

*Semi-Annual Financial Statements of*

**ABSOLUTE SUSTAINABLE PROPERTY FUND**

*June 30, 2016*  
*(Unaudited)*

# **ABSOLUTE SUSTAINABLE PROPERTY FUND**

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June 30, 2016

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# ABSOLUTE SUSTAINABLE PROPERTY FUND STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2016

(unaudited)  
\$

## ASSETS

### Current assets

Cash and cash equivalents

2,335,476

Subscriptions receivable

27,955

Total assets

2,363,431

## LIABILITIES

### Current liabilities

Accounts payable and accrued liabilities

959

Total liabilities (excluding net assets attributable to holders  
of redeemable units)

959

NET ASSETS ATTRIBUTABLE TO HOLDERS OF  
REDEEMABLE SERIES A UNITS

2,362,472

NUMBER OF REDEEMABLE SERIES A UNITS  
OUTSTANDING (Note 5)

236,585

NET ASSETS ATTRIBUTABLE TO HOLDERS OF  
REDEEMABLE SERIES A UNITS PER UNIT

9.99

On behalf of the Manager, Crystal Wealth Management System Limited

"Clayton Smith" (Signed) Director

**ABSOLUTE SUSTAINABLE PROPERTY FUND  
STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED JUNE 30, 2016**

	(unaudited) \$
INCOME	
EXPENSES (Note 6)	
Administration fees	2,995
	<u>2,995</u>
(DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE SERIES A UNITS	<u>(2,995)</u>
(DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE SERIES A UNITS PER UNIT (Note 8)	<u>(0.02)</u>

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO**  
**HOLDERS OF REDEEMABLE UNITS**  
**FOR THE PERIOD ENDED JUNE 30, 2016**

	(unaudited) \$
DECREASE IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS	<u>(2,995)</u>
DISTRIBUTIONS TO UNITHOLDERS OF REDEEMABLE UNITS	
REDEEMABLE UNIT TRANSACTIONS	
Proceeds from redeemable units issued	2,393,151
Redemption of redeemable units	<u>(27,684)</u>
NET DECREASE FROM REDEEMABLE UNIT TRANSACTIONS	<u>2,365,467</u>
NET INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS	<u>2,362,472</u>
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS, END OF PERIOD	<u>2,362,472</u>

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED JUNE 30, 2016**

	(unaudited) \$
CASH FLOWS FROM OPERATING ACTIVITIES	
(Decrease) in net assets attributable to holders of redeemable units	(2,995)
Adjustments for	
(Increase) in subscriptions receivable	(27,955)
Increase (decrease) in accounts payable and accrued liabilities	<u>959</u>
	<u>(29,991)</u>
CASH FLOWS FROM FINANCING ACTIVITIES	
Issue of fund units	2,393,151
Redemption of fund units	<u>(27,684)</u>
	<u>2,365,467</u>
NET INCREASE IN CASH DURING THE PERIOD	2,335,476
CASH, END OF PERIOD	<u>2,335,476</u>

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**1. The Fund**

The Absolute Sustainable Property Fund (the “Fund”) is an open-ended unit trust formed under the laws of the Province of Ontario on February 5, 2016 by a Master Declaration of Trust, amended and restated as of December 17, 2007. The investment objective of the Fund is to generate consistently reasonable level of income while focusing on preservation of capital by investing primarily in real properties, participating in the residential and commercial real estate sector while adhering to sustainable principles. The address of the Fund's registered office is 3385 Harvester Road, Suite 200 Burlington, ON L7N 3N2.

The Investment Manager of the Fund is Crystal Wealth Management System Limited (the “Manager”). The Manager is responsible for directing the affairs, providing the day-to-day management services and managing the investment portfolio of the Fund.

The Fund is not a reporting issuer under securities legislation and therefore is relying on Part 2.11 of National Instrument 81-106 for exemption from the requirement to file financial statements with the applicable securities regulatory authorities.

**2. Significant Accounting Policies**

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS), as issued by the International Accounting Standards Board (“IASB”).

These unaudited financial statements for the period ended June 30, 2016 were authorized for issue by the Manager on August 29, 2016.

**Basis of measurement**

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets and financial liabilities at fair value through profit or loss, and are presented in Canadian dollars, which is the Fund's functional and presentation currency.

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**2. Significant Accounting Policies (Continued)**

**New standards, interpretations and amendments not yet adopted**

The following new standards and amendments to existing standards were issued by the International Accounting Standards Board ("IASB"):

The final version of IFRS 9, financial instruments, was issued by the IASB in July 2014 and will replace IAS 39 Financial Instruments Recognition and Measurement. IFRS 9 introduces a model for classification and measurement, a single, forward-looking 'expected loss' impairment model and a substantially reformed approach to hedge accounting. The new single principle based approach for determining the classification of financial assets is driven by cash flow characteristics and the business model in which an asset is held. The new model also results in a single impairment model being applied to all financial instruments, which will require more timely recognition of expected credit losses. It also includes changes in respect of credit risk in measuring liabilities elected to be measured at fair value, so that gains caused by the deterioration of an entity's own credit risk on such liabilities are no longer recognized in profit or loss. IFRS 9 is effective for annual periods beginning on or after January 1, 2018, however, is available for early adoption. In addition, the credit changes can be early applied in isolation without otherwise changing the accounting for financial instruments. The Fund is in the process of assessing the impact of IFRS 9 and has not yet determined when it will adopt the new standard.

IFRS 15, Revenue from Contracts with Customers, is based on the core principle to recognize revenue to depict the transfer of goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. IFRS 15 focuses on the transfer of control. IFRS 15 replaces all of the revenue guidance that previously existed in IFRSs. The effective date of IFRS 15 is January 1, 2017. The Fund is in the process of evaluating the impact of the new standard.

The following summarizes the accounting policies of the Fund:



**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**2. Significant Accounting Policies (Continued)**

*(a) Valuation of investments*

The fair value of financial assets and financial liabilities traded in active markets (such as publicly traded securities) is based on quoted market prices. In accordance with the provisions of the Fund's Offering Memorandum, investment positions are valued based on the lasttraded market price for the purpose of determining the net asset per unit for subscriptions and redemptions. For financial reporting purposes, the Fund uses the last traded market price for both financial assets and financial liabilities where the last traded price falls within that day's bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread, the Manager determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances.

*(b) Classification*

The Fund classifies its investments as financial assets at fair value through profit or loss.

This category has two sub-categories: financial assets held for trading; and financial assets designated at fair value through profit or loss at inception.

(i) Financial assets held for trading

A financial asset is classified as held for trading if it is acquired or incurred principally for the purpose of selling or repurchasing in the near term or if on initial recognition is part of a portfolio of identifiable financial investments that are managed together and for which there is evidence of a recent actual pattern of short-term profit taking.

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**2. Significant Accounting Policies (Continued)**

(ii) Financial assets designated at fair value through profit or loss at inception

Financial assets designated at fair value through profit or loss at inception are financial instruments that are not classified as held for trading but are managed, and their performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy.

The Fund recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments measured at amortized cost. Regular way purchases and sales of financial assets are recognized at their trade date. The Fund's investments have been designated at fair value through profit or loss (FVTPL). The Fund's obligation for net assets attributable to holders of redeemable units is presented at the redemption amount. Cash, subscriptions receivable, receivable for investment securities sold, due from related parties, accounts payable and accrued liabilities, payable for securities purchased and redemptions payable are measured at amortized cost. Under this method, the amount required to be received or paid, is discounted, when appropriate, at the contract's effective interest rate. The Fund's accounting policies for measuring the fair value of its investments and derivatives are identical to those used in measuring its net asset value (Trading NAV) for transactions with unitholders.

*(c) Fair value measurements*

Investments at fair value are each classified into one of three fair value levels. The hierarchy of inputs is summarized below:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1),
- Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices) (Level 2); and,
- Inputs for the asset and liability that are not based on observable market data (unobservable inputs) (Level 3).

All of the Fund's investments at fair value were classified as Level 1 at June 30, 2016.

*(d) Investment transactions and income recognition*

Investment transactions are accounted for on the trade date and any unsettled sales or purchases of investments are reflected as receivable for investment securities sold or payable for investment securities purchased. Interest income is accrued daily and dividend income is recognized on the exdividend date. Realized gains and losses from investment transactions and unrealized appreciation (depreciation) of investments are calculated on an average cost basis.

Distributions received from funds are recognized based on the nature of the underlying components such as dividend income, interest income, capital gains, and return of capital.

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**2. Significant Accounting Policies (Continued)**

*(e) Offsetting financial instruments*

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

*(f) Recognition/derecognition*

The Fund recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments measured at amortized cost. Regular way purchases and sales of financial assets are recognized at their trade date.

The Fund recognizes financial assets or financial liabilities designated as trading securities on the trade date, the date it commits to purchase or sell short the instruments. From this date any gains and losses arising from changes in fair value of the assets or liabilities are recognized in the Statements of Comprehensive Loss.

Other financial assets are derecognized only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. The Fund derecognizes financial liabilities when the Fund's obligations are discharged, cancelled or they expire. Financial liabilities arising from the redeemable units issued by the Fund are presented at the redemption amount representing the investors' right to a residual interest in the Fund's assets.

*(g) Impairment of financial assets*

The Fund assesses at each reporting date whether a financial asset or group of financial assets measured at amortized cost is impaired. If there is objective evidence that an impairment loss had been incurred, the amount of the loss is measured as the difference between the asset's amortized cost and the present value of estimated future cash flows discounted using the asset's original effective interest rate. Impairment losses on assets measured at amortized cost are reversed in subsequent periods if the amount of the loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized.

*(h) Translation of foreign currencies*

Transactions in currencies other than the Canadian dollar are translated at the rate of exchange prevailing at the transaction date. Assets and liabilities denominated in currencies other than the Canadian dollar are translated at the applicable exchange rates prevailing at the reporting date. Resulting exchange differences are recognized in the Statements of Comprehensive Loss.

*(i) Valuation of redeemable fund units*

The Fund's units are issued and redeemed at the net asset value per unit, which is determined as of the close of business each week. The net asset value per unit of the Fund is determined by dividing the total market value of the Fund's net assets by the number of units outstanding.

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**2. Significant Accounting Policies (Continued)**

Net assets value per unit of each class is calculated at 4:00 p.m. (Eastern time) each business week by dividing the net assets of each class by its outstanding units. The net assets of each class is computed by calculating the value of that class's proportionate share of the Fund's assets less that class's proportionate share of the Fund's common liabilities, and less class specific liabilities. Expenses directly attributable to a class are charged to that class while common fund expenses are allocated to each class in a reasonable manner as determined by the Manager. Other income, and realized and unrealized gains and losses, are allocated to each class of the Fund based on that class's prorata share of total net asset value of the Fund.

For each unit sold, the Fund received an amount equal to the net asset value per unit on the date of sale, which included in net assets attributable to holders of redeemable units. Units are redeemable at the option of the unitholders at their net asset value on the redemption date. For each unit redeemed, the number of issued and outstanding units is reduced and the net asset value of the Fund is reduced by the related net asset value on the date of redemption.

*(j) Net assets attributable to holders of redeemable units per unit*

The net assets attributable to holders of redeemable units per unit is calculated by dividing the Net Assets attributable to holders of redeemable units of a particular class of units by the total number of units of the particular class outstanding at the end of the year.

*(k) Increase in net assets attributable to holders of redeemable units per unit*

Increase in net assets attributable to holders of redeemable units per unit is based on the increase in net assets attributable to holders of redeemable units attributed to each class of units, divided by the weighted average number of units outstanding of that class during the year.

*(l) Income taxes*

The Fund qualifies as mutual fund trust under the Income Tax Act (Canada). All of the Fund's net income for tax purposes and sufficient capital gains realized in any period are required to be distributed to unitholders such that no tax is payable by the Fund. As a result, the Fund does not record income taxes. Since the Fund does not record income taxes, the tax benefit of capital and non-capital losses has not been reflected in the Statements of Financial Position as a deferred income tax asset.

*(m) Critical estimates and judgements*

In the application of the Fund's accounting policies, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily available from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The Fund has concluded that unlisted open-ended investment funds in which it invests, but that it does not consolidate, meet the definition of structured entities because; The voting rights in the funds are not dominate rights in deciding who controls them as they relate to administrative tasks only; each fund's activities are restricted by is offering memorandum; and The funds have narrow

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**2. Significant Accounting Policies (Continued)**

and well-defined objectives to provide investment opportunities to investors.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects that period, or in the period of the revision of future periods if the revision affects both current and future periods.

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
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**3. Financial Instruments and Risk Management**

The Fund may be exposed to a variety of financial risks: credit risk, liquidity risk and market risk (including interest rate risk, currency risk, and other price risk). The level of risk depends on the Fund's investment objectives and the types of investments it invests in. The Schedule of Investment Portfolio presents the investments held by the Fund as at June 30, 2016, and groups the investments by asset type, geographic region and/or market segment. All other assets and liabilities are carried at amortized cost; their carrying values are a reasonable approximation of fair value.

The following is a summary of the Fund's main risks:

***Credit risk***

Credit risk is the risk that the counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with a fund. The Fund was not exposed to any credit risk as at June 30, 2016.

***Liquidity risk***

Liquidity risk is defined as the risk that the Fund may not be able to settle or meet its obligations on time or at a reasonable price. The Fund is exposed to weekly cash redemptions of redeemable units. The units of the Fund are issued and redeemed on demand at the then current Trading NAV per unit at the option of the unitholder. All liabilities are payable within a year. The Fund's assets are invested in securities that are traded in an active market and can be readily disposed of as liquidity needs arise.

***Interest rate risk***

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or fair values of financial instruments. It arises when the Fund invests in interest-bearing financial instruments. As at June 30, 2016, the Fund did not have any significant exposure to interest rate risk.

***Currency risk***

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. As at June 30, 2016, the Fund did not have any significant exposure to currency risk.

***Other price risk***

Other price risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or currency risk) whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in a market. All investments present a risk of loss of capital. The Manager manages the Fund's market risk on a daily basis in accordance with the Fund's investment objectives and policies. The maximum risk resulting from financial instruments is equivalent to their fair value.

As at June 30, 2016, the Fund did not have any significant exposure to other price risk.

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**4. Capital Management**

The capital of the Fund is represented by issued redeemable units with no par value. The unitholders are entitled to distributions, if any, and to payment of proportionate share of the Fund's net asset value per unit upon redemption. The relevant movements are shown on the Statements of Changes in net Assets Attributable to Holders of Redeemable Units. In accordance with its investment objectives and strategies and the risk management practices outlines in Note 3, the Fund endeavors to invest the subscriptions received in appropriate investments while maintaining sufficient liquidity to meet redemptions, such liquidity being augmented by disposal of investments where necessary. The Fund does not have any specific capital requirements on the subscription and redemption of units, other than certain minimum subscription requirements.

**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

**5. Redeemable Units**

Redeemable units of the Fund, which are redeemable at the option of the holder in accordance with the provisions of the Declaration of Trust, do not have any nominal or par value, the Fund is permitted to issue unlimited number of Series of units and is authorized to issue an unlimited number of units of each series. The redeemable units of the Fund are issued or redeemed on a weekly basis at the net asset value per unit which is determined as of the close of business each week. There are no differences between the NAV per unit of each class of the Fund and the Net Assets Attributable to Holders of Redeemable Units per Unit of each class of the Fund.

Summary of sales and redemption units for the period ended June 30, 2016

**Series A**

Units, beginning of period	-
Units issued	239,355
Units redeemed	(2,770)
Units reinvested	-
	<hr/>
Units outstanding, end of period	<u>236,585</u>

**6. Management Fees and Expenses**

Pursuant to the management agreement between the Fund and the Manager, the Manager is to provide management and investment advisor services to the Fund. For this service, the Fund agrees to pay the Manager a management fee, which is calculated daily and payable monthly based on an annual rate of 2.00% of the net asset value.

To encourage large investments in the Fund, the Manager may reduce the management fee that would be charge to the Fund in respect of units held by an investor making a large investment. The amount of the reduction is distributed by the Fund (the "Management Fee Distribution") to the investor for whose benefit the fees were reduced. All Management Fee Distributions will be reinvested in additional units unless otherwise requested.

The Fund pays expenses related to its operations including professional fees, brokerage commissions, interest and administrative costs relating to the issue and redemption of units as well as the cost financial and other reports and compliance with all applicable laws, regulations and policies.

**7. Related Party Transactions**

The Funds are related through common directors, trustees, officers and Fund management. The Fund may invest in any one of the funds that are managed by the Manager ("Underlying Crystal Wealth Funds"). As of June 30, 2016, the Underlying Crystal Wealth Funds include Crystal Wealth Mortgage Strategy, Crystal Wealth Medical Strategy, Crystal Wealth Enlightened Factoring Strategy, ACM Growth Fund, ACM Income Fund, Crystal Enlightened Resource and Precious Metals Fund, Crystal Wealth Media Strategy, Crystal Wealth High Yield Mortgage Strategy, Crystal Wealth Retirement ONE Fund, Crystal Enlightened Bullion Fund, Crystal Wealth Infrastructure Strategy, Crystal Wealth Enlightened Hedge Fund, Crystal Wealth Specialty Lending Strategy and Absolute Sustainable Dividend Fund.



**ABSOLUTE SUSTAINABLE PROPERTY FUND**  
**NOTES TO THE UNAUDITED FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

No sales or redemption fees will be payable by the Fund in relation to its purchases or redemptions of units of the Underlying Crystal Wealth Funds, and no management fees or incentive fees will be payable by the Fund that would duplicate a fee payable by the Underlying Crystal Wealth Funds for the same service. Such a reduction in management fees is to be facilitated by an additional distribution from the underlying Crystal Wealth Funds to the Fund and is included in investment income of the Fund.

**8. Increase in Net Assets Attributable to Holders of Redeemable Units**

The increase in net assets attributable to holders of redeemable Series A units per unit for the years ended June 30, 2016 and 2015 is calculated as follows:

	<b>Decrease in net assets attributable to holders of redeemable units</b>	<b>Weighted average of redeemable units outstanding during the year</b>	<b>Decrease in net assets attributable to holders of redeemable units per unit</b>
<b>2016</b>	\$ (2,995)	<b>180,405</b>	\$ (0.02)
2015	\$ -		\$ -