

Z Series Australian Property Securities Pool
(formerly known as Zurich Investments Australian Property Securities Pool)

Financial information report
For the year ended 30 June 2026

Z Series Australian Property Securities Pool
(formerly known as Zurich Investments Australian Property Securities Pool)
Annual report
for the year ended 30 June 2026

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Z Series Australian Property Securities Pool
(formerly known as Zurich Investments Australian Property Securities Pool)
Statement of Financial Position
As at 30 June 2026

Statement of Financial Position

		As at	
	Notes	30 June 2026 \$	30 June 2025 \$
Assets			
Cash and cash equivalents		803,240	5,109,453
Receivables		366,012	349,145
Accrued income		3,715,813	4,330,663
Due from brokers		339,259	-
Financial assets held at fair value through profit or loss	3	<u>293,236,773</u>	<u>367,217,931</u>
Total assets		<u>298,461,097</u>	<u>377,007,192</u>
Liabilities			
Payables		8,452	9,659
Distribution payable		23,663,801	6,348,913
Due to brokers		147,664	2,408,469
Other payables		<u>383,606</u>	<u>-</u>
Total liabilities		<u>24,203,523</u>	<u>8,767,041</u>
Net assets attributable to unitholders - Equity		<u>274,257,574</u>	<u>368,240,151</u>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Z Series Australian Property Securities Pool
(formerly known as Zurich Investments Australian Property Securities Pool)
Statement of Changes in Equity
For the year ended 30 June 2026

Statement of Changes in Equity

	Year ended	
	30 June	30 June
	2026	2025
	\$	\$
Total equity at the beginning of the financial year	368,240,151	369,720,671
Comprehensive income/(loss) for the year		
Operating profit/(loss) for the year	(8,410,286)	60,453,761
Other comprehensive income	-	-
Total comprehensive income/(loss) for the year	(8,410,286)	60,453,761
Transactions with unitholders		
Applications	32,010,444	33,197,926
Units issued upon reinvestment of distributions	12,073,730	12,064,755
Redemptions	(100,267,846)	(96,088,504)
Distributions paid and payable	(29,388,619)	(11,108,458)
Total transactions with unitholders	(85,572,291)	(61,934,281)
Total equity at the end of the financial year	274,257,574	368,240,151

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

1 General information

The statement of financial position, statement of changes in equity and accompanying notes (the "financial information report") cover the Z Series Australian Property Securities Pool (formerly known as Zurich Investments Australian Property Securities Pool) ("the Fund") as an unregistered managed investment scheme. The Fund was registered on 11 October 1999 and deregistered on 19 January 2025.

The Trustee of the Fund is Z Series by Russell Investments Limited (formerly known as Zurich Investment Management Limited) (the "Trustee"). The Trustee's registered office is Level 28, 85 Castlereagh Street, Sydney, NSW 2000. The financial information reported is presented in the Australian currency.

The Fund invests in Australian equity securities, listed unit trusts and cash and cash equivalents. The investment policy of the Fund continues to be in accordance with the provisions of the Fund's Constitution.

2 Material accounting policy information

The material accounting policies applied in the preparation of this financial information report are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

(a) Basis of preparation

The financial information report is prepared to provide comfort from a governance perspective on the net assets used for pricing purposes by the related party unitholders and is not required to be lodged with ASIC as the Fund has been deregistered from 19 January 2025.

The financial information report is prepared in accordance with the recognition and measurement criteria set out in the Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB"). The Fund is a for profit unit trust for the purpose of preparing the financial information report.

The financial information report is prepared on the basis of fair value measurement of assets and liabilities except where otherwise stated.

In the Statement of Financial Position, assets and liabilities do not distinguish between current and non current. All material balances are expected to be recovered or settled within 12 months, except for investments in financial assets. The amount expected to be recovered or settled within 12 months after the end of each reporting period cannot be reliably determined.

The Fund manages financial assets at fair value through profit or loss based on the economic circumstances at any given point in time, as well as to meet any liquidity requirements. As such, it is expected that a portion of the portfolio will be realised within 12 months, however, an estimate of that amount cannot be determined as at Statement of Financial Position date.

(b) Financial instruments

(i) Classification

The Fund has designated its investments at fair value through profit or loss. The Fund's portfolio of financial assets is managed and performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy. The Fund's policy is for the Trustee to evaluate the information about these financial instruments on a fair value basis together with other related financial information.

(ii) Recognition/derecognition

The Fund recognises financial assets on the date it becomes party to the contractual agreement (trade date) and recognises changes in the fair value of the financial assets from this date.

Investments are derecognised when the contractual right to receive cash flows from the investments has expired or has been transferred, and the Fund has transferred substantially all of the risks and rewards of ownership.

(iii) Measurement

At initial recognition, the Fund measures financial assets at fair value. Transaction costs of financial assets carried at fair value through profit or loss are expensed.

Subsequent to initial recognition, all financial assets and financial liabilities at fair value through profit or loss are measured at fair value.

(iv) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

2 Material accounting policy information (continued)

(c) Net assets attributable to unitholders

Units are redeemable at the unitholders' option, however, applications and redemptions may be suspended by the Trustee if it is in the best interests of the unitholders.

The units can be put back to the Fund at any time for cash based on the redemption price, which is equal to a proportionate share of the Fund's net asset value attributable to the unitholders.

The units are carried at the redemption amount that is payable at Statement of Financial Position date if the unitholder exercises the right to put the unit back to the Fund. This amount represents the expected cash flows on redemption of these units.

Under AASB 132 *Financial Instruments: Presentation*, puttable financial instruments are classified as equity where certain strict criteria are met. The Fund classifies the net assets attributable to unitholders as equity as they satisfy the following criteria:

- the puttable financial instrument entitles the holder to a pro-rata share of net assets in the event of the Fund's liquidation;
- the puttable financial instrument is in the class of instruments that is subordinate to all other classes of instruments and class features are identical;
- the puttable financial instrument does not include any contractual obligations to deliver cash or another financial asset, or to exchange financial instruments with another entity under potentially unfavourable conditions to the Fund, and it is not a contract settled in the Fund's own equity instruments; and
- the total expected cash flows attributable to the puttable financial instrument over the life are based substantially on the profit or loss.

(d) Cash and cash equivalents

For the purpose of presentation, 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 from the date of acquisition that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(e) Distributions

Distributions are payable and determined by the Trustee of the Fund. The Fund has opted to be an attribution managed investment trust (AMIT). Distributable income includes capital gains arising from the disposal of financial assets and liabilities held for trading. Unrealised gains and losses on financial assets and liabilities held for trading that are recognised as income are transferred to net assets attributable to unitholders and are not assessable and attributable until realised. Capital losses are not attributed to unitholders but are retained to be offset against any realised capital gains.

(f) Comparative revisions

Comparative information has been revised where appropriate to enhance comparability. Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year.

(g) New accounting standards and interpretations

There are no new standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2025 that have a material impact on the amounts recognised in the prior periods or will affect the current or future periods.

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 July 2026, and have not been early adopted in preparing these financial statements. The Fund's assessment of the impact of these new standards and amendments is set out below:

- Amendments to the Classification and Measurement of Financial Instruments - Amendments to AASB 9 and AASB 7 (effective for annual periods beginning on or after 1 July 2026)

The AASB issued targeted amendments to AASB 9 and AASB 7 to respond to recent questions arising in practice, and to include new requirements for all reporting entities. Among other amendments, the AASB clarified the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system.

The Fund does not expect these amendments to have a material impact on its operations or financial statements.

- AASB 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027)

The AASB issued the new standard on presentation and disclosure in financial statements, which replaces AASB 101, with a focus on updates to the statement of comprehensive income.

2 Material accounting policy information (continued)

(g) New accounting standards and interpretations (continued)

The key new concepts introduced in AASB 18 relate to:

- the structure of the statement of comprehensive income with defined subtotals;
- the requirement to determine the most useful structured summary for presenting expenses in the statement of comprehensive income;
- required disclosures in a single note within the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management-defined performance measures); and
- enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.

The Fund is currently still assessing the effects of the forthcoming standards and amendments.

No other new standards or amendments to standards are expected to have a material effect on the financial statements of the Fund.

3 Financial assets held at fair value through profit or loss

	30 June 2026 \$	As at 30 June 2025 \$
Equity securities	9,302,861	25,225,884
Listed unit trusts	283,933,912	341,992,047
Total financial assets held at fair value through profit or loss	<u>293,236,773</u>	<u>367,217,931</u>

Statement by the Trustee

In the opinion of the Trustee:

- (a) The financial information set out on pages 1 to 5 presents fairly the Fund's financial position as at 30 June 2026 and changes in equity for the financial year ended on that date in accordance with the accounting policies described in note 2.
- (b) There are reasonable grounds to believe the Fund will be able to pay its debts as and when they become due and payable.



Jason Edgar
Director



James Harwood
Director

Sydney

24 September 2026



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with confidence**

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Independent auditor's report to the unitholders of Z Series Australian Property Securities Pool (formerly Zurich Investments Australian Property Securities Pool)

Opinion

We have audited the financial information report, which comprises the statement of financial position, statement of changes in equity and the accompanying notes of Z Series Australian Property Securities Pool ("the Fund") for the year ended 30 June 2026.

In our opinion, the financial information in the financial information report for the year ended 30 June 2026 is prepared, in all material respects, in accordance with the material accounting policy information described in Note 2 of the financial information report.

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 Schedule* section of our report. We are independent of the Fund 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)* that are relevant to our audit of the financial information report in Australia, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter - Basis of accounting and restriction on distribution

We draw attention to Note 2 to the financial information report which describes the basis of accounting. The financial information report is prepared to assist Z Series by Russell Investments Limited (formerly Zurich Investment Management Limited) as the Trustee of the Fund (the "Trustee") to meet its internal governance requirements. As a result, the financial information report may not be suitable for another purpose. Our report is intended solely for the Trustee of the Fund, the Fund and its unitholders (collectively the "Recipients") and should not be distributed to parties other than the Recipients.

Responsibilities of management for the financial information report

The management of the Trustee of the Fund are responsible for the preparation of the financial information report in accordance with the material accounting policy information described in Note 2 of the financial information report and for such internal control as management determines is necessary to enable the preparation of the financial information report that is free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial information report

Our objectives are to obtain reasonable assurance about whether the financial information report 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 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 information report.

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

- ▶ Identify and assess the risks of material misstatement of the financial information 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.
- ▶ Conclude on the appropriateness of management'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 information 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 appropriateness of accounting policies used and the reasonableness of accounting estimates, if any, and related disclosures made by management.

We communicate with the management of the Trustee of the Fund, 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.



Ernst & Young
Sydney
24 September 2026