

# **REGENTS GARDEN AUBIN GROVE UNIT TRUST**

**ABN: 25 673 850 030**

**NAPS ID: 1193**

**RACS ID: 7444**

**Financial Report For The Year Ended  
30 June 2024**

# REGENTS GARDEN AUBIN GROVE UNIT TRUST

ABN: 25 673 850 030

## Financial Report For The Year Ended 30 June 2024

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**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	Note	2024 \$	Restated 2023 \$
<b>Revenue</b>			
Services income	2	15,554,113	12,482,240
Interest income	2	1,088,897	680,229
Other income	2	6,208,003	2,059,515
<b>Total revenue and other income</b>		<b>22,851,013</b>	<b>15,221,984</b>
<b>Expenses</b>			
Fair value loss on revaluation of bungalow loans		4,892,143	1,275,000
Agency costs		418,159	561,175
Depreciation expense	8,9	563,847	566,789
Electricity and gas		137,622	131,493
Employee benefits expense	3	9,593,524	7,548,886
Food and stores		501,013	459,129
Incontinence pads		58,461	54,865
Interest paid - Division 7A		107,553	121,102
Insurance		197,107	172,867
Management fees	21	789,400	844,400
Payroll tax		510,494	415,885
Rates, taxes and other outgoings		144,458	134,607
Repairs and maintenance		112,541	239,093
Resident welfare		150,601	140,347
Staff training and welfare		122,514	95,733
Other expenses		526,973	464,165
<b>Total expenses</b>		<b>18,826,410</b>	<b>13,225,536</b>
<b>Profit attributable to unitholders</b>		<b>4,024,603</b>	<b>1,996,448</b>
<b>Other comprehensive income</b>		<b>-</b>	<b>-</b>
<b>Total other comprehensive income</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive income attributable to unitholders</b>		<b>4,024,603</b>	<b>1,996,448</b>

The accompanying notes form part of these financial statements.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2024**

	Note	2024 \$	Restated 2023 \$
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	5	8,938,812	4,852,851
Trade and other receivables	6	207,567	479,737
Other assets	7	2,134,617	2,114,852
<b>TOTAL CURRENT ASSETS</b>		<u>11,280,996</u>	<u>7,447,440</u>
<b>NON-CURRENT ASSETS</b>			
Trade and other receivables	6	10,017,825	9,110,109
Property, plant and equipment	8	18,147,129	18,665,461
Investment property	9	41,939,773	31,015,857
<b>TOTAL NON-CURRENT ASSETS</b>		<u>70,104,727</u>	<u>58,791,427</u>
<b>TOTAL ASSETS</b>		<u>81,385,723</u>	<u>66,238,867</u>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Trade and other payables	10	3,690,810	931,713
Accommodation bonds	11	31,984,068	27,736,532
Provisions	12	1,290,362	1,040,652
<b>TOTAL CURRENT LIABILITIES</b>		<u>36,965,240</u>	<u>29,708,897</u>
<b>NON-CURRENT LIABILITIES</b>			
Trade and other payables	10	1,132,240	1,242,002
Bungalow resident loans	11	28,071,157	21,429,286
Provisions	12	75,192	51,825
<b>TOTAL NON-CURRENT LIABILITIES</b>		<u>29,278,589</u>	<u>22,723,113</u>
<b>TOTAL LIABILITIES</b>		<u>66,243,829</u>	<u>52,432,010</u>
<b>NET ASSETS</b>		<u>15,141,894</u>	<u>13,806,857</u>
<b>EQUITY</b>			
Issued units	13	100	100
Retained earnings		15,141,794	13,806,757
<b>TOTAL EQUITY</b>		<u>15,141,894</u>	<u>13,806,857</u>

The accompanying notes form part of these financial statements.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2024**

	Note	Issued Units \$	Retained Earnings \$	Total \$
<b>Balance at 1 July 2022 (restated)</b>		100	13,049,644	13,049,744
Profit for the year (restated)		-	1,996,448	1,996,448
<b>Total comprehensive income for the year</b>		-	1,996,448	1,996,448
Distribution to unitholders	14	-	(1,239,335)	(1,239,335)
<b>Balance at 30 June 2023 (restated)</b>		<u>100</u>	<u>13,806,757</u>	<u>13,806,857</u>
<b>Balance at 1 July 2023</b>		100	13,806,757	13,806,857
Profit for the year		-	4,024,603	4,024,603
<b>Total comprehensive income for the year</b>		-	4,024,603	4,024,603
Distribution to unitholders	14	-	(2,689,566)	(2,689,566)
<b>Balance at 30 June 2024</b>		<u>100</u>	<u>15,141,794</u>	<u>15,141,894</u>

The accompanying notes form part of these financial statements.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2024**

	Note	2024 \$	2023 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers		15,511,850	12,678,563
Payments to suppliers and employees		(10,220,020)	(11,091,292)
Interest received		1,072,689	638,969
Grants received		267,550	23,719
Net cash provided by operating activities	19	<u>6,632,069</u>	<u>2,249,959</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchase of property, plant and equipment	8	(24,641)	(26,090)
Transfer from term deposit with maturity more than 3 months		-	1,700,000
Additions to investment property	9	(5,445,670)	(1,959,910)
Proceeds from lease of bungalows		2,512,857	420,000
Net cash (used by)/provided by investing activities		<u>(2,957,454)</u>	<u>134,000</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Net receipt/(repayment) of accommodation bonds		4,247,536	(1,744,929)
Net repayment to related parties		(3,836,190)	(1,894,355)
Net cash provided by/(used in) financing activities		<u>411,346</u>	<u>(3,639,284)</u>
Net increase/(decrease) in cash held		4,085,961	(1,255,325)
Cash and cash equivalents at beginning of financial year		<u>4,852,851</u>	<u>6,108,176</u>
Cash and cash equivalents at end of financial year	5	<u>8,938,812</u>	<u>4,852,851</u>

The accompanying notes form part of these financial statements.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

The financial statements cover the economic entity of those of Regents Garden Aubin Grove Unit Trust. Regents Garden Aubin Grove Unit Trust is a unit trust, established and domiciled in Australia.

**Note 1 Material Accounting Policy Information**

**Basis of Preparation**

The general purpose financial statements – simplified disclosures have been prepared in accordance with *Part 4 of the Accountability Principles 2014*, Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board (“AASB”), and comply with other requirements of the law. The financial statements comprise Regents Garden Aubin Grove Unit Trust (“the trust”) as an individual for-profit entity.

*Historical cost convention*

The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through profit or loss, financial assets at fair value through other comprehensive income and certain classes of investment properties.

*Critical accounting estimates*

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the trust's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 1(b).

**Statement of compliance**

The trust does not have ‘public accountability’ as defined in AASB 1053 *Application of Tiers of Australian Accounting Standards* and is therefore eligible to apply the ‘Tier 2’ reporting framework under Australian Accounting Standards.

The financial statements comply with the disclosure, recognition and measurement requirements of Australian Accounting Standards, the presentation requirements in those Standards as modified by AASB 1060 *General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities*. Accordingly, the financial statements comply with Australian Accounting Standards – Simplified Disclosures.

Registered office:  
Level 2, 179 St Georges Terrace, Perth WA 6000

Principal place of business:  
248 Lyon Road Aubin Grove WA 6164

**Financial Position**

The trust reported a net profit of \$4,024,603 for the financial year ended 30 June 2024 (2023: restated \$1,996,448) and an excess of current liabilities over current assets of \$25,684,244 as at that date (2023: restated \$22,261,457). Working capital included \$8,938,812 of cash and cash equivalents, term deposits of \$2,000,000 and \$31,984,068 of Refundable Accommodation Bonds (“RADs”).

The RADs have been classified as current liabilities as they are repayable within 14 days of a resident's departure. Management monitors the trend in RAD receipts and payments and expects one third of RADs to be repaid in the next 12 months expected to be funded through RADs from new residents and the trust's cash holdings.

The trust also has a liquidity management strategy to ensure that the trust has sufficient liquid funds to enable it to refund RADs expected to fall due in the next 12 months. As part of determining the liquidity management strategy, the trust has set a minimum balance of liquid funds the trust needs to maintain. The cash balance at 30 June 2024 exceeded the minimum balance stipulated by the liquidity management strategy.

Based on the matters above, management believe it is appropriate to prepare the financial report on a going concern basis which contemplates the realisation of its assets and the extinguishment of its liabilities in the normal course of business and at the amounts stated in the financial report.

**(a) Material Accounting Policies**

The accounting policies set out below have been applied consistently to all periods presented in these financial statements, except as disclosed. Certain comparative amounts have been reclassified to conform with the current year's presentation.

**(b) Critical Accounting Estimates and Judgements**

The trustees evaluate estimates and judgements incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectations of future events and are based on current trends and economic data, obtained both externally and within the trust.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 1 Material Accounting Policy Information (continued)**

**(b) Critical Accounting Estimates and Judgements (continued)**

**Key estimates and judgements**

*(i) Provisions for Employee Benefits*

Provision for employee benefits payable after 12 months from the reporting date are based on future wage and salary levels, experience and history of employee departures and periods of service. The amount of these provisions would change should any of these factors change in the next 12 months.

*(ii) Estimation of Useful Lives of Assets*

Useful lives and residual value of property, plant and equipment are reviewed annually. Judgement is applied in determining the useful lives of property, plant and equipment. Any reassessment of useful lives and residual value in a particular year will affect depreciation and amortisation expense (either increasing or decreasing) from the date of reassessment through to the end of the reassessed useful life for both the current and future years. Useful lives of intangible assets with finite lives are reviewed annually. Any reassessment of useful lives in a particular year will affect the amortisation expense (either increasing or decreasing) through to the end of the reassessed useful life for both the current and future years.

*(iii) Estimation of fair value of bungalow life loans and fair value of bungalows*

The fair value of bungalow life loans is estimated by reference to the fair value of the underlying bungalows. The fair value of the bungalows is assessed by reference to the recent market value of units that are leased in the financial year.

**(c) Accommodation Bonds**

Accommodation bonds are measured at the principal amount less retention amounts. They are classified as current liabilities because the trust does not have an unconditional right to defer settlements for greater than 12 months.

**(d) Property, Plant and Equipment and Investment Property**

Each class of property, plant and equipment is carried at cost as indicated less, where applicable, any accumulated depreciation and impairment losses.

**Property and Buildings**

Freehold land and buildings are measured using the cost basis less where applicable, any accumulated depreciation and impairment losses.

**Investment Property**

Investment property, comprising a child care centre and bungalows are held to generate long-term rental yields and capital appreciation. The tenant lease is on an arm's length basis. The child care centre is measured at cost less accumulated depreciation and impairment. On-going bungalow construction costs are measured at cost as management has assessed that there is no market for an individual bungalow, until completion and that the fair value of the property cannot be reliably measured until the construction is completed. The completed bungalows are measured at fair value, based on recent sales. The rental revenue is recognised on a straight-line basis over the period of the lease. Refer Note 1(n) for change in accounting policy on Investment Property.

**Plant and Equipment**

Plant and equipment are measured using the cost basis less depreciation and impairment losses.

**Depreciation**

The depreciable amount of all fixed assets including buildings, but excluding freehold land, is depreciated on a reducing balance basis or straight-line basis over the asset's useful life to the trust commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The depreciation rates used for each class of depreciable asset are:

<u>Class of fixed asset</u>	<u>Depreciation rate</u>
Buildings	2.5%
Plant and equipment	15%
Computer equipment	37.5%
Motor vehicles	25%
Other assets	7.5% - 37.5%

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are included in the statement of profit or loss and other comprehensive income.



**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 1 Material Accounting Policy Information (continued)**

**(e) Impairment**

**(i) Impairment of non-financial assets**

At the end of each reporting period, the trust assesses whether there is any indication that an asset may be impaired. The assessment will include considering external and internal sources of information. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss.

**(ii) Impairment of financial assets**

The trust uses forward-looking information to recognise expected credit losses – the expected credit loss ("ECL") model.

Recognition of credit losses is no longer dependent on the entity first identifying a credit loss event. Instead the entity considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

*Trade and other receivables*

The trust makes use of the simplified approach in accounting for trade and other receivables and records a loss allowance for lifetime expected credit losses. These are the expected shortfalls in contractual cash flows, considering the potential for default at any point during the life of the financial instrument.

**(f) Financial Instruments**

**Initial recognition and measurement**

Financial assets and financial liabilities are recognised when the trust becomes a party to the contractual provisions to the instrument. For financial assets, this is the date that the trust commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted).

Financial instruments (except for trade receivables and trade payables) are initially measured at fair value plus transaction costs, except where the instrument is classified "at fair value through profit or loss", in which case transaction costs are expensed to profit or loss immediately. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

Trade receivables are initially measured at the transaction price if the trade receivables do not contain significant financing component or if the practical expedient was applied as specified in AASB 15.63.

**Classification and subsequent measurement**

*Financial assets*

Financial assets are subsequently measured at:

- amortised cost;
- fair value through other comprehensive income; or
- fair value through profit or loss;

on the basis of the two primary criteria:

- the contractual cash flow characteristics of the financial asset; and
- the business model for managing the financial assets.

A financial asset is subsequently measured at amortised cost when it meets the following conditions:

- the financial asset is managed solely to collect contractual cash flows; and
- the contractual terms within the financial asset give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding on specified dates.

A financial asset is subsequently measured at fair value through other comprehensive income when it meets the following

- the contractual terms within the financial asset give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding on specified dates; and
- the business model for managing the financial asset comprises both contractual cash flows collection and the selling of the financial asset.

By default, all other financial assets that do not meet the measurement conditions of amortised cost and fair value through other comprehensive income are subsequently measured at fair value through profit or loss.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 1 Material Accounting Policy Information (continued)**

**(f) Financial Instruments (continued)**

**Classification and subsequent measurement (continued)**

*Financial liabilities*

Financial liabilities are subsequently measured at:

- amortised cost; or
- fair value through profit or loss.

A financial liability is measured at fair value through profit and loss if the financial liability is:

- a contingent consideration of an acquirer in a business combination to which AASB 3 applies;
- held for trading; or
- initially designated as at fair value through profit or loss.

All other financial liabilities are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest expense over in profit or loss over the relevant period.

The effective interest rate is the internal rate of return of the financial asset or liability. That is, it is the rate that exactly discounts the estimated future cash flows through the expected life of the instrument to the net carrying amount at initial recognition.

A financial liability is held for trading if it is:

- incurred for the purpose of repurchasing or repaying in the near term;
- part of a portfolio where there is an actual pattern of short-term profit taking; or
- a derivative financial instrument (except for a derivative that is in a financial guarantee contract or a derivative that is in an effective hedging relationship).

Any gains or losses arising on changes in fair value are recognised in profit or loss to the extent that they are not part of a designated hedging relationship.

A financial liability cannot be reclassified.

Regular way purchases and sales of financial assets are recognised and derecognised at settlement date in accordance with the trust's accounting policy.

**Derecognition**

Derecognition refers to the removal of a previously recognised financial asset or financial liability from the statement of financial position.

*Derecognition of financial liabilities*

A liability is derecognised when it is extinguished (i.e. when the obligation in the contract is discharged, cancelled or expires). An exchange of an existing financial liability for a new one with substantially modified terms, or a substantial modification to the terms of a financial liability is treated as an extinguishment of the existing liability and recognition of a new financial liability.

The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

*Derecognition of financial assets*

A financial asset is derecognised when the holder's contractual rights to its cash flows expires, or the asset is transferred in such a way that all the risks and rewards of ownership are substantially transferred.

All the following criteria need to be satisfied for derecognition of a financial asset:

- the right to receive cash flows from the asset has expired or been transferred;
- all risk and rewards of ownership of the asset have been substantially transferred; and
- the trust no longer controls the asset (i.e. it has no practical ability to make unilateral decisions to sell the asset to a third party).

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 1 Material Accounting Policy Information (continued)**

**(g) Employee Benefits**

Provision is made for the trust's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy any vesting requirements. Those cash outflows are discounted using market yields on national government bonds with terms to maturity that approximate the expected timing of cash flows.

**(h) Provisions**

Provisions are recognised when the trust has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

**(i) Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the statement of financial position.

**(j) Revenue and Other Income**

Revenue from the provision of Aged Care services including fees from residents and related income from the Government is measured at the transaction price received or receivable (which excludes estimates of variable consideration) allocated to the performance obligation satisfied and represents amounts receivable for services provided in the normal course of business, net of discounts and GST.

Government revenue comprises basic subsidy amounts calculated in accordance with the Aged Care Funding Instrument ("ACFI"), accommodation supplements, funding for short-term 'respite' residents and other Government income. Revenue from the Government, in the form of subsidies for the provision of aged care services, is recognised over the period services are provided.

Grant revenue from the Government is recognised in the period which it applies when the right to receive payment is established. Where the amount is unknown, is recognised in the next period or on receipt.

Interest revenue is recognised using the effective interest method, which for floating rate financial assets is the rate inherent in the instrument.

Deferred Management Fees (DMF) are earned from the retirement village units. DMF income is recognised on a progressive annual basis over the estimated average length of stay of 11 years. Based on the net present value of the anticipated fair value of the unit at the end of the tenancy a portion of the DMF revenue is classified as DMF interest revenue, representing the unwinding of the discount rate applied to the non-current portion of DMF receivables.

**(k) Trade and Other Payables**

Trade and other payables represent the liabilities for goods and services received by the trust that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

**(l) Goods and Services Tax ("GST")**

Revenues, expenses and assets (excluding receivables and payables) are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office ("ATO").

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows included in receipts from customers or payments to suppliers.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 1 Material Accounting Policy Information (continued)**

**(m) Bungalow Resident Loans**

The carrying value of bungalow resident loans represent the principal amount plus the resident's share of expected capital gains and losses based on market values of the underlying property at balance sheet date, less deferred management fees receivable.

Bungalow resident loans are non-interest bearing and repayable upon departure. Resident loans are reported as non-current liabilities because the terms of Residency Lease allow the trust to defer settlement of the loans to later than 12 months after the date the bungalow is returned to the trust.

Deferred management fees (DMF) receivable represent amounts earned by the trust to the balance sheet date in connection with residency occupancy at retirement village. The DMF is calculated using the following assumptions:

- 1) A 12.9% (2023: 12.9%) discount rate based on industry benchmarks;
- 2) An 11 year average length of stay based on historical experience.

The DMF receivable is then calculated by reference to the current tenure of each resident and offset against the bungalow resident loans balance in non-current liabilities. Differences in cash received and the DMF receivable at the end of the lease of a unit are taken to the income statement in the period in which the re-lease occurs.

**(n) Comparative Figures**

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

**Restatement of Prior Year Figures**

During the year, the trust changed its accounting policy to measure its completed bungalows at fair value instead of at cost. Following the change in accounting policy, investment property, amount due from related parties (impact on distributions) and retained earnings for the year ended 30 June 2023 have been restated to align with this year's presentation.

In management's view, the change in accounting policy results in reliable and more relevant information as it removes the mismatch between the treatment of the bungalows and life leases and aligns the accounting policy to that more widely applied by the sector.

<b>As at 30 June 2023</b>	<b>Previously reported \$</b>	<b>Restatement \$</b>	<b>Restated \$</b>
Investment property	15,893,824	15,122,033	31,015,857
Amounts due from related parties	10,425,385	(1,315,276)	9,110,109
Retained earnings	-	13,806,757	13,806,757

**(o) Application of New and Revised Accounting Standards**

For the year ended 30 June 2024, the trust has reviewed all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB") that are relevant to its operations and effective for annual reporting periods beginning on or after 1 July 2023. None of new or amended standards have had a material impact on the trust's financial statements.

*AASB 2021-2: Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates*

The trust adopted AASB 2021-2 which amends AASB 7, AASB 101, AASB 108 and AASB 134 to require disclosure of 'material accounting policy information' rather than significant accounting policies' in an entity's financial statements. It also updates AASB Practice Statement 2 to provide guidance on the application of the concept of materiality to accounting policy disclosures. The adoption of the amendment did not have a material impact on the financial statements.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 2 Revenue and Other Income**

	<b>2024</b>	<b>Restated 2023</b>
	\$	\$
Revenue		
Services income		
- government income	10,429,550	8,037,857
- contracts with customers	4,361,434	3,953,083
- deferred management fees	763,129	491,300
	<u>15,554,113</u>	<u>12,482,240</u>
Interest Income		
- interest received from financial institutions	695,618	317,629
- interest received from accommodation bonds	393,279	362,600
	<u>1,088,897</u>	<u>680,229</u>
Other income		
- fair value gain on revaluation of bungalow buildings	5,499,120	1,275,000
- rental income	293,448	282,972
- grant income	76,820	83,395
- other income	338,615	418,148
	<u>6,208,003</u>	<u>2,059,515</u>
Total revenue and other income	<u>22,851,013</u>	<u>15,221,984</u>

**Note 3 Employee Benefits Expense**

	<b>2024</b>	<b>2023</b>
	\$	\$
Employee benefits expenses:		
- wages and salaries	8,418,021	6,760,147
- contributions to superannuation	902,426	694,340
- increase in provisions for employee entitlements	273,077	94,399
Total employee benefits expenses	<u>9,593,524</u>	<u>7,548,886</u>

**Note 4 Auditor's Remuneration**

	<b>2024</b>	<b>2023</b>
	\$	\$
Remuneration of the auditor of the trust for:		
- auditing the financial statements	12,956	12,227
	<u>12,956</u>	<u>12,227</u>

**Note 5 Cash and Cash Equivalents**

	<b>2024</b>	<b>2023</b>
	\$	\$
<b>CURRENT</b>		
Cash on hand	907	907
Short-term bank deposits	8,937,905	4,851,944
	<u>8,938,812</u>	<u>4,852,851</u>

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 6 Trade and Other Receivables**

	Note	2024 \$	Restated 2023 \$
<b>CURRENT</b>			
Trade receivables		192,115	275,065
COVID-19 support grant receivable		-	190,730
GST receivable		15,452	13,942
		207,567	479,737
<b>NON-CURRENT</b>			
Amounts due from related parties	21(a)	10,017,825	9,110,109
		10,017,825	9,110,109

No trade and other receivables balances have been pledged as collateral.

**Note 7 Other Assets**

	2024 \$	2023 \$
<b>CURRENT</b>		
Term deposit with maturity more than 3 months	2,000,000	2,000,000
Prepayments	61,514	57,957
Accrued income	73,103	56,895
	2,134,617	2,114,852

Any term deposit with an initial maturity of more than three months are excluded from cash and cash equivalents. As early access are subject to a penalty, it is unlikely that the intended purpose is to meet short-term cash commitments. The term deposit is measured at amortised cost in accordance with AASB 9 *Financial Instruments*.

**Note 8 Property, Plant and Equipment**

	2024 \$	2023 \$
<b>LAND AND BUILDINGS</b>		
Freehold land at cost	3,934,439	3,934,439
	3,934,439	3,934,439
Buildings - at cost	19,994,788	19,994,788
Buildings - accumulated depreciation	(5,947,622)	(5,450,700)
Total buildings	14,047,166	14,544,088
Total land and buildings	17,981,605	18,478,527
<b>PLANT AND EQUIPMENT</b>		
Plant and equipment - at cost	487,932	463,291
Plant and equipment - accumulated depreciation	(325,256)	(284,933)
Total plant and equipment	162,676	178,358
<b>SOFTWARE LICENCE</b>		
Software licence - at cost	28,560	28,560
Software licence - accumulated depreciation	(25,712)	(19,984)
Total software licence	2,848	8,576
Total property, plant and equipment	18,147,129	18,665,461

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 8 Property, Plant and Equipment (continued)**

**Movements in Carrying Amounts**

Movements in carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year are as follows:

	<b>Freehold Land</b>	<b>Buildings</b>	<b>Plant and equipment</b>	<b>Software licence</b>	<b>Total</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Balance at 1 July 2022	3,934,439	15,039,969	196,647	14,288	19,185,343
Additions	-	-	26,090	-	26,090
Depreciation expense	-	(495,881)	(44,379)	(5,712)	(545,972)
Balance at 30 June 2023	<u>3,934,439</u>	<u>14,544,088</u>	<u>178,358</u>	<u>8,576</u>	<u>18,665,461</u>
Additions	-	-	24,641	-	24,641
Depreciation expense	-	(496,922)	(40,323)	(5,728)	(542,973)
Carrying amount at 30 June 2024	<u><u>3,934,439</u></u>	<u><u>14,047,166</u></u>	<u><u>162,676</u></u>	<u><u>2,848</u></u>	<u><u>18,147,129</u></u>

**Note 9 Investment Property**

	<b>2024</b>	<b>Restated 2023</b>
	<b>\$</b>	<b>\$</b>
Bungalows under construction - at cost	10,319,162	7,399,372
Completed bungalows - at fair value	<u>30,975,000</u>	<u>22,950,000</u>
Total bungalows	<u><u>41,294,162</u></u>	<u><u>30,349,372</u></u>
Childcare centre - at cost	832,695	832,695
Childcare centre - accumulated depreciation	<u>(187,084)</u>	<u>(166,210)</u>
Total childcare centre	<u><u>645,611</u></u>	<u><u>666,485</u></u>
Total investment property	<u><u>41,939,773</u></u>	<u><u>31,015,857</u></u>

Investment property, comprising a child care centre and bungalows are held to generate long-term rental yields and capital appreciation. The tenant lease is on an arm's length basis. The child care centre is measured at cost less accumulated depreciation and impairment. On-going bungalow construction costs are measured at cost as management has assessed that there is no market for an individual bungalow, until completion and that the fair value of the property cannot be reliably measured until the construction is completed. The completed bungalows are measured at fair value, based on recent sales.

**Movements in Carrying Amounts**

Movements in carrying amounts for each investment property between the beginning and the end of the current financial year are as follows:

	<b>Bungalows under construction</b>	<b>Completed bungalows</b>	<b>Child care centre</b>	<b>Total</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Balance at 1 July 2022 (restated)	5,439,462	21,675,000	687,302	27,801,764
Additions	1,959,910	-	-	1,959,910
Revaluation gain	-	1,275,000	-	1,275,000
Depreciation expense	-	-	(20,817)	(20,817)
Balance at 30 June 2023 (restated)	<u>7,399,372</u>	<u>22,950,000</u>	<u>666,485</u>	<u>31,015,857</u>
Additions	5,445,670	-	-	5,445,670
Transfer to completed bungalows	(2,525,880)	2,525,880	-	-
Revaluation gain	-	5,499,120	-	5,499,120
Depreciation expense	-	-	(20,874)	(20,874)
Carrying amount at 30 June 2024	<u><u>10,319,162</u></u>	<u><u>30,975,000</u></u>	<u><u>645,611</u></u>	<u><u>41,939,773</u></u>

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 10 Trade and Other Payables**

	Note	2024 \$	2023 \$
<b>CURRENT</b>			
Trade payables		3,225,110	282,443
Income in advance		69,810	63,957
Payroll liabilities		45,182	220,931
Accrued expenses		101,793	93,874
Amounts due to related parties	21(b)	<u>248,915</u>	<u>270,508</u>
		<u><u>3,690,810</u></u>	<u><u>931,713</u></u>
<b>NON-CURRENT</b>			
Amounts due to related parties	21(b)	<u>1,132,240</u>	<u>1,242,002</u>
		<u><u>1,132,240</u></u>	<u><u>1,242,002</u></u>

**Note 11 Borrowings**

	2024 \$	2023 \$
<b>CURRENT</b>		
Accommodation bonds	31,984,068	27,736,532
	<u>31,984,068</u>	<u>27,736,532</u>

Accommodation bonds are classified as current liabilities because the trust does not have an unconditional right to defer settlement for greater than 12 months. History shows that on average a resident in the facility will stay 3 years. Management expects to repay \$10.7 million of bonds in the next 12 months, which is expected to be funded by bonds paid by incoming residents and existing cash reserves.

	2024 \$	2023 \$
<b>NON-CURRENT</b>		
Bungalow resident loans	28,071,157	21,429,286
	<u>28,071,157</u>	<u>21,429,286</u>

**Note 12 Provisions**

	2024 \$	2023 \$
<b>CURRENT</b>		
Provision for annual leave	944,151	717,462
Provision for long service leave - current	346,211	323,190
	<u>1,290,362</u>	<u>1,040,652</u>
<b>NON-CURRENT</b>		
Provision for long service leave - non-current	75,192	51,825
	<u>75,192</u>	<u>51,825</u>

**ANALYSIS OF TOTAL PROVISIONS**

	2024 \$	2023 \$
<b>Analysis of Provisions</b>		
<b>CURRENT</b>		
Employee Benefits		
Opening balance at 1 July	1,040,652	913,188
Movement during the year	249,710	127,464
Balance at 30 June	<u>1,290,362</u>	<u>1,040,652</u>
<b>NON-CURRENT</b>		
Employee Benefits		
Opening balance at 1 July	51,825	84,890
Movement during the year	23,367	(33,065)
Balance at 30 June	<u>75,192</u>	<u>51,825</u>



**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 12 Provisions (continued)**

**Provision for employee benefits**

A provision has been recognised for employee entitlements relating to long service leave for employees. In calculating the present value of future cash flows in respect of long service leave, the probability of long service leave being taken is based upon historical data. The measurement and recognition criteria for employee benefits have been discussed in Note 1(g).

**Note 13 Issue of Units**

The trust has 100 units on issue of \$1 each amounting to \$100 (2023: \$100).

	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>	<b>\$</b>	<b>\$</b>
<b>Number of fully paid units</b>				
At beginning of the reporting period	100	100	100	100
At the end of the reporting period	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

Units are of equal value and unit holders are entitled to share in the income of Regents Garden Aubin Grove Unit Trust in proportion to their unit holding. Upon liquidation each unit holder is entitled to a pro rata share of the trust's net assets.

**Note 14 Net Assets Attributable to Unitholders**

	<b>Number of</b>	<b>Issued Units</b>	<b>Retained</b>	<b>Total</b>
	<b>Units on</b>		<b>Earnings</b>	
	<b>Issue</b>		<b>\$</b>	<b>\$</b>
	<b>No.</b>	<b>\$</b>		
Balance at 1 July 2022 (restated)	100	100	13,049,644	13,049,744
Profit attributable to trust (restated)	-	-	1,996,448	1,996,448
Distributions paid or provided for	-	-	(1,239,335)	(1,239,335)
Balance at 30 June 2023 (restated)	<u>100</u>	<u>100</u>	<u>13,806,757</u>	<u>13,806,857</u>
Profit attributable to trust	-	-	4,024,603	4,024,603
Distributions paid or provided for	-	-	(2,689,566)	(2,689,566)
Balance at 30 June 2024	<u>100</u>	<u>100</u>	<u>15,141,794</u>	<u>15,141,894</u>

**Note 15 Capital Commitment**

The trust has capital commitments at 30 June 2024 of \$3.5million to complete 20 units of bungalows (2023: \$8.9million).

**Note 16 Contingent Liabilities**

No contingent assets or liabilities existed at 30 June 2024 and 30 June 2023.

**Note 17 COVID-19 Costs**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<b>Additional COVID-19 spending</b>		
General medical - Hand sanitizers, gowns, vinyl gloves, wipes, face masks, etc	2,149	5,463
Additional labour and agency costs	65,642	137,604
Other costs	-	188
	<u>67,791</u>	<u>143,255</u>

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 18 Segment Reporting**

The trust operates three business segments or functions:

- Residential Aged Care Facility: Revenue is statutory based and regulated fees are charged for occupancy.
- Independent Living Units.
- Child Care Centre.

	<b>Residential Care 2024 \$</b>	<b>Independent Living Units 2024 \$</b>	<b>Childcare Centre 2024 \$</b>	<b>Total \$</b>
Resident fees	4,361,434	-	-	4,361,434
Department fees	10,429,550	-	-	10,429,550
Fair value gain on revaluation of bungalow buildings	-	5,499,120	-	5,499,120
Deferred management fees	-	763,129	-	763,129
Interest received	952,364	136,533	-	1,088,897
Other income	110,330	286,587	311,966	708,883
<b>Total Revenue and Other Income</b>	<b>15,853,678</b>	<b>6,685,369</b>	<b>311,966</b>	<b>22,851,013</b>
Employee expenses	9,593,524	-	-	9,593,524
Fair value loss on bungalow loans	-	4,892,143	-	4,892,143
Depreciation	542,973	-	20,874	563,847
Interest paid	107,553	-	-	107,553
Other expenses	3,554,853	105,632	8,858	3,669,343
<b>Total Expenses</b>	<b>13,798,903</b>	<b>4,997,775</b>	<b>29,732</b>	<b>18,826,410</b>
<b>Net Profit</b>	<b>2,054,775</b>	<b>1,687,594</b>	<b>282,234</b>	<b>4,024,603</b>
Total Current Assets	7,042,495	3,443,466	795,035	11,280,996
Total Non-Current Assets	41,492,739	29,100,601	(488,613)	70,104,727
<b>Total Assets</b>	<b>48,535,234</b>	<b>32,544,067</b>	<b>306,422</b>	<b>81,385,723</b>
Total Current Liabilities	34,129,925	2,835,315	-	36,965,240
Total Non-Current Liabilities	1,233,244	28,021,157	24,188	29,278,589
<b>Total Liabilities</b>	<b>35,363,169</b>	<b>30,856,472</b>	<b>24,188</b>	<b>66,243,829</b>
<b>Total Net Assets</b>	<b>13,172,065</b>	<b>1,687,595</b>	<b>282,234</b>	<b>15,141,894</b>

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 18 Segment Reporting (continued)**

	Restated 2023 \$	Restated 2023 \$	Restated 2023 \$	Restated Total \$
Resident fees	3,953,083	-	-	3,953,083
Department fees	8,037,857	-	-	8,037,857
Fair value gain on revaluation of bungalow buildings	-	1,275,000	-	1,275,000
Deferred management fees	-	491,300	-	491,300
Interest received	534,049	146,180	-	680,229
Other	83,395	399,630	301,490	784,515
<b>Total Revenue and Other Income</b>	<b>12,608,384</b>	<b>2,312,110</b>	<b>301,490</b>	<b>15,221,984</b>
Employee expenses	7,548,886	-	-	7,548,886
Fair value loss on bungalow loans	-	1,275,000	-	1,275,000
Depreciation	545,972	-	20,817	566,789
Interest paid	121,102	-	-	121,102
Other	3,527,499	178,029	8,231	3,713,759
<b>Total Expenses</b>	<b>11,743,459</b>	<b>1,453,029</b>	<b>29,048</b>	<b>13,225,536</b>
<b>Net Profit</b>	<b>864,925</b>	<b>859,081</b>	<b>272,442</b>	<b>1,996,448</b>
Total Current Assets	3,396,014	3,219,607	831,819	7,447,440
Total Non-Current Assets	40,321,831	19,014,892	(545,296)	58,791,427
<b>Total Assets</b>	<b>43,717,845</b>	<b>22,234,499</b>	<b>286,523</b>	<b>66,238,867</b>
Total Current Liabilities	29,712,765	(3,868)	-	29,708,897
Total Non-Current Liabilities	1,329,747	21,379,286	14,080	22,723,113
<b>Total Liabilities</b>	<b>31,042,512</b>	<b>21,375,418</b>	<b>14,080</b>	<b>52,432,010</b>
<b>Total Net Assets</b>	<b>12,675,333</b>	<b>859,081</b>	<b>272,443</b>	<b>13,806,857</b>

**Note 19 Cash Flow Information**

	2024 \$	Restated 2023 \$
<b>Reconciliation of profit attributable to unitholders to net cash provided by operating activities</b>		
Profit for the year	4,024,603	1,996,448
Non cash flows in profit for the year:		
- Depreciation	563,847	566,789
- Interest paid - Division 7A	107,553	121,102
- Revaluation gain on bungalow buildings	(5,499,120)	(1,275,000)
- Revaluation loss on bungalow resident loans	4,892,143	1,275,000
- Deferred management fee	(763,129)	(491,300)
Changes in assets and liabilities		
- Decrease in trade and other receivables and other assets	252,405	16,668
- Increase/(decrease) in trade and other payables	2,780,690	(54,147)
- Increase in provisions	273,077	94,399
<b>Net cash provided by operating activities</b>	<b>6,632,069</b>	<b>2,249,959</b>

**Note 20 Events After the Reporting Period**

No events after the balance sheet date have been identified as post balance date events for the purpose of disclosure.

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024**

**Note 21 Related Party Transactions**

The ultimate controlling entity is the Limo Family Trust.

**Transactions with related parties**

Transactions between related parties are on normal commercial terms and on conditions no more favourable than those available to other parties unless otherwise stated.

	<b>2024</b>	<b>Restated 2023</b>
	\$	\$
<b>a. Loans to Related Parties</b>		
Unsecured loans provided to:		
- Limo Family Trust**	8,082,560	7,249,555
- Regents Garden Office Trust*	143,061	143,061
- Regents Garden Care Pty Ltd**	1,792,204	1,717,493
	10,017,825	9,110,109

\*These loans are interest free, current in nature and may be subject to future Facility Loan agreements.

\*\* These loans are subject to the Facility Loan agreements, with interest applicable.

The trust applies the AASB 9 simplified model of recognising lifetime expected credit losses for all amounts due from related parties as these items do not have a significant financing component.

The trust considers that all the loans to related parties are not impaired for each of the reporting dates. None of the trust's loans to related parties are secured by collateral.

	<b>2024</b>	<b>2023</b>
	\$	\$
<b>b. Loans from Related Parties</b>		
Regents Garden Unit Trust has made loans to the Unit Trust.*	(452,769)	(434,395)
Regents Garden Group Pty Ltd has made loans to the Unit Trust. **	(3,192)	(15,622)
Regents Garden Lake Joondalup Pty Ltd has made loans to the Unit Trust.**	(908,151)	(1,053,507)
Regents Garden Scarborough Pty Ltd has made loans to the Unit Trust.**	(17,043)	(8,986)
	(1,381,155)	(1,512,510)

\*These loans are subject to the Facility Loan agreements, with interest applicable.

\*\*These loans are in accordance with Division 7A of the 1977 ITAA, with interest applicable.

	<b>2024</b>	<b>2023</b>
	\$	\$
<b>c. Management fees paid to Related Parties</b>		
Paid to Regents Garden Group Pty Ltd.	734,400	734,400
Paid to Regents Garden Residential Resort Management Pty Ltd.	55,000	110,000
	789,400	844,400


Key management personnel are not remunerated directly by the trust. They receive remuneration from Regents Garden Group Pty Ltd, which then charges a management fee to the trust to recover the salary cost and other services as noted above.

<b>d. Consulting fees paid to a Related Party</b>		
Consulting fees paid to Salim Lee Architects.	103,003	81,563
<b>e. Rent paid to a Related Party</b>		
Rent paid to Limo Family Trust.	26,400	10,000
<b>f. Construction services provided by a Related Party</b>		
Construction services provided by Komemo Constructions.	5,445,670	1,959,910
<b>g. Accounting fees</b>		
Accounting fees paid to Flinders Accountants, a company where Michael G Collins is also a director.	6,350	7,160

**REGENTS GARDEN AUBIN GROVE UNIT TRUST**  
**ABN: 25 673 850 030**  
**DIRECTORS' DECLARATION**

In accordance with a resolution of the directors of the trustee company of Regents Garden Aubin Grove Unit Trust, the directors of the trustee company declare that:

1. The financial statements and notes, as set out on pages 1 to 18:
  - (a) comply with Australian Accounting Standards - Simplified Disclosures and other mandatory professional reporting requirements; and
  - (b) present fairly the trust's financial position as at 30 June 2024 and its performance for the year ended on that date.
2. in the directors' opinion there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.

Director   
\_\_\_\_\_ **Salim SL Lee**

Dated this 22nd day of October 2024

Director   
\_\_\_\_\_ **Michael G Collins**

Dated this 22nd day of October 2024

## Independent auditor's report to the unit holders of Regents Garden Aubin Grove Unit Trust trading as Regents Garden Aubin Grove and the Secretary, Department of Health and Aged Care

### Report on the audit of the financial report



#### Our opinion on the financial report

In our opinion, the accompanying financial report of Regents Garden Aubin Grove Unit Trust trading as Regents Garden Aubin Grove (the Trust), is in accordance with *Part 4 of the Accountability Principles 2014*, including:

- giving a true and fair view of the Trust's financial position as at 30 June 2024 and of its financial performance for the year then ended; and
- complying with Australian Accounting Standards – Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities and *Part 4 of the Accountability Principles 2014*.

#### What was audited?

We have audited the financial report of the Trust, which comprises:

- the statement of financial position as at 30 June 2024,
- the statement of profit or loss and other comprehensive income for the year then ended,
- the statement of changes in equity for the year then ended,
- the statement of cash flows for the year then ended,
- notes to the financial statements, including material accounting policy information, and
- the directors' declaration.

#### Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report. We are independent of the Trust in accordance with the auditor independence ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

## Other information

The directors are responsible for the other information. The other information comprises the information included in the Trust's annual report for the year ended 30 June 2024, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of the directors for the financial report

The directors of the Trustee Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities and *Part 4 of the Accountability Principles 2014* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

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

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

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:

[https://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf)

This description forms part of our auditor's report.

*William Buck*

**William Buck Audit (WA) Pty Ltd**  
ABN 67 125 012 124

*Amar Nathwani*

Amar Nathwani  
**Director**

Dated this 22<sup>nd</sup> day of October 2024