

**CARRINGTON AGED CARE FACILITY PTY
LTD ATF IVERMEY STREET TRUST AND
CONTROLLED ENTITY**
ABN: 80 590 856 024

**Financial Report For The Year Ended
30 June 2022**

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

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Financial Report For The Year Ended 30 June 2022

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**CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND
CONTROLLED ENTITY
ABN: 80 590 856 024
STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED 30 JUNE 2022**

	Note	2022 \$	Restated 2021 \$
Revenue			
Revenue and other income	3	12,113,550	11,628,004
Total Revenue		12,113,550	11,628,004
Expenses			
Wages and salaries		7,447,916	7,513,938
Depreciation Expense	6	716,642	809,030
Other expenses		1,101,962	1,041,660
Administration fees		537,912	590,722
Agency and contracted services		1,063,734	1,040,040
Finance costs		275,087	292,916
Insurance		149,966	142,204
Rates, taxes and utilities		378,018	408,152
Total Expenses		11,671,237	11,838,662
Profit/(Loss) attributable to unitholders		442,313	(210,658)

The accompanying notes form part of these financial statements.

Refer to note 22 for details regarding the prior year adjustment due to a change in accounting policy.

**CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND
CONTROLLED ENTITY
ABN: 80 590 856 024
STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2022**

	Note	2022	Restated 2021
		\$	\$
Profit/(Loss) for the year		442,313	(210,658)
Other comprehensive income:			
Items that will not be reclassified subsequently to profit or loss:			
Gain on revaluation of land and buildings	7	589,748	681,768
Changes in minority interest		125,018	125,386
Total other comprehensive income		714,766	807,154
Total comprehensive income for the year		1,157,079	596,496
 Total comprehensive income attributable to unit holders		 1,157,079	 596,496

The accompanying notes form part of these financial statements.

Refer to note 22 for details regarding the prior year adjustment due to a change in accounting policy.

**CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND
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ABN: 80 590 856 024

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2022

	Note	2022 \$	Restated 2021 \$	Restated 1 July 2020 \$
ASSETS				
CURRENT ASSETS				
Cash and cash equivalents	4	319,764	74,221	1,366,091
Trade and other receivables	5	3,654,023	2,063,427	3,280,168
Inventories		15,688	9,387	7,823
TOTAL CURRENT ASSETS		3,989,475	2,147,035	4,654,082
NON-CURRENT ASSETS				
Investment property	8	0	0	0
Property, plant and equipment	6	30,523,957	30,266,036	29,871,393
Trade and other receivables	5	2,960,528	2,859,112	2,757,674
TOTAL NON-CURRENT ASSETS		33,484,485	33,125,148	32,629,067
TOTAL ASSETS		37,473,960	35,272,183	37,283,149
LIABILITIES				
CURRENT LIABILITIES				
Trade and other payables	9	19,326,380	17,194,194	20,486,831
Borrowings	10	263,538	945,110	53,046
Provisions	11	1,037,021	1,064,523	992,353
TOTAL CURRENT LIABILITIES		20,626,939	19,203,827	21,532,230
NON-CURRENT LIABILITIES				
Trade and other payables	9	686,733	834,008	877,244
Provisions	11	142,015	122,383	113,411
TOTAL NON-CURRENT LIABILITIES		828,748	956,391	990,655
TOTAL LIABILITIES		21,455,687	20,160,218	22,522,885
NET ASSETS		16,018,273	15,111,965	14,760,264
EQUITY				
Issued units	12	21,110	21,110	21,110
Minority interest		886,709	761,671	636,266
Revaluation surplus	7	17,912,712	17,322,964	16,641,196
Retained earnings		(2,802,258)	(2,993,780)	(2,538,308)
TOTAL EQUITY		16,018,273	15,111,965	14,760,264

The accompanying notes form part of these financial statements.

Refer to note 22 for details regarding the prior year adjustment due to a change in accounting policy.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

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STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2022

	Note	Issued Units \$	Retained Earnings \$	Revaluation Surplus \$	Sub Total \$	Minority Interest \$	Total \$
Balance at 1 July 2020		21,110	14,102,888	0	14,123,998	636,266	14,760,264
Change in accounting policy	22	0	(16,641,196)	16,641,196	0	0	0
Restated balance at 1 July 2020		21,110	(2,538,308)	16,641,196	14,123,998	636,266	14,760,264
Comprehensive income							
Loss for the year		0	(455,472)	0	(455,472)	244,814	(210,658)
Other comprehensive income	7	0	0	681,768	681,768	125,386	807,154
Total comprehensive income for the year attributable to unitholders		0	(455,472)	681,768	226,296	370,200	596,496
Transactions with unitholders in their capacity as owners							
Distribution to unitholders		0	0	0	0	(244,795)	(244,795)
Total transactions with unitholders		0	0	0	0	(244,795)	(244,795)
Restated Balance at 30 June 2021		21,110	(2,993,780)	17,322,964	14,350,294	761,671	15,111,965
Restated Balance at 1 July 2021		21,110	(2,993,780)	17,322,964	14,350,294	761,671	15,111,965
Comprehensive income							
Profit for the year		0	191,522	0	191,522	250,791	442,313
Other comprehensive income	7	0	0	589,748	589,748	125,018	714,766
Total comprehensive income for the year attributable to unitholders		0	191,522	589,748	781,270	375,809	1,157,079
Transactions with unitholders in their capacity as owners							
Distribution to unitholders		0	0	0	0	(250,771)	(250,771)
Total transactions with unitholders		0	0	0	0	(250,771)	(250,771)
Balance at 30 June 2022		21,110	(2,802,258)	17,912,712	15,131,564	886,709	16,018,273

The accompanying notes form part of these financial statements.

Refer to note 22 for details regarding the prior year adjustment due to a change in accounting policy.

**CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED
ENTITY**

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STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2022

	Note	2022 \$	2021 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and government grants		11,499,098	11,381,269
Payments to suppliers and employees		(10,825,241)	(10,697,156)
Interest received		329,007	332,360
Finance costs		(275,087)	(292,916)
Net cash provided by operating activities	13	<u>727,777</u>	<u>723,557</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of Property, Plant & Equipment	6	<u>(259,797)</u>	<u>(396,519)</u>
Net cash used in investing activities		<u>(259,797)</u>	<u>(396,519)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Net movement in loans to related parties		(101,416)	(101,438)
Distributions paid		(250,771)	(244,795)
Net movement in loans from related parties		(147,275)	(43,236)
Funds from Refundable Accommodation deposits		958,597	(2,121,503)
Net cash provided by/(used in) financing activities		<u>459,135</u>	<u>(2,510,972)</u>
Net increase/(decrease) in cash held		927,115	(2,183,934)
Cash and cash equivalents at beginning of financial year		<u>(870,889)</u>	1,313,045
Cash and cash equivalents at end of financial year	4	<u><u>56,226</u></u>	<u><u>(870,889)</u></u>

The accompanying notes form part of these financial statements.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

The financial statements cover the economic entity of Carrington Aged Care Facility Pty Ltd ATF Ivermey Street Trust and Controlled Entity. Carrington Aged Care Facility Pty Ltd ATF Ivermey Street Trust and Controlled Entity is a unit Trust, established and domiciled in Australia.

The financial statements were authorised for issue on 27 October 2022 by the directors of the trustee company.

Note 1 Summary of Significant Accounting Policies

Basis of Preparation

These general purpose financial statements have been prepared in accordance with the Aged Care Act 1997, Australian Accounting Standards and Interpretations of the Australian Accounting Standards Board. The consolidated Trust is a for-profit entity for financial reporting purposes under Australian Accounting Standards. Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless stated otherwise.

The financial statements, except for the cash flow information, have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities. The amounts presented in the financial statements have been rounded to the nearest dollar.

(a) Principles of Consolidation

The consolidated financial statements incorporate all of the assets, liabilities and results of the parent and all subsidiaries (including any structured entities). Subsidiaries are entities the parent controls. The parent controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The assets, liabilities and results of the subsidiaries are fully consolidated into the financial statements of the consolidated Trust from the date on which control is obtained by the trust. The consolidation of a subsidiary is discontinued from the date that control ceases. Intercompany transactions, balances and unrealised gains or losses on transactions between group entities are fully eliminated on consolidation. Accounting policies of subsidiaries have been changed and adjustments made where necessary to ensure the uniformity of the accounting policies adopted by the consolidated Trust.

Equity interests in a subsidiary not attributable, directly or indirectly, to the consolidated Trust are presented as "non-controlling interests". The consolidated Trust initially recognises non-controlling interests that are present ownership interests in subsidiaries and are entitled to a proportionate share of the subsidiaries net assets on liquidation at either fair value or at the non-controlling interests' proportionate share of the subsidiary's net assets. Subsequent to initial recognition, non-controlling interests' are attributed their share of profit or loss and each component of other comprehensive income. Non-controlling interests are shown separately within the equity section of the statement of financial position and statement of comprehensive income.

Business combinations

Business combinations occur where an acquirer obtains control over one or more businesses.

A business combination is accounted for by applying the acquisition method, unless it is a combination involving entities or businesses under common control. The business combination will be accounted for from the date that control is obtained whereby the fair value of the identifiable assets acquired and liabilities (including contingent liabilities) assumed is recognised (subject to certain limited exceptions).

When measuring the consideration transferred in the business combination, any asset or liability resulting from a contingent consideration arrangement is also included. Subsequent to initial recognition, contingent consideration classified as equity is not remeasured and its subsequent settlement is accounted for within equity. Contingent consideration classified as an asset or a liability is remeasured in each reporting period to fair value recognising any change to fair value in profit or loss, unless the change in value can be identified as existing at acquisition date.

All transaction costs incurred in relation to the business combinations, other than those associated with the issue of financial instruments, are recognised as expenses in profit or loss when incurred.

The acquisition of a business may result in the recognition of goodwill or a gain from a bargain purchase.

(b) Fair Value of Assets and Liabilities

The consolidated Trust measures some of its assets and liabilities at fair value on either a recurring or non-recurring basis, depending on the requirements of the applicable Accounting Standard.

Fair value is the price the consolidated Trust would receive to sell an asset or would have to pay to transfer a liability in an orderly (ie unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (ie the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e the market that maximises the receipts from the sale of the asset or minimises the payments made to transfer the liability, after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

The fair value of liabilities and the entity's own equity instruments may be valued, where there is no observable market price in relation to the transfer of such financial instruments, by reference to observable market information where such instruments are held as assets. Where this information is not available, other valuation techniques are adopted and, where significant, are detailed in the respective note to the financial statements.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

(c) Property, Plant and Equipment

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

Land and buildings

Land and buildings are carried at their fair value (being the amount for which an asset could be exchanged between knowledgeable willing parties in an arm's length transaction), based on periodic valuations by management or external independent valuers. At the date of revaluation, the gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset i.e. restated proportionately to the change in the carrying amount. The accumulated depreciation at the date of the revaluation is adjusted to equal the difference between the gross carrying amount and the carrying amount of the asset after taking into account accumulated impairment losses.

Increases in the carrying amount arising on revaluation are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity; all other decreases are recognised in profit or loss.

Plant and equipment, Computer software and Buildings under construction (work in progress)

Plant and equipment, computer software and buildings under construction are carried at cost less accumulated depreciation and impairment losses.

The cost of fixed assets constructed within the Trust includes the cost of materials, direct labour and borrowing costs.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Trust and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss in the financial period in which they are incurred.

Depreciation

The depreciable amount of all fixed assets, but excluding freehold land, is depreciated on a straight-line or reducing balance basis over the asset's useful life to the Trust commencing from the time the asset is held ready for use.

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

Class of Fixed Asset	Depreciation Rate	Depreciation Method
Buildings	2.50%	Straight Line
Leasehold improvements	2.50%	Straight Line
Plant and Equipment	10% - 20%	Reducing Balance
Furniture and Fittings	10% - 20%	Reducing Balance
Low Value Pool	18.75% - 37.52%	Reducing Balance
Solar Panel Project	10%	Reducing Balance
Computer Software	25%	Straight Line

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

In the event the carrying amount of property, plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount and impairment losses are recognised either in profit or loss or as a revaluation decrease if the impairment losses relate to a revalued asset. A formal assessment of recoverable amount is made when impairment indicators are present (refer to Note 1(f) for details of impairment).

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are recognised in profit or loss when the item is derecognised. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

(d) Refundable accommodation deposit (RAD) / accommodation bond liabilities

RADs/accommodation bond liabilities are non-interest bearing deposits made by aged care facility residents to the consolidated Trust upon admission. These deposits are liabilities which fall due and payable when the resident leaves the facility. As there is no unconditional rights to defer payment for 12 months, these liabilities are recorded as current liabilities.

RAD/accommodation bond liabilities are recorded at an amount equal to the proceeds received, net of retention and any other amounts deducted from the RAD/accommodation bond in accordance with the Aged Care Act 1997.

(e) 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 equivalent to the date that the Trust commits itself to either the purchase or sale of the asset (ie trade date accounting is adopted).

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

Classification and subsequent measurement

Financial liabilities

Financial liabilities are subsequently measured at amortised cost.

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest expense 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 cannot be reclassified.

Financial assets

Financial assets are subsequently measured at amortised cost on the basis of the two primary criteria, being:

- 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.

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 (ie 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 of 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 consolidated Trust no longer controls the asset (ie 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.

Impairment

The consolidated Trust recognises a loss allowance for expected credit losses on contract assets (eg amount due from customers under contracts);

Loss allowance is not recognised for financial assets measured at fair value through profit or loss.

Simplified approach

The simplified approach does not require tracking of changes in credit risk in every reporting period, but instead requires the recognition of lifetime expected credit loss at all times.

This approach is applicable to trade receivables.

In measuring the expected credit loss, a provision matrix for trade receivables was used taking into consideration various data to get to an expected credit loss (ie diversity of its customer base, appropriate groupings of its historical loss experience, etc).

Recognition of expected credit losses in financial statements

The Directors of the consolidated Trust believe that no impairment needs to be accounted as at 30 June 2022.

(f) Impairment of Non-Financial Assets

At the end of each reporting period, the consolidated 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 fair value less costs of disposal and value in use to the asset's carrying amount. Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss unless the asset is carried at a revalued amount in accordance with another Standard (eg in accordance with the revaluation model in AASB 116). Any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that Standard.

Where it is not possible to estimate the recoverable amount of an individual asset, the consolidated Trust estimates the recoverable amount of the cash-generating unit to which the asset belongs.

(g) Employee Benefits

Short-term employee benefits

Provision is made for the consolidated Trust's obligation for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries, annual leave and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

Long-term employee benefits

Provision is made for employees' long service, annual leave and sick leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures, and are discounted at rates determined by reference to market yields at the end of the reporting period on high quality corporate bonds that have maturity dates that approximate the terms of the obligations. Upon the remeasurement of obligations for other long-term employee benefits, the net change in the obligation is recognised in profit or loss as part of employee benefits expense.

The consolidated Trust's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the consolidated Trust does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

(h) Provisions

Provisions are recognised when the consolidated 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 in the statement of cash flows 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 borrowings in current liabilities on the statement of financial position.

(j) Revenue and Other Income

Revenue recognition

Aged care facility revenue comprises daily resident fees and Government funding grants and subsidies. Revenue from the rendering of a service or supply of a good is recognised upon the delivery of the service or good to the Resident. The Trust is entitled to charge retention fees to residents in respect of pre 1 July 2014 accommodation bonds held. These fees are regulated by the Department of Health and accrued by the Trust during the Resident's period of occupancy.

Interest income is recognised using the effective interest method.

All performance obligations are considered to be met on a daily basis and therefore the Trust does not have any outstanding performance obligations that have not been met at the reporting date.

All revenue is stated net of the amount of goods and services tax.

(k) Economic Dependency

The consolidated Trust is dependent on the Department of Health for the majority of its revenue used to operate the business. At the date of this report, the trustees have no reason to believe the Department will not continue to provide such funding.

(l) Trade and Other Receivables

Trade and other receivables include amounts due from aged care residents and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Trade and other receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any impairment losses. Refer to Note 1(e) for further discussion on the determination and treatment of impairment losses.

(m) Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the consolidated 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.

(n) Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of assets that necessarily take a substantial period of time to prepare for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

(o) Goods and Services Tax (GST)

Revenues, expenses and assets 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.

(p) Comparative Figures

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

Where the consolidated Trust retrospectively applies an accounting policy, makes a retrospective restatement of items in the financial statements or reclassifies items in its financial statements, a third statement of financial position as at the beginning of the preceding period, in addition to the minimum comparative financial statements is presented.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

(q) Critical Accounting Estimates and Judgements

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

Key estimates

(i) Impairment

The consolidated Trust assesses impairment at the end of each reporting period by evaluation of conditions and events specific to the Trust that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value-in-use calculations, which incorporate various key assumptions.

Key judgements

(i) Provisions for employee benefits

For the purpose of measurement, AASB 119: Employee Benefits defines obligations for short-term employee benefits as obligations expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service. As the Trust expects that most employees will not use all of their annual leave entitlements in the same year in which they are earned or during the following 12-month period, obligations for annual leave entitlements are required to be measured at the present value of the expected future payments to be made to employees.

(ii) Performance obligations under AASB 15

To identify a performance obligation under AASB 15, the promise must be sufficiently specific to be able to determine when the obligation is satisfied. Management exercises judgement to determine whether the promise is sufficiently specific by taking into account any conditions specified in the arrangement, explicit or implicit, regarding the promised goods or services. In making this assessment, management includes the nature/ type, cost/ value, quantity and the period of transfer related to the goods or services promised.

(iii) Property, Plant and equipment : Measurement of fair value

Fair Value Hierarchy

AASB 13: *Fair Value Measurement* requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurements into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1	Level 2	Level 3
Measurements based on quoted prices (unadjusted) in active markets for identical assets that the entity can access at the measurement date.	Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset, either directly or indirectly.	Measurements based on unobservable inputs for the asset.

Valuation Techniques

The Trust selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset being measured.

Land and buildings have been valued by management and/or external independent valuation experts using the Market approach which involves the utilisation of level 2 inputs such as prices and other relevant information generated by market transactions for similar assets.

(iv) Performance obligations under AASB 15

To identify a performance obligation under AASB 15, the promise must be sufficiently specific to be able to determine when the obligation is satisfied. Management exercises judgement to determine whether the promise is sufficiently specific by taking into account any conditions specified in the arrangement, explicit or implicit, regarding the promised goods or services. In making this assessment, management includes the nature/ type, cost/ value, quantity and the period of transfer related to the goods or services promised.

(r) New and Amended Accounting Standards Adopted by the Trust

No new accounting standards had a material effect on the financial statements.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

ABN: 80 590 856 024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Note 2 Parent Information

The following information has been extracted from the books and records of the parent and has been prepared in accordance with Australian Accounting Standards.

	2022	2021
	\$	\$
Statement of Financial Position		
ASSETS		
Current assets	3,408,650	1,130,180
Non-current assets	29,387,409	29,105,083
TOTAL ASSETS	<u>32,796,059</u>	<u>30,235,263</u>
LIABILITIES		
Current liabilities	20,455,727	18,362,113
Non-current liabilities	787,968	939,696
TOTAL LIABILITIES	<u>21,243,695</u>	<u>19,301,809</u>
NET ASSETS	<u>11,552,364</u>	<u>10,933,454</u>
EQUITY		
Issued capital	21,110	21,110
Retained earnings	11,531,254	10,912,344
TOTAL EQUITY	<u>11,552,364</u>	<u>10,933,454</u>

Statement of Profit or Loss and Other Comprehensive Income

Income	12,431,526	11,939,154
Expense	(12,166,485)	(12,321,107)
Total profit / (loss)	<u>265,041</u>	<u>(381,953)</u>
Total comprehensive income	<u>265,041</u>	<u>(381,953)</u>

Guarantees

Carrington Aged Care Facility Pty Ltd has not entered into any guarantees, in the current or previous financial years, in relation to the debts of its subsidiaries.

Contingent liabilities

At 30 June 2022, Carrington Aged Care Facility Pty Ltd does not have contingent liabilities (2021:NIL)

Note 3 Revenue and Other Income

		2022	2021
	Note	\$	\$
Other revenue			
- Interest revenue - related entities	15(c)	328,820	331,148
- Interest Income on DAP		187	1,212
- Sundry income		6,227	1,670
Total other revenue		<u>335,234</u>	<u>334,030</u>
- Services revenue		11,663,167	11,115,464
- Covid-19 support supplement and allowance recoveries		115,149	178,510
Total service revenue		<u>11,778,316</u>	<u>11,293,974</u>
Total revenue and other income		<u>12,113,550</u>	<u>11,628,004</u>

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

ABN: 80 590 856 024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Note 4 Cash and Cash Equivalents

		2022	2021
		\$	\$
CURRENT			
Cash at bank	18	319,764	74,221
Bank Overdraft	10	(263,538)	(945,110)
Total cash and cash equivalents		<u>56,226</u>	<u>(870,889)</u>
Reconciliation of cash			

Cash at end of the financial year as shown in the statement of cash flows is reconciled to the related items in the statement of financial position as follows:

		2022	2021
		\$	\$
Cash at bank	18	319,764	74,221
Bank Overdraft	10	(263,538)	(945,110)
		<u>56,226</u>	<u>(870,889)</u>

Note 5 Trade and Other Receivables

		2022	2021
		\$	\$
CURRENT			
Trade receivables	*	139,121	44,961
Accommodation bonds and refundable accommodation deposits	*	3,229,940	1,885,318
Prepayments		118,968	103,288
Other debtors	*	165,994	29,860
Total assets classified as loans and receivables		<u>3,654,023</u>	<u>2,063,427</u>

Accommodation bonds and refundable accommodation deposits represent the unpaid portion of the amounts contractually owed to the Trust as per the resident agreement.

NON-CURRENT

Trade and other receivables (amounts receivable from Parent Trust)		21,397	20,662
Trade and other receivables (amounts receivable from Ultimate Parent Trust)		14,637	14,637
Trade and other receivables (amounts receivable from related entities)		2,924,020	2,823,339
Trade and other receivables (amounts receivable from other shareholder)		474	474
Total assets classified as loans and receivables		<u>2,960,528</u>	<u>2,859,112</u>

Total Trade and Other Receivables

6,614,551 4,922,539

(a) Financial assets at amortised cost

		2022	2021
		\$	\$
Trade and other receivables			
- Total current	*	3,535,055	1,960,139
- Total non-current		2,960,528	2,859,112
Financial assets as trade and other receivables	18	<u>6,495,583</u>	<u>4,819,251</u>

Note 6 Property, Plant and Equipment

		2022	Restated 2021
		\$	\$
Land and buildings - at fair value			
Freehold land		3,003,566	3,003,566
Buildings		27,505,804	26,864,538
Accumulated Depreciation - Buildings		(3,855,641)	(3,588,012)
Total buildings		<u>23,650,163</u>	<u>23,276,526</u>
Leasehold Improvements		4,371,906	4,298,406
Accumulated Depreciation - Leasehold Improvements		(1,431,906)	(1,358,406)
Total leasehold improvements		<u>2,940,000</u>	<u>2,940,000</u>
Total land and buildings		<u>29,593,729</u>	<u>29,220,092</u>
Plant and equipment - at cost			
Plant & Equipment		1,420,043	1,367,371
Accumulated Depreciation - Plant & Equipment		(1,058,038)	(915,791)
Furniture & Fittings		1,083,970	953,855
Accumulated Depreciation - Furniture & Fittings		(755,699)	(547,022)
Low Value Pool		107,620	107,620
Accumulated Depreciation - Low Value Pool		(98,155)	(92,472)
Solar Panel Project		278,107	278,107
Accumulated Depreciation - Solar Panel		(124,835)	(107,804)
Total plant and equipment		<u>853,013</u>	<u>1,043,864</u>

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

ABN: 80 590 856 024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
Computer Software - at cost		
Computer Software	7,505	7,505
Accumulated Depreciation - Computer Software	(7,301)	(5,425)
Total computer software	<u>204</u>	<u>2,080</u>
Building Under Construction - at cost		
Building Under Construction	77,011	0
Total Building Under Construction	<u>77,011</u>	<u>0</u>
Total property, plant and equipment	<u>30,523,957</u>	<u>30,266,036</u>

Movement in carrying amounts

Movement in carrying amounts for each class of property, plant and equipment at the beginning and the end of the current financial year :

	Freehold land	Buildings	Leasehold improvement	Plant and equipment	Computer software	Building Under Construction	Total
	\$	\$	\$	\$	\$	\$	\$
Restated balance as at 1 July 2020	3,003,566	22,637,125	2,940,000	1,285,966	3,956	780	29,871,393
Net additions	0	6,834	0	201,818	0	187,867	396,519
Revaluation increments / (decrements) transferred to revaluation surplus and minority interest	0	733,654	73,500	0	0	0	807,154
Reclassification from building under construction	0	162,760	0	25,887	0	(188,647)	0
Depreciation expense	0	(263,847)	(73,500)	(469,807)	(1,876)	0	(809,030)
Restated balance as at 30 June 2021	<u>3,003,566</u>	<u>23,276,526</u>	<u>2,940,000</u>	<u>1,043,864</u>	<u>2,080</u>	<u>0</u>	<u>30,266,036</u>
Net additions	0	0	0	182,786	0	77,011	259,797
Revaluation increments / (decrements) transferred to revaluation surplus and minority interest	0	641,266	73,500	0	0	0	714,766
Depreciation expense	0	(267,629)	(73,500)	(373,637)	(1,876)	0	(716,642)
Balance as at 30 June 2022	<u>3,003,566</u>	<u>23,650,163</u>	<u>2,940,000</u>	<u>853,013</u>	<u>204</u>	<u>77,011</u>	<u>30,523,957</u>

Note 7 Revaluation Surplus

	Restated 2021 Opening Balance	2021 Revaluation Increment	2021 Revaluation (Decrement)	Total Movement on Revaluation	Restated 2021 Closing Balance
	\$	\$	\$	\$	\$
Revaluation Surplus	16,641,196	681,768	0	681,768	17,322,964
Revaluation Surplus at 30 June 2021	<u>16,641,196</u>	<u>681,768</u>	<u>0</u>	<u>681,768</u>	<u>17,322,964</u>
	2022 Opening Balance	2022 Revaluation Increment	2022 Revaluation (Decrement)	Total Movement on Revaluation	2022 Closing Balance
	\$	\$	\$	\$	\$
Revaluation Surplus	17,322,964	589,748	0	589,748	17,912,712
Revaluation Surplus at 30 June 2022	<u>17,322,964</u>	<u>589,748</u>	<u>0</u>	<u>589,748</u>	<u>17,912,712</u>

Note 8 Investment Property

	2022	Restated 2021
	\$	\$
Balance at the start of the period	0	0
Addition resulting from capitalised expenditure	0	0
Balance at end of the period	<u>0</u>	<u>0</u>

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

ABN: 80 590 856 024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Note 9 Trade and Other Payables

	Note	2022 \$	2021 \$
CURRENT			
Trade payables	*	2,640	111
Accommodation bonds and refundable accommodation deposits	*	19,003,678	16,700,459
Accrued expenses		121,831	112,736
Accrued salaries and wages		35,193	236,966
GST Payable	*	23,145	25,136
Deferred revenue		139,893	118,786
		<u>19,326,380</u>	<u>17,194,194</u>
NON-CURRENT			
Amounts payable to non related entities		36,274	38,342
Amounts payable to related entities (Parent Trust)		17,205	18,185
Amounts payable to related entities		633,254	777,481
	9a	<u>686,733</u>	<u>834,008</u>

Amounts payable to related entities are in relation to Aegis group core debt. The core debt secured by a registered fixed and floating charge over the assets of the Aegis of combined entities of Aegis Group.

The consolidated trust has significant levels of accommodation bonds and refundable accommodation deposits and they are classified as current liabilities as per Note 1(e). Notwithstanding this, due to their nature, the accommodation bonds and refundable accommodation deposits repaid are generally replaced with new refundable accommodation deposits and do not impact the liquidity of the Trust.

a. Financial liabilities at amortised cost classified as trade and other payables:

		2022 \$	2021 \$
Trade and other payables			
- Total current	*	19,029,463	16,725,706
- Total non-current		686,733	834,008
Financial liabilities as trade and other payables	18	<u>19,716,196</u>	<u>17,559,714</u>

Note 10 Borrowings

	Note	2022 \$	2021 \$
CURRENT			
Secured liabilities			
Bank overdraft	4	263,538	945,110
TOTAL BORROWINGS	18	<u>263,538</u>	<u>945,110</u>

a. Aegis Aged Care Group has a cross guarantee which supports all entities within the group.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

ABN: 80 590 856 024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Note 11 Provisions

Analysis of Provisions

	2022	2021
CURRENT		
Annual Leave and Sick leave	\$	\$
Balance at the start of the period	813,071	755,324
Movement during the year	(36,229)	57,747
Balance at the end of the period	<u>776,842</u>	<u>813,071</u>
Long Service Leave		
Balance at the start of the period	251,452	237,029
Additional provisions raised during year	8,727	19,352
Amounts used	0	(4,929)
Balance at the end of the period	<u>260,179</u>	<u>251,452</u>
Total Current	<u>1,037,021</u>	<u>1,064,523</u>
NON-CURRENT		
Long-term Employee Benefits		
Balance at the start of the period	122,383	113,411
Additional provisions raised during year	19,632	8,972
Amounts used	0	0
Balance at the end of the period	<u>142,015</u>	<u>122,383</u>
	2022	2021
	\$	\$
Current	1,037,021	1,064,523
Non-current	<u>142,015</u>	<u>122,383</u>
	<u>1,179,036</u>	<u>1,186,906</u>

Provision for employee benefits

Provision of sick leave is an accrual for full time and part time employees to be used to pay personal sick leave and carer leave. The provision is measured at 60% of sick leave balances based on historical review of sick leave taken. Liabilities recognised in respect of sick leave provision are expected to be settled in the foreseeable future

Provision for employee benefits represents amounts accrued for annual leave, sick leave and long service leave.

The current portion for this provision includes the total amount accrued for annual leave entitlements, sick leave entitlements and long service leave entitlements that have vested due to employees having completed the required period of service. Based on past experience, the consolidated Trust does not expect the full amount of annual leave balances classified as current liabilities to be settled within the next 12 months. However, these amounts must be classified as current liabilities since the Trust does not have an unconditional right to defer settlement of these amounts in the event employees wish to use their leave entitlements.

The non-current portion for this provision includes amounts accrued for long service leave entitlements that have not yet vested in relation to those employees who have not yet completed the required period of service.

Note 12 Issued Units

a. Units on Issue

	2022	2021
	No.	No.
Number of fully paid units		
At beginning of the reporting period	21,110	21,110
At the end of the reporting period	<u>21,110</u>	<u>21,110</u>

Units are of equal value and unit holders are entitled to share in the income of Carrington Aged Care Facility Pty Ltd ATF Ivermey Street Trust and Controlled Entity in proportion to their unit holding. Upon liquidation each unit holder is entitled to a pro rata share of the consolidated trust's net assets.

Note 13 Cash Flow Information

	2022	Restated 2021
	\$	\$
Reconciliation of loss attributable to unitholders with net cash provided by operating activities		
Profit/(Loss) for the year	442,313	(210,658)
Depreciation	716,642	809,030
Decrease/(increase) in inventories	(6,301)	(1,565)
Decrease/(increase) in trade and other receivables	(245,975)	103,587
Increase/(decrease) in provisions	(7,869)	81,142
Increase/(decrease) in trade and other payables	(171,033)	(57,979)
Net cash provided by operating activities	<u>727,777</u>	<u>723,557</u>

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY**ABN: 80 590 856 024****NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022****a. Loan facilities and Bank guarantees**

(i) The Aegis Group has a bank facility limit of \$85,000,000 (unused limit of \$34,800,000) with Bankwest and a direct debit facility of \$6,500,000 with Bankwest.

(ii) The core debt is secured by a registered fixed and floating charge over the assets of the Aegis combined entities.

Note 14 Events After the Reporting Period

The directors are not aware of any event subsequent to the end of the financial year which requires disclosure in the financial report.

Note 15 Related Party Transactions

Transaction with related parties:

(a) Key Management Personnel

The directors of Aegis Aged Care Group Pty Ltd, being the trustee company of Carrington Unit Trust, have the authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, and are considered key management personnel (KMP) of the consolidated trust. The directors are paid by Aegis Aged Care Management Pty Ltd. The directors appoint key facility management personnel to manage each facility in Aegis group and report directly to the directors.

(b) Remuneration of Key Facility Management Personnel

The totals of remuneration paid to the key facility management personnel of the trust during the year are as follows:

	2022	2021
	\$	\$
Salaries and wages	242,355	172,216
Short-term employee benefits	39,972	30,068
Long-term employee benefits	18,286	17,885
	<u>300,613</u>	<u>220,169</u>

(c) Other related entities

They are reported under Note 5 (trade and other receivables) and Note 9 (trade and other payables).

Transactions with Related Parties

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

The following transactions occurred with related parties:

	2022	2021
	\$	\$
• Interest received	328,820	331,148
• Interest paid	241,259	248,620
• Admin Fees paid	466,236	525,735
• Agency Fee paid	979,115	990,811

Note 16 Capital Commitments

The Consolidated trust does not have any capital commitments for the year ended 30th June 2021 and 30th June 2022.

Note 17 Contingent assets or liabilities

The Consolidated trust does not have any contingent assets or liabilities as at the 30th June 2021 and 30th June 2022.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

ABN: 80 590 856 024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Note 18 Financial Risk Management

The consolidated trust's financial instruments consist mainly of deposits with banks, accounts receivables and payables, and borrowings.

The totals for each category of financial instruments, measured in accordance with AASB 9 as detailed in the accounting policies to these financial statements, are as follows:

	Note	2022 \$	2021 \$
Financial assets at amortised cost			
Cash and cash equivalents	4	319,764	74,221
Trade and other receivables	5a	6,495,583	4,819,251
Total financial assets		6,815,347	4,893,472
Financial liabilities			
Financial liabilities at amortised cost			
- Trade and other payables	9a	19,716,196	17,559,714
- Borrowings	10	263,538	945,110
Total financial liabilities		19,979,734	18,504,824

Financial Risk Management Policies

Management's overall risk management strategy seeks to assist the trust in meeting its financial targets, whilst minimising potential adverse effects on financial performance. Risk management policies are approved and reviewed by the Directors of the trustee company on a regular basis. These include the credit risk policies and future cash flow requirements.

The main purpose of non-derivative financial instruments is to raise finance for consolidated trust operations. The consolidated trust does not have any derivative instruments at 30 June 2022.

Risk management policies are approved and reviewed by the Directors on a regular basis. These include credit risk policies and future cash flow requirements.

Specific Financial Risk Exposures and Management

The main risks the consolidated trust is exposed to through its financial instruments are credit risk, liquidity risk and market risk relating to interest rate risk.

a. Credit risk

The majority of the Trade receivables balance are accommodation bonds and refundable accommodation deposits. These are refundable upon leaving the facility and as such there is no credit risk related to these assets and a corresponding liability is carried in the accounts. If accommodation bonds and refundable accommodation deposits are not paid, the Trust are compensated with government mandated interest charge.

A less significant component of the Trade receivable balance relates to resident care fees outstanding. These fees are set by the government so they are easy covered by the lowest pension, with some funds to spare. The majority of these fees are automatically collected each month by direct debit or direct receipt of a resident pension. The current and potential exposure to bad debts is immaterial and as a result, the Trust have not reported a schedule of overdue receivables. The consolidated trust does not have any material credit risk exposure to any single receivable or group receivables under financial instruments entered into by the consolidated trust.

b. Liquidity risk

Liquidity risk arises from the possibility that the consolidated trust might encounter difficulty in settling its debts or otherwise meeting its obligations related to financial liabilities. The consolidated trust manages this risk through the following mechanisms:-

- preparing forward-looking cash flow analyses in relation to its operating, investing and financing activities;
- monitoring undrawn credit facilities;
- maintaining a reputable credit profile;
- managing credit risk related to financial assets; and
- only investing surplus cash with major financial institutions.

The table below reflects an undiscounted contractual maturity analysis for non-derivative financial liabilities. The consolidated trust does not directly hold any derivative financial liabilities.

Cash flows realised from financial assets reflect management's expectations as to the timing of realisation. Actual timing may therefore differ from that disclosed. The timings of cash flows presented in the tables to settle financial liabilities reflect the earliest contractual settlement dates and do not reflect management's expectations that banking facilities will be rolled forward.

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Financial liability and financial asset maturity analysis

	Within 1 Year		1 to 5 Years		Over 5 Years		Total	
	2022	2021	2022	2021	2022	2021	2022	2021
	\$	\$	\$	\$	\$	\$	\$	\$
Financial liabilities due for payment								
Sundry payables	19,029,463	16,725,706	0	0	686,733	834,008	19,716,196	17,559,714
Bank overdraft	263,538	945,110	0	0	0	0	263,538	945,110
Borrowings	0	0	0	0	0	0	0	0
Total contractual outflows	19,293,001	17,670,816	0	0	686,733	834,008	19,979,734	18,504,824
Financial assets - cash flows realisable								
Cash and cash equivalents	319,764	74,221	0	0	0	0	319,764	74,221
Trade and other receivables	3,535,055	1,960,139	0	0	2,960,528	2,859,112	6,495,583	4,819,251
Total anticipated inflows	3,854,819	2,034,360	0	0	2,960,528	2,859,112	6,815,347	4,893,472
Net (outflow)/inflow of financial instruments	(15,438,182)	(15,636,456)	0	0	2,273,795	2,025,104	(13,164,387)	(13,611,352)

c. Market risk

i. Interest rate risk

Exposure to interest rate risk arises on financial assets and financial liabilities recognised at the end of the reporting period whereby a future change in interest rates will affect future cash flows or the fair value of fixed rate financial instruments. The consolidated trust is also exposed to earnings volatility on floating rate debt.

d. Fair Values

Fair value estimation

Cash and cash equivalents, trade and other receivables, and trade and other payables are short-term instruments in nature whose carrying amounts are equivalent to their fair values.

e. Sensitivity analysis

The following table illustrates sensitivities to the Trust's exposures to changes in interest rates and equity prices. The table indicates the impact of how profit and equity values reported at the end of the reporting period would have been affected by changes in the relevant risk variable that management considers to be reasonably possible.

These sensitivities assume that the movement in a particular variable is independent of other variables.

	Profit / Equity \$
Year ended 30 June 2022	
+/- 1% in interest rates	562
Year ended 30 June 2021	
+/- 1% in interest rates	8,709

Note 19 Fair Value Measurements

The consolidated trust measures and recognises land and buildings at fair value on a recurring basis after initial recognition.

The carrying amount of the land and buildings were previously valued at level 2 input fair value hierarchy using the market valuation technique.

Given the significance of the Level 2 inputs into the overall fair value measurement, these land and buildings are deemed to have been valued using level 2 inputs.

Note 20 Segment Reporting

The approved consolidated Trust delivers only residential aged care services and this GPFR therefore relates only to such operations.

Note 21 Controlled Entities Consolidated

	Country of establishment	Percentage Owned	
		2022	2021
Parent entity			
Carrington Aged Care Facility Pty Ltd as trustee for the Ivermey Street Trust	Australia		
Subsidiaries			
Hamilton Hill Ownership Pty Ltd as trustee for the HHNH Unit Trust	Australia	56.50%	56.50%

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Note 22 Prior Period Adjustment

In previous financial years, the directors concluded the property, plant and equipment assets would be accounted for as Investment Properties in accordance with AASB 140 - Investment property on the basis, amongst other things, the properties are being held for capital appreciation.

As a consequence of changes currently occurring in the Aged Care industry in relation to the funding model and bed licences, along with current industry practice and Australian Accounting Standards, the directors have changed the accounting policy for property, plant and equipment assets. Refer to note 1(c) for further details. As a result where previously there was a single investment property carried at fair value through profit and loss (which included land and buildings, plant and equipment and fixtures and fittings), these have now been recognised as separate assets in accordance with the requirements of AASB 116. The land and buildings are carried at fair value, with adjustments recognised in the revaluation reserve and all other property, plant and equipment are now measured at cost.

The change in accounting policy has been reflected as a retrospective restatement in accordance with AASB 108 Accounting policies, changes in estimates and errors by restating each of the affected financial statement line items as follows:

	1-Jul-20 Original Balance	Increase/ (Decrease)	1-Jul-20 Restated
	\$	\$	\$
1-July-2020 Statement of Financial Position			
Non-Current Assets			
Property, Plant and Equipment	3,956	29,867,437	29,871,393
Investment property	(29,867,437)	29,867,437	0
Equity			
Revaluation Surplus	0	16,641,196	16,641,196
Retained earnings	14,102,888	(16,641,196)	(2,538,308)
	1-Jul-20 Original Balance	Increase/ (Decrease)	1-Jul-20 Restated
	\$	\$	\$
1-July-2020 Statement of Changes in Equity			
Revaluation Surplus	0	16,641,196	16,641,196
Retained earnings	14,102,888	(16,641,196)	(2,538,308)
	30-Jun-21 Original Balance	Increase/ (Decrease)	30-Jun-21 Restated
	\$	\$	\$
30-June-2021 Statement of Profit or Loss			
Expenses			
Depreciation expense	1,876	807,154	809,030
Profit/(loss) attributable to unitholders	596,496	(807,154)	(210,658)
	30-Jun-21 Original Balance	Increase/ (Decrease)	30-Jun-21 Restated
	\$	\$	\$
30-June-2021 Statement of Comprehensive income			
Profit/(loss) for the year	596,496	(807,154)	(210,658)
Gain on revaluation of land and buildings	0	681,768	681,768
Changes in minority interest	0	125,386	125,386
Total other comprehensive income	0	807,154	807,154

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY

ABN: 80 590 856 024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

	30-Jun-21 Original Balance	Increase/ (Decrease)	30-Jun-21 Restated
	\$	\$	\$
30-June-2021 Statement of Financial Position			
Non-Current Assets			
Property, Plant and Equipment	2,080	30,263,956	30,266,036
Investment property	30,263,956	(30,263,956)	0

	30-Jun-21 Original Balance	Increase/ (Decrease)	30-Jun-21 Restated
	\$	\$	\$
Equity			
Revaluation Surplus	0	17,322,964	17,322,964
Retained earnings	14,329,184	(17,322,964)	(2,993,780)

	30-Jun-21 Original Balance	Increase/ (Decrease)	30-Jun-21 Restated
	\$	\$	\$
30-June-2021 Statement of Changes in Equity			
Profit /(loss) for the year	596,496	(807,154)	(210,658)
Other comprehensive income	0	807,154	807,154
Revaluation Surplus	0	17,322,964	17,322,964
Retained earnings	14,329,184	(17,322,964)	(2,993,780)

	30-Jun-21 Original Balance	Increase/ (Decrease)	30-Jun-21 Restated
	\$	\$	\$
Note 6 - Plant and Equipment			
Land	0	3,003,566	3,003,566
Building	0	26,864,538	26,864,538
Accumulated Depreciation Building	0	(3,588,012)	(3,588,012)
Leasehold Improvements	0	4,298,406	4,298,406
Accum Depreciation - Leasehold Improvement Plant & Equipment	0	(1,358,406)	(1,358,406)
Accum Depreciation - Plant & Equipment Furniture & Fittings	0	(915,791)	(915,791)
Furniture & Fittings	0	953,855	953,855
Accum Depreciation Furniture & Fittings	0	(547,022)	(547,022)
Low Value Pool	0	107,620	107,620
Accumulated Depreciation Low Value Pool	0	(92,472)	(92,472)
Building Under Construction	0	0	0
Solar Panel Project	0	278,107	278,107
Accum Depreciation Solar Panel	0	(107,804)	(107,804)
Computer Software	7,505	0	7,505
Accumulated Depreciation Computer Software	(5,425)	0	(5,425)
Total Property, Plant and Equipment	2,080	30,263,956	30,266,036

	30-Jun-21 Original Balance	Increase/ (Decrease)	30-Jun-21 Restated
	\$	\$	\$
Note 8 - Investment Property			
	30,263,956	(30,263,956)	0

	30-Jun-21 Original Balance	Increase/ (Decrease)	30-Jun-21 Restated
	\$	\$	\$
Note 13 - Cash Flow Information			
Profit / (loss) for the year	596,496	(807,154)	(210,658)
Depreciation	1,876	807,154	809,030

CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY
ABN: 80 590 856 024
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Note 23 Trust Details

The registered office of the trustee company is 90 Goodwood Parade Burswood WA 6100. Its principal activity is the provision of residential aged care services.

The principal places of business are:

Aegis Carrington
27 Ivermey Road
Hamilton Hill WA
RACS ID 7874

**CARRINGTON AGED CARE FACILITY PTY LTD ATF IVERMEY STREET TRUST AND
CONTROLLED ENTITY
ABN: 80 590 856 024
DIRECTORS' DECLARATION**

In accordance with a resolution of the directors of Carrington Aged Care Facility Pty Ltd ATF Ivermey Street Trust and Controlled Entity, the directors of the trustee company declare that:

1. the financial statements and notes, as set out on pages 1 to 21, present fairly the unit trust's financial position as at 30 June 2022 and its performance for the year ended on that date in accordance with Australian Accounting Standards and
2. in the director's 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



M C Cross

Dated this 27th day of October 2022

**INDEPENDENT AUDITOR'S REPORT
TO THE DIRECTORS OF THE TRUSTEE COMPANY
CARRINGTON AGED CARE FACILITY PTY LTD
ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY**

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Carrington Aged Care Facility Pty Ltd ATF Ivermey Street Trust and controlled entity (the Trust), which comprises the consolidated statement of financial position as at 30 June 2022, the consolidated statement of profit or loss, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and the directors' declaration.

In our opinion, the accompanying financial report of Carrington Aged Care Facility Pty Ltd ATF Ivermey Street Trust and controlled entity is in accordance with the *Aged Care Act 1997*:

- i. giving a true and fair view of the Trust's financial position as at 30 June 2022 and of its performance for the year ended; and
- ii. complying with Australian Accounting Standards (including Australian Accounting Interpretations).

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 ethical requirements of the Accounting Professional and 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 fulfilled our other ethical responsibilities with the Code.

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

Responsibilities of the Directors for the Financial Report

The directors of the Trust are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards (including Australian Accounting Interpretations), *Aged Care Act 1997* 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 of the Trust are responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Trust to cease operations, or have no realistic alternative but to do so.

The directors are responsible for overseeing the Trust's financial reporting process.

**INDEPENDENT AUDITOR'S REPORT
TO THE DIRECTORS OF THE TRUSTEE COMPANY
CARRINGTON AGED CARE FACILITY PTY LTD
ATF IVERMEY STREET TRUST AND CONTROLLED ENTITY (CONTINUED)**

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 Standard Board website at https://www.auasb.gov.au/auditors_responsibilities/ar3.pdf. This description forms part of our audit report.



GREG GODWIN
PARTNER



MOORE AUSTRALIA AUDIT (WA)
CHARTERED ACCOUNTANTS

Signed at Perth this 27th day of October 2022.