

Resolution Capital Core Plus Property Securities Fund - Series II

ARSN 087 719 917

Annual report - 30 June 2021

Resolution Capital Core Plus Property Securities Fund - Series II

ARSN 087 719 917

Annual report - 30 June 2021

Contents	Page
Directors' report	2
Auditor's independence declaration	5
Statement of comprehensive income	6
Statement of financial position	7
Statement of changes in equity	8
Statement of cash flows	9
Notes to the financial statements	10
Directors' declaration	30
Independent auditor's report to the unitholders	31

These financial statements cover the Resolution Capital Core Plus Property Securities Fund - Series II as an individual entity.

The Responsible Entity of the Resolution Capital Core Plus Property Securities Fund - Series II is Pinnacle Fund Services Limited (ABN 29082 494 362). The Responsible Entity's registered office is Level 19, 307 Queen Street, Brisbane, QLD 4000.

Directors' report

The directors of Pinnacle Fund Services Limited, the Responsible Entity of the Resolution Capital Core Plus Property Securities Fund - Series II ("the Fund"), present their report together with the financial statements of the Fund, for the year ended 30 June 2021.

Principal activities

The Fund is a registered managed investment scheme domiciled in Australia.

The Fund invests primarily in Australian real estate investment trusts ('AREITs') and real estate securities listed on the Australian Securities Exchange ('ASX'), but also seeks to enhance returns by having the ability to invest up to 20% of the Fund in real estate investment trusts and real estate securities listed on global exchanges.

For reasons of investment efficiency, the Fund may gain its exposure by holding units in other managed investment schemes and/or through direct investment holdings.

Resolution Capital Limited is the Investment Manager of the Fund.

The Fund did not have any employees during the year.

Directors

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

Mr I Macoun
Mr A Ihlenfeldt
Mr C Kwok
Mr A Whittingham

The Responsible Entity also has a Compliance Committee consisting of one non-external member and three external members.

The functions of the Compliance Committee are set out in s601JC as being to:

- a) monitor to what extent the Responsible Entity complies with each Scheme's Compliance Plan and report on its findings to the Responsible Entity;
- b) report to the Responsible Entity any breaches of the Corporations Act involving a Scheme, or any breach of the provisions included in a Scheme's constitution in accordance with s601GA of which the Compliance Committee is aware or suspects;
- c) report to ASIC if the Compliance Committee is of the view that the Responsible Entity has not taken, or does not propose to take, appropriate action to deal with a matter reported under paragraph (b) above; and
- d) assess at regular intervals whether each Scheme's Compliance Plan is adequate and report to the Responsible Entity on the assessment, and to make recommendations to the Responsible Entity about any changes it considers should be made to a Scheme's Compliance Plan.

The committee met four times during the year.

Review and results of operations

Citigroup Pty Limited was appointed Administrator and Custodian on 17 May 2021 following the retirement of RBC Investor Services Trust who acted as Administrator and Custodian from 1 July 2020 to 16 May 2021.

There have been no significant changes to the operations of the Fund since the previous financial period. The Fund continued to invest funds in accordance with target asset allocations as set out in the governing documents of the Fund.

Directors' report (continued)

Review and results of operations (continued)

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

	Year ended	
	30 June 2021 \$'000	30 June 2020 \$'000
Total comprehensive income for the period	<u>8,118</u>	<u>(5,683)</u>
 Distributions		
Distributions paid and payable	680	562
Distributions (cents per unit)	3.7641	2.6213

Significant changes in state of affairs

In the opinion of the directors, there were no significant changes in the state of affairs of the Fund that occurred during the financial year.

Matters subsequent to the end of the financial year

No matter or circumstance has arisen since 30 June 2021 that has significantly affected, or may significantly affect:

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

Likely developments and expected results of operations

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

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

Indemnification and insurance of officers and auditors

No insurance premiums are paid for out of the assets of the Fund in regards to insurance cover provided to either the officers of Pinnacle Fund Services Limited or the auditors of the Fund. So long as the officers of Pinnacle Fund Services Limited act in accordance with the Fund's Constitution and the Law, the officers remain indemnified out of the assets of the Fund against losses incurred while acting on behalf of the Fund.

The auditors of the Fund are not indemnified out of the assets of the Fund.

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

Fees paid to the Responsible Entity and its associates out of the Fund's property during the year are disclosed in note 16 to the financial statements.

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

The number of interests in the Fund held by the Responsible Entity or its associates as at the end of the financial year are disclosed in note 16 to the financial statements.

Directors' report (continued)

Interests in the Fund

The movement in units on issue in the Fund during the year is disclosed in note 15 to the financial statements.

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

Environmental regulation

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

Rounding of amounts to the nearest thousand dollars

Amounts in the directors' report have been rounded to the nearest thousand dollars in accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, unless otherwise indicated.

Auditor's independence declaration

A copy of the Auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 5.

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



Mr A Ihlenfeldt
Director

Brisbane
17 September 2021



Auditor's Independence Declaration

As lead auditor for the audit of Resolution Capital Core Plus Property Securities Fund - Series II for the year ended 30 June 2021, I declare that to the best of my knowledge and belief, there have been:

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

A handwritten signature in black ink, appearing to read 'Craig Thomason', with a long horizontal flourish extending to the right.

Craig Thomason
Partner
PricewaterhouseCoopers

Sydney
17 September 2021

Resolution Capital Core Plus Property Securities Fund - Series II
Statement of comprehensive income
For the year ended 30 June 2021

Statement of comprehensive income

		Year ended	
		30 June	30 June
		2021	2020
	Notes	\$'000	\$'000
Investment income			
Interest income from financial assets at amortised cost		-	2
Dividend/Trust distribution income	5	1,000	1,300
Net gains/(losses) on financial instruments at fair value through profit or loss	6	7,271	(6,700)
Net gains/(losses) on foreign exchange		69	(5)
Other operating income		<u>2</u>	<u>1</u>
Total net investment income		<u>8,342</u>	<u>(5,402)</u>
Expenses			
Management fees	16	215	255
Transaction costs		<u>9</u>	<u>26</u>
Total operating expenses		<u>224</u>	<u>281</u>
Profit/(loss) for the financial year		<u>8,118</u>	<u>(5,683)</u>
Other comprehensive income		<u>-</u>	<u>-</u>
Total comprehensive income for the financial year		<u>8,118</u>	<u>(5,683)</u>

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

Resolution Capital Core Plus Property Securities Fund - Series II
Statement of financial position
As at 30 June 2021

Statement of financial position

		As at	
	Notes	30 June 2021 \$'000	30 June 2020 \$'000
Assets			
Cash and cash equivalents	9	182	437
Receivables	12	461	358
Financial assets at fair value through profit or loss	10	28,188	25,303
Total assets		28,831	26,098
Liabilities			
Distributions payable	8	478	339
Payables	13	189	275
Financial liabilities at fair value through profit or loss	11	21	-
Total liabilities		688	614
Net assets attributable to unitholders - equity	15	28,143	25,484

The above statement of financial position should be read in conjunction with the accompanying notes.

Resolution Capital Core Plus Property Securities Fund - Series II
Statement of changes in equity
For the year ended 30 June 2021

Statement of changes in equity

	Year ended	
	30 June	30 June
	2021	2020
Notes	\$'000	\$'000
Total equity at the beginning of the financial year	25,484	33,907
Comprehensive income for the financial year		
Profit/(loss) for the year	8,118	(5,683)
Other comprehensive income	<u>-</u>	<u>-</u>
Total comprehensive income for the financial year	<u>8,118</u>	<u>(5,683)</u>
Transactions with unitholders		
Applications	15 5,007	2,807
Redemptions	15 (10,043)	(5,464)
Reinvestment of distributions	15 257	479
Distributions paid and payable	15 <u>(680)</u>	<u>(562)</u>
Total transactions with unitholders	<u>(5,459)</u>	<u>(2,740)</u>
Total equity at the end of the financial year	<u>28,143</u>	<u>25,484</u>

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

Resolution Capital Core Plus Property Securities Fund - Series II
Statement of cash flows
For the year ended 30 June 2021

Statement of cash flows

	Year ended	
	30 June	30 June
	2021	2020
Notes	\$'000	\$'000
Cash flows from operating activities		
Proceeds from sale of financial instruments at fair value through profit or loss	10,406	20,045
Purchase of financial instruments at fair value through profit or loss	(6,161)	(17,962)
Transaction costs on financial instruments at fair value through profit or loss	(9)	(26)
Dividend/Trust distributions received	965	1,136
Interest received	-	2
Other operating income received	2	1
Management fees paid	(209)	(285)
RITC (paid)/received	3	3
Net cash inflow/(outflow) from operating activities	17(a) <u>4,997</u>	<u>2,914</u>
Cash flows from financing activities		
Proceeds from applications by unitholders	5,007	2,813
Payments for redemptions by unitholders	(9,975)	(5,411)
Distributions paid	(284)	(590)
Net cash inflow/(outflow) from financing activities	<u>(5,252)</u>	<u>(3,188)</u>
Net increase/(decrease) in cash and cash equivalents	(255)	(274)
Cash and cash equivalents at the beginning of the year	437	710
Effects of exchange rate changes on cash and cash equivalents	-	1
Cash and cash equivalents at the end of the year	17(b), 9 <u>182</u>	<u>437</u>
Non-cash financing activities	17(c) <u>257</u>	<u>479</u>

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

Notes to the financial statements

	Page	
1	General information	11
2	Summary of significant accounting policies	11
3	Financial risk management	17
4	Fair value measurements	19
5	Dividend/Trust distribution income	22
6	Net gains/(losses) on financial instruments at fair value through profit or loss	22
7	Auditor's remuneration	23
8	Distributions to unitholders	23
9	Cash and cash equivalents	23
10	Financial assets at fair value through profit or loss	24
11	Financial liabilities at fair value through profit or loss	24
12	Receivables	24
13	Payables	25
14	Derivative financial instruments	25
15	Net assets attributable to unitholders	26
16	Related party transactions	27
17	Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities	29
18	Contingent assets and liabilities and commitments	29
19	Events occurring after the reporting period	29

1 General information

These financial statements cover Resolution Capital Core Plus Property Securities Fund - Series II ("the Fund") as an individual entity. The Fund was constituted on 9 June 1999. The Fund will terminate on 9 June 2079 unless terminated earlier in accordance with the provisions of the Fund's Constitution.

The Responsible Entity of the Fund is Pinnacle Fund Services Limited (the "Responsible Entity"). The Responsible Entity's registered office is Level 19, 307 Queen Street, Brisbane, QLD 4000. The financial statements are presented in the Australian currency.

The Responsible Entity is incorporated and domiciled in Australia.

The Custodian of the Fund is Citigroup Pty Limited who have been appointed since 17 May 2021.

The financial statements were authorised for issue by the directors on 17 September 2021. The directors of the Responsible Entity have the power to amend and reissue the financial statements after they have been issued.

2 Summary of significant accounting policies

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

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001* in Australia. The Resolution Capital Core Plus Property Securities Fund - Series II is a for-profit unit fund for the purpose of preparing the financial statements.

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

The statement of financial position is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are expected to be recovered or settled within twelve months, except for investments in financial assets and liabilities at fair value through profit or loss and net assets attributable to unitholders.

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

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

(i) *Compliance with International Financial Reporting Standards*

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

(ii) *New and amended standards adopted by the Fund*

The Company has applied the following standards and amendments for the first time for their annual reporting period commencing 1 July 2020:

- *AASB 2018-7 Amendments to Australian Accounting Standards – Definition of Material*
- *Conceptual Framework for Financial Reporting and AASB 2019-1 Amendments to Australian Accounting Standards – References to the Conceptual Framework.*

The amendments listed above did not have any impact on the Company's accounting policies and did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

2 Summary of significant accounting policies (continued)

(a) Basis of preparation (continued)

(iii) New standards, amendments and interpretations effective after 1 July 2021 and have not been early adopted

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 July 2021, and have not been early adopted in preparing these financial statements. None of these are expected to have a material effect on the financial statements of the Fund.

(b) Financial instruments

(i) Classification

The Fund classifies its investments based on its business model for managing those financial assets and the contractual cash flow characteristics of the financial assets. The Fund's portfolio of financial assets is managed and its performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy. The Fund uses fair value information to assess performance of the portfolio and to make decisions to rebalance the portfolio or to realise fair value gains or minimise losses through sales or other trading strategies. The Fund's policy is for the Responsible Entity to evaluate the information about these financial assets on a fair value basis together with other related financial information.

Equity securities and derivatives are measured at fair value through profit or loss.

(ii) 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.

Investments are derecognised when the right to receive cash flows from the investments have expired or have been transferred and the Fund has transferred substantially all risks and rewards of ownership.

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) are included in the statement of comprehensive income in the year the asset is derecognised as realised gains or losses on financial instruments.

(iii) Measurement

Financial assets and liabilities at fair value through profit or loss

Financial assets and liabilities at fair value through profit or loss are measured initially at fair value excluding any transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability. Transaction costs on financial assets and financial liabilities at fair value through profit or loss are expensed immediately in the statement of comprehensive income. Subsequent to initial recognition, all instruments at fair value through profit or loss are measured at fair value.

Net gains/(losses) on financial assets and financial liabilities held at fair value through profit or loss arising on a change in fair value are calculated as the difference between the fair value at year end and the fair value at the previous valuation point. Net gains/(losses) do not include interest or dividend income.

Further details on how the fair values of financial instruments are determined are disclosed in note 4.

(iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

2 Summary of significant accounting policies (continued)

(b) Financial instruments (continued)

(v) Derivatives and hedging activities

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Fund designates certain derivatives as either:

- hedges of the fair value of recognised assets or liabilities or a firm commitment (fair value hedges)
- hedges of a particular risk associated with the cash flows of recognised assets and liabilities and highly probable forecast transactions (cash flow hedges), or
- hedges of a net investment in a foreign operation (net investment hedges).

At inception of the hedge relationship, the Fund documents the economic relationship between hedging instruments and hedged items including whether changes in the cash flows of the hedging instruments are expected to offset changes in the cash flows of hedged items. The Fund documents its risk management objective and strategy for undertaking its hedge transactions.

The fair values of derivative financial instruments designated in hedge relationships are disclosed in note 14.

(c) Net assets attributable to unitholders

Units are redeemable at the unitholders' option, however, applications and redemptions may be suspended by the Responsible Entity if it is in the best interests of the unitholders in accordance with the Fund's Constitution.

The units can be put back to the Fund at any time for cash based on the redemption price, which is equal to a proportionate share of the Fund's net asset value attributable to the unitholders, less any applicable transaction costs.

The units are carried at the redemption amount that is payable at balance sheet date if the unitholder exercises the right to put the unit back to the Fund. This amount represents the expected cash flows on redemption of these units.

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

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

(d) Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, and deposits held at call with financial institutions.

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

2 Summary of significant accounting policies (continued)

(e) Investment income

Interest income is recognised in the statement of comprehensive income for all financial instruments that are not at fair value through profit or loss using the effective interest method. Other changes in fair value for such instruments are recorded in accordance with the policies described in note 2(b).

Dividend income is recognised on the ex-dividend date with any related foreign withholding tax recorded as an expense. The Fund currently incurs withholding tax imposed by certain countries on investment income. Such income is recorded gross of withholding tax in profit or loss.

Trust distributions are recognised on an entitlements basis.

(f) Expenses

All expenses, including manager's fees, are recognised in the statement of comprehensive income on an accrual basis.

(g) Income tax

Under current legislation, the Fund is not subject to income tax provided it attributes the entirety of its taxable income to unitholders.

The Fund currently incurs withholding taxes imposed by certain countries on investment income and capital gains. Such income or gains are recorded gross of withholding taxes in the statement of comprehensive income.

The benefits of imputation credits and foreign tax paid are passed on to unitholders.

(h) Distributions

Distributions are payable as set out in the Fund's Product Disclosure Statement and/or Fund's Constitution. Such distributions are recognised as payable when they are determined by the Responsible Entity of the Fund.

(i) Increase/(decrease) in net assets attributable to unitholders

Income not distributed is included in net assets attributable to unitholders. The Fund's distributions are classified as distributions paid and payable in the statement of changes in equity.

(j) Foreign currency translation

(i) Functional and presentation currency

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

(ii) Transactions and balances

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

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

(k) Due from/to brokers

The due from/to broker balance is held for collection and consequently measured at amortised cost. These amounts are recognised initially at fair value and subsequently measured at amortised cost.

2 Summary of significant accounting policies (continued)

(l) Receivables

Receivables may include amounts for dividends, interest, trust distributions and amounts due from brokers. Dividends and trust distributions are accrued when the right to receive payment is established. Interest is accrued at the end of each reporting period from the time of last payment in accordance with the policy set out in note 2(e). Amounts are generally received within 30 days of being recorded as receivables.

These amounts are recognised initially at fair value and subsequently measured at amortised cost. At each reporting date, the Fund shall measure the loss allowance on receivables at an amount equal to the lifetime expected credit losses if the credit risk has increased significantly since initial recognition. If, at the reporting date, the credit risk has not increased significantly since initial recognition, the Fund shall measure the loss allowance at an amount equal to 12-month expected credit losses. Significant financial difficulties of the counterparty, probability that the counterparty will enter bankruptcy or financial reorganisation, and default in payments are all considered indicators that a loss allowance may be required. If the credit risk increases to the point that it is considered to be credit impaired, interest income will be calculated based on the gross carrying amount adjusted for the loss allowance. A significant increase in credit risk is defined by management as any contractual payment which is more than 30 days past due. Any contractual payment which is more than 90 days past due is considered credit impaired.

The amount of the impairment loss is separately recognised in profit or loss. When a trade receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent financial year, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in profit or loss.

(m) Payables

Payables include liabilities, amounts due to brokers and accrued expenses owing by the Fund which are unpaid as at the end of the reporting period.

(n) Applications and redemptions

Applications received for units in the Fund are recorded net of any entry fees, if any, as a payable prior to the issue of units in the Fund. Redemptions from the Fund are recorded gross of any exit fees payable after the cancellation of units redeemed.

Unit redemption prices are determined by reference to the net assets of the Fund divided by the number of units on issue, less any applicable transaction costs

(o) Goods and Services Tax (GST)

The GST incurred on the costs of various services provided to the Fund by third parties such as audit fees, custodial services and investment management fees have been passed onto the Fund. The Fund qualifies for Reduced Input Tax Credits (RITC) at a rate of 55% hence investment management fees, custodial fees and other expenses have been recognised in the statement of comprehensive income net of the amount of GST recoverable from the Australian Taxation Office (ATO). Accounts payable are inclusive of GST. The net amount of GST recoverable from the ATO is included in receivables in the statement of financial position. Cash flows relating to GST are included in the statement of cash flows on a gross basis.

(p) Use of estimates

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

For the majority of the Fund's financial instruments, quoted market prices are readily available. However, certain financial instruments, for example over-the-counter derivatives or unquoted securities, are fair valued using valuation techniques which are periodically reviewed by experienced personnel.

2 Summary of significant accounting policies (continued)

(p) Use of estimates (continued)

Valuation techniques include using observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments. For more information on how fair value is calculated please see note 4 to the financial statements

(q) Rounding of amounts

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

3 Financial risk management

(a) Objectives, strategies, policies and processes

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

The Fund's overall risk management program focuses on ensuring compliance with the Fund's Product Disclosure Statement and seeks to maximise the returns derived for the level of risk to which the Fund is exposed. Financial risk management is carried out by an Investment Manager under policies approved by the Board of Directors of the Responsible Entity ("the Board").

The Fund uses different methods to measure different types of risk to which it is exposed. These methods are explained below:

(b) 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 of three types of risks: price risk, foreign currency risk and interest rate risk. Market risk is managed and monitored using sensitivity analysis, and minimised through ensuring that all investment activities are undertaken in accordance with established mandates and investment strategies.

The market risk disclosures are prepared on the basis of the Fund's direct investments and not on a look-through basis for investments held in the Fund.

The Fund has exposure to different financial markets. The Fund may be materially affected by market, economic, social and/or political conditions globally and in the jurisdictions and sectors in which it invests or operates. The below table shows the Fund's investments by geography as at 30 June 2021 and 30 June 2020:

	30 June	As at
	2021	30 June
	\$'000	2020
		\$'000
Australia	27,043	24,004
United States	683	1,147
Euro	315	-
Canada	147	-
United Kingdom	-	70
New Zealand	-	82
	<u>28,188</u>	<u>25,303</u>

3 Financial risk management (continued)

(b) Market risk (continued)

(i) Price risk

Equity price risk is the risk that the fair value of equities will fluctuate because of changes in market prices, whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.

Equity price risk exposure arises from the Fund's investment portfolio. The investments are classified in the statement of financial position as at fair value through profit or loss. All securities investments present a risk of loss of capital. The maximum risk resulting from financial instruments is determined by the fair value of the financial instruments.

The Investment Manager manages this price risk through diversification and a careful selection of securities and other financial instruments within specified limits set by the Board.

The Fund may be materially affected by market, economic and political conditions globally. The fund invests in a portfolio of securities across several industry sectors, with no individual security holding being greater than 10%, and no individual industry exposure being greater than 20%.

The Fund's overall market positions are monitored on a daily basis by the Fund's Investment Manager and are reviewed at least quarterly by the Board.

Compliance with the Fund's Product Disclosure Statement is reported to the Board on a quarterly basis.

Net assets attributable to unitholders include investments in equity securities. At 30 June 2021 and 30 June 2020, the overall market exposures to price risk were as follows:

	As at	
	30 June 2021	30 June 2020
	\$'000	\$'000
Financial assets at fair value through profit or loss		
Listed unit trusts	27,948	23,870
Listed equities	240	1,394
Unlisted unit trusts	<u>-</u>	<u>30</u>
Total financial assets	<u>28,188</u>	<u>25,294</u>

The table below indicates the effect of price movement on net assets attributable to unitholders (and net operating profit/(loss)), with all other variables held constant.

	30 June 2021	30 June 2020
	\$'000	\$'000
Equity price increased by 10%	2,819	2,529
Equity price decreased by 10%	(2,819)	(2,529)

(ii) Foreign exchange risk

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Fund holds assets denominated in currencies other than the Australian dollar, the functional currency. It is therefore exposed to foreign exchange risk, as the value of the securities denominated in other currencies will fluctuate due to changes in exchange rates.

The Fund is not exposed to significant risks from movements in foreign exchange rates as the exposure to financial assets and liabilities in foreign currencies is not significant.

3 Financial risk management (continued)

(b) Market risk (continued)

(iii) Cash flow and fair value interest rate risk

The majority of the Fund's financial assets and liabilities are non interest bearing. Interest-bearing financial assets and interest-bearing financial liabilities mature or reprice in the short-term, no longer than twelve months. As a result, the Fund is subject to limited exposure to fair value interest rate risk due to fluctuations in the prevailing levels of market interest rates.

(c) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.

(i) Settlement of securities transactions

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

(ii) Cash and cash equivalents

The exposure to credit risk for cash and cash equivalents is low as all counterparties have a rating of AA- (as determined by the Standard & Poor's (S&P)).

(iii) Other

The Fund is not materially exposed to credit risk on other financial assets.

The clearing and depository operations for the Fund's security transactions are mainly concentrated with one counterparty, namely Citigroup Pty Limited. Citigroup Pty Limited at 30 June 2021 had a credit rating of AA- (S&P) and Aa3 (Moody's). At 30 June 2021, substantially all cash and cash equivalents, balances due from brokers and investments are held in custody by Citigroup Pty Limited.

(iv) Maximum exposure to credit risk

The maximum exposure to credit risk before any credit enhancements at the end of each reporting period is the carrying amount of the financial assets. None of these assets are impaired nor past due but not impaired.

(d) Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous. This risk is controlled through the Fund's investment in financial instruments, which under normal market conditions are readily convertible to cash as the majority are listed on global exchanges. In addition, the Fund maintains sufficient cash and cash equivalents to meet normal operating requirements.

In accordance with the Fund's policy, the Responsible Entity monitors the Fund's liquidity position on a daily basis. The Fund's policy is reviewed annually. In order to manage the Fund's overall liquidity, the responsible entity has the discretion to reject an application for units and to defer or adjust redemption of units if the exercise of such discretion is in the best interests of unitholders. The Fund did not reject or withhold any redemptions during 2021 and 2020.

The Fund's Constitution provides for daily application and redemption of units and it is therefore exposed to liquidity risk of meeting unitholder redemptions at any time. Units are redeemed on demand at the unitholder's option. At 30 June 2021, net assets attributable to unitholders was \$28,143,397 (2020: \$25,484,183).

3 Financial risk management (continued)

(d) Liquidity risk (continued)

Maturity analysis for non-derivative financial liabilities

The table below analyses the Fund's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date. The amounts in the table are the contractual undiscounted cash flows.

	Less than 1 month \$'000	1-3 months \$'000	3-12 months \$'000	12-60 months \$'000
At 30 June 2021				
Distributions payable	478	-	-	-
Due to brokers - payable for securities purchased	131	-	-	-
Payables	58	-	-	-
Contractual cash flows (excluding derivatives)	667	-	-	-
	Less than 1 month \$'000	1-3 months \$'000	3-12 months \$'000	12-60 months \$'000
At 30 June 2020				
Distributions payable	339	-	-	-
Due to brokers - payable for securities purchased	160	-	-	-
Payables	115	-	-	-
Contractual cash flows (excluding derivatives)	614	-	-	-

4 Fair value measurements

The Fund measures and recognises the below financial assets and liabilities at fair value through profit or loss on a recurring basis.

The Fund has no assets or liabilities measured at fair value on a non-recurring basis in the current reporting period.

Fair value hierarchy

Classification of financial assets and financial liabilities

The Fund classifies fair value measurements using a fair value hierarchy that reflects the subjectivity of the inputs used in making the measurements. The fair value hierarchy has the following levels:

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

4 Fair value measurement (continued)

Fair value hierarchy (continued)

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

The fair value of financial assets and liabilities traded in active markets is based on their quoted market prices at the end of the reporting period without any deduction for estimated future selling costs.

The Fund values its investments in accordance with the accounting policies set out in note 2. For the majority of its investments, the Fund relies on information provided by independent pricing services for the valuation of its investments.

The quoted market price used for financial assets held by the Fund is the last traded price; the appropriate quoted market price for financial liabilities is the last traded price. When the Fund holds derivatives with offsetting market risks, it uses mid-market prices as a basis for establishing fair values for the offsetting risk positions and applies this bid or asking price to the net open position, as appropriate.

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

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

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

Where discounted cash flow techniques are used, estimated future cash flows are based on management's best estimates and the discount rate used is a market rate at the end of the reporting period applicable for an instrument with similar terms and conditions.

For other pricing models, inputs are based on market data at the end of the reporting period. Fair values for unquoted equity investments are estimated, if possible, using applicable price/earnings ratios for similar listed companies adjusted to reflect the specific circumstances of the issuer.

The fair value of derivatives that are not exchange traded is estimated at the amount that the Fund would receive or pay to terminate the contract at the end of reporting period taking into account current market conditions (volatility and appropriate yield curve) and the current creditworthiness of the counterparties. The foreign currency contracts are valued at the forward rate.

Investments in other unlisted unit trusts are recorded at the redemption value per unit as reported by the investment managers of such trusts.

Some of the inputs to these models may not be market observable and are therefore estimated based on assumptions.

Valuation techniques employed may not fully reflect all factors relevant to the positions the Fund holds. Valuations are therefore adjusted, where appropriate, to allow for additional factors including liquidity risk and counterparty risk.

The carrying value less impairment provision of other receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Fund for similar financial instruments.

4 Fair value measurement (continued)

Fair value hierarchy (continued)

Recognised fair value measurements

The tables below set out the Fund's financial assets and liabilities (by class) measured at fair value according to the fair value hierarchy at 30 June 2021 and 30 June 2020.

As at 30 June 2021	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets at fair value through profit or loss:				
Financial assets at fair value through profit or loss				
Listed unit trusts	27,948	-	-	27,948
Listed equities	240	-	-	240
Total financial assets	28,188	-	-	28,188
Financial liabilities at fair value through profit or loss:				
Financial liabilities at fair value through profit or loss				
Forward foreign exchange contracts	-	21	-	21
Total financial liabilities	-	21	-	21
As at 30 June 2020	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Financial assets at fair value through profit or loss:				
Financial assets at fair value through profit or loss				
Listed unit trusts	23,870	-	-	23,870
Listed equities	1,394	-	-	1,394
Unlisted unit trusts	-	30	-	30
Forward foreign exchange contracts	-	9	-	9
Total financial assets	25,264	39	-	25,303

There were no transfers between levels during the year ended 30 June 2021 and 30 June 2020.

Resolution Capital Core Plus Property Securities Fund - Series II
Notes to the financial statements
For the year ended 30 June 2021
(continued)

5 Dividend/Trust distribution income

	Year ended	
	30 June 2021 \$'000	30 June 2020 \$'000
Dividends	44	44
Trust distributions	<u>956</u>	<u>1,256</u>
Total dividend/trust distribution income	<u>1,000</u>	<u>1,300</u>

6 Net gains/(losses) on financial instruments at fair value through profit or loss

	Year ended	
	30 June 2021 \$'000	30 June 2020 \$'000
Financial assets		
Net unrealised gain/(loss) on financial assets at fair value through profit or loss	6,193	(7,705)
Net realised* gain/(loss) on financial assets at fair value through profit or loss	<u>1,078</u>	<u>1,004</u>
Total financial assets	<u>7,271</u>	<u>(6,701)</u>
Financial liabilities		
Net unrealised gain/(loss) on financial liabilities at fair value through profit or loss	-	1
Total financial liabilities	<u>-</u>	<u>1</u>
Total net gains/(losses) on financial instruments at fair value through profit or loss	<u>7,271</u>	<u>(6,700)</u>

*Realised gains and losses are recorded using the historical cost information.

7 Auditor's remuneration

During the year the following fees were paid or payable for services provided by the auditor of the Fund:

	Year ended	
	30 June 2021	30 June 2020
	\$	\$
PricewaterhouseCoopers Australian firm		
<i>Audit and other assurance service</i>		
Audit and review of financial statements	11,995	11,960
Audit of compliance plan	2,936	2,936
Total remuneration of audit services	14,931	14,896
<i>Non-audit services</i>		
Taxation compliance services	5,000	4,900
Total remuneration for non-audit services	5,000	4,900
Total remuneration for PricewaterhouseCoopers	19,931	19,796

The fees for audit and non-audit services are paid by the Investment Manager out of the management fee that they earn.

8. Distributions to unitholders

The distributions were paid/payable as follows:

	Year ended			
	30 June 2021	30 June 2021	30 June 2020	30 June 2020
	\$'000	CPU	\$'000	CPU
Distributions				
Distributions paid - December	115	0.6121	223	1.0255
Distributions paid - March	87	0.4685	-	-
Distributions payable - June	478	2.6835	339	1.5958
	680		562	

9 Cash and cash equivalents

	As at	
	30 June 2021	30 June 2020
	\$'000	\$'000
Cash at bank	182	437
Total cash and cash equivalents	182	437

Resolution Capital Core Plus Property Securities Fund - Series II
Notes to the financial statements
For the year ended 30 June 2021
(continued)

10. Financial assets at fair value through profit or loss

	As at	
	30 June 2021	30 June 2020
	\$'000	\$'000
Financial assets at fair value through profit or loss		
Listed unit trusts	27,948	23,870
Listed equities	240	1,394
Unlisted unit trusts	-	30
Foreign currency contracts	-	9
Total financial assets at fair value through profit or loss	28,188	25,303

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

11 Financial liabilities at fair value through profit or loss

	As at	
	30 June 2021	30 June 2020
	\$'000	\$'000
Financial liabilities at fair value through profit or loss		
Foreign currency contracts	21	-
Total financial assets at fair value through profit or loss	21	-

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

12 Receivables

	As at	
	30 June 2021	30 June 2020
	\$'000	\$'000
Accrued income	372	351
GST receivable	4	7
Due from brokers - receivable for securities sold	85	-
Total receivables	461	358

13 Payables

	As at	
	30 June 2021 \$'000	30 June 2020 \$'000
Redemptions payable	131	63
Accrued expenses	58	52
Due to brokers - payable for securities purchased	-	160
Total payables	189	275

14 Derivative financial instruments

In the normal course of business the Fund enters into transactions in various derivative financial instruments which have certain risks. A derivative is a financial instrument or other contract which is settled at a future date and whose value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index or other variable.

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

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

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

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

The Fund holds the following derivative instruments:

Forward foreign exchange contracts

Forward foreign exchange contracts are primarily used by the Fund to hedge against foreign currency exchange rate risks on its non-Australian dollar denominated trading securities. The Fund agrees to receive or deliver a fixed quantity of foreign currency for an agreed upon price on an agreed future date. Forward foreign exchange contracts are valued at the prevailing bid price at the end of each reporting period. The Fund recognises a gain or loss equal to the change in fair value at the end of each reporting period.

14 Derivative financial instruments (continued)

The Fund's derivative financial instruments as at 30 June 2021 and 30 June 2020 are detailed below:

As at 30 June 2021

	Contract / notional \$'000	Fair values	
		Assets \$'000	Liabilities \$'000
Forward foreign exchange contracts	1,231	-	21

As at 30 June 2020

	Contract / notional \$'000	Fair values	
		Assets \$'000	Liabilities \$'000
Forward foreign exchange contracts	1,593	9	-

An overview of the risk exposure relating to derivatives is included in note 3.

15 Net assets attributable to unitholders

Under AASB 132 *Financial instruments: Presentation*, puttable financial instruments meet the definition of a financial liability to be classified as equity where certain strict criteria are met. The Fund shall classify a financial instrument as an equity instrument from the date when the instrument has all the features and meets the conditions.

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

	As at			
	30 June 2021 Units	30 June 2020 Units	30 June 2021 \$'000	30 June 2020 \$'000
Balance as at 1 July	21,232,065	22,736,332	25,484	33,907
Applications	3,340,936	1,958,592	5,007	2,807
Redemptions	(6,966,748)	(3,784,238)	(10,043)	(5,464)
Units issued upon reinvestment of distributions	216,239	321,379	257	479
Distributions paid and payable	-	-	(680)	(562)
Profit/(loss) for the year	-	-	8,118	(5,683)
Closing balance	<u>17,822,492</u>	<u>21,232,065</u>	<u>28,143</u>	<u>25,484</u>

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

Capital risk management

The Fund considers its net assets attributable to unitholders as capital. The amount of net assets attributable to unitholders can change significantly on a daily basis as the Fund is subject to daily applications and redemptions at the discretion of unitholders. Net assets attributable to unitholders are representative of the expected cash outflows on redemption, excluding any applicable transaction costs.

15 Net assets attributable to unitholders (continued)

The Fund monitors the level of daily applications and redemptions relative to the liquid assets in the Fund. The Fund's strategy was to hold a certain portion of the net assets attributable to unitholders in liquid investments. Liquid assets include cash and cash equivalents and listed equities. Under the terms of the Fund's Constitution, the Responsible Entity has the discretion to reject an application for units and to defer or adjust a redemption of units, if the exercise of such discretion is in the best interests of unitholders.

16 Related party transactions

Responsible entity

The Responsible Entity of the Resolution Capital Core Plus Property Securities Fund - Series II is Pinnacle Fund Services Limited.

Pinnacle Investment Management Limited is the parent company of Pinnacle Fund Services Limited. Pinnacle Investment Management Group Limited is the ultimate holding company of Pinnacle Fund Services Limited.

Resolution Capital Limited is the Investment Manager of the Fund.

Key management personnel

Directors

Key management personnel includes persons who were directors of Pinnacle Fund Services Limited and Pinnacle Investment Management Limited at any time during the financial year as follows:

Pinnacle Fund Services Limited

Mr I Macoun
Mr A Ihlenfeldt
Mr C Kwok
Mr A Whittingham

Pinnacle Investment Management Limited

Mr I Macoun
Mr A Ihlenfeldt
Mr A Whittingham

Other key management personnel

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

16 Related party transactions (continued)

Management fees and other transactions

All related party transactions are conducted on normal commercial terms and conditions. The transactions during the year and amounts payable at year end between the Fund and the Responsible Entity and the Investment Manager were as follows:

	Year ended	
	30 June 2021	30 June 2020
	\$	\$
Management fees for the year paid/payable by the Fund	214,874	255,430
Aggregate amount payable to the Investment Manager at the reporting date	57,641	52,317

The management fee (0.80% p.a.) is calculated daily based on the net asset value of the Fund.

Responsible Entity fees are paid by the Investment Manager out of the fees that they earn.

Related party unitholdings

Parties related to the Fund (including Pinnacle Fund Services Limited, its related parties and other schemes managed by Pinnacle Fund Services Limited), held units in the Fund as follows:

2021

	Number of units held opening	Number of units held closing	Fair value of investment	Interest held	Number of units acquired	Number of units disposed	Distributions paid/payable by the Fund
Unitholders	(Units)	(Units)	(\$)	(%)	(Units)	(Units)	(\$)
Resolution Capital Limited	66,715	68,354	107,720	0.38	1,639	-	2,526

2020

	Number of units held opening	Number of units held closing	Fair value of investment	Interest held	Number of units acquired	Number of units disposed	Distributions paid/payable by the Fund
Unitholders	(Units)	(Units)	(\$)	(%)	(Units)	(Units)	(\$)
Resolution Capital Limited	-	66,715	79,925	0.31	66,715	-	1,721

Investments

The Fund did not hold any investments in Pinnacle Fund Services Limited or its related parties during the year.

Key management personnel compensation

Key management personnel of Pinnacle Fund Services Limited are paid by Pinnacle Services Administration Pty Ltd. Payments made from the Fund to Pinnacle Fund Services Limited do not include any amounts directly attributable to key management personnel remuneration.

Key management personnel loan disclosures

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

16 Related party transactions (continued)

Other transactions within the Fund

From time to time directors of Pinnacle Fund Services Limited, or their director related entities, may invest in or withdraw from the Fund. These investments or withdrawals are on the same terms and conditions as those entered into by other Fund investors and are not material in nature.

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

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

	Year ended	
	30 June 2021 \$'000	30 June 2020 \$'000
(a) Reconciliation of profit/(loss) to net cash inflow/(outflow) from operating activities		
Net profit/(loss) for the year	8,118	(5,683)
Net gains/(losses) on financial instruments at fair value through profit or loss	(7,241)	6,700
Proceeds from sale of financial instruments at fair value through profit or loss	10,406	20,045
Purchase of financial instruments at fair value through profit or loss	(6,161)	(17,962)
Increase in other receivables	3	3
Distributions reinvested	(14)	(273)
Net change in dividends/distributions receivable	(21)	109
Net change in payables and other liabilities	6	(30)
Net gains/(losses) on foreign exchange	(99)	5
Net cash inflow/(outflow) from operating activities	<u>4,997</u>	<u>2,914</u>
(b) Cash and cash equivalents		
Cash at bank	<u>182</u>	<u>437</u>
	<u>182</u>	<u>437</u>
(c) Non-cash financing activities		
Distributions reinvested	<u>257</u>	<u>479</u>
	<u>257</u>	<u>479</u>

As described in note 2(i) income not distributed is included in net assets attributable to unitholders. The change in this amount each year (as reported in (a) above) represents a non-cash financing cost as it is not settled in cash until such time as it becomes distributable.

18 Contingent assets and liabilities and commitments

There are no outstanding contingent assets, liabilities or commitments as at 30 June 2021 and 30 June 2020.

19 Events occurring after the reporting period

No significant events have occurred since the end of the reporting period which would impact on the financial position of the Fund as at 30 June 2021 or on the results and cash flows of the Fund for the year ended on that date.

Directors' declaration

In the opinion of the directors of the Responsible Entity:

- (a) the financial statements and notes set out on pages 6 to 29 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 2021 and of its performance for the financial year ended on that date.
- (b) there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable; and
- (c) Note 2(a) confirms that the financial statements comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

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



Mr A Ihlenfeldt
Director

Brisbane
17 September 2021



Independent auditor's report

To the unitholders of Resolution Capital Core Plus Property Securities Fund - Series II

Our opinion

In our opinion:

The accompanying financial report of Resolution Capital Core Plus Property Securities Fund - Series II (the Registered Scheme) is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Registered Scheme's financial position as at 30 June 2021 and of its financial performance for the year then ended
- (b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

What we have audited

The financial report comprises:

- the statement of financial position as at 30 June 2021
- the statement of comprehensive income for the year then ended
- the statement of changes in equity for the year then ended
- the statement of cash flows for the year then ended
- the notes to the financial statements, which include significant accounting policies and other explanatory information
- the directors of the Responsible Entity's declaration.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report.

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

Independence

We are independent of the Registered Scheme in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Other information

The directors of the Responsible Entity are responsible for the other information. The other information comprises the information included in the annual report for the year ended 30 June 2021, but does not include the financial report and our auditor's report thereon.

PricewaterhouseCoopers, ABN 52 780 433 757
One International Towers Sydney, Watermans Quay, Barangaroo NSW 2000, GPO BOX 2650 Sydney NSW 2001
T: +61 2 8266 0000, F: +61 2 8266 9999, www.pwc.com.au
Level 11, 1PSQ, 169 Macquarie Street, Parramatta NSW 2150, PO Box 1155 Parramatta NSW 2124
T: +61 2 9659 2476, F: +61 2 8266 9999, www.pwc.com.au

Liability limited by a scheme approved under Professional Standards Legislation.



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

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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

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

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

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

Auditor's responsibilities for the audit of the financial report

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

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

PricewaterhouseCoopers

PricewaterhouseCoopers

A handwritten signature in black ink, appearing to read 'Craig Thomason', written over a horizontal line.

Craig Thomason
Partner

Sydney
17 September 2021