

# **Woods PIPES Fund**

ARSN 152 110 668

## **Annual Financial Statements**

For the Year Ended 30 June 2017

**Woods PIPES Fund**  
**ARSN 152 110 668**  
**Responsible Entity: BlackWall Fund Services Limited**  
**ABN 39 079 608 825**  
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# Woods PIPES Fund

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# Woods PIPES Fund

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## Directors' Report

The Fund is a registered managed investment scheme. BlackWall Fund Services Limited is the Fund's Responsible Entity and wholly-owned by ASX-listed BlackWall Limited (ASX: BWF). BlackWall is a vertically integrated property management, funds management and investment business. It provides property and asset management services to a range of property syndicates.

### Review of Operations

The Woods PIPES Fund has an interest in the Woods Action Centre, a family entertainment centre in Western Sydney.

This fund utilises the PIPES (Property Income and Participating Equity Securities) investment structure. PIPES was developed by BlackWall's funds management business in 2001 and offers retail investors participation in income producing real estate with some capital protection and an interest in improvement in the underlying property value. For property owners the PIPES structure allows them to extract capital from mature income producing property while maintaining a partial interest in any growth.

### Distributions

The Fund made a total distribution of \$400,000 to unitholders during the financial year (2016: \$400,000).

### Significant Changes in Affairs

There were no significant changes to the state of affairs of the Fund during the financial year.

### Information on Officeholders

The names of the Officeholders of the Responsible Entity in office at any time during or since the end of the year are set out below. Unless otherwise stated, Officeholders have been in office since the beginning of the financial year to the date of these financial statements.

#### **Richard Hill, Non-Executive Director (Independent Chairman)**

Richard Hill has extensive investment banking experience and was the founding partner of the corporate advisory firm Hill Young & Associates. Richard has invested in BlackWall's projects since the early 1990s. Prior to forming Hill Young, Richard held a number of Senior Executive positions in Hong Kong and New York with HSBC. He was admitted as an attorney in New York State and was registered by the US Securities & Exchange Commission and the Ontario Securities Commission. He is the Chairman of Sirtex Medical Limited (listed on the ASX). In addition, Richard is Chairman of the Westmead Millennium Institute for Medical Research.

#### **Joseph (Seph) Glew, Non-Executive Director**

Seph has worked in the commercial property industry in New Zealand, the USA and Australia. Seph has driven large scale property development and financial structuring for real estate for over 30 years. In addition, since the early 1990s Seph has run many turnaround processes in relation to distressed properties and property structures for both private and institutional property owners.

While working for the Housing Corporation of New Zealand and then AMP, Seph qualified as a registered valuer and holds a Bachelor of Commerce. In the 1980s he served as an Executive Director with New Zealand based property group Chase Corporation and as a Non-Executive Director with a number of other listed companies in New Zealand and Australia.

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## **Robin Tedder, Non-Executive Director**

Robin has worked in finance and investment since 1976 during which time he has served as the CEO of an investment bank and as non executive director on the boards of public and private companies in banking, insurance, funds management, property, healthcare, retail and wine. He was a member of ASX for many years. He is the Chairman of investment company Vintage Capital and has been an investor in BlackWall Group projects since 1997. Robin is also the Chairman of the BlackWall Board Audit Committee.

## **Stuart Brown, Executive Director and Chief Executive Officer**

Stuart has been involved in property investment for over 18 years. Stuart has run debt and equity raising in relation to listed and unlisted real estate structures with over a half a billion dollars in value.

In his earlier career, Stuart practised as a solicitor in the areas of real estate, mergers and acquisitions and corporate advisory with Mallesons and Gilbert + Tobin. Stuart is also an independent Director of Coogee Boys' Preparatory School and Randwick District Rugby Union Football Club.

## **Sophie Gowland, Company Secretary from 17 May 2017**

Sophie is a lawyer with 10 years of experience across legal practice and investment banking. Sophie has practiced in the areas of corporate advisory, equity capital markets and mergers and acquisitions with firms including Gilbert + Tobin. In her investment banking career, Sophie worked with Credit Suisse specialising in equity capital markets. Sophie holds a Bachelor of Commerce and Bachelor of Laws (First Class Honours) from the University of Queensland.

Sophie was preceded as Company Secretary by Caroline Raw who resigned in September 2016 after 1.5 years as BlackWall's Company Secretary and 3 years as in-house counsel. For the period between Ms Raw's resignation and Ms Gowland's appointment, Blackwall's CFO Tim Brown acted as interim Company Secretary.

## **Meeting Attendances**

<b>Director</b>	<b>Board Meetings</b>
Meetings Held	10
Richard Hill	10
Seph Glew	10
Robin Tedder	10
Stuart Brown	10

## **Events Subsequent to Reporting Date and Likely Developments**

To the best of the Directors' knowledge, since the end of the financial year there have been no matters or circumstances that have materially affected the Fund's operations or may materially affect its operations, state of affairs or the results of operations in future financial years.

## **Remuneration**

In accordance with the terms of the Constitution and Product Disclosure Statement, the Responsible Entity is entitled to receive an annual management fee based on 0.5% of the gross asset value of the Fund. The total fees paid to the Responsible Entity and its associates during the year are set out in the Related Party Transactions note.

There were no fees paid or payable from the Fund to the Directors of the Responsible Entity during the financial year.

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The Fund does not provide any short term or post employment benefits to its KMP. KMP include all Directors and the Chief Financial Officer (Tim Brown).

## Interests in the Fund

The number of units on issue at 30 June 2017 was 5,000,000 (2016: 5,000,000). The Responsible Entity and its associates held 123,100 units in the Fund as at 30 June 2017 (2016: 123,100). There were no withdrawals from the Fund during the year.

## Value of Fund's Assets

The value of the Fund's assets is set out in the Statement of Financial Position in the Total Assets line. Refer to the Financial Assets note for valuation details.

## Environmental Regulation

The Fund's operations are not regulated by any environmental regulation under a law of the Commonwealth or of a State or a Territory.

## Indemnities of Officers

During the financial period the Responsible Entity has paid premiums to insure each of the Directors named in this report along with officers of that Responsible Entity against all liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of director or officer of the Responsible Entity, other than conduct involving a wilful breach of duty. No indemnities have been given or insurance premiums paid, during or since the end of the financial year, for any person who is or has been an auditor to the Fund.

## Non-audit Services and Auditor

Amounts paid to the auditor during the year are detailed at the Auditor's Remuneration note of the financial statements.

A copy of the auditor's independence declaration as required under Section 307C of the Corporations Act 2001 is set out in these financial statements.

ESV continues in office in accordance with section 327 of the Corporations Act 2001.

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



## Stuart Brown

Director

Sydney, 29 September 2017



**Auditor's Independence Declaration Under Section 307C of the Corporations Act 2001**

**To the Directors of BlackWall Fund Services Limited (“the Responsible Entity”)**

As auditor of the financial report of Woods PIPES Fund for the year ended 30 June 2017, I declare that, to the best of my knowledge and belief, there have been:

- (i) no contraventions of the 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.

Dated at Sydney the 29<sup>th</sup> day of September 2017

A handwritten signature in black ink, appearing to read 'Tim Valtwies', written over the printed name.

**ESV Accounting and Business Advisors**

A handwritten signature in black ink, appearing to read 'Tim Valtwies', written over the printed name.

**Tim Valtwies**  
**Partner**

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## Statement of Profit or Loss and Other Comprehensive Income

For the Year Ended 30 June 2017

		2017	2016
	Note	\$	\$
PIPES interest from PIPES mortgage		400,000	400,000
Interest and fee recoveries		160	-
<b>Total revenue</b>	1	<b>400,160</b>	<b>400,000</b>
PIPES interest paid to unitholders	2	400,000	400,000
Administration expenses		-	160
<b>Net Profit / (Loss) For the Year</b>		<b>160</b>	<b>(160)</b>
Other comprehensive income		-	-
<b>Total Comprehensive Profit / (Loss) For the Year</b>		<b>160</b>	<b>(160)</b>

The accompany notes form part of these financial statements.

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## Statement of Financial Position

For the Year Ended 30 June 2017

	Note	2017	2016
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and cash equivalents	3	198	397
Receivables	4	100,399	100,000
<b>Total Current Assets</b>		<b>100,597</b>	<b>100,397</b>
<b>Non-current Assets</b>			
Financial assets	5	5,000,000	5,000,000
<b>Total Non-current Assets</b>		<b>5,000,000</b>	<b>5,000,000</b>
<b>TOTAL ASSETS</b>		<b>5,100,597</b>	<b>5,100,397</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Payables	6	100,597	100,557
<b>Total Current Liabilities</b>		<b>100,597</b>	<b>100,557</b>
<b>Non-current Liabilities</b>			
Financial liabilities	7	5,000,000	5,000,000
<b>Total Non-current Liabilities</b>		<b>5,000,000</b>	<b>5,000,000</b>
<b>TOTAL LIABILITIES</b>		<b>5,100,597</b>	<b>5,100,557</b>
<b>NET ASSETS</b>		<b>-</b>	<b>(160)</b>

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**Statement of Changes in Net Assets Attributable to Unitholders**

**For the Year Ended 30 June 2017**

As the Fund has no equity, the Fund has not included any items of changes in equity for the current or prior years.

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## Statement of Cash Flows

For the Year Ended 30 June 2017

	Note	2017 \$	2016 \$
<b>Cash Flows From Operating Activities</b>			
Interest received from PIPES mortgage		400,000	300,557
Interest distributions to unitholders		(400,000)	(300,000)
Interest received		-	-
Bank charges paid		(199)	(160)
<b>Net Cash Flows From Operating Activities</b>	10	<b>(199)</b>	<b>397</b>
<b>Net Increase in Cash Held</b>		<b>(199)</b>	<b>397</b>
Cash and cash equivalents at the beginning of period		397	-
<b>Cash and Cash Equivalents at the End of Period</b>	3	<b>198</b>	<b>397</b>

# Woods PIPES Fund

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## Notes to the Financial Statements

For the Year Ended 30 June 2017

### 1. Revenue

	2017	2016
	\$	\$
PIPES interest from PIPES mortgage	400,000	400,000
Interest and fee recoveries	160	-
<b>Total</b>	<b>400,160</b>	<b>400,000</b>

### 2. PIPES Interest Paid to Unitholders

	2017		2016	
	CPU	\$	CPU	\$
Interest paid in October for September quarter	2.0	100,000	2.0	100,000
Interest paid in January for December quarter	2.0	100,000	2.0	100,000
Interest paid in April for March quarter	2.0	100,000	2.0	100,000
Interest payable in July for June quarter	2.0	100,000	2.0	100,000
<b>Total</b>	<b>8.0</b>	<b>400,000</b>	<b>8.0</b>	<b>400,000</b>

### 3. Current Assets – Cash and Cash Equivalents

	2017	2016
	\$	\$
Cash at bank	198	397
<b>Total</b>	<b>198</b>	<b>397</b>

Cash at bank earns interest at floating rates based on daily bank deposit rates.

### 4. Current Assets – Receivables

	2017	2016
	\$	\$
PIPES interest receivable	100,399	100,000
<b>Total</b>	<b>100,399</b>	<b>100,000</b>

### 5. Non-current Assets – Financial Assets

	2017	2016
	\$	\$
PIPES Mortgage	5,000,000	5,000,000
<b>Total</b>	<b>5,000,000</b>	<b>5,000,000</b>

The Fund has advanced monies secured by a registered second mortgage over property at Villawood.

### 6. Current Liabilities – Payables

	2017	2016
	\$	\$
Distributions payable	100,000	100,000
Other payable	597	557
<b>Total</b>	<b>100,597</b>	<b>100,557</b>

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## Notes to the Financial Statements

For the Year Ended 30 June 2017

### 7. Non-current Liabilities – Financial Liabilities

	2017	2016
	\$	\$
Amounts due to unitholders	5,000,000	5,000,000
<b>Total</b>	<b>5,000,000</b>	<b>5,000,000</b>

#### *Terms and conditions*

All units in the Fund are the same class and carry equal rights. Under the Fund's Constitution, each unit represents a right to an individual share in the Fund and does not extend to a right to the underlying assets of the Fund.

The units are referred to as 'Property Income and Participating Equity Securities' or PIPES. Holders of units are entitled to participate in investment returns earned by the Fund in the proportion that their unitholding comprises to the total number of units issued, and are entitled to one vote per unit at unitholders' meetings. The Fund is expected to have a term of 7 years from registration.

Due to the finite life clause contained within the Fund's Constitution and product disclosure statement, and in accordance with the Accounting Standards, the issued units in the Fund have been classified as debt for these financial statements.

### 8. Auditor's Remuneration

	2017	2016
	\$	\$
Remuneration of the auditor of the Fund:		
Audit or other audit related services	7,500	7,700
Taxation services	1,100	1,300
<b>Total</b>	<b>8,600</b>	<b>9,000</b>

The Auditor's remuneration is paid out of the underlying property assets.

### 9. Commitments and Contingencies

There are no commitments or contingencies as at 30 June 2017 (2016: nil).

### 10. Reconciliation of Profit After Income Tax to Operating Cash Flows

	2017	2016
	\$	\$
Loss for the year	-	(160)
Change in assets and liabilities:		
Increase in receivables	(239)	(100,000)
Increase in payables	40	100,557
<b>Net cash flows from operating activities</b>	<b>(199)</b>	<b>397</b>

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## Notes to the Financial Statements

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### 11. Subsequent Events

To the best of the Directors' knowledge, since the end of the financial year there have been no matters or circumstances that have materially affected the Fund's operations or may materially affect its operations, state of affairs or the results of operations in future financial years.

### 12. Related Party Transactions

#### (a) Related Parties

In these financial statements, related parties are parties as defined by *AASB 124 Related Party Disclosures*.

#### (b) Transactions with Related Parties

Total unit holdings held by related parties as at 30 June 2017 was 3,380,700 (2016: 3,404,700).

In accordance with the terms of the Fund Constitution, the Responsible Entity is entitled to a management fee of 0.5% per annum of the property's value, payable monthly in arrears. The fees are paid from the underlying property assets not from the Fund's assets.

All transactions with related parties were made on normal commercial terms and conditions and at market rates.

Related party transactions that occurred during the year are as follows:

	<b>2017</b>	<b>2016</b>
<b>Expenses</b>	<b>\$</b>	<b>\$</b>
Fund management fee paid to Responsible Entity	69,600	75,400
Distribution paid/payable to related unitholders	271,599	310,183
Receivables from related parties - current	100,000	100,000
Payables to related parties - current	(67,614)	(69,713)

### 13. Financial Risk Management

#### (a) Financial risk management

The main risks the Fund is exposed to through its financial instruments are market risk and liquidity risk. The Fund's exposure to credit risk is to one party being the mortgagor WRV Pty Ltd for which a second mortgage is held as collateral. The Fund's major financial instruments are financial mortgage assets and net assets attributable due to unit holders.

The Board of Directors of the Responsible Entity has overall responsibility for the establishment and oversight of the risk management framework. They monitor the Fund's risk exposures by regularly reviewing finance and property markets. An analysis of major financial instruments held by the Fund, which are subject to financial risk, is as follows:

	<b>2017</b>	<b>2016</b>
	<b>\$</b>	<b>\$</b>
Financial assets	5,000,000	5,000,000

There is no material difference between the carrying value and the fair value of the financial assets.

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## Notes to the Financial Statements

For the Year Ended 30 June 2017

### (b) Market risk

The Fund is exposed to market risk if insufficient cash flows are generated by the underlying property supporting the financial assets to enable PIPES Mortgage interest to be received by unitholders via distributions. The interest rate for the PIPES Mortgage is fixed at 8% for the life of the Fund. Distributions to investors may also be affected by fluctuations in the interest rate applicable to the senior debt facility secured on the property. If interest rates had moved at 30 June, with all other variables held constant, profit would have not been materially affected. Therefore a sensitivity analysis has not been prepared.

### (c) Liquidity risk

Units in the Fund are regarded as illiquid. This means that there is no active market in which to sell units except for off-market transfer. The Responsible Entity has no obligation to purchase or redeem units during the term of the Fund. There is no secondary market for units and transfers may only be effected in accordance with the Constitution and with the approval of the Responsible Entity. At the end of the year, the Fund held the following financial arrangements that are expected to readily generate cash inflows and outflows for managing liquidity risk:

	Maturing within 1 year \$	Maturing over 5 years \$	Total \$
<b>At 30 June 2017</b>			
<b>Financial assets</b>			
Cash and cash equivalents	198	-	198
Receivables	100,399	-	100,399
PIPES Mortgage	-	5,000,000	5,000,000
	<b>100,597</b>	<b>5,000,000</b>	<b>5,100,597</b>
<b>Financial liabilities</b>			
Payables	100,597	-	100,597
Amounts due to unitholders	-	5,000,000	5,000,000
	<b>100,597</b>	<b>5,000,000</b>	<b>5,100,597</b>
<b>At 30 June 2016</b>			
<b>Financial assets</b>			
Cash and cash equivalents	397	-	397
Receivables	100,000	-	100,000
PIPES Mortgage	-	5,000,000	5,000,000
	<b>100,397</b>	<b>5,000,000</b>	<b>5,100,397</b>
<b>Financial liabilities</b>			
Payables	100,557	-	100,557
Amounts due to unitholders	-	5,000,000	5,000,000
	<b>100,557</b>	<b>5,000,000</b>	<b>5,100,557</b>

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## Notes to the Financial Statements

For the Year Ended 30 June 2017

### 14. Segment Reporting

The Fund currently operates in one business segment in Australia acting as the recipient of income to which investors are entitled to and to distribute this income to investors in proportion to their entitlements.

### 15. Fund Details

The management of the Fund is undertaken at:  
Level 1, 50 Yeo Street  
Neutral Bay, NSW, 2089

### 16. Critical Accounting Estimates and Judgments

The Directors of the Responsible Entity evaluate estimates and judgments incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the Fund.

#### *Key estimates – impairment*

The Fund assesses impairment at each reporting date by evaluating conditions specific to the Fund that may lead to impairment of assets. The Directors of the Responsible Entity believed it appropriate to raise no impairment provisions for the current year.

### 17. Statement of Significant Accounting Policies

The Fund is a managed investment scheme registered in Australia. The financial statements for the Fund were authorised for issue in accordance with the resolution of the Directors of the Responsible Entity on the date they were issued.

#### **Basis of preparation**

These financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards and other authoritative pronouncements of the Australian Accounting Standards Board and the Corporations Act 2001. The financial statements of the Fund also comply with IFRS as issued by the International Accounting Standards Board.

The financial statements have been prepared on an accruals basis and are based on historical costs modified by the revaluation of selected non current assets, financial assets and financial liabilities for which the fair value basis of accounting has been applied.

The following is a summary of the material accounting policies adopted by the Fund in the preparation of the financial statements. The accounting policies have been consistently applied, unless otherwise stated.

#### **Presentation of financial statements**

Both the functional and presentation currency of the Fund is Australian dollars.

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## Notes to the Financial Statements

For the Year Ended 30 June 2017

### Going concern

These financial statements have been prepared on a going concern basis, which contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business.

### Financial Assets

As provided for in the Constitution, investors in the Fund acquired units, known as PIPES units. The assets are classified as held-to-maturity investments. Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturity that an entity has the positive intention and ability to hold to maturity other than:

- (a) those that the entity upon initial recognition designates as at fair value through profit or loss;
- (b) those that the entity designates as available for sale; and
- (c) those that meet the definition of loans and receivables.

The operative asset of the Fund is a registered second mortgage over the Villawood property.

### Recognition/derecognition

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

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognised where:

- the rights to receive cash flows from the asset have expired;
- the Fund retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass through' agreement; or
- the Fund has transferred its rights to receive cash flows from the asset and either:
  - (a) has transferred substantially all the risks and rewards of the asset; or
  - (b) has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires.

Any gains or losses arising on derecognition of the asset (calculated as the difference between the disposal proceeds and the carrying amount of the asset) is included in the statement of comprehensive income in the reporting period the asset is derecognised as realised gains or losses on financial instruments.

### Measurement

#### *Pipes Mortgage*

Mortgage loans are measured initially at fair value plus transaction costs and subsequently amortised using the effective interest rate method, less impairment losses if any.

The Responsible Entity assesses at each reporting period date whether there is any objective evidence that mortgage loans are impaired. A mortgage loan is deemed to be impaired if there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the mortgage

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## Notes to the Financial Statements

### For the Year Ended 30 June 2017

loan (an incurred "loss event") and that loss event (or events) has an impact on the estimated future cash flows of the mortgage loan that can be reliably estimated.

Evidence of impairment may include indications that the borrower or a group of borrowers is experiencing other financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

If any such indication of impairment exists, an impairment loss is recognised in the statement of comprehensive income as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the original effective interest rate.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed by adjusting the loan loss provision account.

For the purpose of a collective evaluation of impairment the Fund considers credit risk characteristics such as asset type, industry, geographic location, collateral type, past due status and other relevant factors.

#### 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.

#### Payables

Liabilities for creditors are carried at cost which is the fair value of the consideration to be paid in the future for goods or services received, whether or not billed to the Fund at balance date. The amounts are unsecured and are usually paid within 30 days of recognition.

#### Revenue

Interest income is recognised using the effective interest method when interest is received/receivable. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate. All revenue is stated net of the amount of GST.

#### Income Tax

Under current income tax legislation the Fund is not liable to Australian income tax provided the unitholders are presently entitled to the taxable income of the Fund and the Fund generally distributes its taxable income.

#### 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. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the cash flow statement on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

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**Notes to the Financial Statements**

**For the Year Ended 30 June 2017**

## **Unit prices**

Unit prices are determined in accordance with the Fund's Constitution and Product Disclosure Statement and are calculated as net assets attributable to unitholders of the Fund, less estimated costs, divided by the number of units on issue.

## **New Accounting Standards and Interpretations**

There are no standards that are not yet effective and that are expected to have a material impact on the Fund in the current or future reporting periods and on foreseeable future transactions.

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## Directors' Declaration

In the opinion of the Directors of BlackWall Fund Services Limited, the Responsible Entity of Woods PIPES Fund:

- (a) the financial statements and notes are in accordance with the Corporations Act 2001, including:
  - (i) complying with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements, and
  - (ii) giving a true and fair view of the Fund's financial position as at 30 June 2017 and of its performance for the period ended on that date; and
- (b) there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

The Statement of Significant Accounting Policies confirms that the financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

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



**Stuart Brown**

Director

Sydney, 29 September 2017



## INDEPENDENT AUDIT REPORT TO THE UNITHOLDERS OF WOODS PIPES FUND

### Opinion

We have audited the financial report of Woods PIPES Fund ("the Fund"), which comprises the statement of financial position as at 30 June 2017, the statement of profit or loss and other comprehensive income, statement of changes in net assets attributable to unitholders and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

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

- giving a true and fair view of the Fund's financial position as at 30 June 2017 and of its 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 Fund in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants* (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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of the directors for the financial report

The directors of BlackWall Fund Services Limited ("the Responsible Entity") are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary 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.



## INDEPENDENT AUDIT REPORT TO THE UNITHOLDERS OF WOODS PIPES FUND

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

### **Auditor's responsibilities for the audit of the financial report**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this 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](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). This description forms part of our auditor's report.

Dated at Sydney on the 29<sup>th</sup> of September 2017

**ESV Accounting and Business Advisors**

**Tim Valtwies**  
Partner

# Woods PIPES Fund

ARSN 152 110 668

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# Woods PIPES Fund

ARSN 152 110 668

## GLOSSARY

ASX	Australian Securities Exchange
BlackWall	BlackWall Limited (formerly known as BlackWall Property Funds Limited) and, where applicable, its subsidiaries (including BlackWall Fund Services Limited)
Fund	Woods PIPES Fund
GST	Goods and services tax
IFRS	International Financial Reporting Standards
KMP	Key management personnel
PIPES	Property Income Participating Equity Securities
p.a.	Per annum
Property	824 Woodville Road, Villawood
Responsible Entity	BlackWall Fund Services Limited