

**Mantra Hindmarsh Square Managed  
Investment Scheme  
ARSN 089 814 193**

**ANNUAL FINANCIAL REPORT  
for the year ended 30 June 2025**

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## Responsible Entity's Directors' Report

The Directors of Lexden Financial Services Ltd (formerly Tidswell Financial Services Ltd) (ABN 55 010 810 607), the Responsible Entity of Mantra Hindmarsh Square Managed Investment Scheme (**the Scheme**), submit their report for the Scheme, the annual financial statements and the auditor's report for the year ended 30 June 2025.

### RESPONSIBLE ENTITY

The registered office and principal place of business of the Responsible Entity and the Scheme is Level 19, 2 Freshwater Place, Melbourne Victoria 3006.

The Directors of the Responsible Entity during or since the end of the financial year are:

Darran Goodger	Executive Director	Appointed	18 February 2021
Maria Dalton	Non-Executive Director	Appointed	31 March 2023
Robert Currie	Non-Executive Director	Appointed	31 March 2023

### PRINCIPAL ACTIVITIES

Mantra Hindmarsh Square is a managed investment scheme registered under the Corporations Act 2001. The apartments are operated as a hotel, where the income from all Scheme apartments is pooled and, after payment of certain expenses, the net income is distributed to the Owners of the apartments in accordance with their entitlements.

### REVIEW AND RESULTS OF OPERATION

#### Results – Financial Year

The financial result of the Scheme for the year 1 July 2024 to 30 June 2025 on an accrued basis was a return on investment of 8.64% (2024: 9.16%). The total net profit for the year before distributions was \$4,087,341 (2024: \$3,996,109).

During the year 1 July 2024 to 30 June 2025, the total rental income from room revenue was \$9,345,954 (2024: \$9,205,904).

The Scheme had total assets valued at \$3,332,584 as at 30 June 2025 (2024 at \$3,424,557). The basis for valuation of the Scheme's assets is disclosed in Note 1 to the financial statements.

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**Distributions**

Distributions paid by the Scheme during the financial year were:

	(\$)
Cash distribution for July 2024	324,940
Cash distribution for August 2024	263,432
Cash distribution for September 2024	361,753
Cash distribution for October 2024	357,303
Cash distribution for November 2024	369,794
Cash distribution for December 2024	333,239
Cash distribution for January 2025	420,963
Cash distribution for February 2025	347,016
Cash distribution for March 2025	579,917
Cash distribution for April 2025	369,420
Cash distribution for May 2025	340,680
Cash distribution for June 2025 (accrued in June, paid in July 2025)	333,746
Accrued distribution (repairs and maintenance fund, scheme cost budget, furniture and equipment and other accrued income)	(314,862)
<b>Total Distributions</b>	<b><u>4,087,341</u></b>

**Units on Issue**

There are 175 Apartments in the Scheme. Each Apartment Owner is entitled to a share in the Scheme income based on the original capital cost of the Apartment, furniture package and stamp duty, as a percentage of the total capital cost.

As at 30 June 2025, 3 Apartments have been sold privately during the financial year (2024: 9 Apartments).

**SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS**

In the opinion of the Responsible Entity there were no significant changes in the state of affairs of the Scheme that occurred during the financial year under review.

**LIKELY DEVELOPMENTS**

Further information about likely developments in the operations of the Scheme and the expected results of those operations in future financial years have not been included in this report because disclosure of the information would be likely to result in unreasonable prejudice to the Scheme.

**ENVIRONMENTAL REGULATION**

The Scheme's operations are not subject to any significant environmental regulation under either Commonwealth or State legislation. However, the Responsible Entity believes that the Scheme has adequate systems in place for the management of its environmental requirements and is not aware of any breach of those environmental requirements as they may apply to the Scheme.

**INTERESTS OF THE RESPONSIBLE ENTITY**

Management fees are calculated monthly in accordance with the Constitution at 4% of the Revenue amount calculated for the previous month, with a minimum payable amount payable adjusted annually for CPI in April each year. The minimum fee was \$26,262 per month to March 2025, and remained \$26,892 per month from April 2025. The Responsible Entity was paid fees detailed in the following table.

Furthermore, the Responsible Entity has incurred a number of costs charges and expenses on behalf of the Scheme in establishing the scheme and administering the scheme each year. These costs have been

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calculated in accordance with the terms of Schedule 1 of the Scheme Constitution and amount to a cumulative total of \$50,661 as at 30 June 2025 (2024: \$9,297).

During the year ended 30 June 2025 the Responsible Entity received management fees and reimbursements as detailed below:

Management fees	\$383,376
Reimbursement of expenses	\$50,661

**EVENTS SUBSEQUENT TO REPORTING DATE**

No significant events have occurred since the end of the reporting period which would impact on the financial position of the Fund disclosed in the statement of financial position as at 30 June 2025 or on the results and cash flows of the Fund for the reporting period ended on that date.

**INDEMNITIES AND INSURANCE PREMIUMS FOR OFFICERS OR AUDITORS**

Under the Scheme Constitution the Responsible Entity, including its officers and employees, is indemnified out of the Scheme's assets for any loss, damage, expense or other liability incurred by it in properly performing or exercising any of its powers, duties or rights in relation to the Scheme.

The Scheme has not indemnified any auditor of the Scheme.

During the financial year the Responsible Entity paid premiums in respect of its officers for professional indemnity insurance contracts for the year ended 30 June 2025. The Responsible Entity has paid or agreed to pay in respect of the Scheme, premiums in respect of such insurance contracts for the year ending 30 June 2025. The Scheme did not reimburse the Responsible Entity a proportion of the professional indemnity insurance premiums based on the assets of schemes managed by the Responsible Entity. Such insurance contracts insure against certain liability (subject to specified exclusions) for persons who are or have been the directors or officers of the Responsible Entity.

Details of the nature of the liabilities covered or the amount of the premium paid have not been included as such disclosure is prohibited under the terms of the contracts.

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**AUDITOR'S INDEPENDENCE DECLARATION**

The lead Auditor's Independence Declaration is set out on page 7 and forms part of the directors' report for the year ended 30 June 2025.

Signed in accordance with a resolution of the directors of Lexden Financial Services Ltd:

**LEXDEN FINANCIAL SERVICES LTD**



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Darran Goodger

**Director**

29 September 2025

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**Auditor's Independence Declaration**

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## Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2025

	Note	30 June 2025 (\$)	30 June 2024 (\$)
<b>Revenue</b>			
Room Revenue		9,345,954	9,205,904
Other Room Revenue		257,786	186,918
Other Hotel Income		1,058,810	868,589
Interest Received	3	75,905	63,729
<b>Total revenue</b>		<b>10,738,455</b>	<b>10,325,140</b>
<b>Expenses</b>			
Distributions	6	4,087,341	3,996,109
Hotel Operator Fee (Other Income)		1,059,397	868,589
Hotel Operator Fee (48%)		4,609,795	4,508,554
Responsible Entity Fees	10(b)	383,376	379,824
Custodian, Legal and Contingency		46,682	60,682
Bank Charges		183	185
Auditor Fees		21,500	21,457
Furniture and Equipment Depreciation	7	481,541	454,503
Credit Card Charges		48,640	35,237
<b>Total expenses</b>		<b>10,738,455</b>	<b>10,325,140</b>
<b>Profit from operating activities</b>		<b>-</b>	<b>-</b>
Other comprehensive income		-	-
<b>Total comprehensive income for the year</b>		<b>-</b>	<b>-</b>

The accompanying notes form part of these financial statements.



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## Statement of Financial Position

As at 30 June 2025

	Note	30 June 2025 (\$)	30 June 2024 (\$)
<b>Current Assets</b>			
Cash and Cash Equivalents (Scheme Revenue Account)	11(b)	1,982,365	1,522,077
Trade and Other Receivables	13	362,353	529,965
<b>Total Current Assets</b>		<b>2,344,718</b>	<b>2,052,042</b>
<b>Non-Current Assets</b>			
Plant and Equipment	7	987,866	1,372,515
<b>Total Non-Current Assets</b>		<b>987,866</b>	<b>1,372,515</b>
<b>Total Assets</b>		<b>3,332,584</b>	<b>3,424,557</b>
<b>Current Liabilities</b>			
Trade and Other Payables	8	1,492,975	1,270,086
Accrued Distributions	2	851,743	781,956
<b>Total Current Liabilities</b>		<b>2,344,718</b>	<b>2,052,042</b>
<b>Non-Current Liabilities</b>			
Accrued Distributions	2	987,866	1,372,515
<b>Total Non-Current Liabilities</b>		<b>987,866</b>	<b>1,372,515</b>
<b>Total Liabilities</b>		<b>3,332,584</b>	<b>3,424,557</b>
<b>Net Assets</b>		<b>-</b>	<b>-</b>
<b>Equity</b>		<b>-</b>	<b>-</b>

The accompanying notes form part of these financial statements.

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## Statement of Changes in Equity

For the year ended 30 June 2025

	Note	30 June 2025 (\$)	30 June 2024 (\$)
<b>Retained Earnings</b>			
Opening balance		-	-
Total comprehensive income		-	-
<b>Closing balance</b>		<hr/> - <hr/>	<hr/> - <hr/>

The accompanying notes form part of these financial statements.

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## Statement of Cash Flows

For the year ended 30 June 2025

	Note	30 June 2025 (\$)	30 June 2024 (\$)
<b>Cash flows from operating activities</b>			
Goods and services tax paid		(431,638)	(415,539)
Receipts from guests		12,100,616	10,990,732
Interest income received		75,905	63,729
Responsible entity fees paid		(416,679)	(427,548)
Distributions paid to owners		(4,324,908)	(4,051,133)
Hotel operator fee and other scheme costs paid		(6,446,116)	(5,687,945)
<b>Net cash provided by operating activities</b>	<b>11(a)</b>	<b>557,180</b>	<b>472,296</b>
<b>Cash flows from investing activities</b>			
Net investment of repairs and maintenance funds		(96,892)	(352,361)
<b>Net cash used in investing activities</b>		<b>(96,892)</b>	<b>(352,361)</b>
Net increase in cash held		460,288	119,935
Cash at beginning of the financial year		1,522,077	1,402,142
<b>Cash at end of the financial year</b>	<b>11(b)</b>	<b>1,982,365</b>	<b>1,522,077</b>

The accompanying notes form part of these financial statements.

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## Notes to the Financial Statements

For the year ended 30 June 2025

### 1. MATERIAL ACCOUNTING POLICY INFORMATION

#### Reporting Entity

The Mantra Hindmarsh Square Managed Investment Scheme (**the Scheme**) is a registered managed investment scheme under the *Corporations Act 2001*. The Scheme is a for-profit entity. The financial statements of the Scheme are for the year ended 30 June 2025.

These financial statements were authorised for issue by the Board of Directors of the Responsible Entity on 29 September 2025.

#### Basis of Preparation

##### *Statement of Compliance*

These financial statements are general purpose and have been prepared in accordance with Australian Accounting Standards (AASBs) (including Australian Interpretations) adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*. The financial statements of the Scheme comply with International Financial Reporting Standards (AASBs) and interpretations adopted by the International Accounting Standards Board (IASB).

Material accounting policies adopted in the preparation of these financial statements are presented below. They have been consistently applied unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

#### (a) Financial Instruments

##### Recognition and Initial Measurement

Financial instruments, incorporating financial assets and financial liabilities, are recognised when the entity becomes a party to the contractual provisions of the instrument. Trade date accounting is adopted for financial assets that are delivered within timeframes established by marketplace convention.

Financial instruments are initially measured at fair value plus transactions costs where the instrument is not classified as at fair value through profit or loss. Transaction costs related to instruments classified as at fair value through profit or loss are expensed in profit or loss immediately. Financial instruments are classified and measured as set out below.

##### Classification and Subsequent Measurement

###### *i. Financial assets at fair value through profit and loss*

Financial assets are classified at fair value through profit or loss when they are held for trading for the purpose of short term profit taking, where they are derivatives not held for hedging purposes, or designated as such to avoid an accounting mismatch or to enable performance evaluation where a group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Realised and unrealised gains and losses arising from changes in fair value are included in profit or loss in the period in which they arise.

Management of the Scheme's Responsible Entity has determined the investment portfolio, as a whole, satisfies the held for trading financial asset criteria.

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*ii. Financial liabilities*

Non-derivative financial liabilities are subsequently measured at amortised cost.

**Impairment**

At each reporting date, the Responsible Entity assesses whether there is objective evidence that a financial instrument has been impaired. Impairment losses are recognised in the profit or loss.

**Derecognition**

Financial assets are derecognised where the contractual rights to receipt of cash flows expires or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are either discharged, cancelled or expired. The difference between the carrying value of the financial liability extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in the profit or loss.

**Offsetting**

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the scheme has a legal right to offset the amounts and it intends either to settle on a net basis or realise the asset and settle the liability simultaneously.

Income and expenses are presented on a net basis only when permitted under AASBs, e.g. for gains and losses arising from a group of similar transactions, such as gains and losses from financial instruments at fair value through profit and loss.

**(b) Impairment of Non-Financial Assets**

At each reporting date, the Responsible Entity reviews the carrying values of its tangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the profit or loss.

Where it is not possible to estimate the recoverable amount of an individual asset, the Responsible Entity estimates the recoverable amount of the cash-generating unit to which the asset belongs.

**(c) Cash and Cash Equivalents**

For the purposes of the Statement of Cash Flows, cash includes cash and at call deposits with banks, and investment in money market instruments that are readily convertible to cash on hand at the Responsible Entity's option and are subject to insignificant risk of changes in value.

**(d) Plant and Equipment**

Each class of property, plant and equipment is carried at cost or fair value less, where applicable, any accumulated depreciation.

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**Plant and Equipment**

Plant and equipment is measured on the cost basis.

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

**Depreciation**

The depreciable amount of all fixed assets including buildings and capitalised leased assets, but excluding freehold land, is depreciated on a straight-line basis over their estimated useful lives to the economic entity commencing from the time the asset is held ready for use. Properties held for investment purposes are not subject to a depreciation charge. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

The depreciation rates used for each class of assets are:

<b>Class of asset</b>	<b>Depreciation rate</b>
Furniture and equipment	20%
Property improvements	10%-12.5%

**(e) Income and Expenses**

**Income**

Room Revenue and Other Hotel Income are brought to account on an accrual basis when the accommodation is provided by the Hotel Operator.

Interest is recognised as it accrues taking into account the interest rates applicable to the financial assets.

**Expenses**

Expenses are brought to account on an accruals basis.

The Responsible Entity is entitled, under the Scheme Constitution, to be reimbursed for certain expenses incurred in administering the Scheme. The basis on which the expenses are reimbursed is defined in the Scheme Constitution. The amount reimbursed is recognised in the Profit or Loss and is calculated in accordance with the Scheme Constitution.

In accordance with the Scheme Constitution and Prospectus, Lexden Financial Services Ltd receives a fee as the Responsible Entity. This fee is calculated on a monthly basis as the higher of 4% of the revenue from apartments in the rental pool and a minimum amount increased annually for CPI. The minimum fee was \$26,262 per month to March 2025, which remained \$26,892 per month from April 2025.

The custodian of the Scheme is Certane CT Pty Ltd and receives a fee for its services which is disclosed in the Statement of Profit or Loss and Other Comprehensive Income.

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**(f) Owners' Funds and Distributions**

**Owners' Funds**

The following accruals have been included in Owners funds at the end of the year and include cash held for Scheme purposes, accrued income and non-cash expenses:

	30 June 2025 (\$)	30 June 2024 (\$)
Repairs and Maintenance Fund	332,889	326,324
Furniture and equipment depreciation / Repair & Maintenance	(481,541)	(454,503)
Investors accrued income	(166,210)	94,624
<b>Total accrued distribution</b>	<b>(314,862)</b>	<b>(33,555)</b>

**Distributions**

The Scheme distributes its distributable income, in accordance with the Scheme's Constitution, to Owners in cash. The distributions are recognised in profit or loss as an expense to the Scheme.

**(g) Repairs and Maintenance Fund**

A percentage of Revenue is set aside in the Scheme bank account as a Repairs and Maintenance Fund for the repair and maintenance of the Owners' Apartments and Equipment. During the year ended 30 June 2025 this was 3.5% of Revenue (2024: 3.5%).

Amounts paid from the Repairs and Maintenance Fund during the year are expensed and reported in the Profit or Loss.

These funds are shown on the Statement of Financial Position under Cash and Cash Equivalents, Financial Asset and Receivables. The corresponding liability is held as part of Accrued Distributions a breakdown of which is detailed at Note 2.

**(h) Taxation**

Under current legislation the Scheme is not subject to income tax as the taxable income is distributed in full to the Owners. Any liability for income tax must be taken up by Owners as part of their personal liability for tax.

**(i) Goods and Services Tax**

Revenues, expenses and assets are recognised net of the amount of goods and services tax (**GST**), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (**ATO**). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of expense.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as an asset or liability in the Statement of Financial Position.

Cash flows included in the Statement of Cash Flows are inclusive of GST. GST cash flow components arising from investing and financing activities which are payable to, or recoverable from, the ATO are classified as cash flows from operating activities.

**(j) Trade and Other Payables**

Payables includes liabilities and accrued expenses owing by the Scheme which are unpaid as at reporting date.

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**(k) Trade and Other Receivables**

Accounts Receivable includes GST recoverable from the ATO and other sundry amounts owing to the Scheme. Income Receivable includes accrued distribution income and accrued income on interest bearing investments.

**(l) Critical Accounting Estimates and Judgements**

The Directors evaluate estimates and judgements incorporated into these financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the Scheme.

**(m) Comparative Figures**

When required by Accounting Standards, comparative figures will be adjusted to conform to changes in presentation for the current financial year.

**(n) Accounting standards issued and adopted during the financial year**

The Scheme has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period. Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.



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## 2. ACCRUED DISTRIBUTIONS

The following accruals have been included in Owners' funds at the end of the year:

	30 June 2025 (\$)	30 June 2024 (\$)
<b>Repairs and Maintenance Fund</b>		
Opening Balance	594,497	564,974
Purchase of Furniture / Repair & Maintenance	(96,892)	(296,801)
Net Distributions	332,889	326,324
Closing Balance	830,494	594,497
<b>Owners' Distributions from Accrued Income</b>		
Opening Balance	187,459	92,835
Net Distributions	(166,210)	94,624
Closing Balance	21,249	187,459
<b>Total Current Accrued Distributions</b>	<b>851,743</b>	<b>781,956</b>
<b>Furniture and Equipment</b>		
Opening Balance	1,372,515	1,530,217
Purchase of Furniture	96,892	296,801
Depreciation	(481,541)	(454,503)
Closing Balance	987,866	1,372,515
<b>Total Non-Current Accrued Distributions</b>	<b>987,866</b>	<b>1,372,515</b>
<b>Total Accrued Distributions</b>	<b>1,839,609</b>	<b>2,154,471</b>
<b>3. INTEREST INCOME</b>		
Cash and cash equivalents	75,905	63,729
<b>Total</b>	<b>75,905</b>	<b>63,729</b>

## 4. AUDITOR REMUNERATION

Auditor remuneration in relation to the Scheme for the year ended 30 June 2025 totalled \$25,500 (2024: \$33,800). This is comprised of \$20,500 (2024: \$21,000) for audit and review services which is payable by the Scheme, and \$5,000 (2024: \$12,800) for other services which is payable by the Responsible Entity.

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## 5. OWNERS' FUNDS

Owners assign the right to the use of their apartment to the Scheme. The Scheme held no net assets (capital) at any point in time. Net assets are fully distributed during the year, accordingly there is no balance of owner funds as at 30 June 2025 (2024: \$Nil).

## 6. DISTRIBUTIONS

	30 June 2025 (\$)	30 June 2024 (\$)
Distributions attributable to Owners	4,235,993	4,124,288
Distributions attributable to Repairs and Maintenance	332,889	326,324
Distributions attributable to Furniture Depreciation / Repair and & Maintenance	(481,541)	(454,503)
<b>Total Distributions</b>	<b>4,087,341</b>	<b>3,996,109</b>

## 7. PLANT AND EQUIPMENT

Plant and Equipment – at cost	5,244,610	5,147,718
Less accumulated depreciation	(4,256,744)	(3,775,203)
<b>Plant and Equipment – carrying amount at end of year</b>	<b>987,866</b>	<b>1,372,515</b>
Movement in carrying amounts		
<b>Plant and Equipment</b>		
Opening Balance	1,372,515	1,530,217
Additions	96,892	296,801
Depreciation Expense	(481,541)	(454,503)
<b>Closing Balance</b>	<b>987,866</b>	<b>1,372,515</b>

## 8. TRADE AND OTHER PAYABLES

	30 June 2025 (\$)	30 June 2024 (\$)
Responsible Entity	85,309	80,274
Hotel Operator	749,848	759,408
Distributable Owner's Cash	333,746	317,568
GST Liabilities	109,727	96,277
Unearned Income	198,285	-
Other Payables	16,060	16,559
<b>Total Trade and Other Payables</b>	<b>1,492,975</b>	<b>1,270,086</b>

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**9. CONTINGENT LIABILITY**

The Responsible Entity has incurred a number of expenses on behalf of the Scheme, which totalled \$50,661 at 30 June 2025 (2024: \$9,297). The Responsible Entity does not intend to claim reimbursement of \$9,297 at the present time unless it ceases to be the Responsible Entity (e.g. a meeting is called to wind up the Scheme or replace TFSL as the Responsible Entity), or an apartment is withdrawn from the Scheme, or excess funds remain in the Scheme Costs Budget Fund from year to year.

**10. RELATED PARTIES**

The Responsible Entity of the Scheme is Lexden Financial Services Ltd ABN 55 010 810 607 whose ultimate holding company Goodger Investments Pty Ltd ACN 680 645 818.

**Key Management Personnel**

- (a) The Scheme does not employ personnel in its own right. However, the Responsible Entity does manage the activities of the Scheme and this is considered to be the Key Management Personnel. The directors of the Responsible Entity are Key Management Personnel however no amounts are paid by the Scheme directly to the directors of the Responsible Entity. Fees paid by the Scheme to the Responsible Entity are disclosed at (b) below.

**Related Party Remuneration**

- (b) Responsible Entity Fees

Fees paid by the Scheme to the Responsible Entity amounted to \$383,376 (2024: \$379,824). Responsible Entity fees are calculated in accordance with the Scheme Constitution and Prospectus as the higher of 4% of the revenue from apartments in the rental pool and a minimum fee increased annually by CPI each year in April. The minimum fee was \$26,262 per month to March 2025, and remained \$26,892 per month from April 2025. Responsible Entity fees charged for the period are recognised in the Profit or Loss.

- (c) Other General Administration Expenses

The Responsible Entity is entitled, under the Scheme Constitution, to be reimbursed for certain expenses incurred in administering the Scheme. The basis on which expenses are reimbursed is defined in the Scheme Constitution. The amount reimbursed for the period totalled \$50,661 (2024: \$62,561) and is recognised in the Profit or Loss and was calculated in accordance with the Scheme Constitution.

Other transactions with the Scheme

The following transactions occurred between the related entities:

**Lexden Financial Services Limited**

No director has entered into a material contract with the Scheme since the end of the previous financial year and there were no material contracts involving director's interests subsisting at year end.

The aggregate amount of debts, other than trade debts, due and receivable from and payable to other related parties by the scheme at reporting date:

	30 June 2025 (\$)	30 June 2024 (\$)
Responsible Entity	85,309	80,274
<b>Total</b>	<b>85,309</b>	<b>80,274</b>

These amounts are included in creditors and accruals.

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Other expenses totalling \$9,297 have been incurred by the Responsible Entity on behalf of the Scheme since 1 July 1999 which have not been reimbursed as at the date of this report.

**Certane CT Pty Ltd**

Certane CT Pty Ltd, the custodian was a related party during the reporting period. The fees paid directly from the scheme were \$6,430 (2024: \$6,976).

**11. NOTES TO THE STATEMENT OF CASH FLOWS**

(a) Reconciliation of cash flows from operations to net profit:

	30 June 2025 (\$)	30 June 2024 (\$)
<b>Operating Profit</b>	-	-
Add/(less) non-cash items:		
Depreciation	481,541	454,503
Changes in assets and liabilities during the financial year:		
Decrease / (Increase) in Trade and Other Receivables	167,612	(311,610)
(Decrease) / Increase in Trade and Other Payables	(91,973)	329,403
<b>Net Cash Provided by Operating Activities</b>	<b>557,180</b>	<b>472,296</b>

(b) Reconciliation of cash

For the purposes of the Statement of Cash Flows, cash includes cash on hand and at bank, and short-term deposits at call. Cash as at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:

<b>Cash and Cash Equivalents (Scheme Revenue Account)</b>		
Repairs and Maintenance Fund	1,049,893	656,897
Scheme Costs Budget Fund	861,253	65,280
Distributable Budget Fund	71,219	799,900
<b>Total</b>	<b>1,982,365</b>	<b>1,522,077</b>

(c) Non-cash financing and investment activities

As all income is distributed to the Investors no income is reinvested into the Scheme via a distribution reinvestment plan.

**12. EVENTS SUBSEQUENT TO REPORTING DATE**

No significant events have occurred since the end of the reporting period which would impact on the financial position of the Fund disclosed in the statement of financial position as at 30 June 2025 or on the results and cash flows of the Fund for the reporting period ended on that date.

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**13. FINANCIAL RISK MANAGEMENT**

The Scheme assets are limited to funds held for repairs and maintenance and distributions, and trade receivables. Investors in the Scheme make their apartments available for use by the Scheme to generate revenue, however, the apartments do not form part of the Scheme assets.

The Scheme maintains positions in a variety of non-derivative financial instruments. The Scheme's investment portfolio includes bank deposits and investments in other schemes.

These investing activities expose the Scheme to various types of risk that are associated with the types of financial instruments and markets utilised. The main types of financial risk to which the Scheme is exposed are market risk, credit risk, liquidity risk and operational risk.

The Trustee has taken into consideration the current global inflation, the rise in interest rates and the ongoing the COVID-19 effect in preparing these financial statements.

The Board of Directors of the Responsible Entity has overall responsibility for the establishment and oversight of the Scheme's risk management framework. The Board, which meets monthly, is responsible for developing and monitoring the risk management framework relating to the Scheme. This framework is established to identify, analyse and monitor Scheme related risks, and assess the adequacy of the procedures and controls put in place to mitigate them. Risk management policies and systems are reviewed regularly to ensure they reflect Scheme activities and changes to market conditions.

The nature and extent of the financial instruments held at reporting date and the risk management policies employed by the Scheme are as follows:

	30 June 2025 (\$)	30 June 2024 (\$)
Hotel Income Receivable	362,353	529,915
<b>Total</b>	<b>362,353</b>	<b>529,915</b>

**(a) Market Risk**

Market risk embodies the potential for losses and gains and includes currency risk, interest rate risk and price risk. The Responsible Entity manages the Scheme's exposure to market risks.

*Currency Risk*

The Scheme does not invest in financial instruments denominated in currencies other than the measurement currency (Australian Dollars) and consequently is not exposed to currency risk.

*Price Risk*

Price Risk is the risk that the value of the instrument will fluctuate as a result of changes in market prices. As all of the Scheme's financial instruments are carried at fair value with changes recognised in the Profit or Loss, all changes in market conditions will directly affect Total Income.

The scheme invests in an unlisted managed investment scheme, which is valued at the redemption value as reported.

*Sensitivity Analysis*

There was no investments in managed investment scheme at reporting date.

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### Interest Rate Risk

The Scheme invests in financial assets for the primary purpose of obtaining a return on investments on behalf of its investors. These investments are subject to interest rate risks and will fluctuate in accordance with movements in market interest rates.

The Scheme's exposure to interest rate movements on its investments was as follows:

	Weighted Average Effective Interest Rate		Interest bearing		Non-interest bearing		Total	
	2025 (%)	2024 (%)	2025 (\$)	2024 (\$)	2025 (\$)	2024 (\$)	2025 (\$)	2024 (\$)
<b>Financial Assets</b>								
Cash	4.00	4.24	1,982,365	1,522,077	-	-	1,982,365	1,522,077
Receivables	-	-	-	-	362,353	529,965	362,353	529,965
<b>Total Financial Assets</b>			<b>1,982,365</b>	<b>1,522,077</b>	<b>362,353</b>	<b>529,865</b>	<b>2,344,718</b>	<b>2,052,042</b>
<b>Financial Liabilities</b>								
Sundry Creditors	-	-	-	-	2,344,718	2,052,042	2,344,718	2,052,042
<b>Total Financial Liabilities</b>			<b>-</b>	<b>-</b>	<b>2,344,718</b>	<b>2,052,042</b>	<b>2,344,718</b>	<b>2,052,042</b>

The effect of a change in interest rate on Total Assets and Total Income is immaterial.

### (b) Credit Risk

Credit risk represents the loss that would be recognised if counterparties failed to perform as contracted. At 30 June 2025, the following financial assets were exposed to credit risk: cash and cash equivalents, trade and other receivables and units in managed funds. Market prices generally incorporate credit assessments into valuations and risk of loss is implicitly provided for in the carrying value of on Statement of Financial Position financial assets. The credit risk on financial assets of the Scheme which have been recognised on the Statement of Financial Position is the carrying amount as stated.

#### Financial Assets Past due not impaired

	30-59 days (\$)	60-89 days (\$)	90-119 days (\$)	> 119 days (\$)
Aged debtors for Year-End 30 June 2025	253,705	35,830	49,330	23,488
Aged debtors for Year-End 30 June 2024	113,169	135,348	60,206	-

### (c) Liquidity Risk

Liquidity risk is the risk that the Scheme will not be able to meet its financial obligations as they fall due. The Scheme's liquidity is constantly monitored to ensure sufficient cash flow is available to meet requirements. The regular inflow of cash funds is sufficient to keep any liquidity risk at a relatively low level.

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**(d) Net Fair Values of Financial Assets and Liabilities**

The Scheme's financial assets and liabilities are included in the Statement of Financial Position at amounts that approximate net fair value. The major methods and assumptions used in estimating the fair values of financial instruments were disclosed in Note 1(a) of the Statement of Significant Accounting Policies section.

As at 30 June 2025 the carrying amounts of financial assets were equal to fair values, \$2,344,718 (2024: \$2,052,042). As at 30 June 2025 the carrying amounts of financial liabilities were equal to fair values, \$2,344,718 (2024: \$2,052,042).

**(e) Operational Risk**

Operational risk is the risk of loss arising from causes associated with the processes, technology and infrastructure supporting the Scheme's activities with financial instruments either internally within the scheme or externally at the Scheme's service providers, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements.

The Scheme's objective is to manage operational risk so as to balance mitigation of risk with achieving its investment objective and generating returns to investors.

The primary responsibility for the development and implementation of controls over operational risk rests with the Directors of the Responsible Entity.

The Directors' assessment over the adequacy of the controls and processes in place at the service providers with respect to operational risk is carried out via regular reporting, ad-hoc discussions and an annual on-site review with the service providers and a review of the service providers' GS007 report on internal controls (where available).

Substantially all of the assets of the Scheme are held by Certane CT Pty Ltd. Bankruptcy or insolvency of the Scheme's custodian may cause the Scheme's rights with respect to the securities held by the custodian to be delayed or limited. The Responsible Entity monitors the capital adequacy of its custodian quarterly and reviews the findings documented in the GS007 report on the internal controls annually.

The Scheme has provided the custodian a general lien over the financial assets held in custody for the purpose of covering the exposure from providing custody services. The general lien is part of the standard contractual terms of the custody agreement.

**14. SCHEME DETAILS**

The registered office and principal place of business of the Responsible Entity, Lexden Financial Services Ltd, and the Scheme is Level 9, 2 Southbank Blvd, Southbank, VIC 3006.

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## Responsible Entity's Directors' Declaration

The Directors of Lexden Financial Services Ltd, Responsible Entity of Mantra Hindmarsh Square Managed Investment Scheme, declare that:

1. The financial statements and notes, as set out on pages 8 to 23, are in accordance with the Corporations Act 2001:
  - (a) comply with Australian Accounting Standards and the Corporations Regulations 2001; and
  - (b) give a true and fair view of the financial position as at 30 June 2025 and of the performance of the Scheme for the year ended on that date.
2. These financial statements also comply with International Financial Reporting Standards as disclosed in Note 1.
3. In the directors' opinion there are reasonable grounds to believe that the Scheme will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the directors of Lexden Financial Services Ltd:

**LEXDEN FINANCIAL SERVICES LTD**



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**Darran Goodger**

**Director**

29 September 2025



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## Independent Auditor's Report

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