

ANNUAL FINANCIAL REPORT

30 June 2012

Directory

Entity:

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 SYDNEY NSW 2000
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 Website: www.abacusproperty.com.au

Custodian:

Perpetual Trustee Company Limited
 Level 12 Angel Place
 123 Pitt Street
 SYDNEY NSW 2000

Auditor:

Ernst & Young
 Ernst & Young Centre
 680 George Street
 SYDNEY NSW 2000

Directors of Responsible Entity and Abacus Hospitality Limited:

John Thame, Chairman
 Frank Wolf, Managing Director
 William Bartlett
 David Bastian
 Malcolm Irving
 Len Lloyd
 Myra Salkinder

Compliance Plan Auditor:

Ernst & Young
 Ernst & Young Centre
 680 George Street
 SYDNEY NSW 2000

Company Secretary:

Ellis Varejes

Share Registry:

Boardroom Pty Limited
 Level 7, 207 Kent Street
 Sydney, NSW 2000
 Tel: 1300 737 760
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It is recommended that the report be considered together with any public announcements made by the Abacus Hospitality Fund in accordance with its continuous disclosure obligations arising under the Corporations Act 2001.

DIRECTORS' REPORT

30 June 2012

The Directors present their report and the auditor's report thereon.

Abacus Hospitality Limited ("AHL" or the "Company") has been identified as the parent entity of the group referred to as the Abacus Hospitality Fund ("AHF" or the "Fund"). The consolidated financial reports of AHF comprise the consolidated financial reports of AHL and its controlled entities and Abacus Hospitality Trust and its controlled entities ("AHT").

PRINCIPAL ACTIVITIES

The principal activity of the Fund and the Trust during the year ended 30 June 2012 was the ownership and operation of hotels in Australia and New Zealand.

FUND STRUCTURE

The Fund represents the consolidation of AHL and its controlled entities and AHT and its controlled entities. Units in AHT and shares in AHL have been stapled together so that neither can be dealt without the other. An AHF security consists of one unit in AHT and one share in AHL. A transfer, issue or reorganisation of a unit or share in any of the component parts is accompanied by a transfer, issue or reorganisation of a unit or share in each of the other component parts.

AHL is a company incorporated and domiciled in Australia. AHT is an Australian registered managed investment scheme. AFML, the Responsible Entity of AHT, is incorporated and domiciled in Australia and is a wholly owned subsidiary of Abacus Group Holdings Limited (AGHL) which is the parent of the Abacus Property Group (Abacus or APG).

The registered office and principal place of business of AGHL and of AFML is located at Level 34 Australia Square, 264-278 George Street, Sydney NSW 2000.

REVIEW AND RESULTS OF OPERATIONS

The Fund incurred a loss of \$9.8 million for the year ended 30 June 2012 (2011: \$8.3 million profit). The loss was due to the adverse fair value movements of \$10.7 million in the interest rate swap book which is used to fix the cost of borrowing and align these borrowings with the net revenue earned by the Fund's hotel portfolio.

Securityholders in general meeting approved the managed asset sale strategy which will result in a prudent managed asset sell down over time. This strategy could take some years to implement fully. It is intended to mitigate insurance cover availability risks and consequential bank funding risks.

The Fund's hotels which are mainly in regional areas have continued to be affected by the downturn in domestic and inbound international tourism. With the expectation that the Australian dollar will remain strong for some time the trading position of the hotels is not expected to improve substantially in the short term.

Repair works on Chateau on the Park hotel in Christchurch is continuing with completion expected by early 2013. The hotel performed well during the year due to strong occupancy and high room rates reflecting the shortage of accommodation in Christchurch post the earthquake.

DIRECTORS' REPORT

30 June 2012

REVIEW AND RESULTS OF OPERATIONS (continued)

As at the date of this report, the Fund holds a portfolio of 5 hotels comprising 1106 rooms (2011: 5 hotels comprising 1106 rooms). The weighted average cap rate was 9.32%.

The Fund's gearing was reduced during the year to 39.1% (2011: 40.8%). The impact of both year-end fair value adjustments and the Fund's performance on its financial condition were as follows:

	2012	2011
Total assets (\$ '000)	179,517	172,460
Gearing (%)¹	39.1	40.8
Net assets/(deficiency) (\$ '000)	(12,869)	(5,660)
Securities on issue ('000)	49,039	49,039

INDIRECT COST RATIO

The Indirect Cost Ratio is the ratio of the Trust's management costs over the Fund's average net assets² attributed for the year, expressed as a percentage. Management costs including management fees, custody fees and other expenses or reimbursements deducted in relation to the Trust, but do not include transactional or operational costs. The Indirect Cost Ratio for the Fund for the year ended 30 June 2012 was 2.16% (2011: 2.16%).

¹ Abacus working capital is excluded in calculating net debt gearing ratio

² Abacus working capital is excluded in calculating average net assets.

REVIEW OF FINANCIAL CONDITION

At 30 June 2012, existing bank loan facility limit totalled \$51.2 million (drawn \$49.2m) in Australian dollar denominated loans, and drawn NZ\$25.6 million (A\$20m) of the total facility limit of NZ\$35 million (A\$27.4m) in New Zealand dollar denominated loans. \$91.2 million of the existing \$150 million Abacus working capital facility was drawn as at 30 June 2012. A further \$7 million was drawn out of the existing \$10m Abacus Finance Pty Ltd loan as at 30 June 2012.

The Fund manages interest rate exposure on bank debt facilities through the use of interest rate swap contracts. At 30 June 2012, approximately \$42.9 million or 62% of total bank debt facilities were covered by interest rate swap arrangements at an average effective fixed interest rate (including bank margin) of 8.10%. The average term to maturity of the bank debt is 2 years and the average term to maturity of the swaps is 5.1 years.

DIRECTORS' REPORT

30 June 2012

REVIEW OF FINANCIAL CONDITION (continued)

The Fund's net debt gearing ratio (calculated as total interest bearing liabilities less cash assets divided by total assets) excluding the Abacus working capital was 39.1% at 30 June 2012 (2011: 40.8%). The Fund's net debt gearing ratio including the Abacus working capital was 92.9% at 30 June 2012 (2011: 94.5%).

DISTRIBUTIONS

The Fund and the Trust distributions in respect of the year ended 30 June 2012 were \$ 2.2 million (June 2011: \$3.1 million), which is equivalent to 4.5 cents per stapled security (June 2011: 6.25 cents). This distribution includes 1.125 cents (\$0.6 million) that was paid on 8th August 2012. Further details on the distributions are set out in note 8 of the financial statements.

STAPLED SECURITIES ON ISSUE

During the year no new stapled securities were issued and at 30 June 2012 there were 49.04 million stapled securities on issue (2011: 49.04 million).

SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

The following significant changes in the state of affairs of the Fund occurred during the financial year:

- Total equity decreased from negative \$5.7 million to negative \$12.9 million at 30 June 2012 reflecting the increase in the fair value of the interest rate swap liability as a result of lower official interest rates and more volatile financial markets.

SIGNIFICANT EVENTS AFTER BALANCE DATE

Other than as disclosed already in this report, there has been no matter or circumstance that has arisen since the end of the financial year that has significantly affected, or may affect, the Fund's operations in future financial periods, the results of those operations or the Fund's state of affairs in future financial periods.

LIKELY DEVELOPMENTS AND EXPECTED RESULTS

In the opinion of the Directors, disclosure of any further information on future developments and results than is already disclosed in this report or the financial statements would be unreasonably prejudicial to the interests of the Fund.

INFORMATION ON DIRECTORS AND OFFICERS

The Directors and Company Secretary of AHL and AFML (the Responsible Entity of AHT), in office during the financial year and until the date of this report are as set out below, with qualifications, experiences and special responsibilities.

DIRECTORS' REPORT

30 June 2012

INFORMATION ON DIRECTORS AND OFFICERS (continued)

John Thame AIBF, FCPA Chairman (non-executive)

Mr Thame has over 30 years' experience in the retail financial services industry in senior management positions. His 26-year career with Advance Bank included 10 years as Managing Director until the Bank's merger with St George Bank Limited in 1997. Mr Thame was Chairman (2004 to 2008) and a director (1997 to 2008) of St George Bank Limited and St George Life Limited. He is also a director of Reckon Limited and The Village Building Co Limited (Group).

Frank Wolf OAM, PhD, BA Managing Director
Hons

Dr Wolf has over 20 years' experience in the property and financial services industries, including involvement in retail, commercial, industrial and hospitality-related assets in Australia, New Zealand and the United States. Dr Wolf has been instrumental in over \$2 billion worth of property related transactions, corporate acquisitions and divestments and has financed specialist property-based assets in retirement and hospitality sectors. He is also a director of HGL Limited, a diversified publicly listed investment company.

David Bastian CPA

Mr Bastian is a Non-Executive Director and has almost 40 years' experience in the financial services industry. He was the Managing Director of the Group until September 2006, Managing Director of the Canberra Building Society for 20 years and an Executive Director of Godfrey Pembroke Financial Services Pty Limited for 7 years.

Malcolm Irving AM, FCPA, SF Fin, BCom, Hon DLitt

Mr Irving is a Non-Executive Director and has many years' experience in company management, including 12 years as Managing Director of CIBC Australia Limited. He is also a director of O'Connell Street Associates Pty Ltd and Macquarie University Hospital.

Len Lloyd FAPI, WDA

Mr Lloyd is a licensed Real Estate Agent and a registered Real Estate Valuer. He has 40 years experience in the development, management and funding of commercial, retail and residential property. Mr Lloyd joined the Abacus Group in October 2000 and now holds the position of Managing Director of Abacus Property Services Pty Limited responsible for property administration and development opportunities in the Abacus portfolio. In previous positions Mr Lloyd held responsibility for the property portfolios of the Advance Bank and St George Bank and provided valuation and lending advice while with the Commonwealth Development Bank for 21 years.

DIRECTORS' REPORT

30 June 2012

INFORMATION ON DIRECTORS AND OFFICERS (continued)

William J Bartlett FCA, CPA, FCMA, CA(SA)

Mr Bartlett is a Non-Executive Director. As a partner at Ernst & Young for 23 years, he held the roles of Chairman of Worldwide Insurance Practice, National Director of Australian Financial Services Practice and Chairman of the Client Service Board. Mr Bartlett is a director of Suncorp Group Limited, GWA Limited, Reinsurance Group of America Inc and RGA Reinsurance Company of Australia Limited. Mr Bartlett is the Chairman of the Cerebral Palsy Foundation of Australia.

Myra Salkinder MBA, BA

Mrs Salkinder is a Non-Executive Director and is a senior executive of the Kirsh Group. She has been integrally involved over many years with the continued expansion of the Kirsh Group's property and other investments, both in South Africa and internationally. Mrs Salkinder is a director of various companies associated with the Kirsh Group worldwide.

Ellis Varejes BCom, LLB Company Secretary and Chief Operating Officer

Mr Varejes has been the Company Secretary since September 2006. He has over 25 years' experience as a corporate lawyer in private practice.

As at the date of this report, the relevant interests of the directors in the stapled securities of AHF were as follows:

Directors	AHF securities held
F Wolf	169,778
L Lloyd	30,000

Directors' Benefits

Since the end of the previous financial year, no director has received or become entitled to receive a benefit, other than any benefit disclosed in the financial statements as compensation or the fixed salary of key management personnel of the Fund or a related entity by reason of a contract made by the Fund or a related body corporate with the director or a with a firm of which he is a member, or with an entity in which he has a substantial financial interest.

Indemnification and Insurance of Directors and Officers

AFML has paid an insurance premium in respect of a contract insuring all directors, full time executive officers and secretary. The terms of this policy prohibit disclosure of the nature of the risks insured or the premium paid.

DIRECTORS' REPORT

30 June 2012

ENVIRONMENTAL REGULATION AND PERFORMANCE

The Fund's and the Trust's environmental responsibilities, such as waste removal and water treatment, have been managed in compliance with all applicable regulations and licence requirements and in accordance with industry standards. No breaches of requirements or any environmental issues have been discovered and brought to the board's attention. There has been no known significant breaches of any environmental requirements applicable to the Fund and the Trust.

AUDITORS INDEPENDENCE DECLARATION

We have obtained an independence declaration from our auditor, Ernst & Young, and such declaration is shown on page 8.

ROUNDING

The amounts contained in this report and in the annual financial report have been rounded to the nearest \$1,000 (where rounding is applicable) under the option available to the group under ASIC Class Order 98/100. The Fund and the Trust are entities to which the Class Order applies.

Signed in accordance with a resolution of the directors.



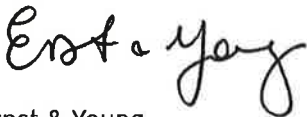
John Thame
Chairman
Sydney, 28 August 2012



Frank Wolf
Managing Director

Auditor's Independence Declaration to the Directors of Abacus Hospitality Limited and the Directors of Abacus Funds Management Limited as Responsible Entity for Abacus Hospitality Trust

In relation to our audit of the financial report of Abacus Hospitality Fund comprising Abacus Hospitality Limited and the entities it controlled and Abacus Hospitality Trust and the entities it controlled for the financial year ended 30 June 2012, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of the *Corporations Act 2001* or any applicable code of professional conduct.

A handwritten signature in black ink that reads 'Ernst & Young' in a cursive style.

Ernst & Young

A handwritten signature in black ink that reads 'K. Zdrilic' in a cursive style.

K. Zdrilic
Partner
28 August 2012

CONSOLIDATED INCOME STATEMENT
YEAR ENDED 30 JUNE 2012

		AHF	AHF	AHT	AHT
		Consolidated	Consolidated	Consolidated	Consolidated
		2012	2011	2012	2011
	Notes	\$'000	\$'000	\$'000	\$'000
REVENUE					
Rental income		1,333	1,283	12,254	13,243
Hotel income	5a	49,385	46,580	-	-
Finance income		341	377	165	194
Total Revenue		51,059	48,240	12,419	13,437
Net change in fair value of financial instruments derecognised		-	422	-	422
Net change in fair value of hotel property, plant and equipment		3,293	(1,174)	-	-
Net change in fair value of hotel investment property held at balance date	12	773	1,509	5,943	(2,788)
Other income	5b	255	11,176	254	11,176
Total Revenue and Other Income		55,380	60,173	18,616	22,247
Property expenses & outgoings		(819)	(941)	(342)	(442)
Employee benefits expense	6a	(21,469)	(20,768)	-	-
Other hotel expenses		(15,046)	(13,926)	-	-
Depreciation and amortisation expense	6b	(4,134)	(4,483)	-	-
Finance costs	6c	(11,308)	(10,214)	(11,308)	(10,214)
Net change in fair value of financial instrument held at balance date		(10,685)	254	(10,685)	254
Net loss on disposal of property, plant and equipment		-	(15)	-	-
Net change in fair value of investment properties derecognised		-	-	-	(15)
Administrative and other expenses		(1,722)	(1,733)	(1,716)	(1,721)
PROFIT/(LOSS) BEFORE TAX		(9,803)	8,347	(5,435)	10,109
Income tax benefit	7a	8	733	-	-
PROFIT/(LOSS) AFTER TAX		(9,795)	9,080	(5,435)	10,109
Net profit / (loss) attributable to:					
AHL members		489	(1,029)	-	-
AHT members		(10,284)	10,109	(5,435)	10,109
NET PROFIT / (LOSS) AFTER TAX ATTRIBUTABLE TO MEMBERS OF THE FUND		(9,795)	9,080	(5,435)	10,109

CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME
YEAR ENDED 30 JUNE 2012

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
NET PROFIT / (LOSS) AFTER TAX	(9,795)	9,080	(5,435)	10,109
OTHER COMPREHENSIVE INCOME				
Revaluation of assets, net of tax	4,847	(1,620)	-	(1,620)
Foreign exchange translation adjustments, net of tax	(57)	314	(59)	221
TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR	(5,005)	7,774	(5,494)	8,710
Total comprehensive income/(loss) attributable to:				
Members of the parent entity (AHL)	489	(1,029)	-	-
Members of other stapled entity:				
Non-Controlling interest - Abacus Hospitality Trust	(5,494)	8,803	(5,494)	8,710
TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR	(5,005)	7,774	(5,494)	8,710

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2012

		AHF	AHF	AHT	AHT
		Consolidated	Consolidated	Consolidated	Consolidated
		2012	2011	2012	2011
	Notes	\$'000	\$'000	\$'000	\$'000
CURRENT ASSETS					
Cash and cash equivalents	9	9,990	9,407	6,208	5,407
Trade and other receivables	10a	3,238	2,860	4,049	5,008
Hotel Investment property held for sale	12	13,250	-	13,250	-
Inventory		434	500	-	-
Other		415	279	24	4
TOTAL CURRENT ASSETS		27,327	13,046	23,531	10,419
NON-CURRENT ASSETS					
Hotel Investment properties	12	-	12,500	142,803	149,608
Hotel property, plant and equipment	11	148,456	143,087	-	-
Related party receivables	10b	-	-	10,695	9,840
Deferred tax assets	7c	3,734	3,827	-	-
TOTAL NON-CURRENT ASSETS		152,190	159,414	153,498	159,448
TOTAL ASSETS		179,517	172,460	177,029	169,867
CURRENT LIABILITIES					
Trade and other payables	13	6,895	7,296	1,610	1,460
Provisions	14a	566	557	-	-
Interest-bearing loans and borrowings	15a	8,865	5,255	8,865	5,255
TOTAL CURRENT LIABILITIES		16,326	13,108	10,475	6,715
NON-CURRENT LIABILITIES					
Interest-bearing loans and borrowings	15b	158,104	157,689	158,104	157,689
Derivatives at fair value		16,709	6,024	16,709	6,024
Deferred tax liabilities	7c	229	330	-	-
Provisions	14b	1,018	969	-	-
TOTAL NON-CURRENT LIABILITIES		176,060	165,012	174,813	163,713
TOTAL LIABILITIES		192,386	178,120	185,288	170,428
NET ASSETS		(12,869)	(5,660)	(8,259)	(561)
TOTAL EQUITY		(12,869)	(5,660)	(8,259)	(561)

ABACUS HOSPITALITY FUND

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued) AS AT 30 JUNE 2012

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
Equity attributable to members of AHL:				
Contributed equity	2,459	2,459	-	-
Reserves	57	54	-	-
Accumulated losses	(7,126)	(7,612)	-	-
Total equity attributable to members of AHL:	(4,610)	(5,099)	-	-
Equity attributable to members of AHT:				
Contributed equity	43,152	43,152	43,152	43,152
Reserves	6,310	1,524	181	241
Accumulated losses	(57,721)	(45,237)	(51,592)	(43,954)
Total equity attributable to unitholders of AHT:	(8,259)	(561)	(8,259)	(561)
TOTAL EQUITY	(12,869)	(5,660)	(8,259)	(561)

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
EQUITY				
Contributed equity	45,611	45,611	43,152	43,152
Reserves	6,367	1,578	181	241
Accumulated losses	(64,847)	(52,849)	(51,592)	(43,954)
TOTAL EQUITY	(12,869)	(5,660)	(8,259)	(561)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
YEAR ENDED 30 JUNE 2012

Consolidated AHF - 2012	Attributable to the stapled security holder				
	Issued capital	Asset revaluation reserve	Foreign currency translation	Retained earnings	Total Equity
CONSOLIDATED	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 July 2011	45,611	1,281	297	(52,849)	(5,660)
Other comprehensive income / (loss)	-	4,847	(57)	-	4,790
Net loss for the year	-	-	-	(9,795)	(9,795)
Total comprehensive income/(expense) for the year	-	4,847	(57)	(9,795)	(5,005)
Distribution to security holders	-	-	-	(2,204)	(2,204)
At 30 June 2012	45,611	6,128	240	(64,848)	(12,869)

Consolidated AHF - 2011	Attributable to the stapled security holder				
	Issued capital	Asset revaluation reserve	Foreign currency translation	Retained earnings	Total Equity
CONSOLIDATED	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 July 2010	45,611	2,901	(17)	(58,343)	(9,848)
Other comprehensive income / (loss)	-	(1,620)	314	-	(1,306)
Net income for the year	-	-	-	9,080	9,080
Total comprehensive income/(expense) for the year	-	(1,620)	314	9,080	7,774
Distribution to security holders	-	-	-	(3,586)	(3,586)
At 30 June 2011	45,611	1,281	297	(52,849)	(5,660)

ABACUS HOSPITALITY FUND

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued) YEAR ENDED 30 JUNE 2012

Consolidated AHT - 2012	Attributable to the unit holder				
	Issued capital \$'000	Asset revaluation reserve \$'000	Foreign currency translation \$'000	Retained earnings \$'000	Total Equity \$'000
CONSOLIDATED					
At 1 July 2011	43,152	(1,620)	241	(42,334)	(561)
Other comprehensive income / (loss)	-	-	(59)	-	(59)
Net loss for the year	-	-	-	(5,435)	(5,435)
Total comprehensive income/(expense) for the year	-	-	(59)	(5,435)	(5,494)
Distribution to unit holders	-	-	-	(2,204)	(2,204)
At 30 June 2012	43,152	(1,620)	182	(49,973)	(8,259)

Consolidated AHT - 2011	Attributable to the unit holder				
	Issued capital \$'000	Asset revaluation reserve \$'000	Foreign currency translation \$'000	Retained earnings \$'000	Total Equity \$'000
CONSOLIDATED					
At 1 July 2010	43,152	-	20	(48,857)	(5,685)
Other comprehensive income / (loss)	-	(1,620)	221	-	(1,399)
Net gain for the year	-	-	-	10,109	10,109
Total comprehensive income/(expense) for the year	-	(1,620)	221	10,109	8,710
Distribution to unit holders	-	-	-	(3,586)	(3,586)
At 30 June 2011	43,152	(1,620)	241	(42,334)	(561)

ABACUS HOSPITALITY FUND

CONSOLIDATED STATEMENT OF CASH FLOW YEAR ENDED 30 JUNE 2012

		AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
	Notes				
CASH FLOWS FROM OPERATING ACTIVITIES					
Income receipts		50,578	56,307	13,358	12,373
Interest received		341	377	165	194
Borrowing cost paid		(4,345)	(4,865)	(4,345)	(4,865)
Operating payments		(42,793)	(45,599)	(5,175)	(1,134)
NET CASH FLOWS FROM OPERATING ACTIVITIES	9	3,781	6,220	4,003	6,568
CASH FLOWS FROM INVESTING ACTIVITIES					
Funds advance to related party		-	-	(825)	(296)
Purchase of property, plant and equipment		(1,048)	(2,300)	(222)	(958)
Disposal of property, plant and equipment		(2)	-	-	-
NET CASH FLOWS USED IN INVESTING ACTIVITIES		(1,050)	(2,300)	(1,047)	(1,254)
CASH FLOWS FROM FINANCING ACTIVITIES					
Payment of finance costs		-	(3,022)	-	(3,022)
Repayment of borrowings		-	(9,000)	-	(9,000)
Proceeds from borrowings		-	11,422	-	11,422
Distributions paid		(2,204)	(3,586)	(2,204)	(3,586)
NET CASH FLOWS USED IN FINANCING ACTIVITIES		(2,204)	(4,186)	(2,204)	(4,186)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS					
Net foreign exchange differences		56	(64)	49	(40)
Cash and cash equivalents at beginning of year		9,407	9,737	5,407	4,319
CASH AND CASH EQUIVALENTS AT END OF YEAR	9	9,990	9,407	6,208	5,407

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

1. CORPORATE INFORMATION

AHF is comprised of Abacus Hospitality Limited and its controlled entities (AHL) and Abacus Hospitality Trust and its controlled entities (AHT).

The financial reports of the Abacus Hospitality Fund (the "Fund" or "AHF") and Abacus Hospitality Trust (the "Trust" or "AHT") for the year ended 30 June 2012 are authorised for issue in accordance with a resolution of the Directors of Abacus Hospitality Limited ("the Company") and Abacus Funds Management Limited on 28 August 2012.

The nature of the operations and principal activities of the AHF and AHT are described in the Directors' Report.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation

The financial report is a general-purpose financial report, which has been prepared in accordance with the requirements of the Corporations Act 2001 and Australian Accounting Standards. The financial report has also been prepared on a historical cost basis, except for investment properties, hotel properties plant and equipment and derivative financial instruments which have been measured at fair value. The carrying values of recognised assets and liabilities that are covered by interest rate swap arrangements, are adjusted to record changes in the fair values attributable to the risks that are being covered by derivative financial instruments.

The financial report is presented in Australian dollars and all values are rounded to the nearest thousand dollars (\$'000) unless otherwise stated under the option available to the Fund and the Trust under ASIC Class Order 98/100. The Fund and the Trust are entities to which the class order applies.

Net asset deficiency

At 30 June 2012, AHF and AHT have a net asset deficiency of \$12.9m and \$8.3m respectively (2011: \$5.7m and \$0.5m respectively) due to fair value losses on the marked to market of interest rate swaps. AHF and AHT have obtained a letter from Abacus Property Group ("APG") that APG does not intend to request repayment of its loan for a period of 12 months from the date of this financial report and to the extent necessary APG intends to provide financial support to enable AHF and AHT to pay its debts as and when they fall due within the next 12 months.

(b) Statement of Compliance

The financial report complies with Australian Accounting Standards and International Financial Reporting Standards (IFRS), as issued by the AASB and IASB respectively.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(c) New accounting standards and interpretations***(i) Changes in accounting policy and disclosures*

The accounting policies adopted are consistent with those of the previous financial year except as follows:

The Fund and the Trust have adopted the following new and amended Australian Accounting Standards and AASB interpretations as of 1 July 2011. Adoption of these standards and interpretations did not have any effect on the financial position or performance of the Fund and the Trust.

- AASB 124 Related Party Transactions - The AASB issued an amendment to AASB 124 that clarifies the definitions of a related party. The new definitions emphasise a symmetrical view of related party relationships and clarifies the circumstances in which persons and key management personnel affect related party relationships of an entity. In addition, the amendment introduces an exemption from the general related party disclosure requirements for transactions with government as the reporting entity. The adoption of the amendment did not have any impact on the financial position or performance of the Fund and the Trust.
- AASB 132 Financial Instruments: Presentation – The AASB issued an amendment that alters the definition of a financial liability in AASB132 to enable entities to classify rights issues and certain options or warrants as equity instruments. The amendment is applicable if the rights are given pro rata to all of the existing owners of the same class of an entity's non-derivative equity instruments, to acquire a fixed number of the entity's own equity instruments for a fixed amount in any currency. The amendment has had no effect on the financial position or performance of the Fund and the Trust.
- AASB Int 14 Prepayments of a Minimum Funding Requirement – The amendment has had no effect on the financial position or performance of the Fund and the Trust.

Improvements to AASBs

In May 2010, the AASB issued its third omnibus of amendments to its standards, primarily with a view to removing inconsistencies and clarifying working. These are separate transitional provisions for each standard. The adoption of the following amendments resulted in changes to accounting policies, but no impact on the financial position or performance of the Fund the Trust.

- AASB7 Financial Instruments – Disclosures: The amendment was intended to simplify the disclosures provided by reducing the volume of disclosures around collateral held and improving disclosures by requiring qualitative information to put the quantitative information in context. The Fund and the Trust reflect the revised disclosure requirements in Note 16.

Other amendments resulting from improvements to AASBs to the following standards did not have any impact on the accounting policies, financial position or performance of the Fund and the Trust:

- AASB 3 Business Combinations
- AASB 101 Presentation of Financial Statements
- AASB 127 Separate Financial Statements
- AASB 134 Interim Financial Statements

The following interpretation and amendments to interpretations did not have any impact on the accounting policies, financial position or performance of the Fund and the Trust:

- AASB Int 13 Customer Loyalty Programmes
- AASB Int 19 Extinguishing Financial Liabilities with Equity Instruments

The Fund and the Trust have also adopted the following standards, together with the consequential amendments as at 1 July 2011.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(c) New accounting standards and interpretations (continued)

(ii) *Accounting Standards and Interpretations issued but not yet effective.*

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective have not been adopted by the Fund and the Trust for the annual reporting period ended 30 June 2012. These are outlined in the table below.

Reference	Summary	Application date of standard*	Impact on Fund and Trust financial report	Application date for Fund and Trust*
AASB 2010-8	These amendments address the determination of deferred tax on investment property measured at fair value and introduce a rebuttable presumption that deferred tax on the basis that the carrying amount will be recoverable through sale. The amendments also incorporate <i>SIC-21 Income Taxes – Recovery of Revalued Non-depreciable Assets</i> into AASB 112.	1 January 2012	This revision will not have a material impact on the Fund's and the Trust's financial statements and the way it currently discloses deferred tax assets and liabilities.	1 July 2012
AASB 9	<p>AASB 9 includes requirements for the classification and measurement of financial assets. It was further amended by AASB 2010-7 to reflect amendments to the accounting for financial liabilities.</p> <p>These requirements improve and simplify the approach for classification and measurement of financial assets compared with the requirements of AASB 139. The main changes are described below.</p> <p>(a) Financial assets that are debt instruments will be classified based on (1) the objective of the entity's business model for managing the financial assets; (2) the characteristics of the contractual cash flows.</p> <p>(b) Allows an irrevocable election on initial recognition to present gains and losses on investments in equity instruments that are not held for trading in other comprehensive income. Dividends in respect of these investments that are a return on investment can be recognised in profit or loss and there is no impairment or recycling on disposal of the instrument.</p> <p>(c) Financial assets can be designated and measured at fair value through profit or loss at initial recognition if doing so eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities, or recognising the gains and losses on them, on different bases.</p> <p>(d) Where the fair value option is used for financial liabilities the change in fair value is to be accounted for as follows:</p> <ul style="list-style-type: none"> - The change attributable to changes in credit risk are presented in other comprehensive income (OCI) - The remaining change is presented in profit or loss. <p>Consequential amendments were also made to other standards as a result of AASB 9, introduced by AASB 2009-11 and superseded by AASB 2010-7 and 2010-10.</p>	1 January 2015	<p>The Fund and the Trust will review the classification of its existing financial assets and liabilities in line with the standard, such as secured and related party loans, options and derivatives.</p> <p>The tests above with respect to any potential reclassification of financial assets with variable cash flows will depend on the facts applicable at transition date and cannot be reasonably estimated at this time.</p>	1 July 2015

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Reference	Summary	Application date of standard*	Impact on Fund and Trust financial report	Application date for Fund and Trust*
AASB 13	<p>AASB 13 establishes a single source of guidance for determining the fair value of assets and liabilities. AASB 13 does not change when an entity is required to use fair value, but rather, provides guidance on how to determine fair value when fair value is required or permitted. Application of this definition may result in different fair values being determined for the relevant assets.</p> <p>AASB 13 also expands the disclosure requirements for all assets or liabilities carried at fair value. This includes information about the assumptions made and the qualitative impact of those assumptions on the fair value determined. Consequential amendments were also made to other standards via AASB 2011-8.</p>	1 January 2013	The Fund and the Trust will review the assets and liabilities requiring measurement at fair value. There will be no material financial impact on the Fund and the Trust however the Fund and the Trust may be required to increase their level of disclosure.	1 July 2013
AASB 119	<p>The main change introduced by this standard is to revise the accounting for defined benefit plans. The amendment removes the options for accounting for the liability, and requires that the liabilities arising from such plans is recognised in full with actuarial gains and losses being recognised in other comprehensive income. It also revised the method of calculating the return on plan assets.</p> <p>The revised standard changes the definition of short-term employee benefits. The distinction between short-term and other long-term employee benefits is now based on whether the benefits are expected to be settled wholly within 12 months after the reporting date. Consequential amendments were also made to other standards via AASB 2011-10.</p>	1 January 2013	This revision will have no impact on how the Fund and the Trust measures its employee benefits.	1 July 2013
Annual Improvements 2009-2011 Cycle	<p>This standard sets out amendments to IFRSs and the related bases for conclusions and guidance made during the International Accounting Standards Boards Annual Improvements process. These amendments have not yet been adopted by the AASB.</p> <p>The following items are addressed by this standard:</p> <p>IFRS 1 First-time Adoption of International Reporting Standards</p> <ul style="list-style-type: none"> • Repeated application of IFRS 1 • Borrowing costs <p>IAS 1 Presentation of Financial Statements</p> <ul style="list-style-type: none"> • Clarification of the requirements for comparative information <p>IAS 16 Property, Plant and Equipment</p> <ul style="list-style-type: none"> • Classification of servicing equipment <p>IAS 32 Financial Instruments: Presentation</p> <ul style="list-style-type: none"> • Tax effect of distribution to holders of equity instruments <p>IAS 34 Interim Financial Reporting</p> <ul style="list-style-type: none"> • Interim financial reporting and segment information for total assets and liabilities 	1 January 2013	The Fund and the Trust will review any amendments to the Standards when adopted by the AASB.	1 July 2013

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Reference	Summary	Application date of standard*	Impact on Fund and Trust financial report	Application date for Fund and Trust*
AASB 1053 Application of Tiers of Australian Accounting Standards	<p>This Standard establishes a differential financial reporting framework consisting of two Tiers of reporting requirements for preparing general purpose financial statements:</p> <p>(a) Tier 1: Australian Accounting Standards (b) Tier 2: Australian Accounting Standards – Reduced Disclosure Requirements</p> <p>Tier 2 comprises the recognition, measurement and presentation requirements of Tier 1 and substantially reduced disclosures corresponding to those requirements.</p> <p>The following entities apply Tier 1 requirements in preparing general purpose financial statements:</p> <p>(a) For-profit entities in the private sector that have public accountability (as defined in this Standard) (b) The Australian Government and State, Territory and Local Governments</p> <p>The following entities apply either Tier 2 or Tier 1 requirements in preparing general purpose financial statements:</p> <p>(a) For-profit private sector entities that do not have public accountability (b) All not-for-profit private sector entities (c) Public sector entities other than the Australian Government and State, Territory and Local Governments</p>	1 July 2013	The Fund and the Trust is required to report under the Tier 1 requirement as a for-profit entity in the private sector that has public accountability. There will be no impact to the reporting requirements of the Fund and the Trust.	1 July 2013

*designates the beginning of the applicable annual reporting period

AASB 2011-3, AASB 2011-4, AASB 2011-9, and Interpretation 20 will have no application to the Fund and the Trust.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(d) Basis of consolidation**

The consolidated financial statements comprise the financial statements of AHL and its subsidiaries and AHT and its subsidiaries.

The financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies with adjustments made to bring into line any dissimilar accounting policies that may exist.

All intercompany balances and transactions, including unrealised profits from intra-fund transactions, have been eliminated in full and subsidiaries are consolidated from the date on which control is transferred to the Fund and the Trust and cease to be consolidated from the date on which control is transferred out of the Fund and the Trust. Where there is a loss of control of a subsidiary, the consolidated financial statements include the results for the part of the reporting period during which the Fund and the Trust have control.

The acquisition of subsidiaries is accounted for using the purchase method of accounting. The purchase method of accounting involves allocating the cost of the business combination to the fair value of the assets acquired and the liabilities and contingent liabilities assumed at the date of acquisition.

(e) Foreign currency translation*Functional and presentation currency*

Both the functional and presentation currency of the Fund and the Trust are in Australian dollars. Each entity in the Fund and the Trust determines its own functional currency and items are included in the financial statements of each entity are measured using that functional currency.

Transactions and balances

Transactions in foreign currencies are initially recorded in the functional currency by applying the exchange rates ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the balance sheet date.

All exchange differences in the consolidated financial report are taken to profit or loss with the exception of differences on foreign currency borrowings that provide a hedge against a net investment in a foreign operation. These are taken directly to equity until the disposal of the net investment, at which time they are recognised in profit or loss. On disposal of a foreign operation, the cumulative amount recognised in equity relating to that particular foreign operation is recognised in profit or loss. Tax charges and credits attributable to exchange differences on those borrowings are also recognised in equity.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

At reporting date the assets and liabilities of these entities are translated into the presentation currency of the Fund and the Trust at the rate of exchange prevailing at balance date and the financial performance is translated at the average exchange rate prevailing during the reporting period. The exchange differences arising on translation are taken directly to the foreign currency translation reserve in equity.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(f) Revenue recognition**

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the Fund and the Trust and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised:

Hotel income

Revenue from rooms is recognised and accrued on the provision of rooms or on the date of which rooms are to be provided in accordance with the terms and conditions of the bookings. Advance deposits from customers received are not recognised as revenue until such time when the rooms have been provided or when the customers forfeit the deposits due to failure of attendance.

Finance Income

Revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Dividends and distributions

Revenue is recognised when the Fund's and the Trust's right to receive the payment is established.

Rental income

Rental income from investment properties is accounted for on a straight-line basis over the lease term. Contingent rental income is recognised as income in the periods in which it is earned. Lease incentives granted are recognised as an integral part of the total rental income.

Net change in fair value of investments and financial instruments derecognised during the year

Revenue from sale of investments is recognised on settlement when the significant risks and rewards of the ownership of the investments have been transferred to the buyer. Risks and rewards are generally considered to have passed to the buyer at the time of settlement of the sale. Financial instruments are derecognised when the right to receive or pay cash flows from the financial derivative has expired or when the entity transfers substantially all the risks and rewards of the financial derivative through termination. Gains or losses due to derecognition are recognised in the statement of comprehensive income.

Net change in fair value of investments held at balance date

Change in net market value of investments is recognised as revenue or expense in determining the net profit for the period. Refer note 2(n) and 2(o) for detailed commentary on property, plant and equipment and investment properties.

(g) Expenses

Expenses including rates, taxes and other outgoings are brought to account on an accrual basis and any related payables are carried at cost.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(h) Finance costs**

Finance costs are recognised as an expense when incurred unless they relate to a qualifying asset or to upfront establishment and arrangement costs, which are deferred and amortised as an expense over the life of the facility. A qualifying asset is an asset that generally takes more than 12 months to get ready for its intended use or sale. In these circumstances, the financing costs are capitalised into the cost of the asset. Where funds are borrowed by the Fund and the Trust for the acquisition or construction of a qualifying asset, the amount of the finance costs capitalised are those incurred in relation to the borrowing.

(i) Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above.

(j) Trade and other receivables

Trade receivables, which generally have 30 day terms, are recognised and carried at original invoice amount less an allowance for any uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. An allowance for doubtful debts is raised when there is objective evidence that collection of the full amount is no longer probable. Bad debts are written off when identified.

(k) Inventories

Inventories are valued at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs necessary to make the sale.

(l) Derivative financial instruments and hedging

The Fund and the Trust utilise derivative financial instruments, both foreign exchange and interest rate swaps to manage the risk associated with foreign currency and interest rate fluctuations. Such derivative financial instruments are recognised at fair value.

The Fund and the Trust have set hedging policies to manage interest and exchange rate risks. Derivative instruments are managed in line with these policies and the Fund's strategy to best manage the Fund's capital. They are not transacted for speculative purposes.

The Fund and the Trust do not employ hedge accounting and as such derivatives are recorded at fair value with gains or losses arising from the movement in fair values are recorded in the income statement.

(m) Investments and other financial assets

All investments are initially recognised at cost, being the fair value of the consideration given.

Financial assets in the scope of AASB 139 *Financial Instruments: Recognition and Measurement* are classified as either financial assets at fair value through profit or loss, loans and receivables, held to maturity investments, or available-for-sale financial assets. The Fund and the Trust determine the classification of its financial assets after initial recognition and, when allowed and appropriate, re-evaluates this designation at each financial year-end. At 30 June 2012 the Fund's and the Trust's investments have been classified as financial assets at fair value through profit or loss and loans and receivables.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(m) Investments and other financial assets (continued)

Recognition and derecognition

Purchases and sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place are recognised on the trade date i.e. the date that the Fund and the Trust commit to purchase the assets. Financial assets are derecognised when the right to receive cash flows from the financial assets have expired or been transferred.

After initial recognition, investments, which are classified as held for trading, are measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling in the near term with the intention of making a profit. Gains or losses on investments held for trading are recognised in the income statement.

For investments where there is no quoted market or unit price, fair value is determined by reference to the current market value of another instrument which is substantially the same or is calculated based on the expected cash flows of the underlying net asset base of the investment.

Loans and receivables

Loans and receivables including loan notes and loans to key management personnel are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are carried at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the loans and receivables are derecognised or impaired, as well as through the amortisation process.

Subsidiaries

Investment in subsidiaries are held at lower of cost or recoverable amount.

(n) Hotel property, plant and equipment

Hotel property (including land and buildings), plant and equipment represent owner-occupied properties and are initially measured at costs including transaction costs and acquisition costs. Subsequent to initial recognition, hotel properties are measured at fair value less accumulated depreciation and any impairment in value after the date of revaluation.

Depreciation is charged to income statement on a straight-line basis over the estimated useful life of the asset as follows:

Plant and equipment – over 3 to 20 years

Buildings – 50 years

Impairment

The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

If any such indication exists and where the carrying values exceed the estimated recoverable amount, the assets or cash-generating units are written down to their recoverable amount.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(n) Hotel property, plant and equipment (continued)***Impairment (continued)*

The recoverable amount of property (including land and buildings), plant and equipment is the greater of fair value less costs to sell and value in use. In assessing value in use, 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 assets.

Impairment losses are recognised in the income statement.

Independent valuations are performed with sufficient regularity to ensure that the carrying amount does not differ materially from the asset's fair value at the balance sheet date.

Revaluations

Following initial recognition at cost, land and buildings are carried at a revalued amount which is the fair value at the date of the revaluation less any subsequent accumulated depreciation on buildings and impairment losses after the date of the revaluation.

Fair value is determined by reference to market-based evidence, which is the amount for which the assets could be exchanged between a knowledgeable willing buyer and a knowledgeable willing seller in an arm's length transaction as at the valuation date.

Any revaluation surplus is credited to the asset revaluation reserve included in the equity section of the balance sheet unless it reverses a revaluation decrease of the same asset previously recognised in the income statement. Any revaluation deficit is recognised in the income statement unless it directly offsets a previous surplus of the same asset in the asset revaluation reserve. An annual transfer from the asset revaluation reserve is made to retained earnings for the depreciation relating to the revaluation surplus. In addition, any accumulated depreciation as at revaluation date is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Upon disposal, any revaluation reserve relating to the particular asset being sold is transferred to retained earnings.

Properties are valued on a staggered basis every two years unless the underlying financing requires a more frequent independent valuation cycle.

(o) Investment properties

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing parts of an existing investment property at the time that the 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 reflects market and property specific conditions 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.

Investment properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognised in profit or loss in the year of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of development with a view to sale.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(o) Investment properties (continued)**

Land and buildings are considered to have the function of an investment and are therefore regarded as a composite asset, the overall value of which is influenced by many factors, the most prominent being income yield, rather than diminution in value of the building content due to the passing of time. Accordingly, the buildings and all components thereof, including integral plant and equipment, are not depreciated.

Investment properties are independently valued on a staggered basis every two years unless the underlying financing requires a more frequent independent value cycle. In determining fair value, the capitalisation of net income method and the discounting of future cashflows to their present value have been used.

Lease incentives provided by the Fund and the Trust to lessees, and rental guarantees which may be received by the Fund and the Trust from third parties (arising from the acquisition of investment properties) are included in the measurement of fair value of investment property and are treated as separate assets. Such assets are amortised over the respective periods to which the lease incentives and rental guarantees apply, either using a straight-line basis, or a basis which is more representative of the pattern of benefits.

Under AASB 140, investment properties, including any plant and equipment, are not subject to depreciation. However, depreciation allowances in respect of certain buildings, plant and equipment are currently available to investors for taxation purposes.

Gains and losses arising from changes in the fair value of investment properties are included in the income statement in the year in which they arise. Any gains or losses on the sale of investment properties are recognised in the income statement in the year of sale.

(p) Leases

The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset.

Fund and Trust as lessor

Leases in which the Fund and the Trust retain substantially all the risks and benefits of ownership of the lease assets are classified as operating leases. The initial direct cost incurred in negotiating an operating lease is added to the carrying amount of the leased asset and recognised as an expense over the lease term on the same basis as rental income.

(q) Trade and other payables

Trade payables and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Fund and the Trust prior to the end of the financial year that are unpaid and arise when the Fund and the Trust become obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(r) Provisions and employee leave benefits**

Provisions are recognised when the Fund and the Trust have a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects the time value of money and the risks specific to the liability. The increase in the provision resulting from the passage of time is recognised in finance costs.

*Employee leave benefits**(i) Wages, salaries, annual leave and sick leave*

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be settled within 12 months of the reporting date are recognised in respect of employees' services up to the reporting date. They are measured at the amounts expected to be paid when the liabilities are settled. Liabilities for non-accumulating sick leave are recognised when the leave is taken and are measured at the rates paid or payable.

(ii) Long service leave

The liability for long service leave is recognised and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currencies that match, as closely as possible, the estimated future cash outflows.

(s) Distributions and dividends

The Fund and the Trust generally distribute their distributable assessable income to its unitholders. Such distributions are determined by reference to the taxable income of the Fund and the Trust. Distributable income may include capital gains arising from the disposal of investments and tax-deferred income. Unrealised gains and losses on investments that are recognised as income are usually retained and are generally not assessable or distributable until realised. Capital losses are not distributed to unitholders but are retained to be offset against any future realised capital gains.

A liability for dividend or distribution is recognised in the Balance Sheet if the dividend or distribution has been declared, determined or publicly recommended prior to balance date.

(t) Interest-bearing loans and borrowings

All loans and borrowings are initially recognised at cost, being the fair value of the consideration received net of transaction costs associated with the borrowing.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid in the establishment of loan facilities that are yield related are included as part of the carrying amount of loans and borrowings.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(t) Interest-bearing loans and borrowings (continued)**

Borrowings are classified as current liabilities where the Fund and the Trust have an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred unless they relate to a qualifying asset or to upfront borrowing establishment and arrangement costs, which are deferred and amortised as an expense over the life of the facility or five years whichever is shorter. A qualifying asset is an asset that generally takes more than 12 months to get ready for its intended use or sale. In these circumstances, the financing costs are capitalised into the cost of the asset. Where funds are borrowed by the Fund and the Trust for the acquisition or construction of a qualifying asset, the amount of the borrowing costs capitalised are those incurred in relation to the borrowing.

(u) Contributed equity

Issued and paid up capital is recognised at the fair value of the consideration received by the company. Incremental costs directly attributable to the issue of new securities are shown in equity as a deduction, net of tax, from the proceeds.

(v) Transfers to / (from) total equity

In respect of the Fund and the Trust, revaluation increments or decrements arising from changes in the fair value of investment properties and derivative financial instruments, unrealised gains and losses in the net value of investments, accrued income not yet assessable and expenses provided for or accrued not yet deductible, net capital losses and tax free or tax deferred amounts maybe transferred to equity and may not be included in the determination of distributable income.

(w) Taxation

The Fund comprises taxable and non-taxable entities. A liability for current and deferred tax and tax expense is only recognised in respect of taxable entities that are subject to income tax and potential capital gains tax as detailed below.

Trust income tax

Under current Australian income tax legislation, the Trust is not liable to Australian income tax provided security holders are presently entitled to the taxable income of the Trust and the Trust generally distribute its taxable income.

Company income tax

AHL and its Australian resident wholly-owned subsidiaries have formed a Tax Consolidation Group. Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(w) Taxation (continued)

Deferred income tax assets are recognised for all deductible temporary differences, carry forward of unused tax assets and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry-forward of unused tax assets and unused tax losses can be utilised, except:

- when the deferred income tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; or

- when the deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Unrecognised deferred income tax assets are reassessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred income tax is provided on all temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred income tax liability arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; or

- when the taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, and the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Income taxes relating to items recognised directly in equity are recognised in equity and not in the income statement.

Deferred tax assets and deferred tax liabilities are offset only if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred tax assets and liabilities relate to the same taxable entity and the same taxation authority.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**(w) Taxation (continued)***New Zealand*

The Trust operating in New Zealand (NZ) is treated as a company for NZ income tax purposes and is taxed at the corporate tax rate of 28% (2011: 30%). NZ income tax paid by the Fund can be claimed as foreign tax credits to offset against foreign income and distributable to security holders. NZ tax losses are carried forward provided the continuity test of ownership is satisfied. Interest expense from Fund is fully deductible subject to thin capitalisation considerations. Property revaluation gains or losses are to be excluded from taxable income, with no deferred tax implications as capital gains are not taxed in NZ.

Companies in the Fund are companies incorporated in Australia. Abacus Chateau Pty Limited (ACPL) is a wholly owned subsidiary of AHL and is registered in NZ as an overseas company. Income derived by ACPL is exempt from tax in Australia where the income has been taxed in NZ. This income is regarded as non-assessable non-exempt income. As such, income tax is calculated on the company's NZ taxable income and taxed at the NZ corporate tax rate of 28% (2011: 30%).

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST except when the GST incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

Cash flows are included in the Cash Flow Statement on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority are classified as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

NOTES TO THE FINANCIAL STATEMENTS**30 JUNE 2012****3. FINANCIAL RISK MANAGEMENT**

The risks arising from the use of the Fund's and the Trust's financial instruments are credit risk, liquidity risk and market risk (interest rate risk and foreign currency risk).

The Fund's and the Trust's financial risk management focus on mitigating the unpredictability of the financial markets and its impact on the financial performance of the Company. The Board reviews and agrees policies for managing each of these risks, which are summarised below.

The main purpose of the financial instruments used by the Fund and the Trust is to raise finance for the Fund's and the Trust's operations. The Fund and the Trust have various other financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations. The Fund and the Trust also enter into derivative transactions principally interest rate swaps. The purpose is to manage the interest rate exposure arising from the Fund's and the Trust's operations and its sources of finance.

Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument are disclosed in notes 2 and 4 to the financial statements.

(a) Credit Risk

Credit risk is the risk of financial loss to the Fund and the Trust if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Fund's and the Trust's receivables from customers, investment in securities, secured property loans and interest bearing loans and derivatives with banks.

The Fund and the Trust manage its exposure to risk by:

- derivative counterparties and cash transactions are limited to high credit quality financial institutions;
- policy which limits the amount of credit exposure to any one financial institution;
- regularly monitoring loans and receivables balances on an ongoing basis;

With respect to credit risk arising from the other financial assets and liabilities of the Fund and the Trust, which comprise cash and cash equivalents and certain derivative instruments, the Fund's and the Trust's exposure to credit risk arises from default of the counter party, with a maximum exposure equal to the carrying amount of these instruments.

(b) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding through an adequate and diverse amount of committed credit facilities, the ability to close out market positions and the flexibility to raise funds through the issue of new stapled securities or the distribution reinvestment plan.

The Fund's and the Trust's policy is to maintain an available loan facility with banks sufficient to meet expected operational expenses and to finance investment acquisitions for a period of 90 days, including the servicing of financial obligations. Current loan facilities are assessed and extended for a maximum period based on the Fund's and the Trust's expectations of future interest and market conditions.

As at 30 June 2012, the Fund and the Trust had cash of \$10 million and \$6.2 million respectively which are adequate to cover short term funding requirements.

Further information regarding the Fund's and the Trust's debt profile is disclosed in Note 15.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

3. FINANCIAL RISK MANAGEMENT(continued)**(c) Refinancing Risk**

Refinancing risk is the risk that unfavorable interest rate and credit market conditions result in an unacceptable increase in the Fund's and the Trust's credit margins and interest cost. Refinancing risk arises when the Fund and the Trust are required to obtain debt to fund existing and new debt positions.

The Fund and the Trust are exposed to refinancing risks arising from the availability of finance as well as the interest rates and credit margins at which financing is available. The Fund and the Trust manage this risk by spreading maturities of borrowings and interest rate swaps and reviewing potential transactions to understand the impact on the Fund's and the Trust's credit worthiness.

(d) Market Risk

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

Foreign currency risk

The Fund and the Trust are exposed to currency risk on its investment in foreign operations denominated in a currency other than the functional currency of Fund entities. The currencies in which these transactions primarily are denominated are in AUD and NZD.

As a result the Fund's and the Trust's balance sheets can be affected by movements in the A\$/NZ\$ exchange rate.

The Fund and the Trust borrow loan funds in New Zealand dollars to substantially match the foreign currency property asset value exposure with a corresponding foreign currency liability and therefore expects to substantially mitigate foreign currency risk on its New Zealand denominated asset values.

Interest rate risk

The Fund's and the Trust's exposure to the risk of changes in market interest rates relates primarily to the Fund's and the Trust's long-term debt obligations with a floating interest rate.

The Fund's and the Trust's policy is to manage their interest costs using a mix of fixed and variable rate debt. To manage this mix in a cost-efficient manner, the Fund and the Trust enter into interest rate swaps, in which the Fund and the Trust agree to exchange, at specified intervals, the difference between fixed and variable rate interest amounts calculated by reference to an agreed-upon notional principal amount. At 30 June 2012, approximately 62% (2011:67.9%) of available bank debt facilities were subject to fixed rate hedges with a weighted average term to maturity of 5.1 years (2011: 5.6 years).

Fair value interest rate risk

As the Fund and the Trust hold interest rate swaps against its variable rate debt there is a risk that the economic value of a financial instrument will fluctuate because of changes in market interest rates. The level of fixed rate debt is disclosed in note 16 and it is acknowledged that this risk is a by-product of the Fund's attempt to manage its cash flow interest rate risk.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

4. SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

In applying the Company's accounting policies management continually evaluates judgments, estimates and assumptions based on experience and other factors, including expectations of future events that may have an impact on the Company. All judgments, estimates and assumptions made are believed to be reasonable based on the most current set of circumstances available to management. Actual results may differ from the judgments, estimates and assumptions. Significant judgments, estimates and assumptions made by management in the preparation of these financial statements are outlined below:

(i) Significant accounting judgments*Operating lease commitments – Fund and Trust as lessor*

The Fund and the Trust have entered into commercial property leases on its hotel property portfolio. The Fund and the Trust have determined that they retain all the significant risks and rewards of ownership of these properties and have thus classified the leases as operating leases.

Recovery of deferred tax assets

Deferred tax assets are recognised for deductible temporary differences and revenue tax losses as management considers that it is probable that future taxable profits will be available to utilise those temporary differences.

(ii) Significant accounting estimates and assumptions*Fair value of derivatives*

The fair value of derivatives is determined using closing quoted market prices (where there is an active market) or a suitable pricing model based on discounted cash flow analysis using assumptions supported by observable market rates. Where the derivatives are not quoted in an active market their fair value has been determined using (where available) quoted market inputs and other data relevant to assessing the value of the financial instrument.

Valuation of investment properties and property, plant and equipment – Hotels

The Fund and the Trust make judgments in respect of the fair value of investment properties and property, plant and equipment (note 2(o) and 2(n)). The fair value of these properties are reviewed regularly by management with reference to annual external independent property valuations and market conditions existing at reporting date, using generally accepted market practices. The assumptions underlying estimated fair values are those relating to the receipt of contractual rents, expected future market rentals, maintenance requirements, capitalisation rates and discount rates that reflect current market conditions and current or recent property investment prices. If there is any material change in these assumptions or regional, national or international economic conditions, the fair value of investment properties may differ and may need to be re-estimated.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

5. REVENUE

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(a) Hotel income				
Gross hotel revenue	57,348	54,654	-	-
Less: Cost of sales	(7,963)	(8,074)	-	-
Total hotel income	49,385	46,580	-	-
(b) Other Income				
Debt forgiveness on the Abacus Working Capital Facility*	-	11,000	-	11,000
Foreign currency exchange gain	251	176	251	176
Sundry Income	4	-	3	-
Total other income	255	11,176	254	11,176

* Abacus Finance agreed to waive \$11m of the Abacus Working Capital Facility and this is no longer payable by the Fund.

6. EXPENSES

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(a) Employee benefits expense				
Wages and salaries	18,385	17,761	-	-
Leave provisions	1,042	970	-	-
Other	2,042	2,037	-	-
Total employee benefits expense	21,469	20,768	-	-
(b) Depreciation and amortisation expense				
Depreciation of property, plant and equipment - hotels	4,134	4,483	-	-
Total depreciation and amortisation expense	4,134	4,483	-	-
(c) Finance costs				
Interest on bank loans	5,596	4,560	5,596	4,560
Interest on related party loans	5,477	5,571	5,477	5,571
Amortisation of finance costs	235	83	235	83
Total finance costs	11,308	10,214	11,308	10,214

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

7. INCOME TAX

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(a) Income tax expense				
The major components of income tax expense are:				
Income Statement				
<i>Current income tax</i>				
Current income tax charge	31	(694)	-	-
<i>Deferred income tax</i>				
Relating to origination and reversal of temporary differences	(39)	(39)	-	-
Income tax (benefit) reported in the income statement	(8)	(733)	-	-
(b) Numerical reconciliation between aggregate tax expense recognised in the income statement and tax expense calculated per the statutory income tax rate				
A reconciliation between tax expense and the product of accounting profit before income tax multiplied by the Fund's applicable income tax rate is as follows:				
Profit/(loss) before income tax expense	(9,803)	8,347	-	-
Prima facie income tax expense/(benefit) calculated at 30%	(3,471)	2,504	-	-
Prima facie income tax expense calculated at 28%	494	-	-	-
Less prima facie income tax expense/ (benefit) on loss / (profit) from the Trust	3,085	(3,032)	-	-
Prima Facie income tax of entities subject to income tax	108	(528)	-	-
Entertainment	10	7	-	-
Foreign exchange translation adjustments	(11)	(13)	-	-
Utilisation of prior year tax losses	(141)	(219)	-	-
Other items (net)	26	20	-	-
Income tax (benefit)	(8)	(733)	-	-
Income tax (benefit) reported in the consolidated income statement	(8)	(733)	-	-
(c) Recognised deferred tax assets and liabilities				
Deferred income tax at 30 June 2012 relates to the following:				
Deferred tax liabilities				
Other	229	330	-	-
Gross deferred income tax liabilities	229	330	-	-
Deferred tax assets				
Losses available for offset against future taxable income	2,998	3,024	-	-
Employee provisions	469	449	-	-
Other	267	354	-	-
Gross deferred income tax assets	3,734	3,827	-	-

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

7. INCOME TAX (continued)

Losses available for offset against future gains

At 30 June 2012, the Fund has recognised a deferred tax asset of \$3.0m from unutilised tax losses which are available indefinitely for offset against future taxable profits subject to continuing to meet relevant statutory tests. The utilisation of these losses is dependent on future taxable profits. The Fund has determined, based on a profit forecast prepared, that future taxable profits will be available to offset these losses.

Unrecognised temporary differences

At 30 June 2012, there are no unrecognised temporary differences associated with the Fund's investments in subsidiaries, as the Fund has no liability for additional taxation should unremitted earnings be remitted (2011: \$nil).

Tax consolidation

AHL and its 100% owned Australian resident subsidiaries have formed a tax consolidated group. AHL is the head entity of the tax consolidated group. The head entity and the controlled entities in the tax consolidated group continue to account for their own current and deferred tax amounts. Members of the tax groups during the relevant periods have entered into tax sharing arrangements in order to allocate income tax expense to the head entity of the group. In addition, the agreement provides for the allocation of income tax liabilities between the entities should the head entity default on its tax payment obligations. At 30 June 2012, the possibility of default is remote.

Nature of the tax funding agreement

Members of the tax consolidated group have entered into a tax funding agreement. The tax funding agreement requires payments to/from the head entity to be recognised via an inter-entity receivable (payable) which is at call. To the extent that there is a difference between the amount allocated under the tax funding agreement and the allocation under UIG 1052, the head entity accounts for these as equity transactions.

The amounts receivable or payable under the tax funding agreement are due upon receipt of the funding advice from the head entity, which is issued as soon as practicable after the end of each financial year. The head entity may also require payment of interim funding amounts to assist with its obligations to pay tax instalments.

8. DISTRIBUTIONS PAID AND PROPOSED

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(a) Distributions paid during the year				
Jun 2011 quarter: 1.125 cents per security (2010: 2.0625 cents)	551	1,011	551	1,011
Sep 2011 quarter: 1.125 cents per security (2010: 2.0625 cents)	551	1,011	551	1,011
Dec 2011 quarter: 1.125 cents per security (2010: 2.625 cents)	551	1,011	551	1,011
Mar 2012 quarter: 1.125 cents per security (2011: 1.125 cents)	551	553	551	553
	2,204	3,586	2,204	3,586
(b) Distributions proposed and not recognised as a liability*				
Jun 2012 quarter: 1.125 cents per security (2011: 1.125 cents)	551	553	551	553

* The final distribution of 1.125 cents per stapled security was declared on 2nd July 2012. The distribution was paid on 8th August 2012 for \$0.55 million. No provision for the distribution has been recognised in the balance sheet at 30 June 2012 as the distribution had not been declared by the end of the year.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

9. CASH AND CASH EQUIVALENTS

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
Reconciliation to Cash Flow Statement				
For the purposes of the Cash Flow Statement, cash and cash equivalents comprise the following at 30 June 2012:				
Cash at bank and in hand ⁽ⁱ⁾	9,990	9,407	6,208	5,407

(i) Cash at bank earns interest at floating rates. The carrying amounts of cash and cash equivalents represent fair value.

Reconciliation of net profit after tax to net cash flows from operations

Net profit / (loss)	(9,795)	9,080	(5,435)	10,109
Adjustments for:				
Depreciation and amortisation expense	4,134	4,483	-	-
Amortisation of finance costs	236	84	236	84
Debt Forgiveness	-	(11,000)	-	(11,000)
Net change in fair value of financial instruments held at balance date	-	(422)	-	(422)
Net change in fair value of financial instruments	10,685	(254)	10,685	(254)
Net change in fair value of hotel property, plant and equipment held at balance date	(3,293)	1,174	-	-
Net change in fair value of hotel property, plant and equipment derecognised	-	15	-	15
Net change in fair value of investment property held at balance date	(773)	(1,509)	(5,943)	2,788
Foreign currency exchange difference	(254)	(180)	(254)	(180)
Increase in payables	3,212	5	3,730	442
Decrease/(increase) in receivables and other assets	(371)	4,744	984	4,986
Net cash from operating activities	3,781	6,220	4,003	6,568

Disclosure of financing facilities

Refer to note 15d.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

10. TRADE AND OTHER RECEIVABLES

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(a) Current receivables				
Trade debtors	2,291	2,686	62	7
Other debtors	958	191	-	-
Related party receivables ⁽¹⁾	-	-	3,987	5,001
Gross receiveables	3,249	2,877	4,049	5,008
Less provision for doubtful debts	(11)	(17)	-	-
Total net current receivables	3,238	2,860	4,049	5,008
(b) Non-current receivables				
Related party receivables ⁽²⁾	-	-	10,695	9,840
Total net non-current receivables	-	-	10,695	9,840

(1) Current related party receivables are due from hotel companies consolidated in AHL for monthly rental income expected to be received in 12 months.

(2) Non-current related party receivables are due from hotel companies consolidated in AHL for interim funding in relation to operating activities not expected to be settled in 12 months.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

11. HOTEL PROPERTY, PLANT AND EQUIPMENT

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000
Property		
Australasian Hotels	148,456	143,087
	148,456	143,087

Average market capitalisation rate 9.33% 8.95%

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000
Land and buildings		
At 1 July, net of accumulated depreciation	127,243	132,498
Additions	190	562
Revaluations	8,140	(2,794)
Effect of movements in foreign exchange	304	(1,027)
Depreciation charge for the year	(1,002)	(1,996)
At 30 June, net of accumulated depreciation	134,875	127,243
Cost or fair value less costs to sell	147,116	138,481
Accumulated depreciation	(12,241)	(11,238)
Net carrying amount at end of period	134,875	127,243

	CONSOLIDATED	
	2012 \$'000	2011 \$'000
Plant and equipment		
At 1 July, net of accumulated depreciation	15,844	16,701
Additions	858	1,734
Effect of movements in foreign exchange	10	(104)
Depreciation charge for the year	(3,131)	(2,487)
At 30 June, net of accumulated depreciation	13,581	15,844
Cost or fair value	30,939	30,027
Accumulated depreciation	(17,358)	(14,183)
Net carrying amount at end of period	13,581	15,844

Total net carrying amount of Property, Plant & Equipment **148,456** **143,087**

If property, plant and equipment was carried under the cost model, the carrying amount would be \$140.8m.

NOTES TO THE FINANCIAL STATEMENTS**30 JUNE 2012****11. HOTEL PROPERTY, PLANT AND EQUIPMENT (continued)***Revaluation gain on property, plant and equipment:*

Property, plant and equipment held in AHF relate to hotel assets and are held at fair value at 30 June 2012. During the year an increase in fair value to reflect recoverable amount was recognised for these assets and as these specific assets had impairment losses in the prior years, the increase in value to reflect recoverable amount was recognised as a gain of \$3.3m in the income statement. Recoverable amount has been determined as the fair value of the property, plant and equipment as determined by reference to internal and external valuations performed as detailed below.

The hotel property, plant and equipment are carried at the directors' determination of fair value and are based on independent valuation. The determination of fair value includes reference to the original acquisition cost together with capital expenditure since acquisition and either the latest full independent valuation, latest independent update or directors' valuation. Total acquisition costs include incidental costs of acquisition such as property taxes on acquisition, legal and professional fees and other acquisition related costs.

In the year ended 30 June 2012, 75% by number of the property portfolio was subject to external valuation, the remaining 25% was subject to internal valuation.

Reflecting the stabilisation of market values, the Directors during the year approved a revised valuation policy for the Fund whereby all assets must be independently valued at least every two years (previously annually). The key underlying assumptions, on a portfolio basis, contained within the independent and director valuations above are as follows:

- A weighted average capitalisation rate for the hotel properties is 9.33% (2011: 8.90%).
- The current weighted average occupancy rate for the hotel properties is 72% (2011: 71.3%).

The independent and director valuations are based on common valuation methodologies including capitalisation and discounted cash flow approaches, which have regard to recent market sales evidence. Accordingly, the directors' valuations at 30 June 2012 have regards to market sales evidence in adopting a market valuation for each property including the key assumptions outlined.

The hotel property, plant and equipment are used as security for secured bank debt.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

12. HOTEL INVESTMENT PROPERTY

Reconciliation

A reconciliation of the carrying amount of the hotel investment property at the beginning and end of the year is as follows:

	AHF	AHF	AHT	AHT
	Consolidated	Consolidated	Consolidated	Consolidated
	2012	2011	2012	2011
	\$'000	\$'000	\$'000	\$'000
Carrying amount at beginning of the financial period	12,500	11,000	149,608	154,150
Straight lining rental asset	(23)	(9)	(23)	(9)
Additions and capital expenditure	-	-	222	953
Fair value adjustments for properties held at balance date	773	1,509	5,943	(4,408)
Effect of movements in foreign exchange	-	-	303	(1,078)
Property transferred to held for sale	(13,250)	-	(13,250)	-
Carrying amount at end of the financial year	-	12,500	142,803	149,608
Average market capitalisation rate	9.25%	8.90%	9.32%	8.95%

In the year ended 30 June 2012, the Fund property was subject to external valuation. The Trust property portfolio was subject to external valuation of 80%, with the remaining 20% subject to internal valuation.

The investment property is carried at the directors' determination of fair value and is based on independent valuation. The determination of fair value includes reference to the original acquisition cost together with capital expenditure since acquisition and either the latest full independent valuation, latest independent update or directors' valuation. Total acquisition costs include incidental costs of acquisition such as property taxes on acquisition, legal and professional fees and other acquisition related costs.

An independent valuation of the investment property is conducted annually. The key underlying assumptions contained within the independent and director valuations above are as follows:

- A weighted average capitalisation rate for the AHT investment property is 9.25% (2011: 8.95%)
- A rent review of 4% annually (2011:4%) for AHF only
- The current occupancy rate for the AHT hotel investment property is 72.1% (2011: 71.5%).

The independent and director valuations are based on common valuation methodologies including capitalisation and discounted cash flow approaches, which have regard to recent market sales evidence. Accordingly, the directors' valuations at 30 June 2012 have regards to market sales evidence in adopting a market valuation for each property including the key assumptions outlined.

The investment property is used as security for secured bank debt.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

13. TRADE AND OTHER PAYABLES

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
Trade creditors	857	1,705	-	971
Other creditors	1,526	2,001	18	6
Advance deposit	2,528	2,664	-	-
Goods and services tax	603	662	211	220
Accrued expenses	1,381	264	1,381	263
	6,895	7,296	1,610	1,460

14. PROVISIONS

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(a) Current				
Employee entitlements	548	522	-	-
Other	18	35	-	-
	566	557	-	-
(b) Non-current				
Employee entitlements	1,018	969	-	-
	1,018	969	-	-

15. INTEREST BEARING LOANS AND BORROWINGS

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(a) Current				
Loans from related parties ⁽⁴⁾⁽⁵⁾	8,865	5,255	8,865	5,255
	8,865	5,255	8,865	5,255
(b) Non-current				
Bank loans - A\$ ⁽¹⁾⁽³⁾	49,240	49,240	49,240	49,240
Bank loans - A\$ value of NZ\$ denominated loan ⁽²⁾⁽³⁾	20,020	19,739	20,020	19,739
Loans from related parties ⁽⁴⁾⁽⁵⁾	69,682	69,685	69,682	69,685
Loans from other parties ⁽⁶⁾	19,632	19,632	19,632	19,632
Less: Unamortised borrowing costs	(470)	(607)	(470)	(607)
	158,104	157,689	158,104	157,689

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

15. INTEREST BEARING LOANS AND BORROWINGS (continued)

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(c) Maturity profile of current and non-current interest bearing loans				
Due within one year	8,865	5,255	8,865	5,255
Due within two to five years	158,574	158,296	158,574	158,296
	167,439	163,551	167,439	163,551

The Fund and the Trust maintain a range of interest-bearing loans and borrowings. The sources of funding are spread over a number of counterparties and the terms of the instruments are negotiated to achieve a balance between capital availability and cost of debt.

(1) Bank loans – A\$ are provided by a major bank at floating interest rates. The loans are denominated in Australian dollars and the loan matures on 30 June 2014. The interest on floating rate borrowings is paid quarterly based on existing swap and yield rates quoted on the rate reset date. The bank loans are secured by a charge over the investment properties and certain property, plant and equipment as detailed in note 11 and note 12.

(2) Bank loan – NZ\$ is provided by a major bank at floating interest rate. The loan is denominated in New Zealand dollars and is secured by a charge over the hotel property plant and equipment in note 11. The interest on floating rate borrowings is paid quarterly based on existing swap and yield rates quoted on the rate reset date. The loan matures on 30 June 2014 and has a term to maturity of 2 years.

(3) AHF's weighted average interest rate as at 30 June 2012 was 8.1% (2011: 6.0%). Line fees on undrawn facilities contributed to 0.18% of the weighted average interest rate at 30 June 2012 (2011: 0.02%). AHF's weighted average interest rate excluding the undrawn facilities line fees as at 30 June 2012 was 7.9% (2011: 5.9%).

(4) Loans from related parties relate to fixed rate loans provided by Abacus Finance Pty Ltd to assist in funding the acquisition of hotels and provide working capital. The interest rate on the borrowings is 8% however the rate was reduced to 4.5% for the year. The loan matures in March 2016 and has a remaining term to maturity of 3.7 years. This loan ranks equally with other unitholders upon liquidation of AHF to the extent of a deficit/shortfall to issue price.

(5) Loans from related parties also include a further AUD \$10 million facility which was established with Abacus Finance Pty Ltd. The loan matures in July 2014 and has a term to maturity of 2.1 years. The interest rate on the borrowing was BBSY+3.25% p.a for the year.

(6) Loan from other parties is a fixed interest rate loan of 8% with the loan maturing in March 2016 and has a remaining term to maturity of 3.7 years.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

15. INTEREST BEARING LOANS AND BORROWINGS (continued)

(d) Financing facilities available

At reporting date, the following financing facilities had been negotiated and were available:

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
Total facilities - bank loans	78,646	78,261	78,646	78,261
Facilities used at reporting date - bank loans	(69,260)	(68,979)	(69,260)	(68,979)
Facilities unused at reporting date - bank loans	9,386	9,282	9,386	9,282

(e) Assets pledged as security

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
Non-current				
<i>First mortgage</i>				
Property, plant and equipment	148,456	143,087	142,803	137,108
Investment properties	13,250	12,500	13,250	12,500
Total assets pledged as security	161,706	155,587	156,053	149,608

(f) Defaults and breaches

During the current and prior years, there were no defaults or breaches on any of the loans.

16. FINANCIAL INSTRUMENTS

(i) Credit Risk

Credit Risk Exposures

The Fund's and the Trust's maximum exposure to credit risk at the reporting date was:

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
Receivables	3,238	2,860	4,049	5,008
Related party receivables	-	-	10,695	9,840
Cash and cash equivalents	9,990	9,407	6,208	5,407
	13,228	12,267	20,952	20,255

As at 30 June 2012, the Fund had the following concentrations of credit risk:

- Receivables: \$3.2 million represented by trading receivable by hotel operating companies in AHL.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

16. FINANCIAL INSTRUMENTS (continued)

(i) Credit Risk (continued)

The following table illustrates grouping of the Fund's and the Trust's trade receivables. As noted in disclosure note 3, the Fund and the Trust mitigate the exposure to this risk by evaluation of the credit submission before acceptance and ensuring consistent and timely monitoring of the financial instrument to identify any potential adverse changes in the credit quality:

CONSOLIDATED AHF					
	Total	Original term (1)	Extended term	Past due term (2)	Impaired
30 June 2012	\$'000	\$'000	\$'000	\$'000	\$'000
Trade and other receivables	3,249	2,740	442	67	-
less: provisioning	(11)	-	-	(11)	-
Total	3,238	2,740	442	56	-

(1) Terms are extended typically in recognition of hotel trading conditions (peak season) and agreement with vendors.

(2) For loans with past due terms all are less than one year old. Other than the provision raised, the Fund has assessed that the remaining debtors are still recoverable.

CONSOLIDATED AHF					
	Total	Original term	Extended term	Past due term (1)	Impaired
30 June 2011	\$'000	\$'000	\$'000	\$'000	\$'000
Trade and other receivables	2,877	1,993	728	156	-
less: provisioning	(17)	-	-	(17)	-
Total	2,860	1,993	728	139	-

(1) For loans with past due terms all are less than two years old. The Fund has assessed that these were still recoverable.

CONSOLIDATED AHT					
	Total	Original term	Extended term	Past due term	Impaired
30 June 2012	\$'000	\$'000	\$'000	\$'000	\$'000
Trade and other receivables	4,049	4,049	-	-	-
less: provisioning	-	-	-	-	-
Total	4,049	4,049	-	-	-

CONSOLIDATED AHT					
	Total	Original term	Extended term	Past due term	Impaired
30 June 2011	\$'000	\$'000	\$'000	\$'000	\$'000
Trade and other receivables	5,008	5,008	-	-	-
less: provisioning	-	-	-	-	-
Total	5,008	5,008	-	-	-

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

16. FINANCIAL INSTRUMENTS (continued)

(i) Credit Risk (continued)

The movement in the allowance for the impairment in respect of trade receivables during the year was as follows:

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
Balance at 1 July 2011	17	6	-	-
Impairment loss recognised	5	14	-	-
Impairment loss utilised	(11)	(3)	-	-
Balance at 30 June 2012	11	17	-	-

(ii) Liquidity Risk

The table below shows an analysis of the contractual maturities of key liabilities which forms part of the Fund's and the Trust's assessment of liquidity risk.

CONSOLIDATED AHF	Carrying Amount \$'000	Contractual cash flows \$'000	1 Year or less \$'000	Over 1 year to 5 years \$'000	Over 5 years \$'000
30 June 2012	\$'000	\$'000	\$'000	\$'000	\$'000
Liabilities					
Trade and other payables	6,895	6,895	6,895	-	-
Interest bearing loans and borrowings [#]	183,678	211,147	15,162	195,985	-
Total liabilities	190,573	218,042	22,057	195,985	-

Carrying amount includes fair value of derivative liabilities. Contractual cash flows includes contracted debt and net swap payments.

CONSOLIDATED AHF	Carrying Amount \$'000	Contractual cash flows \$'000	1 Year or less \$'000	Over 1 year to 5 years \$'000	Over 5 years \$'000
30 June 2011	\$'000	\$'000	\$'000	\$'000	\$'000
Liabilities					
Trade and other payables	7,296	7,296	7,296	-	-
Interest bearing loans and borrowings [#]	168,968	213,065	12,620	199,364	1,081
Total liabilities	176,264	220,361	19,916	199,364	1,081

Carrying amount includes fair value of derivative liabilities. Contractual cash flows includes contracted debt and net swap payments.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

16. FINANCIAL INSTRUMENTS (continued)

(ii) Liquidity Risk (continued)

CONSOLIDATED AHT	Carrying Amount	Contractual cash flows	1 Year or less	Over 1 year to 5 years	Over 5 years
30 June 2012	\$'000	\$'000	\$'000	\$'000	\$'000
Liabilities					
Trade and other payables	1,610	1,610	1,610	-	-
Interest bearing loans and borrowings [#]	183,678	211,147	15,162	195,985	-
Total liabilities	185,288	212,757	16,772	195,985	-

Carrying amount includes fair value of derivative liabilities. Contractual cash flows includes contracted debt and net swap payments.

CONSOLIDATED AHT	Carrying Amount	Contractual cash flows	1 Year or less	Over 1 year to 5 years	Over 5 years
30 June 2011	\$'000	\$'000	\$'000	\$'000	\$'000
Liabilities					
Trade and other payables	1,460	1,460	1,460	-	-
Interest bearing loans and borrowings [#]	168,968	213,065	12,620	199,364	1,081
Total liabilities	170,428	214,525	14,080	199,364	1,081

Carrying amount includes fair value of derivative liabilities. Contractual cash flows includes contracted debt and net swap payments.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

16. FINANCIAL INSTRUMENTS (continued)

(iii) Currency Risk

The following table shows the Fund's and the Trust's investments denominated in a foreign currency.

	NZD	
	2012	2011
CONSOLIDATED	\$'000	\$'000
Assets		
Cash at bank	6,208	2,563
Total assets	6,208	2,563

	NZD	
	2012	2011
CONSOLIDATED	\$'000	\$'000
Liabilities		
Interest bearing loans and borrowings	25,568	25,568
Total liabilities	25,568	25,568

The Fund and the Trust borrow loan funds in New Zealand dollars to substantially match the foreign currency property asset value exposure with a corresponding foreign currency liability and therefore expects to substantially mitigate the foreign currency risk on its New Zealand denominated asset values.

The following sensitivity is based on the foreign currency risk exposures in existence at the balance sheet date.

At 30 June 2012, had the Australian Dollar moved, as illustrated in the table below, with all other variables held constant, post tax profit and equity would have been affected as follows:

Judgements of reasonably possible movements:	Post tax profit		Equity	
	Higher/(lower)		Higher/(lower)	
	2012	2011	2012	2011
	\$'000	\$'000	\$'000	\$'000
Consolidated				
AUD/NZD +10%	(428)	(180)	-	-
AUD/NZD -10%	523	219	-	-

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

16. FINANCIAL INSTRUMENTS (continued)

(iv) Interest rate risk

The Fund's exposure to interest rate risk and the effective weighted average interest rates for each class of financial asset and financial liability are:

CONSOLIDATED AHF						
	Floating interest rate	Fixed interest less than 1 year	Fixed interest 1 to 5 years	Fixed interest over 5 years	Non interest bearing	Total
30-Jun-12	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Financial Assets						
Cash & cash equivalents	9,990	-	-	-	-	9,990
Receivables	-	-	-	-	3,238	3,238
Total financial assets	9,990	-	-	-	3,238	13,228
Weighted average interest rate	2.19%					
Financial liabilities						
Interest bearing liabilities - bank	68,790	-	-	-	-	68,790
Related party loans	-	8,865	89,314	-	-	98,179
Derivatives	-	-	-	-	16,709	16,709
Payables	-	-	-	-	6,895	6,895
Total financial liabilities	68,790	8,865	89,314	-	23,604	190,573
Notional principal swap balance maturities*	-	-	42,942	-	-	42,942
Weighted average interest rate on drawn bank debt*	8.10%					

CONSOLIDATED AHF						
	Floating interest rate	Fixed interest less than 1 year	Fixed interest 1 to 5 years	Fixed interest over 5 years	Non interest bearing	Total
30-Jun-11	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Financial Assets						
Cash & cash equivalents	9,407	-	-	-	-	9,407
Receivables	-	-	-	-	3,192	3,192
Total financial assets	9,407	-	-	-	3,192	12,599
Weighted average interest rate	3.55%					
Financial liabilities						
Interest bearing liabilities - bank	68,372	-	-	-	-	68,372
Related party loans	-	5,255	89,317	-	-	94,572
Derivatives	-	-	-	-	6,024	6,024
Payables	-	-	-	-	7,296	7,296
Total financial liabilities	68,372	5,255	89,317	-	13,320	176,264
Notional principal swap balance maturities*	-	-	46,803	-	-	46,803
Weighted average interest rate on drawn bank debt*	6.00%					

* As at 30 June

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

16. FINANCIAL INSTRUMENTS (continued)

(iv) Interest rate risk (continued)

The Trust's exposure to interest rate risk and the effective weighted average interest rates for each class of financial asset and financial liability are:

CONSOLIDATED AHT						
	Floating interest rate	Fixed interest less than 1 year	Fixed interest 1 to 5 years	Fixed interest over 5 years	Non interest bearing	Total
30-Jun-12	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Financial Assets						
Cash & cash equivalents	6,208	-	-	-	-	6,208
Receivables	-	-	-	-	4,049	4,049
Total financial assets	6,208	-	-	-	4,049	10,257
Weighted average interest rate	1.93%					
Financial liabilities						
Interest bearing liabilities - bank	68,790	-	-	-	-	68,790
Related party loans	-	8,865	89,314	-	-	98,179
Derivatives	-	-	-	-	16,709	16,709
Payables	-	-	-	-	1,610	1,610
Total financial liabilities	68,790	8,865	89,314	-	18,319	185,288
Notional principal swap balance maturities*	-	-	42,942	-	-	42,942
Weighted average interest rate on drawn bank debt*	8.10%					

CONSOLIDATED AHT						
	Floating interest rate	Fixed interest less than 1 year	Fixed interest 1 to 5 years	Fixed interest over 5 years	Non interest bearing	Total
30-Jun-11	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Financial Assets						
Cash & cash equivalents	5,407	-	-	-	-	5,407
Receivables	-	-	-	-	5,081	5,081
Total financial assets	5,407	-	-	-	5,081	10,488
Weighted average interest rate	3.50%					
Financial liabilities						
Interest bearing liabilities - bank	68,372	-	-	-	-	68,372
Related party loans	-	5,255	89,317	-	-	94,572
Derivatives	-	-	-	-	6,024	6,024
Payables	-	-	-	-	1,460	1,460
Total financial liabilities	68,372	5,255	89,317	-	7,484	170,428
Notional principal swap balance maturities*	-	-	46,803	-	-	46,803
Weighted average interest rate on drawn bank debt*	6.00%					

*As at 30 June

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

16. FINANCIAL INSTRUMENTS (continued)

(iv) Interest rate risk (continued)

Summarised interest rate sensitivity analysis

The table below illustrates the potential impact a change in interest rate by +/- 1% would have had on the Fund's profit and equity on a pre-tax basis:

CONSOLIDATED AHF	Carrying amount Floating \$'000	-1%		1%	
		Profit	Equity	Profit	Equity
		\$'000	\$'000	\$'000	\$'000
30 June 2012					
Financial assets	9,990	(100)	-	100	-
Financial liabilities	43,027	(6,614)	-	4,795	-

CONSOLIDATED AHF	Carrying amount Floating \$'000	-1%		1%	
		Profit	Equity	Profit	Equity
		\$'000	\$'000	\$'000	\$'000
30 June 2011					
Financial assets	9,407	(94)	-	94	-
Financial liabilities	28,200	(5,318)	-	3,640	-

The table below illustrates the potential impact a change in interest rate by +/- 1% would have had on the Trust's profit and equity on a pre-tax basis:

CONSOLIDATED AHT	Carrying amount Floating \$'000	-1%		1%	
		Profit	Equity	Profit	Equity
		\$'000	\$'000	\$'000	\$'000
30 June 2012					
Financial assets	6,208	(62)	-	62	-
Financial liabilities	43,027	(6,614)	-	4,795	-

CONSOLIDATED AHT	Carrying amount Floating \$'000	-1%		1%	
		Profit	Equity	Profit	Equity
		\$'000	\$'000	\$'000	\$'000
30 June 2011					
Financial assets	5,407	(54)	-	54	-
Financial liabilities	28,200	(5,318)	-	3,640	-

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

16. FINANCIAL INSTRUMENTS (continued)

(v) Fair values

The fair value of the Fund's and the Trust's financial assets and liabilities are approximately equal to that of their carrying values.

As at 30 June 2012, the Fund and the Trust have adopted the amendment to AASB 7 Financial Instruments: Disclosures which requires the classification of fair value measurements into the following hierarchy:

- (a) Level 1 Quoted prices (unadjusted) in active market for identical assets or liabilities;
- (b) Level 2 Inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- (c) Level 3 Inputs for the asset or liability that are not based on observable market data.

The following table presents the Fund's and Trust's assets and liabilities measured and recognised as at fair value at 30 June 2012. Comparative information has not been provided as permitted by the transitional provisions of the new amendments.

	Level 1 2012 \$'000	Level 2 2012 \$'000	Level 3 2012 \$'000	Total 2012 \$'000
CONSOLIDATED				
Non-current				
Derivative liabilities	-	16,709	-	16,709
Total non-current	-	16,709	-	16,709

There were no transfers between levels 1,2 and 3 during the year.

	Level 1 2011 \$'000	Level 2 2011 \$'000	Level 3 2011 \$'000	Total 2011 \$'000
CONSOLIDATED				
Non-current				
Derivative liabilities	-	6,024	-	6,024
Total non-current	-	6,024	-	6,024

There were no transfers between levels 1,2 and 3 during the year.

Determination of fair value

The fair value of interest rate swaps is determined using a generally accepted pricing model on a discounted cash flow analysis using assumptions supported by observable market rates.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

17. CONTRIBUTED EQUITY

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
(a) Issued securities				
Issued securities	45,611	45,611	43,152	43,152
Total contributed equity	45,611	45,611	43,152	43,152

(b) Movement in stapled securities on issue

	AHF Issued securities		AHT Issued units	
	Number '000	Value '000	Number '000	Value '000
At 1 July 2011	49,039	45,611	49,039	43,152
Securities on issue at 30 June 2012	49,039	45,611	49,039	43,152

TERMS AND CONDITIONS OF STAPLED SECURITIES

Each security confers upon the security holder an equal interest in the Fund and the Trust, and is of equal value. A security does not confer any interest in any particular asset or investment of the scheme. security holders have various rights under the Constitution and the Corporations Act 2001, including the right to:

- Receive income distributions;
- Attend and vote at meetings of security holders;
- Participate in the termination and winding up of the scheme;

The Abacus working capital loan ranks equally with other securityholders upon liquidation of AHF and AHT to the extent of a deficit/shortfall to issue price.

18. CAPITAL MANAGEMENT

The Fund and Trust seek to manage its capital requirements through a mix of debt and equity funding. It also ensures that Fund and Trust entities comply with capital and distribution requirements of their constitutions and/or Fund and Trust deeds, the capital requirements of relevant regulatory authorities and continue to operate as going concerns. The Fund and Trust also protect their equity in assets by taking out insurance.

The Fund and Trust assess the adequacy of its capital requirements, cost of capital and gearing (i.e. debt/equity mix) as part of its broader strategic plan. In addition to tracking actual against budgeted performance, the Fund and Trust routinely review their capital structure to ensure sufficient funds and financing facilities, on a cost effective basis are available to implement the Fund's and Trust's strategy that adequate financing facilities are maintained and distributions to members are made within the stated distribution guidance (i.e. distributions are paid out of operating cashflows and to the extent where necessary, Abacus Finance Pty Limited will defer the payment of interest on its Working Capital Facility and/or management fees to support the distribution).

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

18. CAPITAL MANAGEMENT (continued)

The Fund and Trust seek to manage its capital requirements through a mix of debt and equity funding. It also ensures that Fund and Trust entities comply with capital and distribution requirements of their constitutions and/or Fund and Trust deeds, the capital requirements of relevant regulatory authorities and continue to operate as going concerns. The Fund and Trust also protect their equity in assets by taking out insurance.

The Fund and Trust assess the adequacy of its capital requirements, cost of capital and gearing (i.e. debt/equity mix) as part of its broader strategic plan. In addition to tracking actual against budgeted performance, the Fund and Trust routinely review their capital structure to ensure sufficient funds and financing facilities, on a cost effective basis are available to implement the Fund’s and Trust’s strategy that adequate financing facilities are maintained and distributions to members are made within the stated distribution guidance (i.e. distributions are paid out of operating cash flows and to the extent where necessary, Abacus Finance Pty Limited will defer the payment of interest on its Working Capital Facility and/or management fees to support the distribution).

The Fund and Trust actively manage its capital via the following strategies: issuing new stapled securities, activating its distribution reinvestment plan, adjusting the amount of distributions paid to members, activating a security buyback program, divesting assets, active management of the Fund’s and the Trust’s fixed rate swaps or (where practical) recalibrating the timing of transactions and capital expenditure so as to avoid a concentration of net cash outflows.

A summary of the AHF’s and the AHT’s key banking covenants is set out below. It is recognised that falling property prices could place pressure on compliance with the LVR. With financial support from APG to the extent necessary, AHF and AHT anticipate managing its covenant compliance by effecting the strategies set out above.

Covenant	Measure	Key details
Nature of facilities	Secured, non recourse	The Fund and the Trust have no unsecured facilities
LVR	≤55%	Draw Loan less cash secured / Bank accepted valuations
ICR	≥1.5	Underlying EBITDA (ex fair value P&L)/ Interest expense (including fixed rate swaps and excluding Abacus working capital interest)

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

19. RELATED PARTY DISCLOSURES

Information required to be disclosed concerning relationships, transactions and balances with related parties of the Fund and the Trust is set out in this note unless disclosed elsewhere in this financial report.

The Fund and the Trust form part of the AHF and the related party disclosures for the Fund have the same applicability to it. As such while the related party disclosures make reference to the Fund, they also relate to the Fund and the Trust.

(a) Subsidiaries

The consolidated financial statements include the financial statements of the following entities:

Entity	Equity interest	
	2012 %	2011 %
<i>Abacus Hospitality Limited and its subsidiaries:</i>		
Abacus Tradewinds Operating Company Pty Ltd	100	100
Abacus Chateau Pty Ltd	100	100
Abacus Twin Waters Resort Pty Ltd	100	100
Abacus Market Street Hotel Pty Ltd	-	100
Abacus Gladstone Hotel Pty Ltd	-	100
Abacus Townsville Hotel Pty Ltd	-	100
Abacus Matson Holding Pty Ltd	100	100
<i>Abacus Hospitality Trust and its subsidiaries</i>		
Abacus Tradewinds Trust	100	100
Abacus Chateau Trust	100	100
Abacus Twin Waters Resort Trust	100	100
Abacus Gladstone Hotel Trust	-	100
Abacus Townsville Hotel Trust	-	100
Abacus Market Street Hotel Trust	-	100
Abacus Diplomat Hotel Trust	100	100
Abacus Matson Resort Trust	100	100

(b) Responsible Entity

The Responsible Entity of AHF is AFML, an Australian Financial Services License holder whose immediate and ultimate holding company is AGHL. Transactions between the Fund and the Responsible Entity result from normal dealings with that company as the Fund's Responsible Entity.

(c) Key Management Personnel

Details of key management personnel are disclosed in Note 20.

(d) Director-related entity transactions

No transactions with directors occurred during the year.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

19. RELATED PARTY DISCLOSURES (continued)

(e) Transactions with related parties

	AHF Consolidated 2012 \$'000	AHF Consolidated 2011 \$'000	AHT Consolidated 2012 \$'000	AHT Consolidated 2011 \$'000
Transactions with related parties other than associates and joint ventures				
Expense				
Management fee	1,629	1,625	1,629	1,625
Other fees	968	336	968	336
Other transactions				
Balance of loan advanced from related party	72,912	71,234	72,912	71,234
Loan repayments to related party	(1,867)	-	(1,867)	-
Debt forgiveness	-	(11,000)	-	(11,000)
Interest expense of loan from related party	3,548	4,180	3,548	4,180
Loan received from related party	-	11,422	-	11,422

Terms and conditions of transactions

Sales and fees to and purchases and fees charged from related parties are made in arm's length transactions both at normal market prices and on normal commercial terms.

Outstanding balances at year-end are unsecured and settlement occurs in cash.

No provision for doubtful debts has been recognised or bad debts incurred with respect to amounts payable or receivable from related parties during the year.

(f) Fees

AFML provides management and investment accounting services to the Fund.

All costs associated with the provision of investment accounting services are paid for by the Responsible Entity, and are conducted on normal commercial terms and conditions.

The Responsible Entity receives all management fees that have been paid by the Fund during the year. In accordance with Fund's offer document and constitution, the Responsible Entity is entitled to receive a management fee of 0.85% of the total assets of the fund per annum under the terms of the Constitution. The fees are paid on a monthly basis. Total fees paid to the Responsible Entity during the year for management of the Fund were \$1.6 million (2011: \$1.6 million).

Also in accordance with the terms in the Fund's offer document and constitution, the Responsible Entity is entitled to receive property transaction, fund establishment and capital raising fees. AHF didn't pay any property acquisition, fund establishment and capital raising fees to the Responsible Entity million for the year ended 30 June 2012 (2011:\$ nil).

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

20. KEY MANAGEMENT PERSONNEL

(a) Details of Key Management Personnel

(i) Directors

John Thame	Chairman (Non-executive)
Frank Wolf	Managing Director
William Bartlett	Non-executive Director
David Bastian	Non-executive Director
Malcolm Irving	Non-executive Director
Len Lloyd	Executive Director
Myra Salkinder	Non-executive Director

(ii) Executives

E Varejes	Chief Operating Officer and Company Secretary
R. de Aboitiz	Chief Financial Officer
J. L'Estrange	Director - Property Ventures
P. Strain	Director - Property

(b) Compensation details of Key Management Personnel

No amount is paid by the Fund and the Trust directly to the Directors of the Responsible Entity. Consequently, no compensation as defined in AASB 124 "Related Party Disclosures" is paid by the Fund to the Directors as Key Management Personnel.

(c) Other related entity transactions

In addition to the Directors note above, Abacus Funds Management Limited, the Responsible Entity of the Trust is considered to be Key Management Personnel with the authority for the strategic direction and management of the Trust.

Compensation is paid to the Responsible Entity in the form of fees and is disclosed in note 19(f).

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

21. COMMITMENTS AND CONTINGENCIES

There are no contingent liabilities referable to AHF and AHT at 30 June 2012.

Information required to be disclosed concerning relationships, transactions and balances with related parties of the Fund is set out in this note unless disclosed elsewhere in this financial report.

The Company forms part of AHF and the related party disclosures for the Fund has the same applicability to it. As such while the related party disclosures make reference to the Fund, they also relate to the Company.

22. AUDITOR'S REMUNERATION

The auditor of the Fund and the Trust is Ernst & Young.

	AHF Consolidated 30 June 2012 \$	AHF Consolidated 30 June 2011 \$	AHT Consolidated 30 June 2012 \$	AHT Consolidated 30 June 2011 \$
Amounts received or due and receivable by Ernst & Young Australia for:				
- an audit of the financial report of the entity and any other entity in the consolidated entity	91,000	91,000	10,500	10,500

23. SUPERANNUATION COMMITMENTS

The Fund sponsors accumulation style superannuation funds and plans to provide retirement benefits to its employees. There are no unfunded liabilities in respect of these superannuation funds and plans at 30 June 2012. The Fund does not sponsor defined benefit style superannuation funds and plans.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

24. PARENT ENTITY DISCLOSURE

	AHF PARENT 2012 \$'000	AHF PARENT 2011 \$'000	AHT PARENT 2012 \$'000	AHT PARENT 2011 \$'000
Results of the parent entity				
Profit/(loss) for the year	(761)	(1)	(14,864)	7,425
Other comprehensive income	-	-	-	-
Total comprehensive income for the year	(761)	(1)	(14,864)	7,425
Financial position of the parent entity at year end				
Current assets	-	-	6,699	6,712
Total assets	1,410	814	166,452	119,479
Current liabilities	1,902	544	10,083	6,245
Total liabilities	1,952	594	185,365	121,325
Net assets	(542)	220	(18,913)	(1,846)
Total equity of the parent entity comprising of:				
Issued capital	2,458	2,458	43,152	43,152
Retained earnings/(accumulated losses)	(3,000)	(2,238)	(62,065)	(44,998)
Total equity	(542)	220	(18,913)	(1,846)

Parent Entity contingencies

There are no contingencies with the parent entity as at 30 June 2012 (2011: \$Nil).

Parent Entity capital commitments

The parent entity has not entered into any capital commitments as at 30 June 2012 (2011: \$Nil).

Parent Entity guarantees in respect of debts of its subsidiaries

The parent entity has entered into a Deed of Cross Guarantee with the effect that the Company guarantees debts in respect of its subsidiaries.

Further details of the Deed of Cross Guarantee and the subsidiaries subject to the deed are disclosed in Note 25.

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

25. DEED OF CROSS GUARANTEE

AHL and one of its wholly-owned companies (the “Closed Group”) –Abacus Twin Waters Resort Pty Limited, are parties to a Deed of Cross Guarantee (the “Deed”). The effect of the Deed is that the members of the Closed Group guarantee to each creditor, payment in full of any debt, in the event of winding up of any of the members under certain provisions of the Corporations Act 2001.

ASIC Class Order 98/1418 (as amended) dated 13 August 1998, provided relief to parties to the Deed from the Corporations Act 2001 requirements for preparation, audit and lodgement of financial reports and Directors’ reports, subject to certain conditions as set out therein. This Class Order does not apply to trusts.

Pursuant to the requirements of this Class order, a summarised consolidated Income Statement for the year ended 30 June 2012 and Balance Sheet as at 30 June 2012, comprising the members of the closed Group after eliminating all transactions between members are set out as bellows:

	CLOSED GROUP	
	2012	2011
	\$'000	\$'000
Summarised Income Statement		
Loss before income tax benefit	(1,658)	(915)
Income tax benefit	260	268
Profit/(loss) for the year	(1,398)	(647)

NOTES TO THE FINANCIAL STATEMENTS

30 JUNE 2012

25. DEED OF CROSS GUARANTEE (continued)

	CLOSED GROUP	
	2012	2011
	\$'000	\$'000
CURRENT ASSETS		
Cash and cash equivalents	1,840	1,479
Trade and other receivables	399	383
Other assets	316	346
TOTAL CURRENT ASSETS	2,555	2,208
NON-CURRENT ASSETS		
Hotel Property, plant and equipment	2,289	2,278
Deferred tax assets	1,585	1,180
Investment in controlled entities	811	811
TOTAL NON-CURRENT ASSETS	4,685	4,269
TOTAL ASSETS	7,240	6,477
CURRENT LIABILITIES		
Trade and other payables	8,511	6,787
Provisions	334	333
TOTAL CURRENT LIABILITIES	8,845	7,120
NON-CURRENT LIABILITIES		
Deferred tax liabilities	191	234
Provisions	379	339
TOTAL NON-CURRENT LIABILITIES	570	573
TOTAL LIABILITIES	9,415	7,693
NET ASSETS	(2,175)	(1,216)
CLOSED GROUP		
	2012	2011
	\$'000	\$'000
EQUITY		
Contributed equity	2,459	2,459
Accumulated losses	(4,634)	(3,675)
TOTAL EQUITY	(2,175)	(1,216)

26. EVENTS AFTER THE BALANCE SHEET DATE

Other than as disclosed in this report and to the knowledge of directors, there has been no other matter or circumstance that has arisen since the end of the financial year that has or may affect the Fund's and the Trust's operations in future financial years, the results of those operations or the Fund's and the Trust's state of affairs in future financial years.

DIRECTORS' DECLARATION

In accordance with a resolution of the Directors of Abacus Hospitality Limited and Abacus Funds Management Limited, we state that:

In the opinion of the directors:

- a. the financial statements, notes and the additional disclosures included in the directors' report designated as audited, of the Fund and the Trust and their consolidated entities are in accordance with the Corporations Act 2001, including:
 - (i) giving a true and fair view of the Fund's and the Trust's consolidated entity's financial position as at 30 June 2012 and of their performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards (including Australian Accounting Interpretations) and the Corporations Regulations 2001;
- b. the financial report also complies with International Financial Reporting Standards as disclosed in Note 2(b); and
- c. there are reasonable grounds to believe that the Fund and the Trust will be able to pay their debts as and when they become due and payable. The Fund and the Trust have received an undertaking of support from AGHL.

On behalf of the Board



John Thame
Chairman
Sydney, 28 August 2012



Frank Wolf
Managing Director

Independent auditor's report to the security holders of Abacus Hospitality Fund

Abacus Hospitality Fund (the 'Fund') comprises Abacus Hospitality Limited (the 'Company') and the entities it controlled at the year's end or from time to time during the financial year and Abacus Hospitality Trust (the 'Trust') and the entities it controlled at the year's end or from time to time during the financial year.

Report on the financial report

We have audited the accompanying financial report of Abacus Hospitality Fund, which comprises the consolidated statements of financial position as at 30 June 2012, and the consolidated income statements, consolidated statements of other comprehensive income, consolidated statements of changes in equity and consolidated cash flow statements for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration of the Fund.

Directors' responsibility for the financial report

The directors of the Company and the directors of Abacus Funds Management Limited as Responsible Entity for the Trust (collectively referred to as 'the Directors') 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 controls as the directors determine are necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In Note 2(b), 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 judgment, 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 controls relevant to the consolidated entity's preparation and fair presentation of the financial report 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 consolidated entity's internal controls. 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 have given to the directors of the company and the Responsible Entity a written Auditor's Independence Declaration, a copy of which follows the directors' report.

Opinion

In our opinion:

- a. the financial report of Abacus Hospitality Fund is in accordance with the *Corporations Act 2001*, including:
 - i giving a true and fair view of the Fund and Trust's financial position as at 30 June 2012 and of their 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 2(b).

A handwritten signature in black ink that reads 'Ernst & Young' in a cursive, stylized script.

Ernst & Young

A handwritten signature in black ink that reads 'K. Zdrilic' in a cursive, stylized script.

K. Zdrilic
Partner
Sydney
28 August 2012