

ASX Release

24 August 2016

BWR Produces 26% Total Return

Key Details

- **A final distribution of 4 cents per unit** to be paid on 9 November 2016 – 100% tax-deferred.
- **26% total return** for the 12 months ended 30 June 2016.
- Gross assets up 16% to \$139 million.

Units on Issue	57.8 million
Gross Assets	\$139 million
Debt	45% LVR
NTA	\$73 million - \$1.27 pu
EPU	19 cpu

About the Trust

BlackWall Property Trust is a **total-return real estate investment trust**. It generates and distributes income returns from assets held in its **Income Portfolio** and takes on special situations or development properties to generate above average NTA gains - the **Growth Portfolio**. Once assets in the Growth Portfolio stabilise or mature, they move to the Income Portfolio to grow distributions. The Trust either purchases real estate directly or holds positions in property joint ventures.

As at 30 June 2016 the Trust had \$15 million of carried forward revenue losses and approximately \$17 million of capital losses. As a consequence for a significant period all distributions will be 100% tax-deferred.

The Trust's **Income Portfolio** has a WALE of just under 5 years and is carried on a weighted average passing yield of 9%.

"The Trust holds two small industrial properties which are legacy assets acquired under previous management" said Jess Glew, BlackWall's Head of Property. "We have listed them for sale and if our price expectation is reached their sale will add over \$10 million of capacity to the balance sheet."

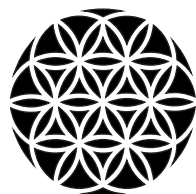
The Trust's **Growth Portfolio** is invested in the recently acquired WOTSO House in the ACT, 55 Pymont Bridge Road in Sydney and the Bakehouse Quarter in North Strathfield.

The Bakehouse Quarter has significant residential development potential in addition to the existing 40,000 sqm of commercial, retail and development uses. A master plan approval has been lodged seeking increased density and scale to accommodate the construction of up to 1,000 apartments. The aim is to secure the town planning and then joint venture the residential development opportunities or sell the development sites.

WOTSO House and 55 Pymont Bridge Road are leasing turnaround projects that are both gaining traction. At WOTSO House just over 4,400 sqm of the available 8,000 sqm is occupied. At Pymont BlackWall recently completed a 1,600 sqm office transaction with an ASX 200 company.

BlackWall expects all three projects to contribute significantly to both NTA and income growth over the coming years.

For more information contact Stuart Brown, Chief Executive Officer or Tim Brown (Chief Financial Officer) on + 612 9033 8611.



BLACKWALL
PROPERTY TRUST

ANNUAL REPORT | JUNE 2016

Financial Statements

Directors' Report (Part 1)	Page 3
Consolidated Statement of Profit or Loss and Other Comprehensive Income	Page 7
Consolidated Statement of Financial Position	Page 8
Consolidated Statement of Changes in Net Assets Attributable to Unitholders	Page 9
Consolidated Statement of Cash Flows	Page 10
Notes to the Financial Statements	Page 11
Directors' Report (Part 2)	Page 28
Auditor's Independence Declaration	Page 32
Directors' Declaration	Page 33
ASX Additional Information	Page 34
Trust Details	Page 36
Independent Auditor's Report	Page 37
Contents – Notes to the Financial Statements	Page 39
Glossary	Page 40

Key Details

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Units on Issue	57.8 million
Income Portfolio	\$88 million
Growth Portfolio	\$48 million
Gross Assets	\$139 million
Debt	45% LVR
NTA	\$73 million - \$1.27 pu
EPU	19 cpu

About BWR

BlackWall Property Trust is a **total-return real estate investment trust**. It generates and distributes income returns from assets held in its **Income Portfolio** and takes on special situations or development properties to generate above average NTA gains - the **Growth Portfolio**. Once assets in the Growth Portfolio stabilise or mature, they move to the Income Portfolio to grow distributions. The Trust either purchases real estate directly or holds positions in property joint ventures (PJV).

As at 30 June 2016 the Trust had \$15 million of carried forward revenue losses and approximately \$17 million of capital losses. As a consequence for a significant period all distributions will be 100% tax-deferred.

Income Portfolio

The Trust's Income Portfolio has a WALE of just under 5 years and is carried on a weighted average passing yield of 9%.

The Coolum and Toowoomba industrial assets are legacy investments which are small and not consistent with BlackWall's strategy for the Trust. Accordingly, they are being marketed for sale and will be sold if offers are received at a sufficient premium to the Trust's carrying cost. If the sale process is successful it could add over \$10 million of capacity to the balance sheet. These properties have been reclassified from investment properties to current assets in these financial statements.

Revenue Contribution - By Tenant

News Corp *	\$2,750,000	26%
Joyce Mayne	\$750,000	7%
AMF	\$750,000	7%
WOTSO	\$750,000	7%
Coral Homes	\$700,000	7%
30 Other Tenants	\$4,800,000	46%

* Subject to regulatory approval to a purchase by News Corporation of the APN News and Media regional newspaper business.

Income Contribution - By Asset	WALE	
Yandina	26%	10 years
Chancellor Homemaker Centre	22%	4 years
Silver @ The Exchange	20%	3 years
3 Other Assets	32%	2 years

Property	Ownership	Type	Asset Value
Chancellor Homemaker Centre, Queensland	Direct	Retail	\$26.2 million
Yandina, Queensland	Direct	Industrial	\$24.7 million
Silver @ The Exchange, Queensland	Direct	Commercial	\$18.0 million
The Woods Action Centre *	PJV	Entertainment	\$16.5 million
Industrials (Coolum and Toowoomba)	Direct	Industrial	\$9.9 million
Canberra Eye Hospital, ACT	Direct	Commercial	\$8.0 million

* Director's valuation.

Growth Portfolio

The Trust's growth investments include:

	Holding Value	Asset Value	Ownership
WOTSO House - ACT	\$25.0 million	\$25 million	Direct
The Bakehouse Quarter, North Strathfield	\$20.1 million	\$270 million	PJV
55 Pyrmont Bridge Road, Sydney	\$2.8 million	\$80 million	PJV

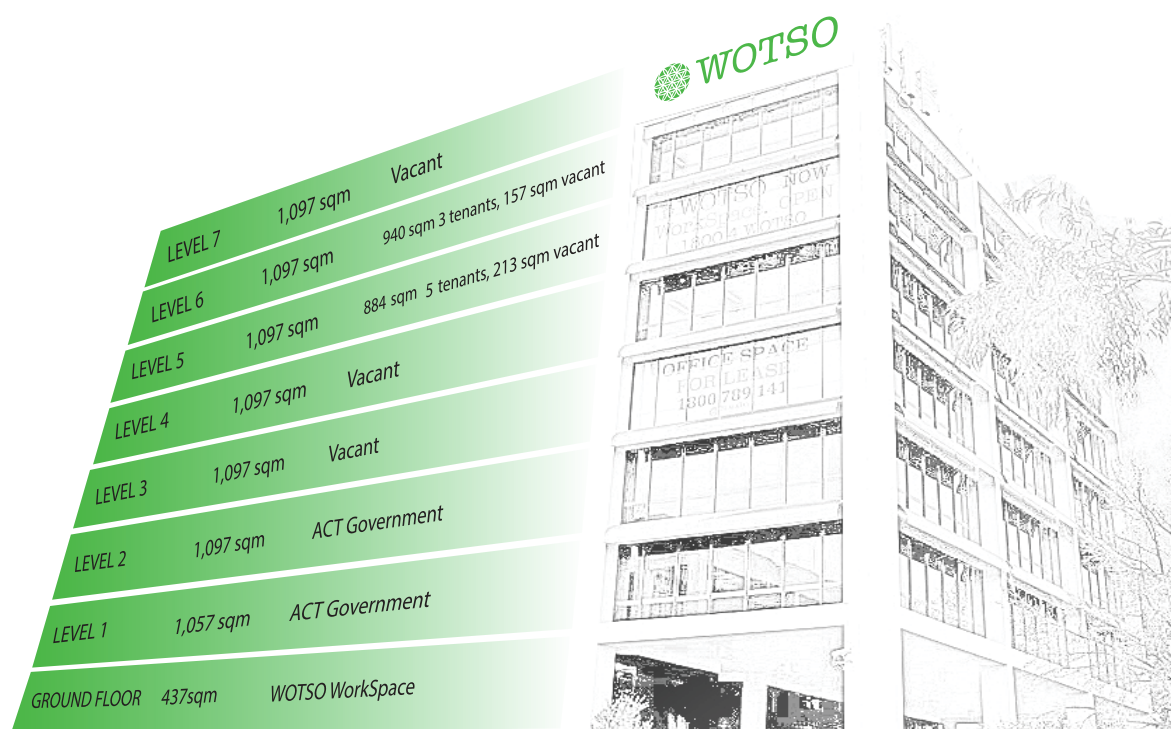
WOTSO House is a 7,000 sqm office building with 180 car spaces located on Northbourne Avenue in Dickson, ACT. The property is adjacent to the Dickson retail precinct and along the planned route of the Canberra Metro light rail.

Until recently the building was leased to Telstra Corporation Limited. Telstra vacated the building moving its staff to a new purpose built regional head office in Canberra.

With approximately three years remaining on the lease, Telstra sub-leased a total of 2,720 sqm to the ACT Government and Sensis. Recently, Telstra agreed to surrender its head lease and pay out the remainder of its lease commitment for \$5 million. The sub-leases remain in place and BlackWall is progressively leasing the vacant space. BlackWall has leased just over 1,250 sqm since July 2016.

BWR gained control of this property through a scrip for scrip takeover of an unlisted property investment structure in June 2016. As such the debt facility secured against WOTSO House is standalone and is not cross-collateralised with BWR's main debt facility. The majority of the proceeds from the Telstra lease payout was applied to debt repayment so that debt of \$12 million is secured against the carrying value of \$25 million.

BlackWall estimates that the vacant space will be filled over the coming 12 to 18 months. Fully let, the property will generate cash above debt, management and holding costs of just under \$2 million per annum or roughly 3 cents per unit. The repositioning of the asset should add as much as 12 cents per unit to BWR's NTA over the next 24 months.



The Bakehouse Quarter is a large-scale, mixed-use development in Sydney's Inner West with approximately 40,000 sqm of commercial, entertainment and retail premises generating significant cash flow. BWR holds 13% of the wholesale investment trust that owns the project. The property is held at a carrying value of \$270 million against which \$125 million of senior debt is secured.

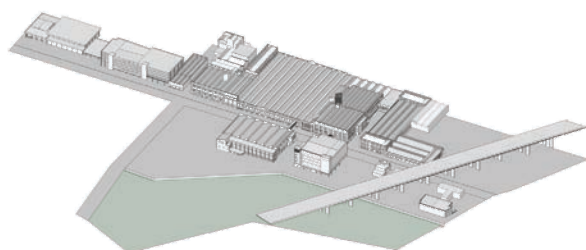
In addition to the income producing elements of the site, the Bakehouse Quarter has approximately 20,000 sqm of developable land. It is anticipated that this land would be suitable for substantial residential development. The site already offers significant social infrastructure through the existing restaurant, retail, entertainment and commercial office precinct. The Bakehouse Quarter benefits from the substantial State and Federal Government funded infrastructure projects in Sydney's Western suburbs such as Westconnex and the Parramatta Light Rail.

Consultants have been engaged to make an application for a rezoning to maximise the residential development potential of the site. With a successful rezoning the development sites will either be sold or developed in joint venture with suitable residential development partners.

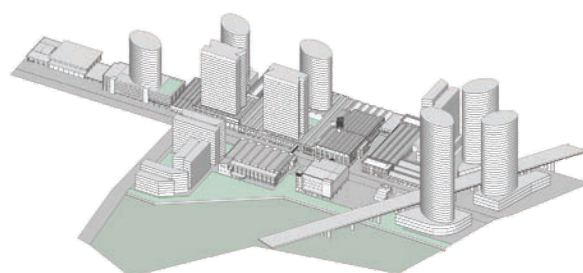
During the 2015 financial year the Bakehouse Quarter was formally marketed for sale as a result of a number of unsolicited approaches to purchase. Through the marketing process an offer of \$270 million was received but was rejected by the Directors. Subsequently an offer (from a different party) of \$300 million was declined as it was subject to unacceptable conditions.

Whilst a number of parties continue to engage with respect to a partial or complete purchase of the asset, in the absence of an offer equating to a significant premium to those put forward in 2015 the preferred position is to hold the asset for the long term.

Bakehouse Quarter Town Centre Evolution



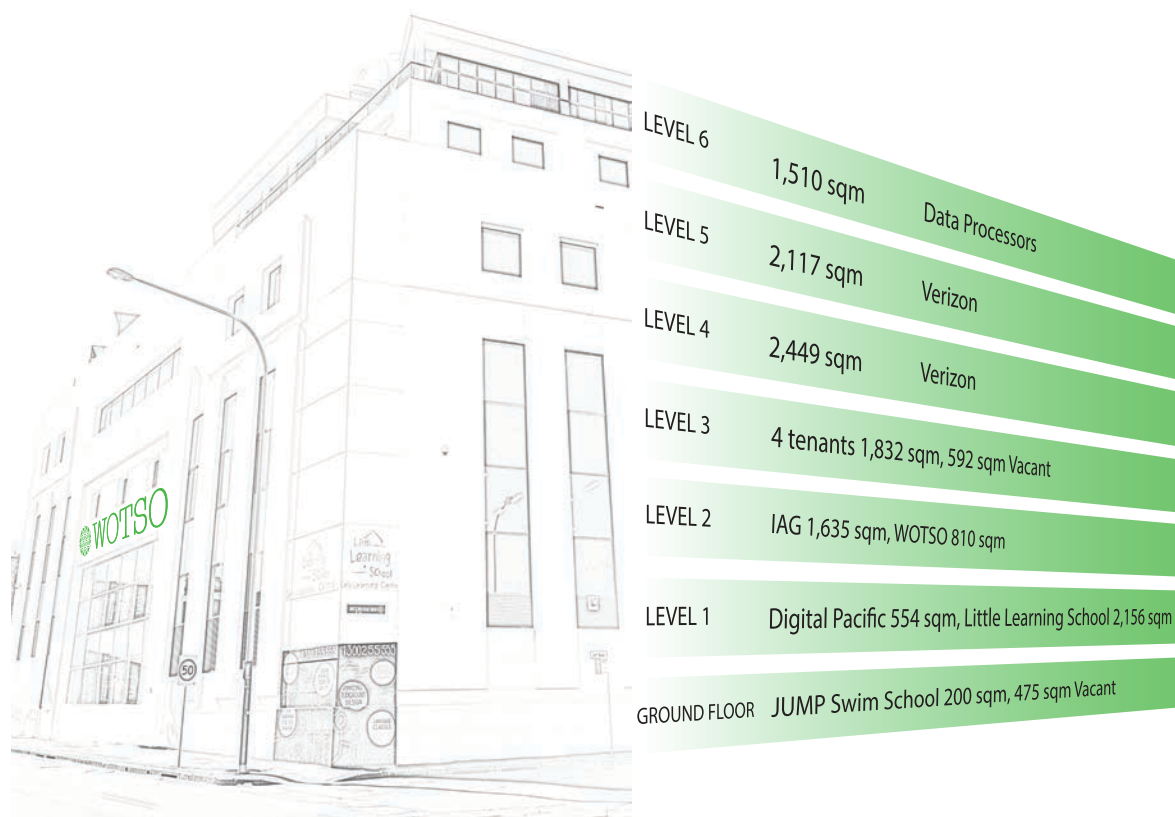
Existing Bakehouse Quarter



Proposed Bakehouse Quarter Town Centre

55 Pyrmont Bridge Road is a 15,000 sqm technology and media hub located in Pyrmont on the Western fringe of Sydney's CBD. The property houses a number of media and technology tenants including Verizon, Fairfax Media, Digital Pacific and BlackWall's short-term office and workspace business, WOTSO WorkSpace. The Trust's interest in the project was acquired through a scrip for scrip offer to the members of an unlisted managed investment scheme. Given the significant number of acceptances of this offer, the relevant trust (known as the BlackWall Opportunities Fund) has been consolidated onto the Trust's balance sheet. BWR intends to increase its exposure to 55 Pyrmont Bridge Road.

Like WOTSO House in the ACT, Pyrmont Bridge Road is being repositioned following its major tenants vacating over 6,000 sqm of space prior to BlackWall taking control. Over the past 18 months BlackWall has completed 5,000 sqm of leasing, the most recent of which was 1,600 sqm with an ASX 200 financial services business.



Subsequent Events

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

Directors' Report (Part 2) continues on pages 28 to 31.

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



Stuart Brown
 Director
 Sydney, 24 August 2016

BlackWall Property Trust

ARSN 109 684 773

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the Year Ended 30 June 2016

	Note	2016 \$'000	2015 \$'000
Revenue			
Rental income		9,187	8,875
Telstra lease payout		5,000	-
Net unrealised gain on revaluation	2(b)	4,387	3,673
Property joint ventures income		695	1,316
Interest income		113	248
Total Revenue	2(a)	19,382	14,112
<hr/>			
Property outgoings	3	(2,126)	(2,257)
Depreciation expense		(2,138)	(2,176)
Finance costs		(2,260)	(2,390)
Administration expenses	3	(1,103)	(1,156)
Transaction expenses		(700)	-
Loss on sale of investments		(90)	(35)
Profit From Continuing Operations		10,965	6,098
Profit / (Loss) From Discontinued Operations	6	(121)	393
Profit For The Year		10,844	6,491
<hr/>			
Total Comprehensive Income For the Year		10,844	6,491
<hr/>			
Profit Attributable To:			
Owners of the Trust		10,909	6,336
Outside equity interests		(65)	155
		10,844	6,491
<hr/>			
Total Comprehensive Income Attributable To:			
Owners of the Trust		10,909	6,336
Outside equity interests		(65)	155
		10,844	6,491
<hr/>			
Earnings Per Unit			
Basic and diluted earnings per unit	15	23.4 cents	13.6 cents

The accompanying notes form part of these financial statements.

BlackWall Property Trust

ARSN 109 684 773

Consolidated Statement of Financial Position

As at 30 June 2016

	Note	2016 \$'000	2015 \$'000
ASSETS			
Current Assets			
Cash and cash equivalents	4	2,154	316
Trade and other receivables	5	256	388
Other assets	6	151	3,628
Held for sale properties	7	9,900	-
Total Current Assets		<u>12,461</u>	<u>4,332</u>
Non-current Assets			
Investment properties	8	101,900	83,850
Property joint ventures	9	24,397	31,764
Total Non-current Assets		<u>126,297</u>	<u>115,614</u>
TOTAL ASSETS		<u>138,758</u>	<u>119,946</u>
LIABILITIES			
Current Liabilities			
Trade and other payables	10	3,252	908
Other liabilities	11	248	1,968
Borrowings	12	62,000	50,000
Interest rate hedges	13	47	-
Total Current Liabilities		<u>65,547</u>	<u>52,876</u>
Non-current Liabilities			
Interest rate hedges	14	1,397	580
Total Non-current Liabilities		<u>1,397</u>	<u>580</u>
TOTAL LIABILITIES (EXCLUDING NET ASSETS)		<u>66,944</u>	<u>53,456</u>
NET ASSETS			
Attributable to owners of the parent		71,174	63,457
Outside equity interests	20	640	3,033
TOTAL NET ASSETS		<u>71,814</u>	<u>66,490</u>
TOTAL LIABILITIES (INCLUDING NET ASSETS)		<u>138,758</u>	<u>119,946</u>

BlackWall Property Trust

ARSN 109 684 773

Consolidated Statement of Changes in Net Assets Attributable to Unitholders

For the Year Ended 30 June 2016

	Units No.'000	Units \$'000	Retained Earnings / (Accumulated Losses) \$'000	Attributable to Owners of the Parent \$'000	Outside Equity Interests \$'000	Total \$'000
Restated balance at 1 July 2015 ⁽¹⁾	46,693	113,364	(49,255)	64,109	3,033	67,142
Issue of units ⁽²⁾	12,477	14,469	(4,940)	9,529	(1,608)	7,921
On-market buy-back	(1,332)	(1,617)	-	(1,617)	-	(1,617)
Profit for the year	-	-	10,909	10,909	(65)	10,844
Distributions paid ⁽³⁾	-	-	(11,756)	(11,756)	-	(11,756)
Disposal of Bald Rock Fund	-	-	-	-	(720)	(720)
Balance at 30 June 2016	57,838	126,216	(55,042)	71,174	640	71,814
Buy-back since 30 June	(9)	(11)	-	-	-	-
Balance at signing date	57,829	126,205				
Restated balance at 1 July 2014 ⁽⁴⁾	46,693	113,364	(51,389)	61,975	814	62,789
Profit for the year	-	-	6,336	6,336	155	6,491
Distributions paid	-	-	(4,202)	(4,202)	(43)	(4,245)
Consolidation of BOF	-	-	-	-	2,107	2,107
Restated balance at 30 June 2015 ⁽¹⁾	46,693	113,364	(49,255)	64,109	3,033	67,142

⁽¹⁾ 2015 balances were restated to include 716,057 BWR holdings in itself (cost \$652,000) as they were exchanged with BOF unitholders during the period (see ²). The balances reconciled to the balance sheet as at 30 June 2015 are as follows:

	Units on issue No.'000	Issued Units \$'000	Retained Earnings / (Accumulated Losses) \$'000	Attributable to Owners of the Parent \$'000
Balance at 30 June 2015	45,977	112,712	(49,255)	63,457
BWR Holdings in itself issued to BOF unitholders	716	652	-	652
Restated Balance 30 June 2015	46,693	113,364	(49,255)	64,109

⁽²⁾ The Trust made the following offers during the year:

- BOF - the Trust transferred 716,057 BWR units it held in itself and issued an additional 190,106 new BWR units to BOF unitholders. Refer to the Controlled Entities note for details.
- BTHT - the Trust issued 7.4 million new BWR units to BTHT unitholders. BTHT has now been consolidated onto the Trust's accounts. Refer to the Property Joint Venture note for details.
- Pub Group - the Trust issued 4.8 million new BWR units to BlackWall and Pelorus in exchange for their Pub Group units.

⁽³⁾ Apart from two distribution payments paid by the Trust during the year, the Trust has also completed an in-specie distribution of 2.48 Pub Group units for each BWR unit held. Refer to the Distributions note for details.

⁽⁴⁾ 2014 balances were restated based on a 10 to 1 unit consolidation in March 2015.

BlackWall Property Trust

ARSN 109 684 773

Consolidated Statement of Cash Flows

For the Year Ended 30 June 2016

	Note	2016 \$'000	2015 \$'000
Cash Flows From Operating Activities			
Receipts from tenants		9,991	9,136
Receipts from Telstra lease payout		5,500	-
Payments to suppliers		(5,452)	(4,677)
Property joint ventures distributions received		1,002	1,331
Interest received		113	196
Interest paid		(2,294)	(2,498)
Net Cash Flows From Operating Activities	18	8,860	3,488
Cash Flows From Investing Activities			
Net proceeds from redemption of Bakehouse Bonds (CPI indexation)		1,680	-
Net proceeds from sale of Bald Rock Hotel		855	150
Proceeds from disposal of related property joint ventures		1,409	1,711
Proceeds from disposal of other property joint ventures		300	1,173
Returns of capital from property joint ventures		627	177
Payment for related property joint ventures		(331)	(1,751)
Payment for capital expenditure		(160)	(645)
Net Cash Flows From Investing Activities		4,380	815
Cash Flows From Financing Activities			
Repayment of BTHT borrowings		(4,200)	-
Payment for buy-back of units		(1,611)	-
Distributions paid		(5,591)	(4,202)
Net borrowings to related parties		-	(15)
Net Cash Flows Used in Financing Activities		(11,402)	(4,217)
Net Increase in Cash Held			
		1,838	86
Cash and cash equivalents at the beginning of the year		316	230
Cash and Cash Equivalents at End of the Year	4	2,154	316

BlackWall Property Trust

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Notes to the Financial Statements

For the Year Ended 30 June 2016

1. Segment Information

The Trust currently operates in one business segment being property investments in Australia.

2. Revenue

(a) Revenue	Note	2016	2015
		\$'000	\$'000
Rent:			
- Rental income		8,884	8,538
- Straight-line rental income		303	337
		<hr/> 9,187	<hr/> 8,875
Telstra lease payout		5,000	-
Investment income:			
- Property joint ventures distribution income		695	1,316
- Interest income		113	248
		<hr/> 808	<hr/> 1,564
Net unrealised gain on revaluation	2(b)	4,387	3,673
Total revenue		<hr/> 19,382	<hr/> 14,112

Telstra lease payout represents \$5 million prepayment of Telstra's remaining lease at the newly acquired WOTSO House.

(b) Net unrealised gain on revaluation	2016	2015
	\$'000	\$'000
Unrealised gain on property joint ventures	580	625
Unrealised gain on investment properties	4,625	3,581
Unrealised loss on interest rate hedges	(818)	(533)
Net unrealised gain	<hr/> 4,387	<hr/> 3,673

3. Expenses

	2016	2015
	\$'000	\$'000
Property outgoings:		
- Leasing and valuation fees	151	230
- Property outgoings	1,975	2,027
	<hr/> 2,126	<hr/> 2,257
Transaction fees:		
- Telstra acquisition and in-specie pub units distribution	700	-
Administration expenses:		
- Responsible entity fees	775	765
- Compliance expenses (listing, registry etc)	159	226
- Other fund expenses	169	165
	<hr/> 1,103	<hr/> 1,156

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

4. Current Assets - Cash and Cash Equivalents

	2016	2015
	\$'000	\$'000
Cash at bank	2,154	316
Total	2,154	316

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

5. Current Assets - Trade and Other Receivables

	2016	2015
	\$'000	\$'000
Trade and other receivables		
- Related parties	51	381
- Other parties	205	7
Total	256	388

Further information on receivables from related parties is set out in the Related Party Transactions note. None of the debtors have been provided for as at 30 June 2016 (2015: \$43,000).

6. Current Assets - Other Assets

	2016	2015
	\$'000	\$'000
Prepayments	151	128
Bald Rock Hotel	-	3,500
Total	151	3,628

The Bald Rock Hotel was sold in September 2015 for \$3.5 million.

7. Current Assets - Held for Sale Properties

	2016	2015
	\$'000	\$'000
Held for sale properties	9,900	-
Total	9,900	-

The Trust holds two legacy industrial assets which are small and not consistent with BlackWall's strategy for the Trust. Accordingly they are being marketed for sale and will be sold if offers are received at a sufficient premium to the Trust's carrying cost. These properties have been reclassified from Investment Properties to Current Assets in these financial statements.

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ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

8. Non-current Assets - Investment Properties

	2016	2015
	\$'000	\$'000
Balance at the beginning of the financial year	83,850	83,950
WOTSO House acquisition	25,000	-
Revaluation of investment properties	4,625	3,981
Straight-line rental income	303	337
Capital improvements	160	646
Depreciation	(2,138)	(2,176)
Reclassify to held for sale properties	(9,900)	-
Lease incentives	-	612
Reclassify Bald Rock Hotel to other assets	-	(3,500)
Balance at the end of the financial year	101,900	83,850
Chancellor Homemaker Centre	26,200	22,000
WOTSO House	25,000	-
Yandina	24,700	24,750
Silver @ The Exchange	18,000	18,500
Canberra Eye Hospital	8,000	8,500
Small Industrials	-	10,100
Total	101,900	83,850

Two industrial properties are reclassified as Current Assets. Refer to the Held for Sale Properties note for details. In June 2016, the Trust obtained new independent valuations for all properties, except for WOTSO House, which was based on the Directors' assessment. The current holding values generate the following capitalisation rates:

	Value \$'000	Passing Yield	Market Yield	Valuation
Chancellor Homemaker Centre	26,200	8.00%	8.50%	Independent
WOTSO House	25,000	5.25%	9.00%	Directors
Yandina	24,700	10.20%	7.75%	Independent
Silver @ The Exchange	18,000	7.75%	8.50%	Independent
Canberra Eye Hospital	8,000	8.90%	8.50%	Independent

9. Non-current Assets - Property Joint Ventures

The Trust owns interests in various property joint venture structures which own the following properties:

	2016	2015
	\$'000	\$'000
Bakehouse Quarter	20,100	-
55 Pyrmont Bridge Road	2,800	2,800
The Woods Action Centre	1,497	1,400
Pelathon Pub Group	-	2,878
Bakehouse Bonds	-	21,670
WOTSO House	-	4
Penrith	-	2,441
	24,397	31,193
Investment in unlisted other entities	-	571
Total	24,397	31,764

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ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

Bakehouse Quarter (Kirela Development Unit Trust / Bakehouse Bonds)

In December 2015 the Trust's \$20m of Bakehouse Bonds (debt instruments) were redeemed in exchange for equity in the Kirela Development Unit Trust, which owns the Bakehouse Quarter. A further \$1.68 million was paid in cash being the CPI indexation accrued to the date of redemption. The Trust now holds 13% of the ordinary equity of the Bakehouse Quarter. The Bakehouse Quarter is valued at \$270 million.

55 Pyrmont Bridge Road (Pyrmont Bridge Trust)

PBT controls an office, media and technology hub on the Western fringe of Sydney's CBD known as 55 Pyrmont Bridge Road, Pyrmont. The Trust holds 18% of PBT.

The Woods Action Centre (WRV Unit Trust)

WRV Unit Trust is a unit trust that owns The Woods Action Centre, Villawood in Sydney. The Trust now holds 37% of the property.

WOTSO House

In June 2016 the Trust completed the acquisition of the BlackWall Telstra House Trust therefore it was consolidated onto the Trust's accounts and is now disclosed as an Investment Property.

Refer to the Statement of Significant Accounting Policies note on definition of property joint ventures. Further information relating to related party investments is set out in the Related Party Transactions note.

10. Current Liabilities - Trade and Other Payables

	2016 \$'000	2015 \$'000
Trade payables:		
- Related parties	165	41
- Other parties	2,890	562
	3,055	603
Tenant deposits (2015: \$150,000 Bald Rock sale deposit)	197	305
Total	3,252	908

Other liabilities included \$1.9 million payable in relation to the acquisition of BTHT which has been paid. Further information relating to related parties is set out in the Related Party Transactions note.

11. Current Liabilities - Other Liabilities

	2016 \$'000	2015 \$'000
Rental income received in advance	248	262
Bald Rock facility	-	1,256
Loan from BlackWall to Bald Rock Fund	-	450
Total	248	1,968

12. Current and Non-current Liabilities - Borrowings

	2016 \$'000	2015 \$'000
Current		
NAB bill facilities	62,000	50,000
Total	62,000	50,000

BlackWall Property Trust

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Notes to the Financial Statements

For the Year Ended 30 June 2016

The facilities are secured by registered first mortgages over the freehold land and buildings (\$12 million over WOTSO House and \$50 million over other BWR properties). Management is currently in discussion with the bank to renew the facilities and has no reason to believe they will not be renewed. Given the banking market it is likely that on renewal the bank margin could increase but up to 25 basis points notwithstanding that the loan to value ratio has decreased. Interest rate details are as follows:

- \$50 million is subject to a margin of 1.95% p.a. (June 2015: 1.95% p.a.) over BBSY;
- \$12 million is subject to a margin of 1.85% p.a. over BBSY.

Refer to the Interest Rate Hedges and Financial Risk Management notes below for further details.

13. Current and Non-current Liabilities – Interest Rate Hedges

	2016 \$'000	2015 \$'000
Current		
Interest rate hedges	47	-
Non-current		
Interest rate hedges	1,397	580
Total	1,444	580

Details of the terms are as follows:

- \$9.5 million (WOTSO House) swap at 4.97% which has expired.
- \$20 million collar with a floor rate of 2.72% p.a. and a cap rate of 4.55% p.a. The collar will expire in July 2019.
- \$30 million collar with a floor rate of 2.24% p.a. and a cap rate of 3.24% p.a. The collar will expire in January 2020.

The gain or loss from remeasuring the interest rate collar at fair value is recognised in profit and loss. As the current interest rate is below the floor rates, any further interest rate reduction will not have a profit and loss impact.

If interest rates were to increase or decrease by 1%, interest expense on \$12 million borrowings would move by \$120,000. There is no material impact on the \$50 million borrowings based on 1% movement in interest rates.

14. Distributions

	2016 \$'000	2015 \$'000
2015 final distribution 6 cents paid in November 2015 (2014: 3.5 cents *)	2,749	1,634
2016 interim distribution 6 cents paid in April 2016 (2015: 5.5 cents)	2,790	2,568
2016 in-specie distribution of Pelathon Pub Group units in June 2016 **	6,217	-
Total	11,756	4,202

In addition, the Board has declared a final distribution of 4 cents per unit to be paid on 9 November 2016.

* In March 2015, units on issue were consolidated on a 10 to 1 basis. Pre-consolidation distributions have been restated on this basis.

** Refer to the Consolidated Statement of Changes in Net Assets Attributable to Unitholders for details.

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

15. Earnings Per Unit

	2016	2015
Basic and diluted EPU	23.4 cents	13.6 cents
Calculated as follows:		
Profit for the year	\$10,909,000	\$6,336,000
Weighted average number of units for EPU	46,590,966	46,693,330

16. Auditor's Remuneration

	2016 \$'000	2015 \$'000
Remuneration of ESV for:		
- Audit and assurance services	55	43
- Taxation services	12	12
Total	67	55

BOF was consolidated onto the Trust's balance sheet in June 2015, therefore its audit fees were not included in the 2015 balance.

17. Commitments and Contingencies

Future minimum rent receivable under non-cancellable operating leases as at 30 June are as follows:

	2016 \$'000	2015 \$'000
Receivable within 1 year	8,590	7,559
Receivable within 2 – 5 years	27,473	24,371
Receivable for more than 5 years	15,644	18,998
Total	51,707	50,928

There were no operating leases, capital commitments or contingencies as at 30 June 2016 (2015: Nil).

18. Reconciliation of Operating Cash Flows

	2016 \$'000	2015 \$'000
Profit for the year	10,844	6,491
Non-cash flows in profit:		
- Unrealised gain on revaluation	(4,387)	(4,073)
- Depreciation	2,138	2,176
- Straight-line rental income	(303)	(337)
- Loss on sale of property joint ventures	90	35
Changes in assets and liabilities:		
(Increase) / decrease in trade and other receivables	131	(154)
Increase in other assets	(23)	(581)
Increase / (decrease) in trade and other payables	499	(329)
Increase / (decrease) in other liabilities	(129)	260
Net cash flows from operating activities	8,860	3,488

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

19. Subsequent Events

Apart from subsequent events disclosed in the Directors' report, to the best of the Directors' knowledge, since the end of the financial year there have been no other matters or circumstances that have materially affected the Trust's operations or may materially affect its operations, state of affairs or the results of operations in future financial years.

20. Controlled Entities

Name	Country of incorporation	Percentage Owned	
		2016	2015
Parent entity:			
BlackWall Property Trust	Australia	100%	100%
Controlled entity of parent entity:			
Yandina Sub-trust	Australia	100%	100%
BlackWall Telstra House Trust	Australia	100%	0.03%
BlackWall Opportunities Fund	Australia	76.59%	29.79%
Bald Rock Fund	Australia	-	39%

During the year, the Trust acquired a further 14.6 million units in BOF increasing its interest to 23,863,365 units (2015: 9,280,528 BOF units). In June 2016, the Trust acquired 100% ownership in BTHT (2015: 3,555 BTHT units).

21. Related Party Transactions

(a) Related Entities

In these financial statements, related parties are parties as defined by *AASB 124 Related Party Disclosures* rather than the definition of related parties under the Corporations Act 2001 and ASX Listing Rules.

(b) Interests in Related Parties

As at year end the Trust owned units in the following funds. The funds and the Trust have a common Responsible Entity or are related entities of BlackWall:

Unlisted Funds / Entities	Holdings (No.'000)		Distribution / ROC Received (\$'000)	
	2016	2015	2016	2015
Kirela Unit Trust	74	-	112	-
Pymont Bridge Trust	2,800	2,800	-	-
WRV Unit Trust	1,497	1,400	140	52
Bakehouse Bonds	-	20,000	550	1,100
Pelathon Pub Group	-	39,975	-	-
Woods PIPES Fund	-	-	80	-
BlackWall Telstra House Trust	-	4	1	-
Planloc Preference Shares	-	1,900	92	199
BlackWall Penrith Fund No. 3	-	541	24	55
			999	1,406

For further details refer to the Property Joint Ventures note. Income received from Kirela and WRV were in the form of returns of capital.

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

(c) Related Entity Transactions

In accordance with the terms of the Trust Constitution and the Information Memorandum, the Responsible Entity is entitled to receive a management fee based on 0.65% p.a. of the value of the Trust's assets and the recovery of other administrative costs.

All transactions with related parties were made on normal commercial terms and conditions, at market rates and were approved by the Board. Related party transactions that occurred during the year are as follows:

	2016 \$'000	2015 \$'000
Expenses		
Remuneration paid to Responsible Entity	867	785
Property management, leasing fees and accounting fees	508	411
Transaction fees	691	-
Interest paid	-	25
	<u>2,066</u>	<u>1,221</u>

BOF was consolidated onto the Trust's accounts in June 2015, therefore related party fees were not included in the 2015 balance.

Refer to Directors' Report for KMP's relevant interests in the Trust.

	2016 \$'000	2015 \$'000
Outstanding Balances with Related Parties		
Receivables from related parties - current	51	381
Payables to related parties - current	165	41
Loan from related parties -current	-	450

22. Parent Entity Disclosures

The following summarises the financial information of the Trust's parent entity, BlackWall Property Trust, as at and for the year ended 30 June.

	2016 \$'000	2015 \$'000
Profit for the year	11,141	6,479
Total comprehensive income for the year	<u>11,141</u>	<u>6,479</u>
Financial position:		
Current assets	2,321	779
Non-current assets	120,472	115,052
Total assets	<u>122,793</u>	<u>115,831</u>
Current liabilities	(48,610)	(50,345)
Non-current liabilities	(1,397)	(580)
Total liabilities	<u>(50,007)</u>	<u>(50,925)</u>
Net assets	<u>72,786</u>	<u>64,906</u>

The parent entity had no contingencies at 30 June 2016 (2015: Nil). The parent entity has not entered into any capital commitments as at 30 June 2016 (2015: Nil).

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

23. Financial Risk Management

(a) Financial risk management

The main risks the Trust is exposed to through its financial instruments are market risk (including interest rate risk and price risk), credit risk and liquidity risk. The Trust's principal financial instruments are property joint ventures and borrowings (including interest rate swaps). Additionally, the Trust has various other financial instruments such as cash, trade debtors and trade creditors, which arise directly from its operations.

This note presents information about the Trust's exposure to each of the above risks, their objectives, policies and processes for measuring and managing risk, and the management of capital.

The Board of Directors of the Responsible Entity has overall responsibility for the establishment and overseeing of the risk management framework. The Board monitors the Trust's risk exposure by regularly reviewing finance and property markets. Major financial instruments held by the Trust which are subject to financial risk analysis are as follows:

	2016 \$'000	2015 \$'000
Financial assets		
Property joint ventures	24,397	31,764
Financial liabilities		
Borrowings	62,000	50,000

(b) Sensitivity analysis

The Trust is not exposed to any material price or credit risks. For interest rate risk, \$50 million borrowings (out of \$62 million) are hedged as follows:

- a \$20 million collar with a floor rate of 2.72% p.a. and a cap rate of 4.55% p.a.; and
- a \$30 million collar with a floor rate of 2.24% p.a. and a cap rate of 3.24% p.a.

The \$50 million hedges will expire in late 2019. See the Interest Rate Hedges note for sensitivity analysis.

(c) Capital management

The Trust's objectives when managing capital are to:

- safeguard its ability to continue as a going concern, so that it can continue to provide returns for unitholders and benefits for other stakeholders, and
- maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Trust may adjust the amount of return of capital paid to unitholders, issue new units, buy-back units, purchase or sell assets. The Trust complies with the current loans to values ratio (65%).

(d) Liquidity risk

The major liquidity risk faced by the Trust is its ability to realise assets. The Trust has borrowings of \$62 million and total gross assets of \$139 million, of which \$112 million are income producing real estate

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

assets for which there is a deep and active market. At the end of the reporting period, the Trust held the following financial arrangements:

	Maturing within 1 year \$'000	Maturing 2 - 5 years \$'000	Maturing over 5 years \$'000	Total \$'000
At 30 June 2016				
Financial assets				
Cash and cash equivalents	2,154	-	-	2,154
Trade and other receivables	256	-	-	256
Property joint ventures	-	24,397	-	24,397
	2,410	24,397	-	26,807
Financial liabilities				
Trade and other payables	3,252	-	-	3,252
Other liabilities	248	-	-	248
Borrowings	62,000	-	-	62,000
Interest rate hedges	47	1,397	-	1,444
	65,547	1,397	-	66,944
At 30 June 2015				
Financial assets				
Cash and cash equivalents	316	-	-	316
Trade and other receivables	388	-	-	388
Property joint ventures	-	31,764	-	31,764
	704	31,764	-	32,468
Financial liabilities				
Trade and other payables	908	-	-	908
Other liabilities	1,968	-	-	1,968
Borrowings	50,000	-	-	50,000
Interest rate hedges	-	457	123	580
	52,876	457	123	53,456

(e) Fair value measurements

(i) Fair value hierarchy

AASB 7 *Financial Instruments: Disclosures* requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

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

The Trust currently does not have any assets or liabilities that are traded in an active market.

The fair value of property joint ventures and financial liabilities that are not traded in an active market is determined using valuation techniques. For investments in related party unlisted unit trusts, fair values are determined by reference to published unit prices of these investments which are based on the net tangible assets of the investments.

The following table presents the Trust's property joint ventures and financial liabilities measured at fair value as at 30 June. Refer to the Critical Accounting Estimates and Judgment note for further details of

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

assumptions used and how fair values are measured.

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
At 30 June 2016				
Property joint ventures	-	-	24,397	24,397
Interest rate hedges	-	(1,444)	-	(1,444)
At 30 June 2015				
Property joint ventures				
- Equities	-	-	10,174	10,174
- Debt instruments	-	-	21,590	21,590
	-	-	31,764	31,764
Interest rate hedges	-	(580)	-	(580)

(ii) Valuation techniques used to derive Level 3 fair values

The fair value of the unlisted securities is determined by reference to the net assets of the underlying entities. All these instruments are included in Level 3.

(iii) Fair value measurements using significant observable inputs (Level 3)

The following table is a reconciliation of the movements in property joint ventures classified as Level 3 for the year ended 30 June:

At 30 June 2016		\$'000
Balance at the beginning of the year		31,764
Purchases		22,332
Disposals/returns of capital		(30,506)
Fair value movement		807
Balance at the end of the year		<u>24,397</u>
At 30 June 2015		\$'000
Balance at the beginning of the year		29,404
Purchases		4,626
Disposals/returns of capital		(1,706)
Fair value movement		625
Consolidation of BOF (eliminate investment)		(1,185)
Balance at the end of the year		<u>31,764</u>

There were no transfers between Level 1, 2 and 3 financial instruments during the year. For all other property joint ventures and financial liabilities carrying value is an approximation of fair value.

24. 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 Trust.

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

Key estimates – impairment

The Trust assesses impairment at each reporting date by evaluating conditions specific to the Trust that may lead to impairment of assets. Refer to Trade and Other Receivables note for impairment details.

Key estimates – property joint ventures

All financial assets at FVTPL have been classified as property joint ventures, which have the same meaning as financial assets at FVTPL with gains and losses recognised as profit or loss. The fair value of the unlisted securities is determined by reference to the net assets of the underlying entities.

Key estimates – fair values of investment properties

The Trust carries its investment properties at fair value with changes in the fair values recognised in profit or loss. At the end of each reporting period, the Directors of the Responsible Entity update their assessment of the fair value of each property, taking into account the most recent independent valuations. The key assumptions used in this determination are set out in Investment Properties note. If there are any material changes in the key assumptions due to changes in economic conditions, the fair value of the investment properties may differ and may need to be re-estimated.

25. Statement of Significant Accounting Policies

The financial statements cover BlackWall Property Trust and its controlled entities (refer Controlled Entities note). BlackWall Property Trust is a managed investment scheme registered in Australia. All controlled funds are established and domiciled in Australia.

The financial statements for the Trust were authorised for issue in accordance with a 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 Trust 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 Trust is a group of the kind referred to in ASIC Class Order 2016/191 and, in accordance with that Class Order, amounts in the Directors' Report and the financial statements are rounded off to the nearest thousand dollars, unless otherwise indicated.

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

New and amended standards adopted

The Trust has not elected to adopt any accounting standards or amendments to standards or interpretations issued prior to the date of this report where application is not mandatory for the current reporting period. Management has considered the accounting standards that have been issued but are not yet effective and do not anticipate any having a significant impact on the financial statements.

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

Going concern

The Trust has a current asset deficiency as at 30 June 2016 as bank borrowings were classified as current liabilities. Given the Trust generates normalised operating cashflow of around \$3.4 million per annum, the Directors do not consider there to be a going concern issue. 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.

Comparative figures

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year. Any change of presentation has been made in order to make the financial statements more relevant and useful to the user.

Segment Reporting

AASB 8 requires operating segments to be identified on the basis of internal reports about components of the Trust that are regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance. The Trust's primary format for segment reporting is based on business segments. The business segments are determined based on the Trust management and internal reporting structure. There is only one geographical segment being Australia.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. The operating businesses are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

The Trust has adopted one reporting segment, Property Investments. The Property Investments segment includes the ownership and leasing out of commercial, industrial and retail properties in the Australian Capital Territory, New South Wales and Queensland. Income is derived from rent, property revaluations and property joint ventures distributions.

Presentation currency

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

Principles of Consolidation

Controlled entities

The consolidated financial statements comprise the financial statements of the Trust (refer to the Controlled Entities note). The controlled entity has a June financial year end and uses consistent accounting policies. Investments in the controlled entity held by the parent entity are accounted for at cost less any impairment charges (refer to the Parent Entity Disclosures note).

Subsidiaries are all those entities over which the consolidated entity has control. The consolidated entity controls an entity when the consolidated entity is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the consolidated entity. They are de-consolidated from the date that control ceases.

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

Inter-entity balances

All inter-entity balances and transactions between entities in the Trust, including any unrealised profits or losses, have been eliminated on consolidation. Accounting policies of the controlled entity have been changed where necessary to ensure consistencies with those policies applied by the parent entity.

Impairment of assets

At each reporting date, the Trust reviews the carrying values of its assets to determine whether there is any indication that those assets have been impaired.

If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. In assessing value in use, either the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset, or the income of the asset is capitalised at its relevant capitalisation rate.

An impairment loss is recognised if the carrying value of an asset exceeds its recoverable amount. Impairment losses are expensed to the income statement.

Impairment losses recognised in prior periods are assessed at each reporting date for any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss has been recognised.

Financial Instruments

Interest rate hedges

The Trust uses derivative financial instruments such as interest rate swaps to hedge its risks associated with interest rates. Such derivative financial instruments are initially recognised at fair value on the date the derivative contract is entered into and are subsequently remeasured to fair value. Derivatives are carried as assets when their net fair value is positive and as liabilities when their net fair value is negative.

The fair values of interest rate swap and collar are determined by reference to market values for similar instruments. Any gains or losses arising from changes in the fair value of derivatives are taken directly to profit or loss for the year.

Non-derivative financial instruments

Non-derivative financial instruments comprise financial assets (including property joint ventures), loans and borrowings, and trade and other payables.

Non-derivative financial instruments are recognised at fair value plus, for instruments not at fair value through profit or loss, any directly attributable transaction costs. Subsequent to initial recognition non-derivative financial instruments are measured as described below.

Recognition

A financial instrument is recognised if the Trust becomes a party to the contractual provisions of the instrument. Financial assets are recognised if the Trust's contractual rights to the cash flow from the financial assets expire or if the Trust transfers the financial assets to another party without retaining control or substantially all risks and rewards of the asset. Purchases and sales of financial assets are

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

accounted for at trade date, i.e. the date that the Trust commits itself to purchase or sell the asset. Financial liabilities are derecognised if the Trust's obligations specified in the contract expire or are discharged or cancelled.

Loans and receivables

Loans and receivables including loans to related entities. Gains and losses are recognised in profit and loss when the loans and receivables are derecognised or impaired, as well as through the amortisation process.

Fair value

For investments in unlisted unit trusts, fair values are determined by reference to published unit prices of these investments which are based on the net tangible assets of each of the investments.

Impairment

At each reporting date, the Trust assesses whether there is objective evidence that a financial instrument has been impaired. A financial instrument is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flows of that asset.

Individually significant financial instruments are tested for impairment on an individual basis. The remaining financial assets are assessed collectively in groups that share similar credit risk characteristics.

Impairment losses are recognised in the statement of profit or loss and other comprehensive income.

Financial liabilities

Non-derivative financial liabilities are recognised at amortised cost, comprising original debt less principal payments and unrealised movements.

Property joint ventures

All financial assets at FVTPL have been classified as property joint ventures in these financial statements, which have the same meaning as financial assets at FVTPL with gains and losses recognised in profit or loss. The Trust classifies its financial assets in the following measurement categories: those to be measured subsequently at fair value and those to be measured at amortised cost. The classification depends on the Trust's business model for managing the financial assets and the contractual terms of the cash flows.

(i) Debt investments – at fair value through profit or loss

The Bakehouse Bonds were classified as a debt investment at fair value through profit or loss. The Bonds were redeemed during the year.

(ii) Equity investments

All equity investments are measured at fair value. Equity investments that are held for trading are measured at fair value through profit or loss.

Measurement

At initial recognition, the Trust measures a financial asset at its fair value. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

The Trust subsequently measures all equity investments at fair value. Changes in the fair value of financial assets at fair value through profit or loss are recognised in profit or loss as applicable.

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

Held for Sale Properties

Properties are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather through continuing use and a sale is considered highly probable. They are measured at their carrying amount. Any subsequent increases or decreases in carrying amount is recognised in the profit and loss.

Investment Properties

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day servicing of an investment property. Subsequent to initial recognition, investment properties are stated at fair value, which is based on active market prices, adjusted if necessary, for any difference in the nature, location or condition of the specific asset at the balance sheet date. Gains or losses arising from changes in the fair values of investment properties are recognised in profit or loss in the year in which they arise. Included in the value measurement are adjustments for straightlining of lease income.

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.

Trade and Other Receivables

Trade receivables are recognised and carried at original invoice amount less a provision for any uncollectable debts. An estimate for doubtful debts is made when there is objective evidence that the Trust will not be able to collect the receivable. Financial difficulties of the debtor and default payments are considered objective evidence of impairment. Bad debts are written off when identified as uncollectable.

Trade and Other Payables

Liabilities for trade 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 Trust at balance date. The amounts are unsecured and are usually paid within 30 days of recognition.

Interest Bearing Borrowings

Interest bearing borrowings are initially recognised at fair value less any related transaction costs. Subsequent to initial recognition, interest bearing borrowings are stated at amortised cost.

Revenue

Rent

Rent comprises rental and recovery of outgoings from property tenants. Rental income from investment properties is accounted for on a straight-line basis over the lease term.

Lease incentives

Rent free incentives granted are recognised as an integral part of total rental income.

Cash incentives paid or payable to tenants are capitalised as part of investment properties.

BlackWall Property Trust

ARSN 109 684 773

Notes to the Financial Statements

For the Year Ended 30 June 2016

Investment income

Interest income is recognised as interest accrues using the effective interest method. Property joint ventures income is recognised when the right to receive distribution has been established.

For tax deferred distributions (returns of capital) earned from any trusts that have significant carried forward tax losses, such distributions are brought on to the balance sheet by an adjustment in the carrying value of the relevant investment and then reflected in the profit and loss as an unrealised gain.

Income Tax

Under current income tax legislation the Trust is not liable to Australian income tax provided the unitholders are presently entitled to the taxable income of the Trust. The Trust has over \$15 million of carried forward revenue tax losses and approximately \$17 million in capital losses.

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 for the operating cash flows only.

EPU

The Trust presents basic and diluted EPU. Basic EPU is calculated by dividing the profit or loss attributable to ordinary unitholders of the Trust by the weighted average number of units outstanding during the period. Diluted EPU is determined by adjusting the profit or loss attributable to ordinary unitholders and the weighted average number of units outstanding for the effects of all dilutive potential units.

New Accounting Standards and Interpretations

Certain new accounting standards and interpretations have been published that are not mandatory for the current reporting period. The Trust's assessment of the impact of these new standards and interpretations is set out below.

AASB 9 Financial Instruments (effective for annual reporting periods beginning on or after 1 January 2018)

The Trust has adopted AASB 9 early on 1 January 2013 except for the new hedging rules which should not have any material effects to the Trust's financial statements.

AASB 15 Revenue from Contracts with Customers (effective for annual reporting periods beginning on or after 1 January 2018)

The new standard is based on the principle that revenue is recognised when control of a good or service transfers to a customer. The Trust is currently assessing the effects of applying the new standard on the financial statements and has not identified any material changes.

This Part 2 continues from Directors' Report (Part 1) from pages 3 to 6.

Information on Officeholders of the Responsible Entity

The Responsible Entity is a wholly owned subsidiary of BlackWall Limited. BlackWall's Officeholders comprise the board of the Responsible Entity. The Officeholders of the Responsible Entity 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.

Name and Position	Special Experience
Richard Hill Non-Executive Director and 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 "turn-around" 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.
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.
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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 an independent Director of Coogee Boys' Preparatory School and Randwick District Rugby Union Football Club.

Caroline Raw Company Secretary	Caroline Raw joined the BlackWall team in 2013 and is responsible for executing corporate and fund transactions across the BlackWall Group. Caroline has been practising as a solicitor in NSW since 2005 and has worked predominantly on IPOs, public and private capital raisings, funds management, corporate advisory, takeovers and mergers and acquisitions. Caroline holds a Bachelor of Commerce, Bachelor of Laws and Graduate Diploma in Applied Corporate Governance. Caroline is also a Chartered Secretary and Associate Member of the Governance Institute of Australia.
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Meeting Attendances

Director	No. of Board Meetings Held	Board Meeting Attendance
Richard Hill	10	10
Seph Glew	10	10
Robin Tedder	10	10
Stuart Brown	10	10

Key Management Personnel's Relevant Interests

KMP include all Directors and the Chief Financial Officer (Tim Brown). Their current relevant interests in the Trust are shown below.

	12 August 2015	Net change	15 August 2016
Richard Hill	394,215	123,600	517,815
Seph Glew	4,134,503	1,768,932	5,903,435
Robin Tedder	5,140,965	(3,519,505)	1,621,460
Stuart Brown	467,346	13,993	481,339
Tim Brown	28,844	13,025	41,869
Total	10,165,873	(1,599,955)	8,565,918

No salary, cash bonus or monetary benefit was paid out of the Trust's assets to any KMP during the year.

Options

There were no options granted during the year ended 30 June 2016. There are no options on issue as at the date of this report.

Responsible Entity and Custodian Remuneration

The Responsible Entity's remuneration details can be found under the Related Party Transactions note of the financial statements.

The Custodian is The Trust Company Limited. The custody fee is calculated at the greater of \$15,000 p.a. or 0.025% p.a. of the gross asset value up to \$100 million then 0.015% for gross assets value between \$100-\$500 million of the Trust, plus GST. In addition, the Custodian is entitled to be paid any out-of-pocket expenses incurred in the performance of its duties.

Interests in the Trust

At the date of this report, the Trust has 57,828,889 units on issue after 1,341,509 buy-back and issue of 12,477,068 new BWR units (June 2016: 57,837,613 units on issue). The Responsible Entity and its associates held 9.4 million units in the Trust.

Value of the Trust's Assets

At 30 June 2016, the Trust's assets value is set out in the Trust's Consolidated Statement of Financial Position. Refer to the Investment Properties and Property Joint Ventures notes for valuation details.

Environmental Regulation

The Trust and its controlled entity's operations are not regulated by any significant environmental law or regulation under either Commonwealth or State legislation. However, the Responsible Entity believes that the Trust and its controlled entity have adequate systems in place for the management of its environmental requirements and is not aware of any instances of non-compliance of those environmental requirements as they apply to the Trust.

Indemnities of Officers

During the financial year the Responsible Entity has paid premiums to insure each of the Directors named in this report along with Officers of the 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. The insurance policy prohibits disclosure of the nature of the liability, the amount of the premium and the limit of liability.

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 Trust.

Corporate Governance Statement

A description of the Trust's current corporate governance practices is set out in the Trust's corporate governance statement which can be viewed at <http://www.blackwall.com.au/about-us.html>.

Auditor and Non-audit Services

\$12,000 was paid to the auditor for non-audit services during the year (2015: \$12,178) as detailed in the Auditor's Remuneration note of the financial statements. The Directors are satisfied that the provision of non-audit services is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001. The nature and scope of each type of non-audit service provided means that auditor independence was not compromised.

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.

Rounding of Amounts

The Company is of a kind referred to in ASIC Legislative Instrument 2016/191, and in accordance with that legislative instrument amounts in the Directors' Report and the financial statements are rounded off to the nearest thousand dollars, unless otherwise indicated.

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



Stuart Brown
Director
Sydney, 24 August 2016



AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001

As auditor for the audit of Blackwall Property Trust and its Controlled Entities for the year ended 30 June 2016, I declare that, to the best of my knowledge and belief, there have been:

- (i) no contraventions of the auditor's 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 23rd day of August 2016.

A handwritten signature in black ink, appearing to read 'Tim Valtwies', written over a faint 'ESV' watermark.

ESV Accounting and Business Advisors

A handwritten signature in black ink, appearing to read 'Tim Valtwies', written in a cursive style.

Tim Valtwies
Partner

DIRECTORS' DECLARATION

In the opinion of the Directors of BlackWall Fund Services Limited, the Responsible Entity of BlackWall Property Trust:

- (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 Trust's financial position as at 30 June 2016 and of its performance for the financial year ended on that date; and
- (b) there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

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.

The Directors of the Responsible Entity have been given the declarations by the Chief Executive Officer and Chief Financial Officer required by section 295A of the Corporations Act 2001.

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



Stuart Brown
Director
Sydney, 24 August 2016

Additional information required by the Australian Securities Exchange and not shown elsewhere in this report is as follows. The unitholder information set out below was current as at 15 August 2016.

1. Unitholders

The Trust's top 20 largest unitholdings were:

	Investor	Units (No.)	Units (%)
1	Pelorus Private Equity Limited	9,921,999	17.16
2	BlackWall Limited	6,083,781	10.52
3	Sandhurst Trustees Ltd <AIMS PSF A/C>	5,847,669	10.11
4	Australia Opportunity Fund 1	4,320,000	7.47
5	Mr Archibald Geoffrey Loudon	3,688,205	6.38
6	BlackWall Fund Services Limited	3,329,254	5.76
7	Seno Management Pty Ltd <Taipa A/C>	2,735,000	4.73
8	Lymkeesh Pty Ltd <Employees Super Fund A/C>	1,459,917	2.52
9	Alerik Pty Limited <The Alerik Unit A/C>	1,078,016	1.86
10	Koonta Pty Ltd <Koonta Super Fund A/C>	781,489	1.35
11	Koonta Pty Ltd <The Tedder Family A/C>	753,435	1.30
12	Seno Management Pty Ltd <Seno Super Fund A/C>	730,000	1.26
13	Glenahilty Ltd	579,065	1.00
14	SAO Investments Pty Ltd	575,782	1.00
15	Pinnatus Pty Ltd	476,501	0.82
16	I P R Nominees Pty Ltd <1965 Irvin Peter Rockman A/C>	422,639	0.73
17	Lymkeesh Pty Ltd	373,103	0.65
18	Castle Bay Pty Limited	370,047	0.64
19	Mr Richard Hill & Mrs Evelyn Hill <Richard Hill Super Fund A/C>	335,184	0.58
20	JPS Properties Pty Ltd	280,000	0.48

2. Distribution of Unitholders

The distribution of unitholders by size of holding was:

Category	No. of Holders
1-1,000	227
1,001-5,000	501
5,001-10,000	181
10,001-100,000	234
100,001 and over	45
Total number of unitholders	1,188

The Trust has 56 holders of less than a marketable parcel. The Trust has 57,828,889 units on issue after 1,341,509 buy-back and issue of 12,477,068 new BWR units. All units carry one vote per unit without restrictions. All units are quoted on the Australian Securities Exchange (ASX: BWR).

3. Substantial Unitholders

The Trust's substantial unitholders are set out below:

Investor	Units (No.)	Units (%)
Pelorus Private Equity Limited	9,921,999	17.16
BlackWall Limited	9,413,035	16.28
Seph Glew	5,903,435	10.21
Sandhurst Trustees Ltd <AIMS PSF A/C>	5,847,669	10.11
Australia Opportunity Fund 1	4,320,000	7.47
Archibald Geoffrey Loudon	4,267,270	7.38
Paul Tresidder	3,991,455	6.90

TRUST DETAILS

The Responsible Entity's details are as follows:

Registered office and principal place of business	BlackWall Fund Services Limited Level 1, 50 Yeo Street Neutral Bay NSW 2089
Telephone	+612 9033 8611
Fax	+612 9033 8600
Website	www.blackwall.com.au
Registry	Computershare Investor Services Pty Limited GPO Box 2975 Melbourne VIC 3001 www.computershare.com.au Telephone: +613 9415 4329



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BLACKWALL PROPERTY TRUST AND CONTROLLED ENTITIES

Report on the Financial Report

We have audited the accompanying financial report of Blackwall Property Trust and Controlled Entities ("the Trust"), which comprises the consolidated statement of financial position as at 30 June 2016, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in net assets attributable to unit holders and the consolidated statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration of the Trust and the entities it controlled at 30 June 2016 year end.

Directors' Responsibility for the Financial Report

The directors of Blackwall Fund Services Limited, the Responsible Entity of the Trust, 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 the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error. In Note 25, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with *International Financial Reporting Standards*.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements, and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Trust's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

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

Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of Blackwall Fund Services Limited, the Responsible Entity of the Trust, would be in the same terms if given to the directors as at the time of this auditor's report.



INDEPENDENT AUDITOR'S REPORT TO THE INVESTORS OF BLACKWALL PROPERTY TRUST AND CONTROLLED ENTITIES

We have given the directors of the Responsible Entity an Auditor's Independence Declaration, a copy which is included in the financial report.

Opinion

In our opinion:

- (a) the financial report of Blackwall Property Trust and its Controlled Entities is in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the Trust's financial position as at 30 June 2016 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards and the *Corporations Regulations 2001*; and
- (b) the financial report also complies with *International Financial Reporting Standards* as disclosed in Note 25.

Dated at Sydney the 24th day of August 2016.

ESV Accounting and Business Advisors

Tim Valtwies
Partner

Notes to the Financial Statements

1. Segment Information	Page 11
2. Revenue	Page 11
3. Expenses	Page 11
4. Current Assets - Cash and cash equivalents	Page 12
5. Current Assets - Trade and other receivables	Page 12
6. Current Assets - Other assets	Page 12
7. Current Assets – Held for sale properties	Page 12
8. Non-current Assets - Investment properties	Page 13
9. Non-current Assets – Property joint ventures	Page 13
10. Current Liabilities - Trade and other payables	Page 14
11. Current Liabilities - Other liabilities	Page 14
12. Current and Non-current Liabilities - Borrowings	Page 14
13. Current and Non-current Liabilities – Interest rate hedges	Page 15
14. Distributions	Page 15
15. Earnings Per Unit	Page 16
16. Auditor’s Remuneration	Page 16
17. Commitments and Contingencies	Page 16
18. Reconciliation of Operating Cash Flows	Page 16
19. Subsequent Events	Page 17
20. Controlled Entities	Page 17
21. Related Party Transactions	Page 17
22. Parent Entity Disclosures	Page 18
23. Financial Risk Management	Page 19
24. Critical Accounting Estimates and Judgments	Page 21
25. Statement of Significant Accounting Policies	Page 22

BWR / Trust	BlackWall Property Trust
BlackWall	BlackWall Limited (formerly known as BlackWall Property Funds Limited) and, where applicable, its subsidiaries (including BlackWall Fund Services Limited)
BOF	BlackWall Opportunities Fund
BTHT	BlackWall Telstra House Trust
Consolidated annual financial report	Financial statements
Custodian	The Trust Company Limited
EPU	Earnings per unit
FVTPL	Fair value through profit and loss
GST	Goods and services tax
IFRS	International Financial Reporting Standards
KMP	Key management personnel
Outside equity interests	Non-controlling interests
p.a.	Per annum
PBT	Pymont Bridge Trust
Property joint ventures	Financial assets at FVTPL
Pub Group	Pelathon Pub Group
Responsible Entity	BlackWall Fund Services Limited
ROC	Returns of Capital
WOTSO House	Formerly known as Telstra House



**BLACKWALL
PROPERTY TRUST**

ARSN 109 684 773

**Consolidated Annual Financial Report
Year Ended 30 June 2016**

Level 1, 50 Yeo Street
Neutral Bay, NSW 2089
Responsible Entity: BlackWall Fund Services Limited
ABN 39 079 608 825

www.blackwall.com.au