

Agricultural Land Trust

25 February 2015

Company Announcements Platform
Australian Securities Exchange

The Directors of One Managed Investment Funds Limited, the responsible entity of the Agricultural Land Trust (the "Trust"), release the attached Appendix 4D together with the Half Yearly Report for the Trust for the period ended 31 December 2014.

The Appendix 4D and Half Yearly Report should be read in conjunction with the Trust's Annual Report for the financial year ended 30 June 2014 together with all public announcements made by the Trust during the period ended 31 December 2014 and up until the date of this release.

For further information please contact:

Justin Epstein
Director (02) 8277 0010

Agricultural Land Trust

ARSN 096 588 046

Half Yearly Report

Results for Announcement to the Market

Appendix 4D

31 December 2014

	% change	6 months ended 31 December 2014 \$'000	6 months ended 31 December 2013 \$'000
Results			
Revenue from continuing operations	Down 52%	4,772	10,002
Net profit from continuing operations	Up 10,428%	4,106	39
Net gain/(loss) attributable to unit holders	Up 2,261%	4,106	(190)
Commentary on Results			
Discussion and analysis of the Trust's results is contained in the Half Yearly Report.			
Interim distribution to unit holders			
Interim distribution payable (\$'000)		0	0
Interim distribution payable (cents per unit)		0	0
Basic and diluted earnings (cents per unit)		4.28	(0.17)
Distribution Reinvestment Plan price (cents per unit)		0	0

	31 December 2014	31 December 2013
Net Tangible Assets		
Total net tangible assets attributable to unit holders	\$10,258,192	\$14,646,519
Units on issue	97,510,036	127,487,994
Net tangible assets attributable to unit holders per unit	\$0.11	\$0.11

Agricultural Land Trust

ARSN 096 588 046



**Half Year Report
31 December 2014**

AGRICULTURAL LAND TRUST

Directors Report

The Directors of One Managed Investment Funds Limited ("OMIFL"), the responsible entity of Agricultural Land Trust (the "Trust") present their report for the period ended 31 December 2014 as follows:

Directors

ALML was the responsible entity to 31 July 2014. Effective 1 August 2014 OMIFL became the new responsible entity. The Directors of the relevant responsible entity in office during the half year and at the date of this report are:

Agricultural Land Management Limited

Thomas Shaw Pascarella	(resigned 4 July 2014)
Robert Michael Ardagh Walter	(resigned 4 July 2014)
Peter Zachert	(resigned 4 July 2014)
Justin Epstein	(appointed 4 July 2014)
Frank Tearle	(appointed 4 July 2014)
Elizabeth Reddy	(appointed 4 July 2014)

One Managed Investment Funds Limited

Justin Epstein
Frank Tearle
Elizabeth Reddy

Review and Results of Operations

Financial Results

The reported net profit of the Trust attributable to unit holders from both continuing and discontinued operations for the half year ended 31 December 2014 was \$4,106,000 (2013: loss \$190,000). This profit included an asset revaluation adjustment of \$4,750,000 (2013: devaluation \$8,400,000) reflecting the current market for rural assets, the property's potential and probable use. The loss before the fair value adjustment was \$644,000 (2013: profit \$8,210,000).

Revenue and expenses

Revenue from continuing operations totalled \$4,772,000 (2013: \$10,002,000) and comprised predominately of an asset revaluation adjustment of \$4,750,000 (2013: devaluation \$8,400,000), interest income of \$9,000 (2013: \$38,000) and distributions from One Cash Management Fund of \$13,000 (2013: \$nil).

Expenses from continuing operations, totalled \$666,000 (2013: \$1,563,000 before asset devaluation) and comprised predominately interest and bank fees on borrowings associated with the Linkletters Place property of \$483,000 (2013: \$954,000).

Expenses from continuing operations also included responsible entity fees of \$20,000 (2013: \$131,000).

AGRICULTURAL LAND TRUST

Directors Report

Review and Results of Operations (continued)

Balance Sheet

The net assets of the Trust attributable to unit holders totalled \$10,258,192 as at 31 December 2014 (30 June 2014: \$5,842,000).

The fair value of the Trust's investment property, comprising solely of the Linkletters Place property, as at 31 December 2014 was \$17,650,000 (30 June 2014: \$12,900,000).

The property value stems from independent assessments, conducted in January 2015, of the Linkletters Place property and is based on the market value applying a 'recent transactions' methodology.

The Trust's borrowings as at 31 December 2014 comprised a secured syndicated bank debt of \$10,000,000 (30 June 2014: \$10,000,000) expiring on 31 July 2016.

As at 31 December 2014, the Trust's gearing ratio (debt to total assets) was 49.1% (30 June 2014: 60.8%).

The reported net income attributable to unit holders of the Trust for the half year ended 31 December 2014 was \$4,106,000 (2013: loss \$190,000).

Cash Flow

The overall reduction in cash and cash equivalents for the Trust was \$431,000 for the half year ended 31 December 2014 (2013: decrease \$482,000).

Operating cash outflow for the period was \$244,000 (2013: inflow \$8,574,000). This decrease is attributable predominantly to the absence of rental income and any lease surrender compensation, compared to the prior corresponding period.

Investing activity cash inflow for the period was \$nil (2013: \$5,275,000).

Financing activities produced a net cash outflow for the period of \$187,000 (2013: cash outflow \$14,331,000). The financing cash outflow consists of payment of distributions totalling \$496,000 (2013: 2,852,000) net of amounts reinvested of \$310,000 (2013: \$2,233,000) pursuant to the Trust's Distribution Reinvestment Plan.

Distributions to unit holders

The Trust paid a first and final distribution in relation to the financial year ended 30 June 2014 totalling \$496,000 on 23 September 2014 representing 0.528 cents per unit (2013: \$2,852,000 representing 2.82 cents per unit paid on 27 September 2013).

The total distribution for the financial year ended 30 June 2014 was \$496,000 (0.528 cents per unit) (2013: \$2,852,000 representing 2.82 cents per unit).

AGRICULTURAL LAND TRUST

Directors Report

Review and Results of Operations (continued)

Change of the responsible entity

On 1 August 2014, a meeting of unit holders was held where the resolutions for the retirement of Agricultural Land Management Limited ("ALML") and the appointment of One Managed Investment Funds Limited ("OMIFL") were passed. ASIC approved the change of the responsible entity effective 1 August 2014.

Second half outlook

As was communicated to the market via the Annual Report for the financial year ended 30 June 2014, the Trust continues to prepare Linkletters Place for remediation with the absence of rental income ongoing. Once the remediation works are completed, opportunities for sale or leasing will be assessed.

Rounding of amounts

The entity is of the kind specified in the Australian Securities & Investments Commission class order 98/0100. In accordance with that class order, amounts in the consolidated financial statements and the Directors' Report have been rounded to the nearest thousand dollars unless specifically stated otherwise.

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 6 and forms part of the Directors Report for the half year ended 31 December 2014.

This report has been made in accordance with a resolution of Directors.



Justin Epstein
Director

Sydney
25 February 2015

Independent Auditor's Review Report to the Unitholders of Agricultural Land Trust

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report of Agricultural Land Trust (the "Trust"), which comprises the statement of financial position as at 31 December 2014, and the statement of profit or loss and other comprehensive income, the statement of cash flows and the statement of changes in equity for the half-year ended on 31 December 2014, selected explanatory notes and, the directors' declaration as set out on page 18.

Directors' Responsibility for the Half-Year Financial Report

The directors of the responsible entity of the Trust are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the Trust's financial position as at 31 December 2014 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Independence Declaration

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of Trust, would be in the same terms if given to the directors as at the time of this auditor's review report.

Conclusion

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 Trust is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Trust's financial position as at 31 December 2014 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU

Declan O'Callaghan

Declan O'Callaghan
Partner

Chartered Accountants
Sydney, 25 February 2015

AGRICULTURAL LAND TRUST

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

HALF YEAR ENDED 31 DECEMBER 2014

CONSOLIDATED

	Note	31 December 2014 \$'000	31 December 2013 \$'000
Continuing operations			
Income			
Rental income	6	-	2,200
Lease compensation revenue	6	-	7,737
Other income	6	13	27
Interest income	6	9	38
Net increment in fair value of investment properties	6	<u>4,750</u>	-
Total income		4,772	10,002
Expenses			
- Finance costs	6	(483)	(954)
- Responsible entity fees	6	(20)	(131)
- Auditor's remuneration	6	(33)	(17)
- Other expenses	6	(130)	(461)
- Net decrement in fair value of investment properties	6	<u>-</u>	(8,400)
Total expenses		<u>(666)</u>	(9,963)
Net profit from continuing operations		4,106	39
Discontinued operations			
Net loss from discontinued operations	6	<u>-</u>	(229)
Net gain/(loss) attributable to unit holders of the Trust		<u>4,106</u>	(190)
BASIC AND DILUTED PROFIT / (LOSS) PER UNIT - CENTS		4.28	(0.17)
BASIC AND DILUTED PROFIT / (LOSS) PER UNIT FROM CONTINUING OPERATIONS - CENTS		4.28	0.03
BASIC AND DILUTED LOSS PER UNIT FROM DISCONTINUED OPERATIONS - CENTS		-	(0.20)

The Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the accompanying notes.

AGRICULTURAL LAND TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2014

CONSOLIDATED

	Note	31 December 2014 \$'000	30 June 2014 \$'000
Current Assets			
Cash and cash equivalents	5	1,256	1,687
Trade and other receivables		10	3
Prepayments		922	922
Total Current Assets		2,188	2,612
Non Current Assets			
Prepayments		508	951
Investment property	9	17,650	12,900
Total Non Current Assets		18,158	13,851
Total Assets		20,346	16,463
Current Liabilities			
Trade and other payables		88	621
Total Current Liabilities		88	621
Non-Current Liability			
Interest bearing loans and borrowings	7	10,000	10,000
Total Non-Current Liabilities		10,000	10,000
Total Liabilities		10,088	10,621
Net Assets Attributable to Unitholders		10,258	5,842
Represented by:			
Units		55,298	54,988
Retained losses		(45,040)	(49,146)
Total Unitholders Interests		10,258	5,842

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

AGRICULTURAL LAND TRUST

STATEMENT OF CHANGES IN EQUITY

HALF YEAR ENDED 31 DECEMBER 2014

CONSOLIDATED

	Retained Earnings	Units	Unit Holders' Equity
	\$'000	\$'000	\$'000
At 1 July 2013	(45,720)	58,323	12,603
Net Loss attributable to unit holders	(190)	-	(190)
Distribution reinvestment plan	-	2,233	2,233
Distributions	-	-	-
At 31 December 2013	(45,910)	60,556	14,646
At 1 July 2014	(49,146)	54,988	5,842
Net Income attributable to unit holders	4,106	-	4,106
Distribution reinvestment plan	-	310	310
Distributions	-	-	-
At 31 December 2014	(45,040)	55,298	10,258

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

AGRICULTURAL LAND TRUST

STATEMENT OF CASH FLOWS

HALF YEAR ENDED 31 DECEMBER 2014

CONSOLIDATED

		31 December 2014 \$'000	31 December 2013 \$'000
	Note		
CASH FLOWS FROM OPERATING ACTIVITIES			
Rent received		-	2,837
Lease compensation revenue		-	7,737
Interest received		12	38
Other income received		11	-
Interest and borrowing costs paid		(29)	(794)
Other expenses paid		(244)	(1,052)
GST (paid) / refund ATO		5	(192)
Net cash (outflow) / inflow from operating activities		(245)	8,574
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from disposal of investment properties	9	-	5,275
Net cash inflow from investing activities		-	5,275
CASH FLOWS FROM FINANCING ACTIVITIES			
Distributions paid to unit holders	4	(186)	(619)
Repayment of subordinated loans		-	(5,007)
Repayment of syndicated loans		-	(8,705)
Net cash outflow from financing activities		(186)	(14,331)
NET DECREASE IN CASH AND CASH EQUIVALENTS		(431)	(482)
Add opening cash and cash equivalents at beginning of period		1,687	1,549
CLOSING CASH AND CASH EQUIVALENTS AT END OF PERIOD	5	1,256	1,067

The Statement of Cash Flows should be read in conjunction with the accompanying notes.

AGRICULTURAL LAND TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

HALF YEAR ENDED 31 DECEMBER 2014

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a) Basis of preparation

The half year financial report is a general purpose financial report, which has been prepared in accordance with the requirements of the Constitution of the Agricultural Land Trust, the Corporations Act 2001, applicable Accounting Standards including AASB 134 "Interim Financial Reporting" and other mandatory professional reporting requirements.

The half year financial report has been prepared on a historical cost basis, except for the investment property, which has been measured at fair value based upon Directors' valuations. Independent valuations are conducted at intervals of not more than one year and are considered by the Directors of the responsible entity when determining fair values.

The half year financial report does not include all notes of the type normally included within the annual financial report and therefore cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the Trust as the full financial report.

The half year financial report should be read in conjunction with the annual Financial Report of the Trust as at 30 June 2014 together with all public announcements made by the Trust and its controlled entities during the half year ended 31 December 2014, and those up to the date of this financial report, in accordance with the continuous disclosure obligations arising under the Australian Stock Exchange Listing Rules and the Corporations Act 2001.

The half year consolidated financial statements have been prepared using the same accounting policies as used in the annual financial statements for the year ended 30 June 2014. The adoption of amending standards mandatory for annual reporting periods beginning on or after 1 July 2014 has not resulted in any changes to these accounting policies.

For the purpose of preparing the financial report the half year has been treated as a discrete reporting period.

The Directors have determined that there are reasonable grounds to believe the Trust will be able to pay its debts as and when they become due and payable; as such, the Directors believe the basis of preparation of the financial statements on a going concern basis is appropriate.

b) Changes in Accounting Policy

Since 1 July 2014 the Trust has adopted the following Standards and Interpretations, mandatory for annual periods beginning on or after 1 July 2014 including:

- AASB 1031 *'Materiality'* (December 2013),
- AASB 2012-3 *'Amendments to Australian Accounting Standards – Offsetting Financial Assets and Financial Liabilities'*,
- AASB 2013-3 *'Amendments to AASB 136 – Recoverable Amount Disclosures for Non-Financial Assets'*,

AGRICULTURAL LAND TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

HALF YEAR ENDED 31 DECEMBER 2014

b) Changes in Accounting Policy (continued)

- AASB 2013-5 '*Amendments to Australian Accounting Standards – Investment Entities*,'
- AASB 2013-9 '*Amendments to Australian Accounting Standards - Part B: 'Materiality*'; and
- AASB 2014-1 '*Amendments to Australian Accounting Standards*' [Part A – *Annual Improvements 2010-2012 and 2011-2013 Cycles*; Part C – '*Materiality*'].

Adoption of these Standards and Interpretations did not have any effect on the financial position or performance of the Trust.

The Trust has not elected to early adopt any other new or amended Standards or Interpretations that are issued but not yet effective.

2. CONTINGENT LIABILITY

First Australian Farmland Pty Ltd has lodged claims against Agricultural Land Management Ltd as trustee for ALT No. 1 Trust for warranties made in sale agreements for properties in Western Australia and Victoria. The sale of these properties was settled on 28 March 2013.

The Trust had sought legal advice and subsequently declined the claims. It is not practical to estimate the potential effect of these claims but legal advice indicates that it is not probable that a significant liability will arise.

3. SEGMENT REPORTING

- The Trust operates wholly within Australia and aims to derive rental income or sale proceeds from rural property investments following the remediation of land for grazing and cropping.

AGRICULTURAL LAND TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

HALF YEAR ENDED 31 DECEMBER 2014

4. NON-CASH FINANCING ACTIVITIES

The Trust has a distribution reinvestment plan ("DRP") which allows unit holders to elect to reinvest their distribution into new units of the Trust. The issue price under the DRP is the average trading price (weighted by volume) of the Trust's units traded on the ASX during the 10 trading days from, and including the date on which the Trust's units trade ex-distribution, less a discount of up to 10% as determined by the Directors at their absolute discretion.

A distribution from the Trust relating to 30 June 2014 amounting to \$496,000 was paid during the period (2013: \$2,852,000).

The value of distributions reinvested in the half year to 31 December 2014 was \$310,000 (2013: \$2,233,000), which resulted in the issue of 3,475,661 units (2013: 26,359,851 units); refer Note 11.

5. RECONCILIATION OF CASH AND CASH EQUIVALENTS

	CONSOLIDATED	
	31 December 2014 \$'000	30 June 2014 \$'000
Cash at Bank	90	1,687
Units in One Cash Management Fund	1,166	-
	<u>1,256</u>	<u>1,687</u>

Units held in the One Cash Management Fund, a fund managed by a related party of OMIFL, are redeemable on a daily basis.

AGRICULTURAL LAND TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

HALF YEAR ENDED 31 DECEMBER 2014

6. DISCONTINUED OPERATIONS

Discontinued operations include the following entities, which formed part of the consolidated Trust in the period ended 31 December 2014: The Kalgoorlie Apartment Hotel Syndicate and the Murray Street Mall Property Trust.

The operations of these syndicates are considered discontinued as their property assets have been sold and the entities are in the process of being wound up.

This note shows the results of the continuing businesses and the discontinued businesses for comparative purposes only.

For the half year ended 31 December	Continuing 2014 \$'000	Discontinued 2014 \$'000	Consolidated 2014 \$'000	Continuing 2013 \$'000	Discontinued 2013 \$'000	Consolidated 2013 \$'000
Rental income	-	-	-	2,200	-	2,200
Lease compensation revenue	-	-	-	7,737	-	7,737
Other Income	13	-	13	27	-	27
Interest income	9	-	9	38	-	38
Appreciation in investment	4,750	-	4,750	-	-	-
Total revenue	4,772	-	4,772	10,002	-	10,002
Finance costs	(483)	-	(483)	(954)	-	(954)
Diminution in investment	-	-	-	(8,400)	-	(8,400)
Responsible entity fees	(20)	-	(20)	(131)	-	(131)
Other expenses	(163)	-	(163)	(478)	(229)	(707)
Net profit / (loss) before non controlling interests	4,106	-	4,106	39	(229)	(190)
Net profit / (loss) attributable to non controlling interests	-	-	-	-	-	-
Net profit / (loss) attributable to unit holders of the Trust	4,106	-	4,106	(39)	(229)	(190)
Distribution to unit holders	-	-	-	-	-	-
Distributions reinvested	310	-	310	2,233	-	2,233
Changes in net assets attributable to unit holders of the Trust	4,416	-	4,416	2,272	(229)	2,043

AGRICULTURAL LAND TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

HALF YEAR ENDED 31 DECEMBER 2014

7. BORROWINGS AND REPAYMENT OF DEBT

The Trust's interest bearing loans and borrowings as at 31 December 2014 comprise a secured syndicated bank loan of \$10,000,000 (30 June 2014: \$10,000,000) expiring on 31 July 2016.

8. RELATED PARTY DISCLOSURES

Agricultural Land Management Limited ("ALML") retired from its position of responsible entity on 1 August 2014. The responsible entity of Agricultural Land Trust from 1 August 2014 is One Managed Investment Funds Limited ("OMIFL").

Responsible Entity Fees

The responsible entity fees for the half year were \$20,000 (2013: \$131,000).

Compensation of Key Management Personnel

No amounts are paid by the Trust directly to directors and key management personnel of the Trust. Directors of the responsible entity receive remuneration in their capacity as directors of the responsible entity. Consequently, no compensation as defined in AASB 124: Related Party Disclosures is paid by the Trust to its key management personnel.

Units in the Trust held by Key Management Personnel

Key management personnel do not directly hold any units in the Trust at the period-end. As at 31 December 2014, current director Justin Epstein has an indirect interest in 223,891 units in the Trust.

Contractual Arrangements

The Trust remains in contractual arrangements for the remediation of the land with Mammoth Construction Pty Ltd, an entity associated with Mr Allen Caratti. These contractual arrangements cap the remediation fee at \$1,100,000. Mr Caratti is a substantial unit holder of the Trust holding units through his associated entities Westralia Properties Holdings Pty Ltd, Richtide Investments Pty Ltd and Indian Ocean Capital (WA) Pty Ltd.

AGRICULTURAL LAND TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

HALF YEAR ENDED 31 DECEMBER 2014

8. RELATED PARTY DISCLOSURES (CONT.)

Australian Financial Services Licence Conditions

From November 2012 responsible entities became subject to new financial requirements in accordance with the Australian Securities Investment Commission Class Order 11/1140 and as outlined in the updated version of Regulatory Guide 166 Licensing: Financial requirements.

As a result of the changes, ALML, then the responsible entity for the Trust made a submission to ASIC to seek relief from the financial requirements. ASIC reserved its rights in the event of non-compliance though no action was taken by the regulator. On 4 July 2014 One Investment Group Pty Ltd acquired ALML. On the day of acquisition, a custodian was appointed resulting in ALML complying with the financial requirements.

9. INVESTMENT PROPERTIES

The fair value of the Trust's investment property as at 31 December 2014 was \$17,650,000 (30 June 2014: \$12,900,000) comprising Linkletters Place.

The investment property has been measured at fair value based on Director's valuations, having regard to an independent assessment, conducted in January 2015, of the Linkletters Place property and is based on the market value, applying a 'recent transactions' methodology adjusted for the property's specific characteristics.

The valuer, Opteon Property Group, considered the following inputs in determining the fair value:

Level 2 inputs:

- Comparable land sales.

Level 3 inputs:

- Comparable evidence requiring adjustment; reliance was placed on transactions of other rural properties within the region to establish market parameters for land and structures; and
- Discount rates and depreciated replacement cost estimates used to calculate impairment arising from lease in place.

The most significant input is the rate per hectare of land based mostly on comparable land sales for plantation land and cleared and pastured land. Due to significant adjustments made to the rate per hectare based on the property's specific characteristics, the fair value measurement is categorised as Level 3 in the fair value hierarchy. Any change in the rate per hectare for comparable land sales would result in a movement in the fair value of the investment property.

In the period under review no properties were sold or held for sale (2013: sale proceeds \$5,275,000).

AGRICULTURAL LAND TRUST

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

HALF YEAR ENDED 31 DECEMBER 2014

10. SIGNIFICANT EVENTS AFTER BALANCE DATE

No other matter or circumstance has arisen since the end of the financial period which is not otherwise dealt with in this report, that has significantly affected or may significantly affect the operations of the Trust, the results of those operations or the state of affairs of the Trust in subsequent financial periods.

11. UNITS ON ISSUE

	31 December 2014 Number	31 December 2013 Number
Ordinary units on issue at beginning of the period	94,034,375	101,128,143
Ordinary units issued during the period		
- Distribution reinvestment plan – Note 4	3,475,661	26,359,851
Ordinary units on issue at the end of the period	97,510,036	127,487,994

Movements in the issue of ordinary units during the reporting period comprised units issued as a result of unit holders electing to reinvest their 30 June 2014 distributions in the Trust's Distribution Reinvestment Plan. Each unit ranks equally with all other ordinary units.

AGRICULTURAL LAND TRUST

DIRECTORS' DECLARATION

In accordance with a resolution of the Directors of One Managed Investment Funds Limited:

In the opinion of the Directors:

- (a) the financial statements and notes of the Trust are in accordance with the Corporations Act 2001, including:
 - i Giving a true and fair view of the financial position as at 31 December 2014 and the performance for the half year ended on that date; and
 - ii Complying with Accounting Standards.
- (b) There are reasonable grounds to believe the Trust will be able to pay its debts as and when they become due and payable.

On behalf of the Board.



Justin Epstein
Director

Sydney
25 February 2015

The Directors
One Managed Investment Funds Limited
As Responsible Entity of Agricultural Land Trust
Level 11
20 Hunter Street,
Sydney NSW 2000

25 February 2015

Dear Directors

Independence Declaration – Agricultural Land Trust

In accordance with section 307C of the Corporations Act 2001, I am pleased to provide the following declaration of independence to the directors of One Managed Investment Funds Limited.

As lead audit partner for the review of the financial statements of Agricultural Land Trust for the half-year ended 31 December 2014, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- (ii) any applicable code of professional conduct in relation to the review.

Yours sincerely



DELOITTE TOUCHE TOHMATSU



Declan O'Callaghan
Partner
Chartered Accountants