

**GLEBE ADMINISTRATION BOARD
LONG TERM POOLING FUND**

ABN 40 383 894 774

Annual financial report – 31 December 2024

GLEBE ADMINISTRATION BOARD LONG TERM POOLING FUND

Statement of comprehensive income For the year ended 31 December 2024

	Notes	2024 \$	2023 \$
Investment income			
Distribution and interest income	3	4,074,755	4,102,233
Management and service fees		361,470	249,248
Net gain on financial instruments at fair value through profit and loss		18,025,483	9,103,685
Total investment income		<u>22,461,708</u>	<u>13,455,166</u>
 Expenses			
Professional fees		250,885	151,370
SDS Management fee		498,600	204,744
Rent and occupancy expenses		273	-
Office operating expenses		2,506	-
Sundry expenses		70	-
Total operating expenses		<u>752,334</u>	<u>356,114</u>
 Surplus for the year		 <u>21,709,374</u>	 <u>13,099,052</u>
 Other comprehensive income			
Other comprehensive income		-	-
Other comprehensive income for the year		<u>-</u>	<u>-</u>
 Total comprehensive income for the year		 <u>21,709,374</u>	 <u>13,099,052</u>

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

GLEBE ADMINISTRATION BOARD

LONG TERM POOLING FUND

Statement of financial position

As at 31 December 2024

	Notes	2024 \$	2023 \$
Assets			
Cash and cash equivalents		6,913	-
Receivables	4	2,121,864	1,998,120
Financial assets held at fair value through profit or loss	5	215,815,668	202,949,703
Total current assets		217,944,445	204,947,823
Total assets		217,944,445	204,947,823
Liabilities			
Payables		63,523	35,260
Distribution payable	7	1,596,341	1,601,846
Total liabilities (excluding net assets attributable to unitholders)		1,659,864	1,637,106
Net assets attributable to unitholders	6	216,284,581	203,310,717

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

GLEBE ADMINISTRATION BOARD LONG TERM POOLING FUND

Statement of changes in funds For the year ended 31 December 2024

	2024	2023
	\$	\$
Total funds at the beginning of the financial year	203,310,717	81,714,879
Comprehensive income for the year		
Surplus	21,709,374	13,099,052
Other comprehensive income	-	-
Total comprehensive income for the year	21,709,374	13,099,052
Transactions with unitholders		
Distributions to unitholders	6 (6,381,764)	(5,341,359)
Applications	4,322,415	116,558,930
Redemptions	(6,676,161)	(2,720,785)
	(8,735,510)	108,496,786
Total funds at year end	6 216,284,581	203,310,717

The above Statement of changes in funds should be read in conjunction with the accompanying notes.

GLEBE ADMINISTRATION BOARD

LONG TERM POOLING FUND

Statement of cash flows

For the year ended 31 December 2024

	Notes	2024 \$	2023 \$
Cash flows from operating activities			
Distribution and interest income		722,226	292,193
Franking credits received		614,999	593,782
Other income		359,790	230,608
Payments to suppliers		(722,363)	(382,141)
Net cash inflow/(outflow) from operating activities	9	974,652	734,442
Cash flows from investing activities			
Net decrease/(increase) in loan to DCIF		(93,731)	(8,592,696)
Proceeds from sale of unlisted investment units		8,200,000	10,851,573
Purchase of unlisted investment units		(332,993)	(3,900,000)
Net cash (outflow)/inflow from investing activities		7,773,276	(1,641,123)
Cash flows from financing activities			
Proceeds from applications by unitholders		562,500	6,192,823
Payments for redemption by unitholders		(6,676,161)	(2,720,785)
Distributions paid to unitholders		(2,627,354)	(2,565,357)
Net cash inflow from financing activities		(8,741,015)	906,681
Net increase/(decrease) in cash and cash equivalents		6,913	-
Cash and cash equivalents at beginning of the year		-	-
Cash and cash equivalents at the end of the year		6,913	-

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

1. Purpose

The purpose of the Long Term Pooling Fund (the Fund) over the longer term (being 5-10 years or more) is to:

- preserve the real value of the investments (after distributions), and
- provide a reasonable, stable and predictable income from investments, and
- maintain a balance between the current need the underlying fund is serving and the future needs to be served.

This Fund was established pursuant to the powers granted under the *Anglican Church Property Trust Diocese of Sydney Ordinance 1965* as amended for the purpose of enabling the Anglican Church Property Trust Diocese of Sydney ("ACPT") to pool any or all trust monies held by it for investment, though subject to separate funds, and in respect of such pooled monies to average gains, losses and interests and deal with all matters and do all things incidental to such pooling.

Effective 1 January 2023 the Glebe Administration Board (GAB) became the trustee of the Fund. The trustee changed pursuant to the *Long Term Pooling Fund Ordinance 2012 Amendment Ordinance 2022*.

Since October 1996 for management purposes, the Fund has been unitised, meaning that interests in the Fund are divided into units. The price of a unit is calculated on a daily basis having regard to the value of the underlying investments in the Fund. Investments are made in the Long Term Pooling Fund by purchasing units and withdrawal of investments is by redeeming units.

The *Long Term Pooling Fund Ordinance 2012*, as amended, outlines the duties of the GAB in respect to overseeing the governance and strategic policies of the Fund.

2. Summary of material accounting policies

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

(a) Basis of preparation

These general-purpose financial statements have been prepared for the purpose of complying with the *Long Term Pooling Fund Ordinance 2012* and the *Accounts, Audits and Annual Reports Ordinance 1995*.

The Fund is a not-for-profit entity for the purposes of preparing financial statements.

Compliance with Australian Accounting Standards – Simplified Disclosures

These financial statements comply with Australian Accounting Standards – Simplified Disclosures as issued by the Australian Accounting Standards Board.

Historical cost convention

These financial statements have been prepared under the historical cost convention as modified by the revaluation of financial assets at amortised cost.

New and amended standards

The Fund has applied the following standards and amendments for first time for their annual reporting period commencing 1 January 2024:

- AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current (AASB 101)
- AASB 2022-6 Amendments to Australian Accounting Standards – Non-current Liabilities with Covenants (AASB 101)

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

2. Summary of material accounting policies (cont.)

(b) Financial assets

The Fund classifies its financial assets into the following measurement categories:

- those to be measured subsequently at fair value through profit or loss, and
- those to be measured at amortised cost.

The Fund has classified financial assets based on the Fund's business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

(i) *Financial assets at fair value through profit and loss*

Financial assets that do not qualify for measurement at either amortised cost (see note 2(b)(ii) below) or Fair value through other comprehensive income (FVOCI) are classified as financial assets at fair value through the profit or loss (FVPL).

For assets measured at fair value, gains and losses are recorded in profit or loss in the period in which it arises.

Regular way purchases and sales of financial assets are recognised on trade date, being the date on which the Fund commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Fund has transferred substantially all the risks and rewards of ownership.

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

The Fund's loan to the Diocesan Cash Investment Fund (DCIF) is recognised at fair value through profit or loss. The purpose of these investments is to collect contractual cash flows that are solely payments of principal and distributions.

(ii) *Financial assets at amortised cost*

The Fund's assets at amortised cost are its receivables.

The Fund classifies its financial assets as at amortised cost only if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cash flows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

2. Summary of material accounting policies (cont.)

(c) Impairment of financial assets

The entity has two types of financial assets that are subject to the expected credit loss model:

- receivables, and
- financial assets carried at amortised cost.

While cash and cash equivalents are also subject to the impairment requirements of AASB 9, there is no identified impairment loss.

The Fund applies the AASB 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

The Fund assesses on a forward-looking basis the expected credit losses associated with its financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Financial assets at amortised cost are considered to have low credit risk, and the identified impairment loss was immaterial. The Fund considers the financial assets are 'low credit risk' because of a low risk of default and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term.

(d) Net assets attributable to unitholders

New investments are made by purchasing units, and investments are withdrawn by redeeming units. Only money being church trust property held for the purposes of the Anglican Church in the Diocese of Sydney may be invested in the Fund.

Units are redeemable at the unitholders' option and are therefore classified as financial liabilities. The units can be put back to the Fund at any time for cash equal to a proportionate share of the Fund's net asset value. The fair value of redeemable units is measured at the redemption amount that is payable (based on the redemption unit price) at the end of the reporting period if unitholders exercised their right to put the units back to the Fund.

(e) Cash and cash equivalents and cash flow statement

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

2. Summary of material accounting policies (cont.)

(f) Investment income

Distributions from financial assets at fair value are recognised on an entitlement basis.

Franking credits refunded by the Australian Taxation Office are brought to account as income on an accruals basis.

(g) Expenses

All expenses are recognised in profit or loss on an accruals basis.

(h) Income tax

The GAB and individual trust funds (including the Fund) are exempt from income tax under section 50-5 of the Income Tax Assessment Act 1997.

(i) Distributions

Consistent with the Investment Objective referred to in the Investment Policy Statement, the distribution is the sum of 70% of the prior four quarters distribution plus CPI (All Groups) indexation, and 30% of 3.00% of the average ex-distribution unit price over the prior twelve quarters.

The distributions are payable at the end of each quarter and recognised as an expense in the Statement of Comprehensive Income.

(j) Receivables

Receivables may include amounts for distributions, interest and securities sold where settlement has not yet occurred. Distributions are accrued when the right to receive payment is established. Interest is accrued at the reporting date from the time of last payment.

(k) Payables

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

Trades are recorded on trade date, and normally settled within three business days. Purchases of securities and investments that are unsettled at reporting date are included in payables.

The distribution amount payable to unitholders as at the end of each reporting period is recognised separately in the Statement of financial position when unitholders are presently entitled to the distributable income under the Fund's Ordinance's distribution policy described in (i) above.

(l) Applications and redemptions

Unit application and redemption prices are determined by reference to the net assets of the Fund divided by the number of units on issue at or immediately prior to close of business each day adjusted for transaction costs.

2. Summary of material accounting policies (cont.)

(m) Goods and service tax (GST)

The Fund is a member of the Sydney Diocesan Services GST group.

Revenues, expenses, and assets are recognised net of the amount of GST, unless the GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the Statement of financial position.

The GST components of cash flows arising from operating, investing, or financing activities, which are recoverable from, or payable to the ATO, are presented as operating cash flow.

3. Distribution and interest income

	2024	2023
	\$	\$
Distributions from unlisted funds		
Mercer Australian Direct Property Fund	260,431	435,668
Mercer Australian Sovereign Bond Fund	-	-
Mercer Emerging Markets Shares Fund	-	42,439
Mercer Global Credit Fund	-	-
Mercer Global Listed Infrastructure Fund	2,884	77,860
Mercer Global Unlisted Infrastructure Fund	157,812	518,806
Mercer Global Listed Property Fund	-	-
Mercer Global Sovereign Bond Fund	-	-
Mercer Passive Hedged International Shares Fund	-	-
Mercer Passive International Shares Fund	291,227	290,175
Mercer Sustainable Plus Australian Shares Fund	1,829,804	1,678,314
Refund of franking credits	783,395	614,999
	<u>3,325,553</u>	<u>3,658,261</u>
Distributions from Diocesan Cash Investment Fund	749,202	443,212
Interest income	-	760
	<u>4,074,755</u>	<u>4,102,233</u>

4. Current assets - Receivables

	2024	2023
	\$	\$
Distributions receivable from Mercer	1,088,527	1,160,127
Franking credits receivable	783,395	614,999
Management expense ratio rebate	30,673	28,993
DCIF distribution receivable	217,000	190,024
Input Tax Credits	2,269	3,977
	<u>2,121,864</u>	<u>1,998,120</u>

5. Financial assets held at fair value through profit or loss

	2024		2023	
	Fair value	Cost	Fair value	Cost
	\$	\$	\$	\$
Unlisted trusts				
Mercer Australian Direct Property Fund	18,532,391	18,747,855	14,388,843	13,923,287
Mercer Australian Sovereign Bond Fund	16,294,675	16,251,671	15,954,105	16,251,671
Mercer Emerging Markets Shares Fund	-	-	-	-
Mercer Global Credit Fund	19,438,798	19,326,815	18,962,172	19,326,815
Mercer Global Listed Infrastructure Fund	3,063,696	3,788,362	3,092,813	3,785,478
Mercer Global Unlisted Infrastructure Fund	13,673,542	12,512,327	12,157,026	12,300,396
Mercer Global Listed Property Fund	-	-	3,027,058	3,406,941
Mercer Global Sovereign Bond Fund	10,581,310	10,711,485	10,586,221	10,711,485
Mercer Passive Hedged International Shares Fund	25,375,133	17,270,469	22,842,484	18,733,223
Mercer Passive International Shares Fund	24,071,140	15,528,388	19,230,145	15,964,549
Mercer Sustainable Plus Australian Shares Fund	67,320,566	53,860,017	65,338,148	56,871,728
	<u>198,351,251</u>	<u>167,997,389</u>	<u>185,579,015</u>	<u>171,275,573</u>
Unsecured loan to Diocesan Cash Investment Fund	17,464,419	17,464,419	17,370,688	17,370,688
	<u>215,815,668</u>	<u>185,461,808</u>	<u>202,949,703</u>	<u>188,646,261</u>

The fair value of the unlisted units in investment funds is assessed against the quoted daily market value price per unit as advised by Mercer.

The fair value of the loan to the DCIF is determined to be the loan balance and, therefore, there is no fair value movement to be recognised.

6. Net assets attributable to unitholders

Unitholders' funds	2024 No.	2024 \$	2023 No.	2023 \$
Opening balance	119,540,735	203,310,717	50,903,282	81,714,879
Applications (a)	2,452,054	4,322,415	70,287,815	116,558,930
Redemptions	(3,745,279)	(6,676,161)	(1,650,362)	(2,720,785)
Increase/(decrease) in net assets attributable to unit holders	-	15,327,610	-	7,757,693
Closing balance	118,247,510	216,284,581	119,540,735	203,310,717

(a) During the year applications for investment into the fund were received from various diocesan investors. Applications also include distributions that were reinvested by unitholders.

Distributions paid and payable	2024 \$	2024 cents per unit	2023 \$	2023 cents per unit
31 March	1,587,062	1.3400	668,873	1.3100
30 June	1,594,646	1.3400	1,521,008	1.3100
30 September	1,603,715	1.3400	1,549,631	1.3100
31 December	1,596,341	1.3500	1,601,846	1.3400
Total distributions paid and payable	6,381,764	5.3700	5,341,359	5.2700

Units in the fund were established at \$1.00 each on 3 October 1996.

Unit price at 31 December 2024 (cum distribution redemption price) was \$1.8403 (2023: \$1.7141)

The 31 December 2024 ex-distribution redemption price was \$1.8268 (2023: \$1.7009).

Distribution	2024 \$	2023 \$
Net profit/(loss) from ordinary activities	21,709,374	13,099,052
(Increase)/decrease in net assets attributable to unitholders	(15,327,610)	(7,757,693)
Distribution paid and payable	6,381,764	5,341,359

7. Distribution payable

	2024	2023
	\$	\$
Distribution payable	1,596,341	1,601,846

\$961,706 (2023: \$944,703) was reinvested by unitholders post financial year-end.

8. Related party transactions

The following persons held office as a member of the Glebe Administration Board ("GAB") during part or all of the year and up to the date of this report:

Mr M Clancy	Ms E Horton
Bishop M Stead	Ms C Hawkins AM
Mr J Ng	The Rev M Wormell
Ms R Williams	Mr D Sietsma (Resigned 30 April 2024)

Key management personnel include the members of the GAB above and the Sydney Diocesan Services executives listed below with the greatest authority for the strategic direction and management of the entity.

<i>Name</i>	<i>Position</i>
Mr R J Wicks	Chief Executive Officer
Mr J K P Lau	Chief Financial Officer
Mr I J Kuruvilla	Head of Investments

The members of the GAB receive no remuneration. Key management personnel compensation is paid by Sydney Diocesan Services and is recovered through a cost recovery charge to the LTPF.

The following other related party transactions occurred during the year:

- i. The entity was charged a management fee of \$498,600 (2023: \$204,744) by the Sydney Diocesan Services.
- ii. At 31 December 2024 an unsecured loan was provided to the DCIF for \$17,464,419 (2023: \$17,370,688). Interest earned in respect of this loan was \$749,202 (2023: \$443,212).
- iii. At 31 December 2024 the entity held \$6,913 (2023: \$0) in a current account with the Sydney Diocesan Services. Interest earned on the current account was \$Nil. Clause 18(4) of the Sydney Diocesan Services Ordinance 2017 provides that Sydney Diocesan Services is not obliged to pay interest on money held in its current account.

9. Reconciliation of net operating income to net cash inflow from operating activities

	2024	2023
	\$	\$
Net operating profit/(loss)	21,709,374	13,099,052
Net (gain)/loss on financial instruments held at fair value through profit and loss	(18,025,483)	(9,103,685)
Distribution reinvested	(2,613,758)	(2,407,893)
Net change in receivables	(123,744)	(830,517)
Net change in payables	28,263	(22,515)
Net cash inflow/(outflow) from operating activities	974,652	734,442

10. Remuneration of auditors

The audit fee for the year is \$35,000 (2023: \$25,000).

11. Contingent liabilities and contingent assets

The members are not aware of any contingent liabilities or contingent assets as at the reporting date.

12. Events occurring after the reporting period

The members are not aware of any other events occurring after reporting date that impact on the financial statements as at 31 December 2024.

The financial statements were authorised for issue by the members on 11 June 2025.

GLEBE ADMINISTRATION BOARD

LONG TERM POOLING FUND

MEMBERS' DECLARATION

The members of the Glebe Administration Board, in its capacity as the Trustee of the Long Term Pooling Fund as at 31 December 2024, declare that the financial statements and notes set out on pages 1 to 13:

- (a) comply with Australian Accounting Standards – Simplified Disclosures and other mandatory professional reporting requirements;
- (b) comply with the *Long Term Pooling Fund Ordinance 2012* and the *Accounts, Audits, and Annual Reports Ordinance 1995*; and
- (c) give a true and fair view of the Fund's financial position as at 31 December 2024 and of its performance, as represented by the results of its operations and its cash flows, for the year ended on that date.

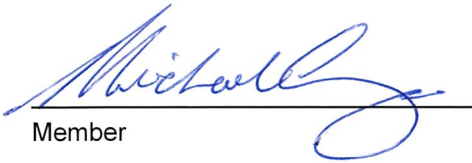
In the members' opinion there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

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



11 June 2025

Member



11 June 2025

Member

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Independent Auditor's Report

To the members of the Glebe Administration Board as Trustee of the Long Term Pooling Fund

Report on the audit of the financial report

Opinion

We have audited the accompanying financial report of the Glebe Administration Board as Trustee of the Long Term Pooling Fund (the "Fund"), which comprises the statement of financial position as at 31 December 2024, the statement of comprehensive income, statement of changes in funds and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information and the members' declaration.

In our opinion, the financial report of the Long Term Pooling Fund has been prepared in accordance with *Long Term Pooling Fund Ordinance 2012*, and the *Accounts, Audits and Annual Reports Ordinance 1995*, including:

1. giving a true and fair view of the Fund's financial position as at 31 December 2024 and of its financial performance for the year then ended; and
2. complying with Australian Accounting Standards - Simplified Disclosures.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Registered Entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

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Responsibilities of the members for the financial report

The Trustee is responsible for the preparation of the financial report that gives a true and fair view in accordance with the requirements of Australian Accounting Standards – Simplified Disclosures, the *Long Term Pooling Fund Ordinance 2012*, and the *Accounts, Audits and Annual Reports Ordinance 1995*, and for such internal control as the Trustee determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

Auditor's responsibilities for the audit of the financial report

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

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustee.
- Conclude on the appropriateness of the Trustee's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Grant Thornton

Grant Thornton Audit Pty Ltd
Chartered Accountants

James Winter

James Winter
Partner – Audit & Assurance
Sydney, 11 June 2025