)	40,271	1,801	0.01	225,000	(263,470)	76
Unitholder	Year ended June 2023					
	Number of units held Open (units)	Number of units held Close (units)	Interest Held (%)	Number of units acquired (units)	Number of units disposed* (units)	Distributions paid/ payable by the Trust (\$)
RWPD Nominees Pty Limited ATF Delaney Willetts Trust (Peter Delaney)	9,127	9,127	0.04	-	-	181
Storehouse Pty Limited (Peter Delaney)	11,947	40,271	0.16	1,099,652	(1,071,328)	798

*Includes units transferred from and to other unitholders.

(d) Other related parties

Other related parties include close family members of key management personnel and entities that are controlled or jointly controlled by those key management personnel, individually or collectively, with their close family members. Other related parties also include any entities controlled, jointly controlled, or significantly influenced by the Responsible Entity, or the Investment Manager, any of the Responsible Entity's or Investment Manager's parent entities and any entities that, together with the Responsible Entity or Investment Manager, are subject to common control by another entity.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

18. Financial risk management

The Group's financial instruments consist mainly of deposits with banks, shared equity investments, trade receivable and payable, and funding facilities.

The totals for each category of financial instruments, measured in accordance with AASB 9, Financial Instruments as detailed in the accounting policies to these financial statements, are as follows:

	2024 \$	2023 \$
Financial assets		
Cash and cash equivalents	2,840,216	957,780
Trade and other receivables	1,065,380	333,917
Investment property	3,023,604	3,023,604
Shared equity investments	27,825,491	25,405,709
Total financial assets	34,754,691	29,721,010
Financial liabilities		
Trade and other payables	26,592	72,067
Distribution payables	1,221,694	509,872
Funding facility	1,112,152	1,123,858
Total financial liabilities	2,360,438	1,705,797

Financial risk management policies

The Group is exposed to a variety of financial risks as a result of its activities. These risks include credit risk, interest rate risk (market risk) and liquidity risk. The Investment Manager is responsible, under the Investment Management Agreement, for managing these and other risks relevant to the Group. The Group's risk management framework, approved by the directors of the Responsible Entity, aims to assist the Group in meeting its financial targets while minimising the potential adverse effects of these risks on the Group's financial performance. There have been no substantive changes in the types of risks the Group is exposed to, how these risks arise, or the Responsible Entity's objectives, policies, and processes for managing or measuring the risks from the previous period.

a) Credit risk

Exposure to credit risk relating to financial assets arises from the potential non-performance by counterparties that could lead to a financial loss to the Group. The Group's objective in managing credit risk is to minimise the credit losses incurred against shared equity investments and receivables as well as on trade and other receivables. The Group has a material credit risk exposure to Home Affordability Solutions (HAS), a related party of Investment Manager.

Credit risk is managed by the Group through the Investment Manager maintaining procedures that ensure, to the extent possible, that clients and counterparties are subject to a credit assessment by independent credit-history reporting agencies, which adopts prime credit risk criteria for each investment as defined by the Group's Product Disclosure Statement. To this end, the financial stability of clients and counterparties is monitored and assessed on a regular basis by the Investment Manager. Such monitoring is used in assessing receivables and financial assets for impairment. Credit terms for normal fee income are generally 30 days from the date of invoice. For fees with longer settlements, terms are specified in the individual contracts.

The Group applies an expected credit loss model in order to determine any allowance for expected credit losses. This model uses historical and forward-looking information to determine a probability weighted expected credit loss, using inputs such as probability of default (PD), exposure at default (EAD) and loss given default (LGD). Inputs, assumptions and techniques used in impairment assessment are discussed in Note 2c(iv).

The Group's maximum exposure of credit risk at the reporting date was:

		2024 \$	2023 \$
Cash and cash equivalents	5	2,840,216	957,780
Trade and other receivables	6	1,065,380	333,917
Shared equity investments	10	27,825,491	25,405,709
		31,731,087	26,697,406

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

18. Financial risk management (continued)

Financial risk management policies (continued)

a) Credit risk (continued)

Trade and Other Receivables

The following table details the Group's receivables potentially exposed to credit risk with ageing analysis and associated impairment, if any. Amounts are considered 'past due' when the debt has not been settled within the terms and conditions agreed between the Group and the debtor. Receivables that are past due are assessed for impairment by ascertaining the solvency of the debtor and provided for when there is objective evidence of specific circumstances indicating that the debt may not be repaid in full.

The balances of receivables that remain current (as detailed in the table below) are considered to be of high credit quality.

	Note	30 June 2024		30 June 2023	
		Gross \$	Impairment \$	Gross \$	Impairment \$
Current (Not past due)	6	1,065,380	-	333,917	-
Past due 0 – 30 days		-	-	-	-
Past due 31 – 60 days		-	-	-	-
Past due 61 – 90 days		-	-	-	-
Past due for more than 90 days		-	-	-	-
		1,065,380	-	333,917	-

The Group does not require collateral in respect of trade and other receivables. No loss allowance has been recognised on the trade and other receivables.

Shared Equity Investments

The aging of the Group's financial shared equity investment at the reporting date are as follows. The balances below are based on contractual receivable of the underlying loan supporting the shared equity investment, rather than the fair value.

	Note	30 June 2024		30 June 2023	
		Gross \$	Impairment \$	Gross \$	Impairment \$
Current (Not past due)	10	25,204,918	-	23,290,166	-
Past due 0 – 30 days		-	-	-	-
Past due 31 – 60 days		-	-	-	-
Past due 61 – 90 days		-	-	-	-
Past due for more than 90 days		-	-	-	-
		25,204,918	-	23,290,166	-

Registered second mortgages over property are held as security for the share equity investments.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

18. Financial risk management (continued)

Financial risk management policies (continued)

a) Credit risk (continued)

Collateral and other credit enhancements – underlying Home Affordability Solutions (HAS) loans

HAS' loan assessment policy is based on prime credit criteria and property security is used as collateral. Collateral over the property is held via registered second mortgage on each property. The fair value of the collateral is supported by independent valuations of each property conducted prior to the mortgages being issued. The Investment Manager is responsible for monitoring the arrangements.

HAS accepts collateral if they meet suitable valuation parameters determined by the Investment Manager, which it considers are conservative, reviewed regularly and supported by empirical evidence. The balances below are based on contractual receivable of the underlying loan supporting the shared equity investment, rather than the fair value.

LVR Profile	30 June 2024			30 June 2023		
	Total no. of Loans	Total % of Portfolio	Outstanding Loans \$	Total no. of Loans	Total % of Portfolio	Outstanding Loans \$
Under 10%	-	-	-	-	-	-
10% - 20%	29	15.30%	3,855,685	39	20.36%	4,740,269
20% - 30%	149	78.02%	19,665,168	139	75.63%	17,614,395
30% - 40%	2	1.55%	390,915	1	0.52%	121,277
40% - 50%	4	5.13%	1,293,150	2	2.74%	638,803
50% - 60%	-	-	-	-	-	-
60% - 70%	-	-	-	1	0.75%	175,422
70% - 80%	-	-	-	-	-	-
80% - 90%	-	-	-	-	-	-
90% - 100%	-	-	-	-	-	-
	184	100%	25,204,918	182	100%	23,290,166

Concentration of Shared Equity investments

	2024 \$	2023 \$
i) Shared Equity Investments with individual or related groups which exceed 10% of total equity	25,204,918	23,290,166
ii) Geographical concentrations:		
NSW	9,211,999	8,949,827
QLD	7,050,011	7,192,561
WA	6,621,027	5,178,382
NT	572,668	573,227
TAS	310,821	311,300
SA	484,500	483,394
VIC	953,892	601,475
	25,204,918	23,290,166

Cash and cash equivalents

Regarding cash and cash equivalents, the Group invests only with reputable financial institutions

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

18. Financial risk management (continued)

Financial risk management policies (continued)

b) Liquidity risk

Liquidity risk arises from the possibility that the Group might encounter difficulty in settling its debts or otherwise meeting its obligations related to financial liabilities as they fall due. The Investment Manager manages this risk for the Group through the following mechanisms:

- preparing forward-looking cash flow analysis in relation to its operational, investing and financing activities;
- monitoring undrawn credit facilities;
- maintaining a reputable credit profile;
- managing credit risk related to financial assets; and
- only investing surplus cash with major financial institutions.

As disclosed in the PDS, the Trust is a very high risk and illiquid managed investment scheme and as such unitholders are not able to withdraw their units while the Trust is illiquid. However, Units may be transferred with the Responsible Entity's consent, noting that there is no secondary market for Units so that Units cannot be transferred readily.

The Trust is exposed to indirect liquidity risk via its investment in shared equity. The shared equity investments are linked to underlying properties which may be illiquid. As a result, the Trust may not be able to liquidate its investment in these instruments at an amount close to their fair value to meet liquidity requirements or to respond to specific events such as deterioration in credit worthiness of an investment.

Distributions will be paid from the Group income. The income generated from the financial assets is received in cash in the form of interest on a monthly basis directly into the cash account.

The Group's payables are expected to be settled within less than one month.

The following are the remaining contractual maturities of financial liabilities at the reporting date:

	Carrying amount	Contractual cashflows			
		Total	1 year or less	1-5 years	More than 5 years
30 June 2024	\$	\$	\$	\$	\$
Non-derivative financial liabilities					
Trade payables	26,592	(26,592)	(26,592)	-	-
Distribution payable	1,221,694	(1,221,694)	(1,221,694)	-	-
Funding facility*	1,112,152	(1,112,152)	(93,093)	(372,372)	(646,687)
Total	2,360,438	(2,360,438)	(1,341,379)	(372,372)	(646,687)

	Carrying amount	Contractual cashflows			
		Total	1 year or less	1-5 years	More than 5 years
30 June 2023	\$	\$	\$	\$	\$
Non-derivative financial liabilities					
Trade payables	72,067	(72,067)	(72,067)	-	-
Distribution payable	509,872	(509,872)	(509,872)	-	-
Funding facility*	1,123,858	(1,123,858)	(89,431)	(357,724)	(676,703)
Total	1,705,797	(1,705,797)	(671,370)	(357,724)	(676,703)

*Disclosed based on contractual balance excluding interest

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

18. Financial risk management (continued)

Financial risk management policies (continued)

c) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises other price risk, interest rate risk and foreign currency risk. The Group is not currently exposed to material other price risk or foreign currency risk as it presently holds no financial instruments measured in a foreign currency. The shared equity investment is held at fair value and is subject to market risk such as fluctuations in the residential property market.

The table in Note 18(d) summarises the sensitivity of the Group's assets and liabilities to price risk. The analysis is based on the assumptions that the markets in which the Group invests increased/(decreased) by 10% (30 June 2023: 10%). The impact mainly arises from the possible change in the fair value of residential property prices.

Interest rate risk

Interest rate risk is the risk that either the fair value of a financial instrument will fluctuate due to changes in future market interest rates (in the case of fixed rate instruments) or future changes in interest rates will affect the future cash flows (in the case of variable interest instruments). The interest-bearing financial instruments the Group holds are cash and cash equivalents and financial assets. The financial assets include shared equity investments which are invested at a fixed rate for three years.

Exposure to interest rate risk

As at the reporting date the exposure to interest rate risk and the effective weighted average interest rate by maturity is as follows:

	Floating Interest Rate \$	Fixed Interest years \$	Non -Interest bearing \$	Total \$
30 June 2024				
Assets				
Cash and cash equivalents	2,840,216	-	-	2,840,216
Trade and other receivables	-	-	1,065,380	1,065,380
Investment property	-	-	3,023,604	3,023,604
Shared equity investments	-	25,204,918	2,620,573	27,825,491
Total financial assets	2,840,216	25,204,918	6,709,577	34,754,691
Liabilities				
Trade and other payables	-	-	26,592	26,592
Distribution payable	-	-	1,221,694	1,221,694
Funding facility	-	1,112,152	-	1,112,152
Total financial liabilities	-	1,112,152	1,248,286	2,360,438
30 June 2023				
Assets				
Cash and cash equivalents	957,780	-	-	957,780
Trade and other receivables	-	-	333,917	333,917
Investment property	-	-	3,023,604	3,023,604
Shared equity investments	-	23,290,166	2,115,543	25,405,709
Total financial assets	957,780	23,290,166	5,473,064	29,721,010
Liabilities				
Trade and other payables	-	-	72,067	72,067
Distribution payable	-	-	509,872	509,872
Funding facility	-	1,123,858	-	1,123,858
Total financial liabilities	-	1,123,858	581,939	1,705,797

The Responsible Entity also manages the Group's interest rate risk by ensuring that, whenever possible, payables are paid within any pre-agreed credit terms.

Notes to the Consolidated Financial Statements for the year ended 30 June 2024

18. Financial risk management (continued)

Financial risk management policies (continued)

c) Market risk (continued)

The table in Note 18(d) summarises the impact of an increase/decrease of interest rates on the Group's loss/profit and net assets attributable to unitholders through changes in fair value or changes in future cash flows. The analysis is based on the assumption that interest rates changed by +/-300 basis points (2023: +/-300 basis points) from the year end rates with all other variables held constant.

As the Group does not hold any equity investment or assets and liabilities in foreign currencies, the Group does not consider that it has exposure to equity price risk or currency risk.

d) Summarised sensitivity analysis

The following table summarises the sensitivity of the Group's loss/profit and net assets attributable to unitholders to interest rate risk and other price risk. The reasonably possible movements in the risk variables have been determined based on management's best estimate, having regard to a number of factors, including historical levels of changes in interest rates and property prices, historical correlation of the Group's investments with the relevant benchmark and market volatility. However, actual movements in the risk variables may be greater or less than anticipated due to a number of factors, including unusual market movements resulting from changes in the performance of the economies, markets and the assets in which the Group invests. As a result, historic variations in risk variables are not a definitive indicator of future variations in the risk variables.

	Price Risk		Interest rate risk	
	Impact on profit/Net assets attributable to unitholders			
	-10%	+10%	-300bps	+300bps
30 June 2024 - \$	(564,418)	564,418	(807,989)	807,989
30 June 2023 - \$	(513,915)	513,915	(693,723)	693,723

e) Fair values

Fair value is the amount at which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties to an arm's length transaction. Due to the short-term nature of settlement, the carrying amounts of trade receivables, trade and other payables, and distributions payable approximate their fair values as presented in the Consolidated Statement of Financial Position. Fair value of shared equity investments and investment property is disclosed in Note 10 and Note 8, respectively.

19. Events after the reporting period

On 26 July 2024, the Australian Securities and Investments Commission ("ASIC") published a media release notifying the market that following administrative action, they had cancelled the Australian Financial Services Licence ("AFSL") of Build Your Wealth Pty Ltd and Christopher Luff. The Investment Manager was the corporate authorised representative of the Build Your Wealth AFSL. Build Your Wealth and Christopher Luff set up self-managed superannuation funds for their clients to subsequently invest in the Trust, in doing so, ASIC found that Christopher Luff did not adequately declare his conflicts of interest and the advice to clients was not appropriate as clients were not made aware of the risks of investing in the Trust, potential risk of losing all their funds with an investment like the Trust, the risk to the security of their living arrangements and the risks if the Trust did fail. The Responsible Entity notified unitholders of the concerns raised in the ASIC media release and have been working with ASIC towards a long-term solution to the potential issue of unitholders accessing superannuation benefits through the Trust that resemble an illegal early release scheme. ASIC has not raised any concerns regarding the operations and management of the Trust with the Responsible Entity.

The Investment Manager is now a corporate authorised representative of Banxly Investment Group Pty Ltd (ABN 54 652 385 807, AFSL No. 538864), commencing 24 June 2024.

There were no changes made to the Constitution, compliance plan or Product Disclosure Statement of the Trust as a result of the ASIC statement and media release.

There have been no other matters or circumstances that significantly affects or may significantly affect the operations of the Group, the results of those operations, or the state of affairs of the Group in future financial years.

Directors' Declaration

The directors of the Responsible Entity declare that:

- (a) in the directors' opinion, there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable;
- (b) in the directors' opinion, the attached consolidated financial statements are in compliance with International Financial Reporting Standards, as stated in Note 2(a) to the consolidated financial statements; and
- (c) in the directors' opinion, the attached consolidated financial statements and notes thereto are in accordance with the *Corporations Act 2001*, including compliance with accounting standards and giving a true and fair view of the consolidated financial position and performance of the Group.

Signed in accordance with a resolution of the directors of the Responsible Entity made pursuant to Section 295(4) of the *Corporations Act 2001*.

On behalf of the directors of the Responsible Entity, K2 Asset Management Ltd.



Hollie Wight
Director
24 October 2024



Independent Auditor's Report

To the unitholders of Storehouse Residential Trust

Opinion

We have audited the **Financial Report** of Storehouse Residential Trust (the Trust).

In our opinion, the accompanying Financial Report of the Scheme 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 ended on that date; and
- complying with *Australian Accounting Standards* and the *Corporations Regulations 2001*.

The **Financial Report** comprises:

- Statement of financial position as at 30 June 2024
- Consolidated statement of profit or loss and other comprehensive income, Consolidated statement of changes in equity, and Consolidated statement of cash flows for the year then ended
- Notes, including material accounting policies
- Directors' Declaration.

The **Group** consists of the Trust and the entities it controlled as at the year end 30 June 2024.

Basis for opinion

We conducted our audit in accordance with *Australian Auditing Standards*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 *Corporations Act 2001* and the ethical requirements of the *Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the Financial Report in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.

Other Information

Other Information is financial and non-financial information in Storehouse Residential Trust's annual report which is provided in addition to the Financial Report and the Auditor's Report. The Directors of K2 Asset Management Ltd (the Responsible Entity) are responsible for the Other Information.

Our opinion on the Financial Report does not cover the Other Information and, accordingly, we do not express an audit opinion or any form of assurance conclusion thereon.

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

We are required to report if we conclude that there is a material misstatement of this Other



Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor's Report we have nothing to report.

Responsibilities of the Directors for the Financial Report

The Directors of K2 Asset Management Ltd (the Responsible Entity) are responsible for:

- Preparing the Financial Report that gives a true and fair view in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*
- implementing necessary internal control to enable the preparation of a Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error
- assessing the Group and Trust's ability to continue as a going concern and whether the use of the going concern basis of accounting is appropriate. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate Group and Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Financial Report

Our objective is:

- to obtain reasonable assurance about whether the Financial Report as a whole is free from material misstatement, whether due to fraud or error; and
- to issue an Auditor's Report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with *Australian Auditing Standards* will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Financial Report.

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

KPMG

Chris Wooden
Partner
Melbourne
24 October 2024