



*The*  
*Metropolitan Collection* – **BRISBANE**  
**PROPERTY TRUST**

**financial statements for the half year ended  
December 31, 2000**

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**THE METROPOLITAN COLLECTION - BRISBANE PROPERTY TRUST**  
**PROFIT & LOSS ACCOUNT**  
**FOR THE HALF YEAR ENDED DECEMBER 31, 2000**

	Note	Half Year Ended December 2000 \$	Year Ended June 2000 \$
Operating profit/(loss) before income tax	2	(7,011)	(58,549)
Income tax expense attributable to operating profit	3	-	-
Operating profit/(loss) after income tax		(7,011)	(58,549)
Accumulated losses at the beginning of the period		(216,832)	(158,283)
Accumulated profit/(losses) at the end of the half year/financial year attributable to unitholders		(223,843)	(216,832)

**BALANCE SHEET**  
**AS AT DECEMBER 31, 2000**

	Note	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>TRUST CAPITAL</b>			
Unit Capital		7,570,000	7,570,000
Distributions to Unitholders		(1,204,891)	(839,008)
Accumulated Losses		(223,843)	(216,832)
<b>TOTAL TRUST FUNDS</b>		<u>6,141,266</u>	<u>6,514,160</u>
<b>CURRENT ASSETS</b>			
Cash	4	40	55
<b>TOTAL CURRENT ASSETS</b>		<u>40</u>	<u>55</u>
<b>NON-CURRENT ASSETS</b>			
Investments	5	6,148,516	6,520,835
Other Assets	6	1,125	1,125
<b>TOTAL NON-CURRENT ASSETS</b>		<u>6,149,641</u>	<u>6,521,960</u>
<b>TOTAL ASSETS</b>		<u>6,149,681</u>	<u>6,522,015</u>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	7	8,415	7,855
<b>TOTAL CURRENT LIABILITIES</b>		<u>8,415</u>	<u>7,855</u>
<b>TOTAL LIABILITIES</b>		<u>8,415</u>	<u>7,855</u>
<b>NET ASSETS/(DEFICIT)</b>		<u>6,141,266</u>	<u>6,514,160</u>

*To be read in conjunction with the attached notes*

**THE METROPOLITAN COLLECTION - BRISBANE PROPERTY TRUST**  
**STATEMENT OF CASH FLOWS**  
**FOR THE HALF YEAR ENDED DECEMBER 31, 2000**

	Note	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Distributions Received		365,993	719,340
Interest Received			8
Payments to Suppliers		<u>(125)</u>	<u>(4,295)</u>
		<u>365,868</u>	<u>715,053</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchase of Investment		<u>-</u>	<u>-</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from issue of units		-	-
Expenses paid by related entity		-	2,595
Registry Establishment Costs		-	-
Distributions to Unitholders		<u>(365,883)</u>	<u>(720,179)</u>
Net cash provided by financing activities		<u>(365,883)</u>	<u>(717,584)</u>
Net increase (decrease) in cash held		<u>(15)</u>	<u>(2,531)</u>
Cash at beginning		55	2,586
Cash at December 31, 2000	8	<u>40</u>	<u>55</u>

*To be read in conjunction with the attached notes*

**THE METROPOLITAN COLLECTION - BRISBANE PROPERTY TRUST**  
**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE HALF YEAR ENDED DECEMBER 31, 2000**



**NOTE 1: BASIS OF PREPARATION OF HALF-YEAR FINANCIAL REPORT**

These general purpose financial statements for the half-year ended December 31, 2000 have been prepared in accordance with Accounting Standard AASB 1029: Half Year Accounts and Consolidated Accounts, other mandatory professional reporting requirements (Urgent Issues Group Consensus Views) and the Corporations Law. It is recommended that this report should be read in conjunction with the Annual Report for the year ended June 30, 2000.

The following is a summary of the material policies adopted by the syndicate in the preparation of the financial statements.

**(a) Income & Expenditure**

Property and other income and expenditure are accounted for on an accrual basis.

**(b) Investments**

Investments are brought to account at cost or at Trustee's valuation. The carrying amount of investments is reviewed annually by the trustee's to ensure it is not in excess of the recoverable amount of these investments. The recoverable amount is assessed from the underlying net assets in the Metropolitan Collection - Brisbane Syndicate.

**(c) Income Tax**

The trust adopts the liability method of tax effect accounting whereby the income tax expenses shown in the profit and loss account is based on the operating profit before income tax adjusted for any permanent differences and distributions of taxable income to beneficiaries. No liability has been raised for income tax as it is unlikely that any taxable income will be retained by the trust in 2001.

**(d) Cash**

For the purpose of the Statement of Cashflows, Cash includes Cash at Bank.

**(e) Comparatives**

Comparatives for Profit and Loss Accounts and Statement of Cashflows for the half year ended December 31, 1999 have not been provided as this is the first time that half year accounts have been prepared.

	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>NOTE 2: OPERATING RESULT</b>		
Share of Loss from the Metropolitan Collection – Brisbane Syndicate	(6,325)	(53,712)
Add: Expenses from operations	(686)	(4,837)
Operating Loss	<u>(7,011)</u>	<u>(58,549)</u>

**NOTE 3: INCOME TAX EXPENSE**

The prima facia tax on operating profit is reconciled to the income tax provided in the accounts as follows:

Prima facia tax payable on operating profit before	-	-
Income tax at 48.5%	-	-
Tax effect of:		
Income distributed to beneficiaries	-	-
Income tax expense	<u>-</u>	<u>-</u>

**THE METROPOLITAN COLLECTION - BRISBANE PROPERTY TRUST**  
**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE HALF YEAR ENDED DECEMBER 31, 2000**



	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>NOTE 4: CASH</b>		
Cash at Bank – National Australia Bank Account	40	55
	<u>40</u>	<u>55</u>
<b>NOTE 5: INVESTMENTS</b>		
Interest in the Metropolitan Collection – Brisbane Syndicate	6,520,835	6,520,835
	<u>6,520,835</u>	<u>6,520,835</u>
<p>The value of the trust's investment in the Metropolitan Collection - Brisbane Syndicate includes reductions to recognise the Trust's share of the Syndicate profit/(loss) for the period and the distributions received from the Syndicate for the period which represent a return on capital</p>		
Initial investment	7,570,000	7,570,000
Distributions from the Metropolitan Collection - Brisbane Syndicate	(1,204,506)	(839,198)
Share of Syndicate profit/(loss)	(216,978)	(209,967)
	<u>6,148,516</u>	<u>6,520,835</u>
<b>NOTE 6: OTHER ASSETS</b>		
Registry Establishment Costs	1,500	1,500
Less Accumulated Amortisation	375	375
	<u>1,125</u>	<u>1,125</u>
<b>NOTE 7: ACCOUNTS PAYABLE</b>		
<b>Current</b>		
Trade Creditors & Accruals	410	2,000
Other Creditor – Metropolitan Collection – Brisbane Syndicate	8,005	5,855
	<u>8,415</u>	<u>7,855</u>

**THE METROPOLITAN COLLECTION - BRISBANE PROPERTY TRUST  
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE HALF YEAR ENDED DECEMBER 31, 2000**



	2000 December \$	2000 June \$
<b>NOTE 8: NOTES TO THE STATEMENT OF CASH FLOWS</b>		
<b>Reconciliation of Cash</b>		
Cash at the end of financial year as shown in The Statement of Cash Flows is reconciled to the related items in the balance sheet as follows:		
Cash at Bank	<u>40</u>	<u>55</u>
	40	55
<b>Reconciliation of Net Cash provided by Operating Activities to Operating Profit after Income Tax</b>		
Operating Profit (Loss) after Income Tax	(7,011)	(58,549)
Non Cash Flows in Operating Profit:		
Amortisation – Registry Establishment Cost	-	300
Diminution in Investments	372,319	774,081
Changes in Assets and Liabilities:		
Increase (Decrease) in Accrued Expenses	<u>560</u>	<u>(779)</u>
<b>Net Cash Provided by Operating Activities</b>	<u>365,868</u>	<u>715,053</u>

**NOTE 9: EVENTS SUBSEQUENT TO BALANCE DATE**

Since December 31, 2000, the Trust has received Distributions from the Metropolitan Collection – Brisbane Syndicate for the months of January and February 2001 totalling \$61,191 and \$61,191 respectively (June \$59,959 and July \$61,191).

**NOTE 10: OTHER STATUTORY INFORMATION**

- (a) The Trust was deemed to have commenced operations on the Commencement Date, being February 1, 1999 (the date of receipt by the Trustee of the first Contribution). Under the Trust Deed the property cannot be held for more than eight years from April 1, 1999 unless all of the Unitholders agree that it should be retained for a further period.
- (b) No earnings have been capitalised and used in writing down the book value of the Trust's investment.
- (c) There were no transfers to reserves during the period to which these financial statements relate.
- (d) The Metropolitan Collection Trust converted as at 27 June, 2000 (the conversion date) to a registered managed investment scheme under the Managed Investments Act 1998. Trust Company of Australia Limited retired as Trustee of the Trust and was appointed Custodian of all assets of the Metropolitan Collection Trust as at conversion date. Property Funds Australia Limited is now the single responsible entity of the Metropolitan Collection Trust.
- (e) There were no disposals of property in the period to which these financial statements relate.



**NOTE 10: OTHER STATUTORY INFORMATION CON'T**

- (f) As at December 31, 2000 the Manager and associates held 0.03% of total investors capital in the Trust which were fully paid for.
- (g) Book value of the net tangible assets of the Trust at December 31, 2000 \$6,141,266 (June 30, 2000 is \$6,514,160). Each Unitholder's interest in the book value of the net tangible assets of the Trust is in the proportion of each Unitholder's percentage share in the Trust.

**NOTE 11: RELATED PARTY TRANSACTIONS**

- (i) Details of the Manager and the Trustee/Nominee are as follows:-

**Manager**

Property Funds Australia Limited ACN 078 199 569

Directors who held office during the period were -

R M Keown, C A Morton, A N Douglas, C D Schultz, D J Conquest

**Trustee/Nominee**

Trust Company of Australia Limited ACN 004 027 749

Directors who held office during the period were -

James G M Moffat (Chairman), John M Stanham (Vice Chairman),

Hon. Anthony A Street, Warren J McLeland, Bruce G Barker,

Jonathan W Sweeney, Robert D Jeremy, Robert G Lloyd

- (ii) In the context of the Trust, no transactions occurred with related parties to the Manager or the Trustee. Such transactions did occur in relation to related parties of the Manager for the Metropolitan Collection - Brisbane Syndicate in which the Trust holds a 45.60% interest (see the Metropolitan Collection - Brisbane Syndicate Financial Statements).

**NOTE 12: FINANCIAL INSTRUMENTS**

- (a) **Interest Rate Risk**

The Trust's exposure to interest rate risk, which is the risk that the Trust debt will fluctuate as a result of changes in market interest rates, and the effective weighted average interest rates on the classes of financial assets and financial liabilities, is as follows:



**NOTE 12: FINANCIAL INSTRUMENTS CON'T**

**(b) Net Fair Values**

The net fair values of all financial assets and liabilities approximates their carrying values.

	Weighted Average Effective Interest Rate		1 to 5 Years		Non - Interest Bearing		Total	
	31/12/2000	30/06/2000	31/12/2000	30/06/2000	31/12/2000	30/06/2000	31/12/2000	30/06/2000
Cash	5.5	5.5	40	55			40	55
Investments					6,520,835	6,520,835	6,520,835	6,520,835
<b>Total Financial Assets</b>			40	55	6,520,835	6,520,835	6,520,875	6,520,890
<b>Financial Liabilities</b>								
Trade & Sundry Creditors					8,415	7,855	8,415	7,855
<b>Total Financial Liabilities</b>					8,415	7,855	8,415	7,855



## DECLARATION BY THE DIRECTORS OF THE MANAGER



In the opinion of the Directors of Property Funds Australia Limited as Manager of The Metropolitan Collection – Brisbane Property Trust:

- (a) The accompanying financial statements and notes give a true and fair view of the Trust's financial position as at 31 December 2000 and its performance for the half year ended on that date in accordance with the Corporations Law, applicable Accounting Standards and the Trust Constitution dated 9 June, 2000;
- (b) In the director's opinion there are reasonable ground to believe that The Metropolitan Collection – Brisbane Property Trust will be able to pay its debts as and when they become due and payable.

Signed for and on behalf of the directors of Property Funds Australia Limited in accordance with a resolution of the Board.

C A Morton  
Managing Director

D J Conquest  
Director

Brisbane  
15 March, 2001

# THE METROPOLITAN COLLECTION - BRISBANE PROPERTY TRUST

## INDEPENDENT AUDIT REPORT TO UNITHOLDERS

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### SCOPE

We have reviewed the Financial Report of The Metropolitan Collection Trust for the half year ended 31 December, 2000 being the Directors' Declaration, Profit and Loss Statement, Balance Sheet, Statement of Cash Flows and Notes to and forming part of the financial statements. The Directors are responsible for the financial report. We have performed an independent review of the Financial Report in order to state whether, on the basis of the procedures described, anything has come to our attention that would indicate that the Financial Report is not presented fairly in accordance with Accounting Standard AASB1029 and other mandatory professional reporting requirements, and statutory requirements so as to present a view which is consistent with our understanding the trust's financial position, and performance as represented by the results of its operations and its cashflows, and in order for the trust to lodge the financial report with the Australian Securities and Investment Commission.

Our review has been conducted in accordance with Australian Auditing Standards applicable to review engagements. A review is limited primarily to inquiries of trust personnel and analytical procedures applied to the financial data. These procedures do not provide all the evidence that would be required in an audit, thus the level of assurance provided is less than given in an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

### STATEMENT

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of The Metropolitan Collection Trust is not in accordance with:

- (a) the Corporations Law; including:
  - (i) giving a true and fair view of the trust's financial position as at 31 December 2000 and of its performance for the half-year ended on that date; and
  - (ii) complying with Accounting Standard AASB1029 and the Corporations Regulations; and
- (b) other mandatory professional reporting requirements.

**BDO Kendalls**  
**Chartered Accountants**

*BDO Kendalls*  
.....

*Paul Gallagher*  
.....  
**Paul Gallagher**  
Partner

Brisbane: 16.3.2001.



*The*  
*Metropolitan Collection* – **BRISBANE**

**DIRECT PROPERTY INVESTMENT**

**interim report**  
**December 31, 2000**

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7. Independent Audit Report - Syndicate
8. Directory



I am pleased to present the Interim Report for The Metropolitan Collection – Brisbane Direct Property Investment ("the Fund") for the six months ending December 31, 2000 ("the Period").

#### **Review of Operations**

The Fund's current operational issues are as follows:-

##### **Anzac Square Property**

This property was fully leased when acquired by the Fund and has provided it with a passive and secure income base.

##### **Coorparoo Property (the Precinct)**

The retail component of this property has two remaining vacancies out of its eight shops. An additional shop has recently been leased to an existing tenant that was expanding its operation (an OnTime Copy Centre). The vacant areas still remain the subject of a rental guarantee from the Vendor, Forrester Kurts Developments until May, 2004.

##### **MacGregor Property**

This property has been the major focus in our management of the Syndicate over the past six to twelve months. As reported in the 2000 Annual Report, we are currently finalising an overall strategy for the entire site, including the completion of financial models and approvals for the opportunities that exist for the vacant land.

The property provides an excellent opportunity to expand the current retail warehousing offer due to the large undeveloped land content of the site. Kessels Road continues to strengthen as a dominant bulky goods precinct in greater Brisbane with new major retailers continually establishing outlets in the area.

An initial development approval was obtained prior to settlement of the property's purchase. We have now lodged a new development application for the refurbishment and expansion of the site to take advantage of the increased retail warehouse interest in this strip. The Brisbane City Council is expected to provide an approval for this scheme within the next six weeks. This application provides for a total building area of 12,262m<sup>2</sup>, some 4,000m<sup>2</sup> greater than the current building area.

Significant leasing enquiry has been received for the site. Expansion and a commitment to the construction of new retail space will only occur upon appropriate finance arrangements being secured and a significant majority of the proposed space being subject to agreements for lease to reputable operators. As mentioned in section 5.6 of the Prospectus, any such further development would only be carried out if it is in the interests of the Fund's investors and able to be done with minimal risk.

The proposed expansion of this site has now been further accelerated due to the agreed closure of the Chandlers tenancy conducted by the Vox Retail Group as at 31 December, 2000. The Vox Retail Group (including Chandlers) has undergone a systematic wind-down over the past 18 months with the majority of their stores sold and approximately one-quarter closed down. PFA was able to negotiate a favourable lease payout securing the income from this tenancy area for nine months after the termination of their agreement.

It is envisaged that by the end of this nine month period the Chandlers space will either have been re-let in its existing state or a redevelopment of the area will be substantially completed. As at the date of this report, there is no certainty as to which of these options will be adopted.

It should be understood that given the nature of the arrangements that were finalised with Vox Retail and the current level of tenancy interest in new space in the area, the directors consider that income distributions will continue to be at the level forecast in the prospectus.

A further leasing has been completed in the "Building 1" component of the complex during the Period. Given the current advanced negotiations on another one of the units, we are hopeful that by the end of this financial year only one unit in "Building 1" will not be subject to a lease or agreement for lease.

#### **Financial Results**

After accounting for depreciation of \$712,647 the Syndicate recorded an accounting loss of (\$13,870) for the Period



In the case of the Trust, an accounting loss of (\$7,011) was recorded for the Period.

**Distributions – for the Period ended December 31, 2000**

The distribution for the Period equated to a yield of 9.7% per annum on the capital subscribed by investors. Distributions are made from the Fund's surplus cash flows (i.e. net profit after adding back depreciation for plant, equipment and buildings, and the amortisation of intangibles and other non-cash items).

**Investment and Borrowing Policies of the Joint Investment**

There have been no changes to the investment and borrowing policies outlined in the prospectus

**Tax Reform Proposals**

Since the 2000 Annual Report of the Fund, the Federal Government has made further announcements regarding "Entity Tax Reform". The controversial definition of "Collective Investment Vehicle" has not been pursued by government and it currently appears that the transparent tax nature of the Syndicate and the Trust will continue and that entity tax reform will not have any material effect on the Fund's entities.

**Principal Activities**

The principal activity of the Syndicate is to invest in three properties being those properties described in the prospectus. The principal activity of the Trust is to invest via the Syndicate into the same three properties. There has been no significant change in the nature of the activities of the Syndicate or the Trust during the year.

**Environmental Regulation**

Neither the Syndicate or the Trust are subject to any particular and significant environmental regulation under either Commonwealth or State legislation other than that which any real property located in the state of Queensland is subject to.

**Events Subsequent to Balance Date**

There has not arisen in the interval between the end of the subject half year and the date of this report, any item, transaction or event (other than as disclosed in this report) of a material or unusual nature likely, in the opinion of the Manager, to significantly affect the operations of the Syndicate or the Trust, the results of those operations or the state of affairs of the Syndicate or the Trust, in future periods.

**Indemnification and Insurance of Officers and Auditors**

No insurance premiums are paid out of the assets of the Syndicate or the Trust in regard to insurance cover provided to the Manager, the Trustee or the Auditors of the Syndicate or the Trust. As long as the officers of the Manager act in accordance with the Syndicate and/or Trust Deed and the law, the Manager remains indemnified out of the assets of the relevant Investment against losses incurred while acting on behalf of the Syndicate/Trust. The auditors are not indemnified out of the assets of the Syndicate/Trust.

**Future Events**

The likely developments in the operation of The Metropolitan Collection – Brisbane and the expected results of those operations in future financial years remain in line with those disclosed in the Prospectus. The possibility exists of giving effect to the development potential of the Kessels Road property in a manner similar to that outlined in section 5.6 of the Prospectus. This may affect over a short term the gearing levels of the Fund.

**Proceedings on behalf of the Company**

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



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

**Directors**

The names of directors of the Manager who held office at any time during the Period were R.M. Keown (Chairman), C.A. Morton (Managing Director), A.N. Douglas, C.D. Schultz and D.J. Conquest.

**State of Affairs**

In the opinion of the Manager, there were no significant changes in the state of affairs of the Investment during the Period.

**Conclusion**

The greatest challenge for the Fund still remains the fulfilment of the potential of the MacGregor property in such a manner which does justice to that property, and maintains the Fund's prospectus forecasts.

**Rodney M Keown**  
*Chairman*



*The*  
*Metropolitan Collection* – **BRISBANE**  
**SYNDICATE**

**financial statements for the half year ended  
December 31, 2000**

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**THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE**  
**PROPERTY PROFIT & LOSS ACCOUNT**  
**FOR THE HALF YEAR ENDED DECEMBER 31, 2000**



	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>PROPERTY INCOME</b>		
Rent & Licence Fees Received	1,933,024	4,178,777
Outgoings Recovered	44,587	145,480
	<u>1,977,611</u>	<u>4,324,257</u>
<b>DIRECT PROPERTY EXPENSES</b>		
Airconditioning Maintenance	10,897	-
Accounting and Legal	2,005	-
Body Corporate Fees	36,487	123,178
Cleaning	12,815	31,027
Consultants Fees	3,000	15,305
Electricity & Gas	5,808	75,742
Fire Protection Costs	7,236	12,609
Garden Maintenance	342	3,457
Insurance	17,275	29,680
Land Tax	72,471	58,943
Lift Maintenance	6,438	-
Property Managers Fees & Petties	19,352	51,134
Rates	92,180	171,013
Repairs & Maintenance	14,943	80,323
Security	-	436
Telephone	(58)	1,116
<b>TOTAL DIRECT PROPERTY EXPENSES</b>	<u>301,191</u>	<u>653,963</u>
<b>NET PROPERTY INCOME</b>	<u>1,676,420</u>	<u>3,670,294</u>

*To be read in conjunction with the attached notes*



**THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE  
 SYNDICATE PROFIT AND LOSS ACCOUNT  
 FOR THE HALF YEAR ENDED DECEMBER 31, 2000**



	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>INCOME</b>		
Net Property Income	1,676,420	3,670,294
Interest Received	20,580	29,803
<b>TOTAL INCOME</b>	<u>1,697,000</u>	<u>3,700,097</u>
<b>EXPENSES</b>		
Accountancy	5,512	19,683
Advertising	(114)	3,047
Amortisation - Prospectus Costs	7,807	15,614
Amortisation - Syndicate Formation & Prospectus Legal Costs	6,783	13,567
Auditors Fees	10,300	10,250
Bank Charges	744	1,041
Borrowing Expenses	34,589	68,267
Consultancy Fees	13,124	3,450
Depreciation - Plant & Equipment	712,647	2,006,863
Interest on Borrowings	770,213	1,490,478
Legal Fees	26,095	17,689
Licences and Permits	6,601	-
Postage	1,075	1,939
Printing & Stationery	4,507	703
Reporting Expenses	322	4,412
Syndicate Managers Fees	103,000	140,877
Telephone	75	-
Travel	90	-
Custodian Fees	7,500	20,000
<b>TOTAL EXPENSES</b>	<u>1,710,870</u>	<u>3,817,880</u>
 <b>NET OPERATING (LOSS)</b>	 <u>(13,870)</u>	 <u>(117,783)</u>

*To be read in conjunction with the attached notes*

**THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE**  
**BALANCE SHEET**  
**AS AT DECEMBER 31, 2000**



	Note	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>CURRENT ASSETS</b>			
Cash	2	708,565	668,562
Receivables	3	163,336	271,197
Other	3	67,696	67,249
<b>TOTAL CURRENT ASSETS</b>		<u>939,597</u>	<u>1,007,008</u>
<b>NON-CURRENT ASSETS</b>			
Property, Plant and Equipment	4	35,106,442	35,785,865
Other Assets	5	321,265	370,445
<b>TOTAL NON-CURRENT ASSETS</b>		<u>35,427,707</u>	<u>36,156,310</u>
<b>TOTAL ASSETS</b>		<u>36,367,304</u>	<u>37,163,318</u>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	6	109,151	88,773
<b>TOTAL CURRENT LIABILITIES</b>		<u>109,151</u>	<u>88,773</u>
<b>NON-CURRENT LIABILITIES</b>			
Borrowings	7	22,775,000	22,775,000
<b>TOTAL NON-CURRENT LIABILITIES</b>		<u>22,775,000</u>	<u>22,775,000</u>
<b>TOTAL LIABILITIES</b>		<u>22,884,151</u>	<u>22,863,773</u>
<b>NET ASSETS/(DEFICIT)</b>		<u>13,483,153</u>	<u>14,299,545</u>
<b>TOTAL SYNDICATE MEMBERS' FUNDS</b>	8	<u>13,483,153</u>	<u>14,299,545</u>

*To be read in conjunction with the attached notes*

**THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE**  
**STATEMENT OF CASH FLOWS**  
**FOR THE HALF YEAR ENDED DECEMBER 31, 2000**



	Note	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Net Rental received		2,069,585	4,145,040
Payments to suppliers		(1,214,417)	(2,365,615)
Security Deposit – Energex		400	(600)
Interest Received		20,580	29,803
<b>Net cash provided by operating activities</b>		<u>876,148</u>	<u>1,808,628</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchase of non current assets		<u>(33,223)</u>	<u>(1,838,743)</u>
<b>Net cash provided by investing activities</b>		<u>(33,223)</u>	<u>(1,838,743)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from Syndicate members		-	-
Proceeds from borrowings		-	1,515,000
Prospectus and Syndicate Costs		-	-
Borrowing Costs		-	(13,673)
Distributions to Syndicate Members		(802,522)	(1,578,379)
Expenses to be reimbursed by related entity		-	(2,595)
<b>Net cash provided by financing activities</b>		<u>(802,522)</u>	<u>(79,647)</u>
<b>Net increase (decrease) in cash held</b>		<u>40,403</u>	<u>(109,762)</u>
Cash at beginning		667,912	777,674
Cash at December 31, 2000	9	<u>708,315</u>	<u>667,912</u>

*To be read in conjunction with the attached notes*

**THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE  
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE HALF YEAR ENDED DECEMBER 31, 2000**



**NOTE 1: BASIS OF PREPARATION OF HALF-YEAR FINANCIAL REPORT**

These general purpose financial statements for the half-year ended December 31, 2000 have been prepared in accordance with Accounting Standard AASB 1029: Half Year Accounts and Consolidated Accounts, other mandatory professional reporting requirements (Urgent Issues Group Consensus Views) and the Corporations Law. It is recommended that this report should be read in conjunction with the Annual Report for the year ended June 30, 2000.

The following is a summary of the material policies adopted by the syndicate in the preparation of the financial statements.

**(a) Income & Expenditure**

Property and other income and expenditure are accounted for on an accrual basis.

**(b) Property, Plant and Equipment**

Freehold land and buildings are brought to account at cost or at independent or trustee's valuation.

The syndicate has not charged depreciation on buildings as the interest in land and buildings is held as an investment property.

The carrying amount of fixed assets is reviewed annually by the responsible entity to ensure it is not in excess of the recoverable amount of those assets. The recoverable amount is assessed on the basis of expected net cash flows which will be received from the assets' employment and subsequent disposal. The expected net cash flows have not been discounted to their present values in determining the recoverable amounts.

Plant and equipment are depreciated on the diminishing value basis using the rates determined by Napier & Blakely Pty Ltd Depreciation Consultants in their report for income tax purposes. Plant and Equipment depreciated at 10% to 40%.

**(c) Capitalised Costs**

Costs associated with the establishment of the Syndicate, issue of the Prospectus and the Borrowing Costs incurred in relation to the funding of the acquisition of the investment property have been capitalised. The costs are amortised over 5 years which is the estimated period of the investment in accordance with the Prospectus.

**(d) Income Tax**

The Syndicate itself is not subject to income tax as all the Investors are entitled to its taxable income/tax loss in any one tax year.

**(e) Cash**

For the purpose of the Statement of Cashflows, Cash includes Cash at Bank.

**(f) Comparatives**

Comparatives for Profit and Loss Accounts and Statement of Cashflows for the half year ended December 31, 1999 have not been provided as this is the first time that half year accounts have been prepared.

THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE  
 NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
 FOR THE HALF YEAR ENDED DECEMBER 31, 2000



	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>NOTE 2: CASH</b>		
Cash at Bank – National Australia Bank Account	708,315	667,912
Deposits Refundable – Energex	250	650
	<u>708,565</u>	<u>668,562</u>
<b>NOTE 3: RECEIVABLES</b>		
<b>Current</b>		
Debtors - Rental/Outgoings	149,573	242,249
Other Debtor - The Metropolitan Collection - Brisbane Property Trust	8,005	5,855
Prepaid Expenses	5,758	23,034
GST Recoverable	-	59
Reimbursable Expenses	67,696	67,249
	<u>231,032</u>	<u>338,446</u>
<b>NOTE 4: PROPERTY, PLANT &amp; EQUIPMENT</b>		
<b>Property described as Bretts MacGregor, 544 Kessels Road MacGregor, Brisbane, Queensland</b>		
Land at Cost	2,507,765	2,507,765
Buildings at Cost	7,257,653	7,257,653
Total Land & Buildings	<u>9,765,418</u>	<u>9,765,418</u>
Plant & Equipment at Cost	1,222,251	1,192,150
Less Provision for Depreciation	<u>(421,745)</u>	<u>(340,442)</u>
	<u>800,506</u>	<u>851,708</u>
Total Property, Plant & Equipment - Bretts MacGregor	<u>10,565,924</u>	<u>10,617,126</u>
<b>Property described as Anzac Square Offices, Cnr Edward &amp; Adelaide Streets Brisbane, Queensland</b>		
Land at Cost	1,480,781	1,480,781
Buildings at Cost	10,807,974	10,807,974
Total Land & Buildings	<u>12,288,755</u>	<u>12,288,755</u>
Plant & Equipment at Cost	5,567,150	5,564,027
Less Provision for Depreciation	<u>(2,057,891)</u>	<u>(1,642,161)</u>
	<u>3,509,259</u>	<u>3,921,866</u>
Total Property, Plant & Equipment – Anzac Square Offices	<u>15,798,014</u>	<u>16,210,621</u>

THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE  
 NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
 FOR THE HALF YEAR ENDED DECEMBER 31, 2000



	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>NOTE 4: PROPERTY, PLANT &amp; EQUIPMENT (CONT)</b>		
<b>Property described as The Precinct, Cnr Harries Road &amp; Holdsworth Street Coorparoo, Brisbane, Queensland</b>		
Land at Cost	1,000,034	1,000,034
Buildings at Cost	<u>6,019,319</u>	<u>6,019,319</u>
Total Land & Buildings	<u>7,019,353</u>	<u>7,019,353</u>
Plant & Equipment at Cost	2,763,834	2,763,834
Less Provision for Depreciation	<u>(1,040,683)</u>	<u>(825,069)</u>
	<u>1,723,151</u>	<u>1,938,765</u>
Total Property, Plant & Equipment – The Precinct	<u>8,742,504</u>	<u>8,958,118</u>
<b>Total Property, Plant &amp; Equipment</b>	<u><u>35,106,442</u></u>	<u><u>35,785,865</u></u>
<b>NOTE 5: OTHER ASSETS</b>		
Prospectus Issue & Promotion Costs	78,073	78,073
Less Accumulated Amortisation	<u>(27,326)</u>	<u>(19,518)</u>
	<u>50,747</u>	<u>58,555</u>
Borrowing Costs	345,892	345,892
Less Accumulated Amortisation	<u>(119,467)</u>	<u>(84,878)</u>
	<u>226,425</u>	<u>261,014</u>
Syndicate & Prospectus Legal Costs	67,835	67,835
Less Accumulated Amortisation	<u>(23,742)</u>	<u>(16,959)</u>
	<u>44,093</u>	<u>50,876</u>
	<u>321,265</u>	<u>370,445</u>
<b>NOTE 6: ACCOUNTS PAYABLE</b>		
Current		
GST Liabilities	20,806	-
Trade Creditors	9,727	13,000
EFT Distributions Rejected	445	-
Accrued Expenses	<u>78,173</u>	<u>75,773</u>
	<u>109,151</u>	<u>88,773</u>

THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE  
 NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
 FOR THE HALF YEAR ENDED DECEMBER 31, 2000



	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>NOTE 7:      BORROWINGS</b>		
<b>Non-Current Mortgage Loans</b>	<u>22,775,000</u>	<u>22,775,000</u>

(a) The Mortgage Loans are as follows:

A Mortgage Loan from Colonial Funds Management Limited comprising a five year facility fixed for three years of \$10,585,000 secured by a First Registered Mortgage over the land and buildings and plant and equipment at Anzac Square Offices, Cnr Edward & Adelaide Streets Brisbane. Interest on the loan is payable monthly in arrears on the first day of each month.

A Mortgage Loan from ANZ Funds Management Limited comprising a fixed five year facility of \$12,190,000 secured by a First Registered Mortgage over the land and buildings and plant and equipment at both Bretts MacGregor, 544 Kessels Road MacGregor and The Precinct, Cnr Harries Road and Holdsworth Street Coorparoo. Interest on the loan is payable monthly in arrears on the first day of each month.

(b) The Syndicate also has a Revolving Line of Credit with National Australia Bank Limited which is currently limited to \$520,000. The facility is secured by a Second Registered Mortgage over the land and buildings and plant and equipment of each of the three syndicate properties. As at December 31, 2000 the credit facility was undrawn.

(c) The borrowings were undertaken by Property Funds Australia Limited as Manager of the Syndicate and on behalf of the Owners and Trust Company of Australia Limited as Nominee for the owners has given mortgages over each of the Properties. Neither the Investors, Manager or Custodian are personally liable beyond the value of the equity subscribed.

**NOTE 8:      SYNDICATE MEMBERS' FUNDS**

Opening Balance	14,299,545	15,994,519
Funds Contributed	-	-
Distributions to Syndicate Members	(802,522)	(1,577,191)
Loss for the Period	(13,870)	(117,783)
Closing Balance	<u>13,483,153</u>	<u>14,299,545</u>



	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>NOTE 9: NOTES TO THE STATEMENT OF CASH FLOWS</b>		
<b>Reconciliation of Cash</b>		
Cash at the end of financial period as shown in The Statement of Cash Flows is reconciled to the related items in the balance sheet as follows: (refer Note 2)		
Cash at Bank	<u>708,315</u>	<u>667,912</u>
	708,315	667,912
<b>Reconciliation of Net Cash provided by Operating Activities to Operating Profit after Income Tax</b>		
Operating Profit/(Loss) after Income Tax	(13,870)	(117,783)
Non Cash Flows in Operating Profit:		
Amortisation – Prospectus Costs	7,807	15,614
Amortisation – Syndicate Formation and Prospectus Legal Costs	6,783	13,567
Borrowing Costs	34,589	68,267
Depreciation	712,647	2,006,863
Changes in Assets and Liabilities:		
Decrease (Increase) in Trade Debtors	92,676	(111,909)
Decrease (Increase) in Deposits	400	(600)
Decrease (Increase) in Reimbursable Expenses	(447)	(67,249)
Decrease (Increase) in Sundry Debtors	(2,091)	(59)
Decrease (Increase) in Prepayments	17,276	(2,077)
Increase (Decrease) in Accrued Expenses	<u>20,378</u>	<u>3,994</u>
<b>Net Cash Provided by Operating Activities</b>	<u>876,148</u>	<u>1,808,628</u>

**NOTE 10: CAPITAL AND LEASING COMMITMENTS**

(a) **Operating Lease Commitments**

Non-Cancellable Operating Leases contracted for but not capitalised in the financial statements

Receivable

- not later than 1 year	3,414,234	3,414,234
- later than 1 year but not later than 5 years	10,669,748	10,669,748
- later than 5 years	1,269,861	3,125,346
	<u>15,353,843</u>	<u>17,209,328</u>

**NOTE 11: EVENTS SUBSEQUENT TO BALANCE DATE**

Since the end of the financial year, the Syndicate has paid Distributions to Syndicate Members for the months of January and February 2001 totalling \$134,183 and \$134,183 respectively (June \$131,445 and July \$134,183).





**NOTE 12: PRINCIPAL ACTIVITY**

The principal activity of The Metropolitan Collection - Brisbane Syndicate is investment in income producing commercial buildings at MacGregor, Anzac Square and Coorparoo, Brisbane, Queensland.

**NOTE 13: CONTINGENT LIABILITY**

**Sale Performance Management Fees**

In accordance with the prospectus and Syndicate Deed, the Manager is entitled to remuneration as follows:-

- (i) If upon the sale of each of the properties, the sale price (after deductions of agents' commission, legal fees, advertising and auction expenses) exceeds the purchase price, the Manager is entitled to a fee equal to 2% of the sale price.
- (ii) If upon the sale of the last of the properties, the portfolio has been sold at a price which, after a deduction of agents' fees and expenses on the sale results in a premium on the subscribed amount by owners at:-
  - (a) More than 50% of their original subscribed amount then the Manager will be paid an additional fee of 2.5% calculated on the gross sale price of the properties; or
  - (b) 50% or less but more than 30% on their original subscribed amount, the Manager will be paid an additional fee of 1.5% calculated on the gross sale price of the properties.

This is more comprehensively outlined in Section 17.3 of the prospectus or Clause 18.4 and 18.5 of the Syndicate Deed.

**NOTE 14: OTHER STATUTORY INFORMATION**

- (a) The Syndicate was deemed to have commenced operations on the Commencement Date, being February 1, 1999 (the date of receipt by the Trustee of the first Contribution). Under the Syndicate Deed the property cannot be held for more than eight years from April 1, 1999 unless all of the Investors agree that it should be retained for a further period.
- (b) No earnings have been capitalised and used in writing down the book value of the Syndicate's property.
- (c) There were no transfers to reserves during the period to which these financial statements relate.
- (d) The Metropolitan Collection Syndicate has converted as at 27 June, 2000 (the conversion date) to a registered management investment scheme under the Managed Investments Act 1998. Trust Company of Australia Limited retired as Trustee of the Syndicate and was appointed Custodian of all assets of the Metropolitan Collection Syndicate as at conversion date. Property Funds Australia Limited is now the single responsible entity of the Metropolitan Collection Syndicate.



**NOTE 14: OTHER STATUTORY INFORMATION (CON'T)**

(e) Details of the acquisition of the Syndicate property are as follows:

	Half Year Ended December 2000 \$	Year Ended June 2000 \$
<b>Bretts MacGregor</b>		
Market Valuation: Effective Date September 1, 1999 By Knight Frank	10,050,000	10,050,000
<b>Acquisition Details (Settlement April 1, 1999)</b>		
Purchase Price	10,050,024	10,050,024
Acquisition Costs	<u>937,644</u>	<u>907,544</u>
Total Costs of Acquisition	<u>10,987,668</u>	<u>10,957,568</u>
<b>Reconciliation to book value at December 31, 2000:</b>		
Total Costs of Acquisition	10,987,668	10,957,568
Accumulated Depreciation - Plant & Equipment	<u>421,745</u>	<u>340,442</u>
Total Property, Plant & Equipment – Bretts MacGregor	<u>10,565,924</u>	<u>10,617,126</u>
<b>Anzac Square Offices</b>		
Market Valuation: Effective Date April 1, 1999 By Knight Frank	16,300,000	16,300,000
<b>Acquisition Details (Settlement April 9, 1999)</b>		
Purchase Price	16,289,424	16,289,424
Acquisition Costs	<u>1,566,481</u>	<u>1,563,358</u>
Total Costs of Acquisition	<u>17,855,905</u>	<u>17,852,782</u>
<b>Reconciliation to book value at December 31, 2000:</b>		
Total Costs of Acquisition	17,855,905	17,852,782
Accumulated Depreciation - Plant & Equipment	<u>2,057,891</u>	<u>1,642,161</u>
Total Property, Plant & Equipment – Anzac Square Offices	<u>15,798,014</u>	<u>16,210,621</u>
<b>The Precinct</b>		
Market Valuation: Effective Date June 1, 1999 By Knight Frank	8,920,000	8,920,000
<b>Acquisition Details (Settlement April 30, 1999)</b>		
Purchase Price	8,927,974	8,927,974
Acquisition Costs	<u>855,213</u>	<u>855,213</u>
Total Costs of Acquisition	<u>9,783,187</u>	<u>9,783,187</u>
<b>Reconciliation to book value at December 31, 2000:</b>		
Total Costs of Acquisition	9,783,187	9,783,187
Accumulated Depreciation - Plant & Equipment	<u>1,040,683</u>	<u>825,069</u>
Total Property, Plant & Equipment – The Precinct	<u>8,742,504</u>	<u>8,958,118</u>
Total Property, Plant & Equipment (Note 4)	<u>35,106,442</u>	<u>35,735,865</u>



**NOTE 14: OTHER STATUTORY INFORMATION (CON'T)**

- (f) There were no disposals of property in the period to which these financial statements relate.
- (g) As at December 31, 2000 there were additions to plant and equipment of \$33,224 (June 30, 2000 - \$1,504,483).
- (h) As at December 31, 2000 the Manager and associates held 0.9% of total investors capital in the Syndicate and 0.66% of the Metropolitan Collection - Brisbane Property Trust which owns 45.60% of the Metropolitan Collection - Brisbane Syndicate. All of the above interests were fully paid for.
- (i) Book value of the net tangible assets of the Syndicate at December 31, 2000 is \$13,483,153 (June 30, 2000 was \$14,299,546). Each Owner's interest in the book value of the net tangible assets of the Syndicate is in the proportion of each Owner's percentage share in the Syndicate.
- (j) The land title to the property is registered in the name of Trust Company of Australia Limited who is appointed under the Custody Agreement to act as nominee on behalf of the owners.

Half Year Ended December 2000 \$	Year Ended June 2000 \$
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**NOTE 15: RELATED PARTY TRANSACTIONS**

- (i) Details of the Manager and the Trustee/Nominee are as follows:-

**Manager**

Property Funds Australia Limited ACN 078 199 569  
 Directors who held office during the period were -  
 R M Keown, C A Morton, A N Douglas, C D Schultz, D J Conquest

**Trustee/Nominee**

Trust Company of Australia Limited ACN 004 027 749  
 Directors who held office during the period were -  
 James G M Moffat (Chairman), John M Stanham (Vice Chairman),  
 Hon. Anthony A Street, Warren J McLeland, Bruce G Barker,  
 Jonathan W Sweeney, Robert D Jeremy, Robert G Lloyd

- (ii) Related party transactions during the period were as follows:-

**The Manager**

Syndicate Management Fee for the period was paid to  
 Property Funds Australia Limited as provided for in the  
 prospectus in accordance with the Syndicate Constitution.

	103,000	140,877
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PRD Realty for property management services for the period.

	19,352	21,905
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<b>Half Year Ended December 2000 \$</b>	<b>Year Ended June 2000 \$</b>
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**NOTE 15: RELATED PARTY TRANSACTIONS (CON'T)**

**The Custodian**

Custodian fee for the period was paid to Trust Company of Australia Limited as in accordance with the Custody Agreement. In the year ended June 2000, this was a trustee fee paid in accordance with the Syndicate Deed.

7,500	20,000
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**NOTE 16: FINANCIAL INSTRUMENTS**

**(a) Interest Rate Risk**

The Syndicate's exposure to interest rate risk, which is the risk that the Syndicate debt will fluctuate as a result of changes in market interest rates, and the effective weighted average interest rates on the classes of financial assets and financial liabilities, is as follows:

**(b) Net Fair Values**

The net fair values of all financial assets and liabilities approximates their carrying values.

	Weighted Average Effective Interest Rate		1 to 5 Years		Non - Interest Bearing		Total	
	31/12/2000	30/06/2000	31/12/2000	30/06/2000	31/12/2000	30/06/2000	31/12/2000	30/06/2000
Cash	5.5	5.5	708,315	667,912	250	650	708,565	668,562
Receivables					163,336	271,197	163,336	271,197
<b>Total Financial Assets</b>			708,315	667,912	163,586	271,847	871,901	939,759
Mortgage Loan	6.6	6.6	22,775,000	22,775,000			22,775,000	22,775,000
Trade & Sundry Creditors					109,151	88,773	109,151	88,773
<b>Total Financial Liabilities</b>			22,775,000	22,775,000	109,151	88,773	22,884,151	22,863,773

## DECLARATION BY THE DIRECTORS OF THE MANAGER



In the opinion of the Directors of Property Funds Australia Limited as Manager of The Metropolitan Collection – Brisbane Syndicate:

- (a) The accompanying financial statements and notes give a true and fair view of the Syndicate's financial position as at 31 December 2000 and its performance for the half year ended on that date in accordance with the Corporations Law, applicable Accounting Standards and the Syndicate Constitution dated 9 June, 2000;
- (b) In the director's opinion there are reasonable ground to believe that The Metropolitan Collection – Brisbane Syndicate will be able to pay its debts as and when they become due and payable.

Signed for and on behalf of the directors of Property Funds Australia Limited in accordance with a resolution of the Board.

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

C A Morton  
Managing Director

A handwritten signature in black ink, appearing to read 'D J Conquest', written over a horizontal line.

D J Conquest  
Director

Brisbane  
15 March, 2001

# THE METROPOLITAN COLLECTION - BRISBANE SYNDICATE INDEPENDENT AUDIT REPORT TO UNITHOLDERS

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## SCOPE

We have reviewed the Financial Report of The Metropolitan Collection Syndicate for the half year ended 31 December, 2000 being the Directors' Declaration, Profit and Loss Statement, Balance Sheet, Statement of Cash Flows and Notes to and forming part of the financial statements. The Directors are responsible for the financial report. We have performed an independent review of the Financial Report in order to state whether, on the basis of the procedures described, anything has come to our attention that would indicate that the Financial Report is not presented fairly in accordance with Accounting Standard AASB1029 and other mandatory professional reporting requirements, and statutory requirements so as to present a view which is consistent with our understanding the syndicate's financial position, and performance as represented by the results of its operations and its cashflows, and in order for the syndicate to lodge the financial report with the Australian Securities and Investment Commission.

Our review has been conducted in accordance with Australian Auditing Standards applicable to review engagements. A review is limited primarily to inquiries of syndicate personnel and analytical procedures applied to the financial data. These procedures do not provide all the evidence that would be required in an audit, thus the level of assurance provided is less than given in an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

## STATEMENT

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of The Metropolitan Collection Syndicate is not in accordance with:

- (a) the Corporations Law; including:
  - (i) giving a true and fair view of the syndicate's financial position as at 31 December 2000 and of its performance for the half-year ended on that date; and
  - (ii) complying with Accounting Standard AASB1029 and the Corporations Regulations; and
- (b) other mandatory professional reporting requirements.

**BDO Kendalls**  
Chartered Accountants

*BDO Kendalls*

*Paul Gallagher*

Paul Gallagher  
Partner

Brisbane: 16.3.2001.

# DIRECTORY



## MANAGER

Property Funds Australia Limited  
ACN 078 199 569

### Office

Level 23, Central Plaza Two  
66 Eagle Street  
BRISBANE Q 4000

**Phone:** (07) 3221 7170

**Fax:** (07) 3221 6729

### Postal Address

PO Box 10398  
BRISBANE ADELAIDE ST Q 4000

## TRUSTEE/CUSTODIAN

Trust Company of Australia Limited  
ACN 004 027 749

213 St Paul's Terrace  
BRISBANE Q 4000

## ACCOUNTANTS TO THE FUND

Hacketts  
Chartered Accountants  
220 Boundary Street  
SPRING HILL Q 4000

## DIRECTORS OF THE MANAGER

Rodney M Keown (Chairman)  
Christopher A Morton (Managing Director)  
Archibald N Douglas (Director)  
Clive D Schultz (Director)  
David J. Conquest (Director)

## REGISTRY

BDO Kendalls  
Level 18  
300 Queen Street  
BRISBANE Q 4000

## AUDITOR

BDO Kendalls  
Level 18  
300 Queen Street  
BRISBANE Q 4000

## SOLICITORS FOR MANAGER

McCullough Robertson  
Level 12, Central Plaza Two  
66 Eagle Street  
BRISBANE Q 4000