

Agricultural Land Trust

ARSN 096 588 046 ASX Code: AGJ

By its responsible entity One Managed Investment Funds Limited

6 March 2020

CHANGE IN CIRCUMSTANCES WHICH MAY IMPACT ON 31 DECEMBER 2019 INTERIM FINANCIAL REPORT

One Managed Investment Funds Limited (**OMIFL**) announces a change in circumstances which may have an impact on the Agricultural Land Trust's (**Trust**) interim financial statements announced to the market on 2 March 2020.

On 29 January 2020, OMIFL announced agreement had been reached to amend the terms and extend the maturity of the Group's loans with iProsperity Underwriting Pty Ltd (iPU) and debentures with Cornerstone Bond Fund and the Cornerstone New SIV Bond Fund. This restructure arose because of iPU's failure to comply with certain of its obligations under the loan agreements with members of the ALT Group, including non-payment of interest and the repayment of principal.

The loans to iPU were made using the proceeds of debentures issued by the Trust to Cornerstone Bond Fund and the Cornerstone New SIV Bond Fund. As previously advised, Cornerstone Bond Fund and the Cornerstone New SIV Bond Fund have limited security and no recourse against the Group and its assets other than to the amounts recovered from the loans made by the Group to iPU.

The interim financial statements announced to the market on 2 March 2020, were prepared on the basis that the full amount of interest payable as of 29 February 2020 had been paid by iPU to the Group for value on 2 March 2020.

OMIFL relied on representations and evidence provided to it by iPU that the interest was to be paid to the Group for value on 2 March 2020.

Contrary to these representations and evidence, the actual amount of interest received by the Group was substantially less.

The ALT Group has advised iPU that it considers it is in default under the various loan agreements. OMIFL continues to seek information from iPU to allow it to determine the appropriate carrying values of the outstanding interest and the loans and to seek payment of the outstanding interest.

The table below summarises, the potential impact on key financial measures presented in the Group's half year financial results for the period ended 31 December 2019, in the event that the remaining interest that was accrued at 31 December is not eventually received from iPU.

Line item	Actual as at 31 December 2019	Potential impact if unpaid interest is not received in full	Change from 31 December 2019
Consolidated Statement of Financial Position			
Total asset (\$000)	165,091	161,909	(3,182)
Total liabilities (\$000)	140,059	140,059	-
Net Assets (\$000)	25,032	21,850	(3,182)
NTA per unit (cents)	25.67	22.41	(3.26)
Consolidated Statement of Profit or Loss and Other Comprehensive Income			
Total income (\$000)	5,054	5,054	-
Total expenses (\$000)	(4,096)	(7,278)	(3,182)
Net income/(loss) (\$000)	958	(2,224)	(3,182)
EPS (cents)	0.98	(2.28)	(3.26)

Authorised for release by One Managed Investment Funds Limited ACN 117 400 987 AFSL 297042 (**Responsible Entity**), the responsibility entity of the Agricultural Land Trust.

For any enquiries please contact the Responsible Entity on 02 8277 0000.