

Investments

Bricks & Mortar Fund

Annual Financial Report 2009



Dear Investor

Annual Financial Report

We are pleased to present the reports for the financial year ended 30 June 2009 for the Colonial First State Bricks & Mortar Fund.

This statement is the final component of the reporting information for the 2008–2009 financial year.

If you have any questions about the Annual Financial Report please call Investor Services on **13 13 36** Monday to Friday, 8am to 7pm, Sydney time.

Yours sincerely,

A handwritten signature in blue ink that reads "Brian Bissaker". The signature is fluid and cursive, with the first name "Brian" and the last name "Bissaker" clearly distinguishable.

Brian Bissaker

Chief Executive Officer

COLONIAL FIRST STATE BRICKS & MORTAR FUND

ARSN 092 184 168

ABN 64 357 320 505

FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2009

Responsible Entity of the Fund:

**COLONIAL FIRST STATE
INVESTMENTS LIMITED
ABN 98 002 348 352**

Level 29, 52 Martin Place
SYDNEY NSW 2000

COLONIAL FIRST STATE BRICKS & MORTAR FUND

INDEX

| | Page |
|---|-------------|
| Directors' Report | 1 - 4 |
| Auditor's Independence Declaration | 5 |
| Income Statement | 6 |
| Balance Sheet | 7 |
| Statement of Change in Equity | 8 |
| Cash Flow Statement | 9 |
| Notes to the Financial Statements | 10 - 25 |
| Directors' Declaration | 26 |
| Independent Auditor's Report to the Unitholders | 27 - 28 |

COLONIAL FIRST STATE BRICKS & MORTAR FUND

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2009

The Directors of Colonial First State Investments Limited, the Responsible Entity of the Colonial First State Bricks & Mortar Fund ("the Fund"), present their report together with the financial report of the Fund for the year ended 30 June 2009.

Principal Activity

The Fund was closed to further applications from new members on 31 December 1999. Notwithstanding, Colonial First State Bricks & Mortar Fund continues to invest in interest bearing interest investments being predominantly first registered mortgages over properties located in major Australian cities, providing diversification through security type as well as geographical location.

In respect of any new lending, the Responsible Entity focuses on the sourcing of direct retail, commercial, industrial and residential mortgages. While seeking to protect capital, the Responsible Entity's methods of asset selection also provide for more stable income returns.

The Responsible Entity's current investment policy is to lend up to 70% of property valuation.

No single mortgage investment exceeds 10% of the Fund. It is the current policy of the Responsible Entity not to include construction or specialised property loans in the portfolio.

Date of Constitution and Registration of the Fund

The date of the Constitution and registration of the Fund with the Australian Securities & Investments Commission (ASIC) was 31 March 2000.

Review of Operations

Unit Price

Units in the Fund are valued at \$1.00 and interest is calculated and accrued daily.

Income

The monthly distributions and income rates for the Fund for the years ended 30 June 2009 and 30 June 2008 are disclosed in Note 4 to the financial statement.

Management Costs and Indirect Cost Ratio (ICR)

The Indirect Cost Ratio is the ratio of the Fund's management costs over the Fund's average net assets attributable for the year, expressed as a percentage.

Management cost include management fees and other expenses or reimbursements deducted in relation to the Fund, but do not include transactional and operational costs such as brokerage. Management costs are not paid directly by the unitholders of the Fund.

The ICR of the Fund for the year ended 30 June 2009 is 1.20% (30 June 2008 was 1.20%).

COLONIAL FIRST STATE BRICKS & MORTAR FUND

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2009

Review of Operations (continued)

Performance

The income level paid to investors after fees during the year was 6.61% compared with 5.76% for the prior year.

Responsible Entity and Directors

The Responsible Entity of the Fund is Colonial First State Investments Limited. The ultimate holding company is the Commonwealth Bank of Australia (ABN 48 123 123 124).

The Directors of the Responsible Entity in office during the year and up to the date of the report are:

| | |
|--------------------------|----------------------|
| Grahame Anthony Petersen | |
| Michael John Venter | |
| Brian Vincent Bissaker | |
| Gregg Johnston | Appointed 04/08/2009 |
| Peter Robert Winney | |
| Bradley Brian Massey | |
| Paul Alexander Rayson | Resigned 28/07/2009 |

The Responsible Entity is incorporated and domiciled in Australia and has its registered office at Level 29, 52 Martin Place, Sydney, New South Wales, 2000.

Scheme Information

The Fund is a registered managed investment scheme domiciled in Australia and has its principal place of business at Level 29, 52 Martin Place, Sydney, New South Wales, 2000.

Unit Pricing Adjustments Policy

There are a number of factors used to calculate unit prices. The key factors include asset valuations, liabilities, debtors, the number of units on issue and where relevant transaction costs. When the factors used to calculate the unit price are incorrect an adjustment to the unit price may be required. The Responsible Entity uses a variance of 0.30% (0.05% for a cash investment option) in the unit price before correcting the unit price.

If a unit pricing error is greater than these tolerance levels the Responsible Entity will:

- compensate unitholders' accounts balance if they have transacted on the incorrect unit price or make other adjustments as the Responsible Entity may consider appropriate, or
- where unitholders' accounts are closed we will send them a payment if the amount of the adjustment is more than \$20.

These tolerance levels are consistent with regulatory practice guidelines and industry standards. In some cases we may compensate where the unit pricing error is less than the tolerance levels.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2009

Matters Subsequent to the End of the Financial Year

With the exception of the withdrawal payments from the Fund (refer to Note 14), no matters or circumstances have arisen since 30 June 2009 that have significantly affected, or may significantly affect:

- (i) the operations of the Fund in future financial years, or
- (ii) the results of those operations in future financial years, or
- (iii) the state of affairs of the Fund in future financial years.

Likely Developments and Expected Results of Operations

The Fund will continue to pay investor redemption requests as liquidity allows (refer to Note 14). The Fund is expected to continue to operate within the terms of the Constitution, and will continue to invest in accordance with the investment objectives and guidelines.

Significant Changes in the State of Affairs

There was no significant change in the nature of the Fund's activities during the year.

Indemnification and Insurance Premiums for Officers and auditors

No insurance premiums are paid for out of the assets of the Fund in relation to insurance cover provided to Colonial First State Investments Limited or the auditors of the Fund. So long as the officers of Colonial First State Investments Limited act in accordance with the Constitution and the Corporations Act 2001, the officers remain indemnified out of the assets of the Fund against losses incurred while acting on behalf of the Fund. The auditors of the Fund are in no way indemnified out of the assets of the Fund.

The Commonwealth Bank of Australia has paid insurance premiums for the benefit of the officers of the Responsible Entity and the compliance committee members. 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 insurance contracts.

Fees Paid to and Interest Held in the Fund by the Responsible Entity or its Associates

Fees paid to the Responsible Entity and its associates out of the Fund's assets during the year are disclosed in Note 8(c) to the financial statements.

No fees were paid to the Directors of the Responsible Entity during the year out of the Fund's assets.

There are no interests in the Fund held by the Responsible Entity or its associates at the end of the financial year.

Interests in the Fund

The units issued and redeemed in the Fund during the year and the number of units on issue at the end of the financial year are set out in Note 6(a) to the financial statements. The value of the Fund's investments at the end of the financial year is set out in the Balance Sheet.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2009

Environmental Regulations

The operations of the Fund are not subject to any particular environmental regulations under Commonwealth, State or Territory law. There have been no known significant breaches of any other environmental requirements applicable to the Fund.

Rounding of amounts to the nearest thousand dollars

The Fund is a registered scheme of a kind referred to in Class Order 98/0100 (as amended) issued by the Australian Securities & Investments Commission relating to the "rounding off" of amounts in the Directors' Report and the Financial Report. Amounts in the Directors' Report and the Financial Report have been rounded to the nearest thousand dollars in accordance with that Class Order, unless otherwise indicated.

Applications, Withdrawals and Switches Suspension

Effective from 3.00pm Friday 24th October 2008, the Fund was declared illiquid and the application, withdrawal and switch processes were suspended, until further notice.

This was to ensure withdrawal requests could be responded to in a measured and orderly way in the best interests of unitholders.


The Responsible Entity intends to process withdrawal and switch requests on a quarterly basis (or such other intervals determined from time to time), depending on the level of cash available within the Fund to meet those requests at that time. Payments may also be made from time to time from the Fund where the Financial Hardship criteria is met (refer to Note 14). The cash available in the Fund will depend on asset sales and the repayment of maturing mortgages. Any payment made in respect of a withdrawal or switch request will be calculated at a unit price determined at the time the payment is to be made.

Please refer to Note 14 for details on the quarterly withdrawal offers made during the year ending 30 June 2009.

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 5.

Signed in accordance with a resolution of the Directors of Colonial First State Investments Limited.



Bradley Brian Massey
Director
Sydney
1 September 2009

PricewaterhouseCoopers
ABN 52 780 433 757

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201 Sussex Street
GPO BOX 2650
SYDNEY NSW 1171
DX 77 Sydney
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Telephone +61 2 8266 0000
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Auditor's Independence Declaration

As lead auditor for the audit of Colonial First State Bricks & Mortar Fund for the year ended 30 June 2009, I declare that to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Colonial First State Bricks & Mortar Fund during the period.



A J Wilson
Partner
PricewaterhouseCoopers

Sydney
1 September 2009

COLONIAL FIRST STATE BRICKS & MORTAR FUND

INCOME STATEMENT FOR THE YEAR ENDED 30 JUNE 2009

| | | 01/07/2008 - 30/06/2009 \$'000 | 01/07/2007 - 30/06/2008 \$'000 |
|--|-------|--------------------------------------|--------------------------------------|
| | Notes | | |
| Investment income | | | |
| Interest income | 3(a) | 7,169 | 10,056 |
| Other income | 3(b) | - | 11 |
| Total investment income | | 7,169 | 10,067 |
| Expenses | | | |
| Responsible Entity's management fees | 8(c) | 1,282 | 1,513 |
| Other expenses | 3(c) | 130 | 201 |
| Total operating expenses | | 1,412 | 1,714 |
| Operating profit attributable to unitholders | | 5,757 | 8,353 |
| Distributions to unitholders | 4 | (6,949) | (7,150) |
| Change in net assets attributable to unitholders from operations | 6(a) | 1,192 | (1,203) |
| Profit/(Loss) for the year | | - | - |

The above Income Statement should be read in conjunction with the accompanying notes.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

BALANCE SHEET AS AT 30 JUNE 2009

| Assets | Notes | 30/06/2009 \$'000 | 30/06/2008 \$'000 |
|---|-------|------------------------------|------------------------------|
| Cash and cash equivalents | | 5,019 | 2,049 |
| Trade and other receivables: | | | |
| - interests | | 18 | 30 |
| - others | | 125 | 117 |
| Money market securities | 5 | 41,922 | 40,710 |
| Mortgages | | 52,934 | 76,214 |
| Total assets | | 100,018 | 119,120 |
| Liabilities | | | |
| Trade and other payables: | | | |
| - redemptions | | - | 71 |
| - others | | 22 | 97 |
| Distribution payable | | 225 | 435 |
| Fees due to Responsible Entity | | 321 | 123 |
| Total liabilities (excluding net assets attributable to unitholders) | | 568 | 726 |
| Net assets attributable to unitholders - liability | 6(a) | 99,450 | 118,394 |
| Represented by: | | | |
| Fair value of outstanding units based on redemption value | | 99,558 | 117,310 |
| (Over)/under distribution of income | | (108) | 1,084 |
| Net assets attributable to unitholders | | 99,450 | 118,394 |

The above Balance Sheet should be read in conjunction with the accompanying notes.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2009

| | 01/07/2008 - 30/06/2009 \$'000 | 01/07/2007 - 30/06/2008 \$'000 |
|--|--------------------------------------|--------------------------------------|
| Total equity at the beginning of the financial year | - | - |
| Profit or loss for the year | - | - |
| Net income/(expense) recognised directly in equity | - | - |
| Total recognised income and expenses for the year | - | - |
| Transactions with equity holders in their capacity as equity holders | - | - |
| Total equity at the end of the financial year | - | - |

Under AIFRS, net assets attributable to unitholders are classified as a liability rather than equity. As a result there was no equity at that start or end of the year.

The above Statement of Changes in Equity should be read in conjunction with Note 6(a).

COLONIAL FIRST STATE BRICKS & MORTAR FUND

CASH FLOW STATEMENT FOR THE YEAR ENDED 30 JUNE 2009

| | Note | 01/07/2008 - 30/06/2009 \$'000 | 01/07/2007 - 30/06/2008 \$'000 |
|---|------|--------------------------------------|--------------------------------------|
| Cash flows from operating activities | | | |
| Proceeds from sale of financial instruments held for trading | | 328,614 | 160,306 |
| Payments for purchase of financial instruments held for trading | | (330,285) | (159,016) |
| Net repayment or (payment) of mortgage assets | | 22,989 | 20,023 |
| Interest received | | 7,856 | 9,888 |
| Other income received | | - | 11 |
| Responsible Entity fee paid | | (1,092) | (1,506) |
| Other expenses paid | | (129) | (201) |
| Net cash from operating activities | 7(a) | 27,953 | 29,505 |
| Cash flows from financing activities | | | |
| Receipts from issue of units | | 768 | 581 |
| Payment for redemption of units | | (21,143) | (25,911) |
| Distributions paid | | (4,608) | (4,533) |
| Net cash used in financing activities | | (24,983) | (29,863) |
| Net movement in cash and cash equivalents | | 2,970 | (358) |
| Add opening cash and cash equivalents brought forward | | 2,049 | 2,407 |
| Closing cash and cash equivalents carried forward | | 5,019 | 2,049 |

See Note 7(b) for non-cash financing activities.

The above Cash Flow Statement should be read in conjunction with the accompanying notes.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation

The financial report is a general purpose financial report, which has been prepared in accordance with the Fund's Constitution and the requirements of the Corporations Act 2001, which includes Accounting Standards. Other mandatory professional reporting requirements have also been complied with.

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

The Balance Sheet is presented on a liquidity basis. Assets and liabilities are presented in decreasing order of liquidity and are not distinguished between current and non-current. All balances are expected to be settled within twelve months, except for financial assets held for trading, mortgages and net assets attributable to unitholders. The amounts expected to be recovered or settled after more than twelve months in relation to these balances cannot be reliably determined, except as otherwise stated.

The financial report was authorised for issue by the Directors of the Responsible Entity on 28 August 2009.

Both the functional and presentation currency of the Fund is Australian dollars.

(b) Statement of Compliance

The financial report complies with Australian Accounting Standards, which include Australian equivalents to International Financial Reporting Standards ('AIFRS'). Compliance with AIFRS ensures that the financial report, comprising the financial statements and notes thereto, complies with International Financial Reporting Standards ('IFRS').

Certain prior year comparative disclosures have been updated to conform to current year presentation.

(c) Mortgages and Money Market Securities

All mortgages and money market securities are classified as loan and receivables and are initially recognised at cost, being the fair value of the consideration issued.

After initial recognition, mortgages are subsequently measured at amortised cost less impairment, using the effective interest method. Amortised cost is calculated by taking into account any issue costs, and any discount or premium on settlement. Impairment charges are recognised when the carrying value exceeds the estimated recoverable amount. The impairment charge is included in other expenses.

Gains and losses are recognised in the Income Statement when the assets are derecognised, amortised or impaired.

(d) Investment Income

Income is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the income can be reliably measured. The following specific recognition criteria must also be met before income is recognised:

Interest income

Income is recognised as the interest accrues (using the effective interest rate method, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument) to the net carrying amount of the financial asset.

(e) Cash and Cash Equivalents

Cash and cash equivalents in the Balance Sheet comprise cash at bank, deposits held at call and liquid investments which are readily convertible to cash and subject to insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents are as defined above, net of outstanding bank overdrafts if applicable.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(f) Trade and Other Receivables

Receivables are recognised and carried at the original invoice amount, less a provision for any uncollectible debts. An estimate for doubtful debts is made when collection of an amount is no longer probable. Bad debts are written off when identified.

Amounts are generally received within 30 days of being recorded as receivables.

(g) Trade and Other Payables

Liabilities for creditors are carried at cost, which is the fair value of the consideration to be paid in the future for goods and services received, whether or not billed to the Fund.

Payables include outstanding settlements on the purchase of financial assets and liabilities held for trading and distributions payable. The carrying period is dictated by market conditions and is generally less than 30 days.

(h) Taxation

Under current legislation, the Fund is not subject to income tax provided the unitholders are presently entitled to the income of the Fund and the Fund fully distributes its taxable income.

(i) Distributions

In accordance with the Fund's Constitution, the Fund fully distributes its distributable income to unitholders. Distributions are payable monthly. Such distributions are determined by reference to the taxable income of the Fund. Distributable income includes capital gains arising from the disposal of financial assets held for trading. Unrealised gains and losses on financial assets held for trading that are recognised as income are transferred to net assets attributable to unitholders and are not assessable and distributable until realised. Capital losses are not distributed to unitholders but are retained to be offset against any realised capital gains.

(j) Unit Prices

Unit prices are determined in accordance with the Fund's Constitution and are calculated as the net assets attributable to unitholders, divided by the number of units on issue. Financial assets and liabilities held for trading for unit pricing purposes are valued on a "last sale" price basis.

(k) Terms and Conditions on Units

Each unit issued confers upon the unitholders an equal interest in the Fund, and is of equal value. A unit does not confer any interest in any particular asset or investment of the Fund. Unitholders have various rights under the Constitution and the Corporations Act 2001, including the right to:

- receive income distributions;
- attend and vote at meetings of unitholders;
- participate in the termination and winding up of the Fund; and
- have their units redeemed. However the Responsible Entity may suspend the redemption of units in the circumstances set out in the Constitution or when the Fund is not liquid.

The rights, obligations and restrictions attached to each unit are identical in all respects.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(l) Net Assets Attributable to Unitholders

Under AASB 132 "Financial Instruments: Disclosure and Presentation", contractual obligations are regarded as liabilities. All net assets attributable to unitholders have been recognised as liabilities of the Fund, rather than as equity. The classification of net assets attributable to unitholders does not alter the underlying economic interest of the unitholders in the net assets and net profit attributable to unitholders of the Fund.

(m) Goods and Services Tax (GST)

Income, expenses and assets, with the exception of receivables and payables, are recognised net of the amount of GST to the extent that the GST is recoverable from the taxation authority. Where GST is not recoverable, it is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable.

Receivables and payables are stated inclusive of GST.

Reduced input tax credits (RITC) recoverable by the Fund from the Australian Taxation Authority are recognised as a receivable in the Balance Sheet.

Cash flows are included in the Cash Flow Statement on a gross basis. The GST component of cash flows, which is recoverable from, or payable to, the taxation authority are classified as operating cash flows.

(n) Expense Recognition

Expenses are recognised in the Income Statement when the Fund has a present obligation (legal or constructive) as a result of a past event that can be reliably measured. Expenses are recognised in the Income Statement if expenditure does not produce future economic benefits that qualify for recognition in the Balance Sheet.

(o) Capital Guarantee

Colonial First State Group Limited (the Guarantor) has guaranteed to reimburse the Fund any capital shortfall in order to provide for the payment to unitholders in the Fund of the base repurchase price (\$1.00) less any exit fee payable. The Guarantor also covenants to pay to investors a minimum rate of return of the Fund which is set at the beginning of each month.

(p) New Application of Accounting Standards

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2008 reporting periods. The impact of these new standards and interpretations is set below:

- AASB 8 "Operating Segments" and AASB 2007-3 "Amendments to Australian Accounting Standards" arising from AASB 8.

AASB 8 and AASB 2007-3 are effective for annual reporting periods beginning on or after 1 January 2009. The Fund has not adopted these standards early. Application of these standards will not affect any of the amounts recognised in the financial statements, but may affect the segment disclosures provided in Note 9.

- Revised AASB 101 "Presentation of Financial Statements Revised" and AASB 2007-8 "Amendments to Australian Accounting Standards" arising from AASB 101.

AASB 101 (Revised) is applicable to annual reporting beginning on or after 1 January 2009. The Fund has not adopted this standard early. It requires the presentation of a statement of comprehensive income and makes changes to the statement of changes in equity but will not affect any amounts recognised in the financial statements. If the Fund has made a prior period adjustment or has re-classified items in the financial statement, it will need to disclose a third balance sheet, this one being at the beginning of the comparative period.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(p) New Application of Accounting Standards (continued)

- AASB 132 Financial Instruments: Presentation and AASB 2008-2 Amendments to Australian Accounting Standards - Puttable Financial Instruments and Obligations Arising on Liquidation (Revised AASB 132).

Revised AASB 132 is applicable for reporting periods beginning on or after 1 January 2009. The Fund has not adopted this standard early. Application of this standard will not affect any of the amounts recognised in the financial statements as the Fund is obligated to distribute all of its taxable income in accordance with the Fund's Constitution. Accordingly, there will be no change to classification of unitholders' funds as a liability and therefore no impact on profit or loss and equity.

- AASB 7 Financial Instruments: Disclosure and AASB 2009-2 Amendments to Australian Accounting Standards - Improving Disclosures about Financial Instruments

Revised AASB 7 is applicable for reporting periods beginning on or after 1 January 2009. The Fund has not adopted this standard early. The amendments require fair value measurement disclosures to be classified into a new three-level hierarchy and additional disclosures for items whose fair value is determined by valuation techniques rather than observable market values. The amendments will not affect any of the amounts recognised in the financial statements but may affect certain disclosures.

(q) Comparatives

Comparative figures are, where appropriate, reclassified so as to be comparable with the figures and presentation in the current year.

2. AUDITORS' REMUNERATION

Auditors' remuneration in respect of auditing the financial report is fully paid by the Responsible Entity.

Other services provided by the auditors are the audit of the compliance plan of the Fund and tax compliance services. The auditors' non-audit remuneration is not paid by the Fund.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

3. INTEREST INCOME, OTHER INCOME AND OTHER EXPENSES

(a) Interest Income

The interest income of the Fund is summarised as follows:

| | 01/07/2008 - 30/06/2009 \$'000 | 01/07/2007 - 30/06/2008 \$'000 |
|------------------------------|--------------------------------------|--------------------------------------|
| Cash and cash equivalents | 195 | 363 |
| Money market securities | 2,270 | 2,838 |
| Mortgage loans | 4,704 | 6,855 |
| Total Interest Income | 7,169 | 10,056 |

(b) Other Income

| | 2009 \$'000 | 2008 \$'000 |
|-------------------------|----------------|----------------|
| Loan establishment fees | - | 11 |
| | - | 11 |

(c) Other Expenses

| | 2009 \$'000 | 2008 \$'000 |
|--------------------------|----------------|----------------|
| Mortgage originator fees | 118 | 187 |
| Other expenses | 11 | 14 |
| | 129 | 201 |

4. DISTRIBUTIONS

The amounts distributed and the income rate distributed during the year were:

| Month ended | 2009 | | 2008 | |
|----------------|------------------|--------|------------------|--------|
| | Income rate % | \$'000 | Income rate % | \$'000 |
| - 31 July | 6.90 | 681 | 5.15 | 606 |
| - 31 August | 6.90 | 674 | 5.15 | 594 |
| - 30 September | 6.90 | 647 | 5.15 | 565 |
| - 31 October | 6.90 | 661 | 5.15 | 572 |
| - 30 November | 6.90 | 635 | 5.25 | 557 |
| - 31 December | 6.90 | 657 | 5.30 | 576 |
| - 31 January | 6.90 | 618 | 5.30 | 573 |
| - 28 February | 6.90 | 538 | 5.15 | 515 |
| - 31 March | 6.90 | 596 | 5.15 | 542 |
| - 30 April | 6.90 | 578 | 6.90 | 682 |
| - 31 May | 4.00 | 337 | 6.90 | 700 |
| - 30 June | 4.00 | 327 | 6.90 | 668 |
| | | 6,949 | | 7,150 |

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

5. MONEY MARKET SECURITIES

| | 30/06/2009 \$'000 | 30/06/2008 \$'000 |
|--------------------------------------|----------------------|----------------------|
| - Bank Accepted Bills | 24,956 | - |
| - Promissory Notes | - | 19,905 |
| - Negotiable Certificate of Deposit | 16,966 | 20,805 |
| Total Money Market Securities | 41,922 | 40,710 |

6. CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

The terms and conditions attached to units in the Fund can be found in Note 1(k).

(a) Movements in number of units and net assets attributable to unitholders during the year were as follows:

| | 01/07/2008 - 30/06/2009 | | 01/07/2007 - 30/06/2008 | |
|--|-------------------------|----------|-------------------------|----------|
| | No.'000 | \$'000 | No.'000 | \$'000 |
| Opening balance | 117,310 | 118,394 | 139,984 | 139,928 |
| Applications | 768 | 768 | 581 | 581 |
| Redemptions | (21,072) | (21,072) | (25,841) | (25,904) |
| Units issued upon reinvestment of distributions | 2,552 | 2,552 | 2,586 | 2,586 |
| Change in net assets attributable to unitholders from operations | - | (1,192) | - | 1,203 |
| Closing Balance | 99,558 | 99,450 | 117,310 | 118,394 |

(b) Capital Risk Management

The Fund manages its net assets attributable to unitholders as capital, notwithstanding net assets attributable to unitholders are classified as a liability. The amount of net assets attributable to unitholders can change significantly on a daily basis as the Fund is subject to daily applications and redemptions requests.

The Responsible Entity recognises that mortgage assets at amortised cost are not easily convertible to cash. There is currently a suspension on redemptions from the Fund due to low cash levels. The Fund maintains an appropriate level of money market securities to help meet redemptions requests. In the event of unexpected redemption requests the Fund has a capital guarantee agreement in place as disclosed in Note 1(o).

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

7. CASH AND CASH EQUIVALENTS

(a) Reconciliation of Net Profit Attributable to Unitholders to Net Cash from Operating Activities

| | 2009 \$'000 | 2008 \$'000 |
|---|----------------|----------------|
| Net profit attributable to unitholders | 5,757 | 8,353 |
| Proceeds from sale of money market securities and mortgages | 351,603 | 180,329 |
| Purchase of money market securities and mortgages | (330,285) | (159,016) |
| Changes in assets and liabilities: | | |
| Other receivables | (8) | 34 |
| Interest receivables | 762 | (233) |
| Other payables | (74) | 65 |
| Responsible Entity fees | 198 | (27) |
| Net Cash From Operating Activities | 27,953 | 29,505 |

(b) Non-cash financing activities carried out during the year on normal commercial terms and conditions included:

Reinvestment of unitholders distributions as disclosed in Statement of Changes in Net Asset Attributable to Unitholders and Note 6(a) under "Units issued upon reinvestment of distributions".

(c) Terms and Conditions on Cash

Cash at bank and cash equivalents earns interest at a floating rate as determined by the financial institutions.

8. RELATED PARTIES DISCLOSURES

(a) Responsible Entity

The Responsible Entity of the Fund is Colonial First State Investments Limited. The ultimate holding company is the Commonwealth Bank of Australia (the Bank).

The Responsible Entity is incorporated and domiciled in Australia and has its registered office at Level 29, 52 Martin Place, Sydney, New South Wales, 2000.

(b) Details of Key Management Personnel

(i) Key Management Personnel

The Directors of the Colonial First State Investments Limited are considered to be Key Management Personnel. The Directors of the Responsible Entity in office during the year and up to the date of the report are:

Grahame Anthony Petersen

Michael John Venter

Brian Vincent Bissaker

Gregg Johnston

Appointed 04/08/2009

Peter Robert Winney

Bradley Brian Massey

Paul Alexander Rayson

Resigned 28/07/2009

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

8. RELATED PARTIES DISCLOSURES (continued)

(b) Details of Key Management Personnel (continued)

(ii) Compensation of key management personnel

No amounts are paid by the Fund directly to the Directors of the Responsible Entity of the Fund.

The Directors of the Responsible Entity receive compensation in their capacity as Directors of the Responsible Entity. Directors are employed as executives of the Commonwealth Bank of Australia, and in that capacity, part of their role is to act as a Director of the Responsible Entity. Consequently, no compensation as defined in AASB 124: Related Parties is paid by the Fund to the Directors as Key Management Personnel.

(c) Responsible Entity's Management Fees

Under the terms of the Constitution, the Responsible Entity is entitled to receive a monthly management fee which is expressed as a percentage of the total assets of the Fund (i.e. excluding liabilities). Management fees are paid directly by the Fund. Management fees are calculated at 1.20% per annum (2008 - 1.20% per annum). All related party transactions are conducted on normal commercial terms and conditions.

The Responsible Entity's fees for the years ended 30 June 2009 and 30 June 2008 are \$1,282,049 and \$1,513,024 respectively. As at 30 June 2009 and 30 June 2008, the total amount owed to the Responsible Entity in relation to management fees are \$321,018 and \$123,260 respectively.

(d) Bank and Deposit Accounts

The bank account for the Fund is held with the Commonwealth Bank of Australia. Fees and expenses are negotiated on an arm's length basis. Various short term money market securities are from time to time transacted through the Commonwealth Bank of Australia which receives a fee which is negotiated on an arm's length basis.

(e) Unit holdings

Colonial First State Investments Limited, its affiliates and other Funds managed by Colonial First State Investments Limited as well as the Directors of Colonial First State Investments Limited do not hold any units in the Fund.

(f) Capital Guarantee

Colonial First State Group Limited (the Guarantor) has guaranteed to reimburse the Fund any capital shortfall in order to provide for the payment to unitholders in the Fund of the base repurchase price (\$1.00) less any exit fee payable. The Guarantor also covenants to pay to investors a minimum rate of return of the Fund which is set at the beginning of each month.

9. SEGMENT INFORMATION

The Fund operates in one business segment, being investment management. The Fund also operates from one geographic location being Australia, from where its investing activities are managed. Revenue is derived mainly from interest.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

10. FINANCIAL RISK MANAGEMENT

The Fund's activities expose it to a variety of financial risks: market risk (interest rate risk), credit risk and liquidity risk.

The Fund's overall risk management programme focuses on ensuring compliance with the Fund's Constitution and seeks to maximise the returns derived for the level of risk to which the Fund is exposed. Financial risk management is carried out by the respective investment management department (Investment Manager) and regularly monitored by the Compliance Department of the Responsible Entity.

The Fund uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate risk.

(a) Market Risk

(i) Interest rate risk

The Fund's investments in interest bearing financial assets are exposed to the risks associated with the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The Fund is exposed to cash flow interest rate risk on financial instruments at variable rates. Financial instruments at fixed rates expose the Fund to fair value interest rate risk. The risk is measured using sensitivity analysis.

The table below summarises the Fund's exposure to interest rate risks. It includes the Fund's assets and liabilities at fair values.

| | Floating interest rate \$'000 | Fixed interest rate \$'000 | Non-interest bearing \$'000 | Total \$'000 |
|---|-------------------------------------|----------------------------------|-----------------------------------|-----------------|
| 30/06/2009 | | | | |
| Financial assets | | | | |
| Cash and cash equivalents | 5,019 | - | - | 5,019 |
| Receivables | - | - | 143 | 143 |
| Money market securities | - | 41,922 | - | 41,922 |
| Mortgages | 37,378 | 15,556 | - | 52,934 |
| Financial liabilities | | | | |
| Payables | - | - | (568) | (568) |
| | 42,397 | 57,478 | (425) | 99,450 |
| Net increase/(decrease) in exposure from interest rate swaps (notional principal) | - | - | - | - |
| Net exposure | 42,397 | 57,478 | (425) | 99,450 |

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

10. FINANCIAL RISK MANAGEMENT (continued)

(a) Market Risk (continued)

(i) Interest rate risk (continued)

| 30/06/2008 | Floating interest rate \$'000 | Fixed interest rate \$'000 | Non-interest bearing \$'000 | Total \$'000 |
|---|-------------------------------------|----------------------------------|-----------------------------------|-----------------|
| Financial assets | | | | |
| Cash and cash equivalents | 2,049 | - | - | 2,049 |
| Receivables | - | - | 147 | 147 |
| Money market securities | - | 40,710 | - | 40,710 |
| Mortgages | 50,590 | 25,624 | - | 76,214 |
| Financial liabilities | | | | |
| Payables | - | - | (726) | (726) |
| | 52,639 | 66,334 | (579) | 118,394 |
| Net increase/(decrease) in exposure from interest rate swaps (notional principal) | - | - | - | - |
| Net exposure | 52,639 | 66,334 | (579) | 118,394 |

An analysis of financial liabilities by maturities is provided in paragraph (d) below.

The table in Note 10(b) summarises the impact of an increase/decrease of interest rates on the Fund's operating profit and net assets attributable to unitholders through changes in fair value or changes in future cash flows. The analysis is based on the assumption that interest rates changed by +/- 50 basis points (2008: +/- 75 basis points) from the year end rates with all other variables held constant. The impact mainly arises from changes in the fair value of cash and cash equivalents and mortgages.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

10. FINANCIAL RISK MANAGEMENT (continued)

(b) Summarised Sensitivity Analysis

The following table summarises the sensitivity of the Fund's operating profit or loss and net assets attributable to unitholders to interest rate risk. The reasonably possible movements in the risk variables have been determined based on management's best estimate, having regard to a number of factors, including historical levels of changes in interest rates. However, actual movements in the risk variables may be greater than anticipated due to a number of factors, including unusually large market shocks resulting from changes in the performance of and/or correlation between the performance of the economies and markets in which the Fund invests. As a result, historic variations in risk variables should not be used to predict future variations in the risk variables.

| | Interest rate risk | |
|------------|--|----------------------------|
| | Impact on operating profit/(loss) and net assets attributable to unitholders | |
| | -50 basis points \$'000 | +50 basis points \$'000 |
| | | |
| 30/06/2009 | (422) | 422 |
| | -75 basis points \$'000 | +75 basis points \$'000 |
| 30/06/2008 | (700) | 700 |

(c) Credit risk

Credit risk primarily arises from investments in debt securities and mortgage assets at amortised cost. Other credit risk arises from cash and cash equivalents, deposits with banks and other financial institutions and amounts due from brokers.

(i) Money market securities

The Fund invests in money market securities which have an investment grade as rated by the Standard & Poor's rating agency. For unrated assets a rating is assigned by the Investment Manager using an approach that is consistent with the approach used by rating agencies.

The Compliance Department of the Responsible Entity regularly monitors the credit risks that arise from holding these securities.

The exposure to credit risk for cash and cash equivalents is low as all counterparties have a rating of AA or higher (as determined by the Standard and Poor's or equivalent agency).

The maximum exposure to credit risk at the reporting date is the carrying amount of the financial assets. An analysis of money market securities by rating is set out in the table below.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

10. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk (continued)

(i) Money market securities (continued)

| | 30/06/2009 \$'000 | 30/06/2008 \$'000 |
|---------------|----------------------|----------------------|
| Rating | | |
| AA+ | - | 3,994 |
| AA | 40,922 | 10,939 |
| AA- | - | 2,968 |
| A+ | - | 15,882 |
| A | - | 1,994 |
| Others | 1,000 | 1,984 |
| Non rated | - | 2,949 |
| Total | 41,922 | 40,710 |

(ii) Mortgage Assets

The Fund invests into mortgage assets through the provision of commercial mortgages in Australia.

Upon origination of each mortgage the credit risk of the mortgagee is analysed using the following measures:

- interest cover ratio,
- mortgage loan to value ratio,
- credit checks on mortgagee,
- suitability of security property,
- asset position of mortgagee and
- overall interest cover position of the mortgagee.

The Fund is exposed to the underlying credit quality of the mortgagee and the assets that are held as securities. The Investment Manager manages these credit risks by performing;

- mortgages are reviewed periodically to reassess the above factors,
- mortgages in arrears are reported to risk and credit committee on a monthly basis, and
- review of mortgage portfolio undertaken as necessary in light of changed market conditions.

At balance date, the Investment Manager has reviewed the recoverability of the mortgage portfolio based on the above. The Investment Manager does not believe any of the mortgages are demonstrating characteristics which would suggest impairment.

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

10. FINANCIAL RISK MANAGEMENT (continued)

(d) Liquidity risk

The Fund is exposed to daily cash redemptions of redeemable units. The Fund primarily invests in mortgages and money market securities. Money market securities are readily traded in the market and can be easily disposed of, whereas mortgage assets are not readily realisable.

The Fund's financial liabilities primarily consist of redemptions payable to unitholders at year end as well as other payables such as the accruals of management fees and distributions payable at year end. All financial liabilities of the Funds are contractually due within 30 days. However, as the Fund has been declared illiquid, redemptions requested will be processed on a quarterly basis (or such other intervals determined from time to time), depending on the level of cash available within the Fund to meet those requests at that time, while still retaining the asset allocation of the Fund. Details of the redemptions requested during the year are disclosed in Note 14.

(e) Fair Value Estimation

The Fund's financial assets and liabilities included in the Balance Sheet are carried at their fair values or at amounts that approximate their fair values, except for mortgage assets as disclosed below:

| | 30/06/2009 | | 30/06/2008 | |
|-----------------------------------|----------------------|---------------------------|----------------------|---------------------------|
| | Fair Value \$'000 | Carrying Amount \$'000 | Fair Value \$'000 | Carrying Amount \$'000 |
| Mortgage assets at amortised cost | 51,719 | 52,934 | 74,874 | 76,214 |

The fair value of mortgages is determined using a valuation model which discount the borrower's remaining contractual repayments (including principal) at the current market rate.

11. CONTINGENT LIABILITIES AND COMMITMENTS

As at 30 June 2009 the Fund has no contingent liabilities and commitments (2008 - none).

12. EVENTS AFTER BALANCE SHEET DATE

Since the reporting date no significant events have occurred that required reporting (2008 - none).

13. ADDITIONAL DISCLOSURES FOR MORTGAGES

(a) Summary of Mortgage assets

The Mortgage assets for the Fund are summarised as follows:

| | 30/06/2009 | | 30/06/2008 | |
|-----------------------------|------------|--------|------------|--------|
| | Number | \$'000 | Number | \$'000 |
| Progress payments mortgages | - | - | 1 | 1,784 |
| Current mortgages | 59 | 52,934 | 70 | 74,430 |
| Mortgages in arrears | - | - | - | - |
| | 59 | 52,934 | 71 | 76,214 |

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

13. ADDITIONAL DISCLOSURES FOR MORTGAGES (continued)

(b) Geographic Profile of Mortgages

| | 30/06/2009 | | 30/06/2008 | |
|------------------------------|------------|---------|------------|---------|
| | \$'000 | % | \$'000 | % |
| Australian Capital Territory | - | 0.00% | 350 | 0.50% |
| New South Wales | 36,449 | 68.86% | 54,096 | 72.00% |
| Queensland | 3,739 | 7.06% | 4,970 | 6.50% |
| South Australia | 311 | 0.59% | 816 | 1.10% |
| Tasmania | 2,264 | 4.28% | 2,505 | 3.30% |
| Victoria | 10,171 | 19.21% | 13,477 | 16.60% |
| | 52,934 | 100.00% | 76,214 | 100.00% |

(c) Property Type Securing Mortgages

| | 30/06/2009 | | 30/06/2008 | |
|----------------------|------------|---------|------------|---------|
| | \$'000 | % | \$'000 | % |
| Improved Industrial | 15,569 | 29.41% | 18,447 | 24.20% |
| Improved Office | 9,992 | 18.88% | 18,228 | 23.90% |
| Improved Residential | 3,203 | 6.05% | 8,647 | 11.30% |
| Improved Retail | 24,170 | 45.66% | 30,892 | 40.60% |
| | 52,934 | 100.00% | 76,214 | 100.00% |

(d) Maturity Profile of Mortgages

| | 30/06/2009 | | 30/06/2008 | |
|----------------------|------------|---------|------------|---------|
| | \$'000 | % | \$'000 | % |
| Past maturity | - | - | - | 0.00% |
| Less than 1 year | 6,727 | 12.71% | 20,614 | 27.05% |
| 1 to 2 years | 14,296 | 27.01% | 6,743 | 8.85% |
| 2 to 3 years | 18,260 | 34.50% | 17,830 | 23.39% |
| 3 - 4 years | 11,262 | 21.28% | 21,282 | 27.92% |
| 4 - 5 years | 2,389 | 4.51% | 9,586 | 12.58% |
| Greater than 5 years | - | 0.00% | 159 | 0.21% |
| | 52,934 | 100.00% | 76,214 | 100.00% |

(e) Material Mortgages

The number of mortgagors with mortgage balance greater than 5% of the total mortgage assets of the Fund are as follows:

| | 30/06/2009 | | 30/06/2008 | |
|------------------------------------|------------|--------|------------|--------|
| | Number | \$'000 | Number | \$'000 |
| 5% to 5.99% of the mortgage assets | 2 | 6,063 | - | - |
| 6% to 6.99% of the mortgage assets | 1 | 3,416 | 1 | 5,050 |
| 7% to 7.99% of the mortgage assets | - | - | 1 | 5,670 |
| | 3 | 9,479 | 2 | 10,720 |

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

13. ADDITIONAL DISCLOSURES FOR MORTGAGES (continued)

(f) Interest Rate Profile of Mortgages

| | 30/06/2009 | | 30/06/2008 | |
|---------------------|------------|---------|------------|---------|
| | \$'000 | % | \$'000 | % |
| Fixed Mortgages: | | | | |
| Less than 4.5% | - | 0.00% | - | 0.00% |
| 4.5% to 4.99% | - | 0.00% | - | 0.00% |
| 5% to 5.49% | - | 0.00% | - | 0.00% |
| 5.5% to 5.99% | - | 0.00% | - | 0.00% |
| 6 % to 6.49% | - | 0.00% | - | 0.00% |
| 6.5 to 6.99% | - | 0.00% | 1,632 | 2.14% |
| 7% to 7.49% | 7,421 | 14.02% | 13,723 | 18.01% |
| 7.5% to 7.99% | 5,304 | 10.02% | 9,324 | 12.23% |
| 8% to 8.49% | 784 | 1.48% | 786 | 1.03% |
| 8.5% to 8.99% | - | 0.00% | - | 0.00% |
| 9% to 9.49% | 1,708 | 3.23% | - | 0.00% |
| 9.5% to 9.99% | - | 0.00% | - | 0.00% |
| Greater than 10% | 159 | 0.30% | 159 | 0.21% |
| Variable Mortgages: | | | | |
| Less than 4.5% | 8,003 | 15.12% | - | 0.00% |
| 4.5% to 4.99% | 24,151 | 45.62% | - | 0.00% |
| 5% to 5.49% | 2,857 | 5.40% | - | 0.00% |
| 5.5% to 5.99% | 1,316 | 2.49% | - | 0.00% |
| 6 % to 6.49% | 914 | 1.73% | - | 0.00% |
| 6.5 to 6.99% | - | 0.00% | - | 0.00% |
| 7% to 7.49% | - | 0.00% | - | 0.00% |
| 7.5% to 7.99% | - | 0.00% | - | 0.00% |
| 8% to 8.49% | - | 0.00% | - | 0.00% |
| 8.5% to 8.99% | 317 | 0.60% | 2,510 | 3.29% |
| 9% to 9.49% | - | 0.00% | 44,365 | 58.21% |
| 9.5% to 9.99% | - | 0.00% | 2,315 | 3.04% |
| Greater than 10% | - | 0.00% | 1,400 | 1.84% |
| | 52,934 | 100.00% | 76,214 | 100.00% |

COLONIAL FIRST STATE BRICKS & MORTAR FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2009

14. REDEMPTIONS

Unitholders can request redemptions from the Fund in accordance with the terms of any withdrawal offer made by the Responsible Entity or under Financial Hardship withdrawal criteria (pursuant to relief from the Australian Securities and Investments Commission (ASIC) dated 11 November 2008), subject to the Fund having available cash.

Financial Hardship Payments

A unitholder can request a Financial Hardship withdrawal which meets at least one of the criteria below. The amount of withdrawal payments is subject to limits set out in the ASIC relief.

- (i) severe financial hardship (e.g. where the unitholder is unable to meet reasonable and immediate living expenses);
- (ii) on compassionate grounds (e.g. medical costs for serious illness, funeral expenses, to prevent foreclosure, binding pre-existing financial obligation); and
- (iii) in the case of permanent incapacity.

Withdrawal Offers

The withdrawal offers will be made and processed in accordance with Section 601KB of the Corporations Act 2001 to all unitholders in the Fund:

- (i) where there is sufficient cash available to meet all withdrawal requests made by unitholders under the offer, all requests will be met in full; or
- (ii) where there is not sufficient cash available to meet all withdrawal requests made by unitholders under the offer, requests will be processed on a proportional basis. The Responsible Entity may set a minimum payment for a withdrawal offer.

The total redemptions requested and paid in the withdrawal offer that was open to unitholders during the year were as follows:

| Redemption offer period | Total redemptions requested \$ | Total redemptions paid \$ | Payment date |
|-------------------------------------|-----------------------------------|------------------------------|--------------|
| 3 December 2008 to 31 December 2008 | 11,524,321 | 11,524,321 | January 2009 |
| 3 March 2009 to 14 April 2009 | 8,394,940 | 2,849,009 | May 2009 |

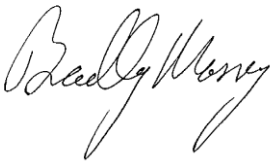
COLONIAL FIRST STATE BRICKS & MORTAR FUND

DIRECTORS' DECLARATION FOR THE YEAR ENDED 30 JUNE 2009

In the opinion of the Directors of Colonial First State Investments Limited:

- a) the financial statements and notes to the financial statements of the Colonial First State Bricks & Mortar Fund ("the Fund") are in accordance with the Corporations Act 2001, including:
 - i) giving a true and fair view of the Fund's financial position as at 30 June 2009 and of its performance for the year ended on that date; and
 - ii) complying with Accounting Standards and the Corporations Regulations 2001 and other mandatory professional reporting requirements; and
- b) 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 directors.



Bradley Brian Massey
Director
Sydney
1 September 2009

Independent auditor's report to the unitholders of Colonial First State Bricks & Mortar Fund

Report on the financial report

We have audited the accompanying financial report of Colonial First State Bricks & Mortar Fund (the Fund), which comprises the balance sheet as at 30 June 2009, and the income statement, statement of changes in equity and cash flow statement for the year ended on that date, a summary of significant accounting policies, other explanatory notes and the directors' declaration for Colonial First State Bricks & Mortar Fund.

Directors' responsibility for the financial report

The directors of the Colonial First State Investments Limited (the responsible entity) are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that compliance with the Australian equivalents to International Financial Reporting Standards ensures that the financial report, comprising the financial statements and notes, complies with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

Independent auditor's report to the unitholders of Colonial First State Bricks & Mortar Fund (continued)

Our audit did not involve an analysis of the prudence of business decisions made by directors or management.

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

Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*.

Auditor's opinion

In our opinion:

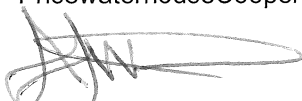
- (a) the financial report of Colonial First State Bricks & Mortar Fund is in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the Fund's financial position as at 30 June 2009 and of their performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*; and
- (b) the financial report also complies with International Financial Reporting Standards as disclosed in Note 1

Matters relating to the electronic presentation of the audited financial report

This auditor's report relates to the financial report of Colonial First State Bricks & Mortar Fund (the Fund) for the year ended 30 June 2009 included on Colonial First State Investments Limited (the responsible entity) web site. The responsible entity's directors are responsible for the integrity of the Colonial First State Investments Limited web site. We have not been engaged to report on the integrity of this web site. The auditor's report refers only to the financial report named above. It does not provide an opinion on any other information which may have been hyperlinked to/from these statements. If users of this report are concerned with the inherent risks arising from electronic data communications they are advised to refer to the hard copy of the audited financial report to confirm the information included in the audited financial report presented on this web site.



PricewaterhouseCoopers



A J Wilson
Partner

Sydney
1 September 2009

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Enquiries

Investor Services: **13 13 36**

Website: **colonialfirststate.com.au**

Email: **contactus@colonialfirststate.com.au**

13765/FS2115/0809

The Colonial First State Bricks & Mortar Fund Prospectus was issued on 23 August 1999.

We want what you want

Colonial
First State