

**AEGIS AGED CARE GROUP PTY LTD ATF
NHM UNIT TRUST AND CONTROLLED
ENTITIES**

ABN: 32 193 862 750

**Financial Report For The Year Ended
30 June 2025**

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES

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Financial Report For The Year Ended 30 June 2025

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AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES

ABN: 32 193 862 750

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025	2024
		\$	\$
Revenue			
Service Revenue	3	246,301,167	222,666,016
Other Income	3	4,279,209	6,107,469
Total revenue and other income		250,580,376	228,773,485
Expenses			
Employee benefits expense	4	172,838,145	150,833,267
Depreciation expense	10	9,643,776	9,595,032
Other expenses		24,912,539	20,210,301
Administration fees		9,329,115	10,956,563
Agency and contracted services		5,934,088	7,945,775
Finance costs		1,748,677	4,010,540
Insurance		3,107,553	3,091,928
Rent		11,836	9,566
Rates, taxes and utilities		7,951,965	7,338,544
Lease Interest Expense	13	703,190	758,701
Amortisation of right of use assets	13	1,498,618	1,441,402
Total Expenses		237,679,502	216,191,619
Profit before Income Tax		12,900,874	12,581,866
Income tax expense	5	(178,826)	(181,346)
Profit for the year		12,722,048	12,400,520
Profit attributable to:			
Unitholders		12,000,077	11,323,411
Non-controlling interests		721,971	1,077,109
		12,722,048	12,400,520

The accompanying notes form part of these financial statements.

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
ABN: 32 193 862 750
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 \$	2024 \$
Profit for the year		12,722,048	12,400,520
Total other comprehensive income		0	0
Total comprehensive income for the year		<u>12,722,048</u>	<u>12,400,520</u>
Total comprehensive income attributable to:			
Unitholders		12,000,077	11,323,411
Non-controlling interests		<u>721,971</u>	<u>1,077,109</u>
		<u>12,722,048</u>	<u>12,400,520</u>

The accompanying notes form part of these financial statements.

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES

ABN: 32 193 862 750

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025

	Note	2025 \$	2024 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	7	127,771,268	100,682,920
Trade and other receivables	8	81,556,658	83,059,217
Inventories		214,611	178,084
Current tax assets	18	13,399	3,647
TOTAL CURRENT ASSETS		<u>209,555,936</u>	<u>183,923,868</u>
NON-CURRENT ASSETS			
Financial assets	9	135	135
Property, plant and equipment	10	475,390,935	481,732,106
Land and buildings held for sale	12	13,987,943	13,701,126
Amounts receivable from related parties	8	2,539,045	35,670,164
Loan to related party	8	40,000,000	0
Right of use assets	13	9,419,817	10,463,654
TOTAL NON-CURRENT ASSETS		<u>541,337,875</u>	<u>541,567,185</u>
TOTAL ASSETS		<u>750,893,811</u>	<u>725,491,053</u>
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	14	498,845,157	457,225,137
Borrowings	15	16,225,729	23,759,723
Provisions	16	28,852,677	24,073,516
Lease liabilities	17	1,481,784	1,346,349
TOTAL CURRENT LIABILITIES		<u>545,405,347</u>	<u>506,404,725</u>
NON-CURRENT LIABILITIES			
Trade and other payables	14	23,690,866	35,747,315
Provisions	16	1,908,127	1,686,646
Deferred tax liabilities	18	3,360,462	3,360,462
Lease liabilities	17	9,398,684	10,472,015
TOTAL NON-CURRENT LIABILITIES		<u>38,358,139</u>	<u>51,266,438</u>
TOTAL LIABILITIES		<u>583,763,486</u>	<u>557,671,163</u>
NET ASSETS		<u>167,130,325</u>	<u>167,819,890</u>
EQUITY			
Issued units	19	25,001	25,001
Non-controlling interests		13,929,746	16,089,194
Revaluation surplus	11	175,324,508	175,324,508
Retained earnings		(22,177,672)	(23,618,813)
Transactions with NCI Reserve		28,742	0
TOTAL EQUITY		<u>167,130,325</u>	<u>167,819,890</u>

The accompanying notes form part of these financial statements.

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
ABN: 32 193 862 750
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2025

	Note	Issued Units \$	Retained Earnings \$	Revaluation Surplus	Transactions with NCI Reserve	Sub Total	Non-controlling interests \$	Total \$
Balance at 1 July 2023		25,001	(34,942,224)	175,324,508	0	140,407,285	15,708,449	156,115,734
Comprehensive income								
Profit for the year		0	11,323,411	0	0	11,323,411	1,077,109	12,400,520
Other comprehensive income	11	0	0	0	0	0	0	0
Total comprehensive income for the year attributable to unitholders		0	11,323,411	0	0	11,323,411	1,077,109	12,400,520
Transactions with unitholders in their capacity as owners								
Distribution to unitholders	6	0	0	0	0	0	(696,364)	(696,364)
Total transactions with unitholders		0	0	0	0	0	(696,364)	(696,364)
Balance at 30 June 2024		25,001	(23,618,813)	175,324,508	0	151,730,696	16,089,194	167,819,890
Balance at 1 July 2024		25,001	(23,618,813)	175,324,508	0	151,730,696	16,089,194	167,819,890
Comprehensive income								
Profit for the year		0	12,000,077	0	0	12,000,077	721,971	12,722,048
Other comprehensive income	11	0	0	0	0	0	0	0
Total comprehensive income for the year attributable to unitholders		0	12,000,077	0	0	12,000,077	721,971	12,722,048
Transactions with unitholders in their capacity as owners								
Acquisition of additional interest in subsidiary		0	0	0	28,742	28,742	(2,028,742)	(2,000,000)
Distribution to unitholders	6	0	(10,558,936)	0	0	(10,558,936)	(852,677)	(11,411,613)
Total transactions with unitholders		0	(10,558,936)	0	28,742	(10,530,194)	(2,881,419)	(13,411,613)
Balance at 30 June 2025		25,001	(22,177,672)	175,324,508	28,742	153,200,579	13,929,746	167,130,325

The accompanying notes form part of these financial statements.

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES

ABN: 32 193 862 750

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025	2024
		\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and government grants		245,673,909	221,455,608
Payments to suppliers and employees		(215,661,712)	(197,455,026)
Interest received		3,574,371	5,482,368
Finance costs		(1,748,677)	(4,010,540)
Taxation paid		(188,578)	(198,877)
Net cash provided by operating activities	20	<u>31,649,313</u>	<u>25,273,533</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of additional interest in subsidiary		(2,000,000)	0
Proceeds on disposal of Property, Plant and Equipment		4,599	0
Purchase of Property, Plant and Equipment	10	(3,307,204)	(6,926,066)
Proceeds on disposal of land and buildings held for sale		0	2,841,282
Purchase and development costs of land and buildings held for sale		(286,817)	(355,411)
Net cash used in investing activities		<u>(5,589,422)</u>	<u>(4,440,195)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of borrowings		0	(17,000,000)
Loan to related party		(40,000,000)	0
Receipts from related parties for operational funding		49,686,286	22,796,638
Payments to related parties for operational funding and shared services		(28,609,816)	(2,841,872)
Payments to non-related parties for operational funding		(1,800)	(15,420)
Distribution paid	6	(11,411,613)	(696,364)
Refundable Accommodation Deposits received		147,301,434	153,776,270
Refundable Accommodation Deposits refunded		(107,009,363)	(108,896,565)
Principal repayment of lease liabilities	13	(1,392,677)	(1,265,348)
Net cash provided by financing activities		<u>8,562,451</u>	<u>45,857,339</u>
Net increase in cash held		34,622,342	66,690,677
Cash and cash equivalents at beginning of financial year		76,923,197	10,232,520
Cash and cash equivalents at end of financial year	7	<u>111,545,539</u>	<u>76,923,197</u>

The accompanying notes form part of these financial statements.

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
ABN: 32 193 862 750
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

The financial statements cover the economic entity of Aegis Aged Care Group Pty Ltd ATF NHM Unit Trust and Controlled Entities. Aegis Aged Care Group Pty Ltd ATF NHM Unit Trust and Controlled Entities is a unit Trust, established and domiciled in Australia.

The financial statements were authorised for issue on 29th October 2025 by the Directors of the Trustee Company.

Note 1 Material Accounting Policy Information

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. A list of the subsidiaries is provided in Note 28(a).

The assets, liabilities and results of the subsidiaries are fully consolidated into the financial statements of the 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 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.

(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 Standards.

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 (ie 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.

(c) Income Tax

The income tax expense (revenue) for the year comprises current income tax expense (income) and deferred tax expense (income).

Current income tax expense charged to the profit or loss is the tax payable on taxable income. Current tax liabilities (assets) are measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax asset and deferred tax liability balances during the year as well as unused tax losses.

Current and deferred income tax expense (income) is charged or credited outside profit or loss when the tax relates to items that are recognised outside profit or loss.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled and their measurement also reflects the manner in which management expects to recover or settle the carrying amount of the related asset or liability. With respect to non-depreciable items of investment property measured at fair value, the related deferred tax liability or deferred tax assets is measured on the basis that the carrying amount of the asset will be recovered entirely through sale. When an investment property that is depreciable is held by the company in a business model whose objective is to consume substantially all of the economic benefits embodied in the property through use over time (rather through sale), the related deferred tax liability or deferred tax asset is measured on the basis that the carrying amount of such property will be recovered through use.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

Current tax assets and liabilities are offset where a legally enforceable right of set-off exists and it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur. Deferred tax assets and liabilities are offset where: (a) a legally enforceable right of set-off exists; and (b) the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities, where it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur in future periods in which significant amounts of deferred tax assets or liabilities are expected to be recovered or settled.

(d) 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.

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

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

The cost of fixed assets constructed within the consolidated 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 consolidated 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 basis or reducing balance basis over the asset's useful life to the consolidated 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	1.50% - 50%	Straight Line and Reducing Balance
Furniture and Fittings	1.00% - 40%	Straight Line and Reducing Balance
Low Value Pool	18.75% - 37.52%	Straight Line and Reducing Balance
Solar Panel Project	10% - 12.50%	Straight Line and Reducing Balance
Computer Software	20% - 25%	Straight Line and Reducing Balance
Motor Vehicles	12.50% - 25%	Straight Line and Reducing Balance

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(i) 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.

(e) Land and Buildings Held for Sale

Land and buildings held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Borrowing costs and holding costs incurred after development is completed are expensed. Profits are brought to account on the signing of an unconditional contract of sale if significant risks and rewards and effective control over the land and buildings are passed on to the buyer at this point.

(f) 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 right 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.

(g) Leases

The consolidated Trust as lessee

At inception of a contract, the consolidated Trust assesses if the contract contains or is a lease. If there is a lease present, a right-of-use asset and a corresponding lease liability is recognised by the consolidated Trust where the consolidated Trust is a lessee. However, all contracts that are classified as short-term leases (lease with remaining lease term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Initially the lease liability is measured at the present value of the lease payments still to be paid at the commencement date. The lease payments are discounted at the interest rate implicit in the lease. If this rate cannot be readily determined, the consolidated Trust uses the incremental borrowing rate.

Lease payments included in the measurement of the lease liability are as follows:

- fixed lease payments less any lease incentives;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- the amount expected to be payable by the lessee under residual value guarantees
- the exercise price of purchase options, if the lessee is reasonably certain to exercise the options;
- lease payments under extension options if lessee is reasonably certain to exercise the options; and
- payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The right-of-use assets comprise the initial measurement of the corresponding lease liability as mentioned above, any lease payments made at or before the commencement date as well as any initial direct costs. The subsequent measurement of the right-of-use assets is at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset whichever is the shortest.

Where a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the consolidated Trust anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

Operating Leases

The minimum rental revenue of operating leases with fixed rental increases, where the lessor effectively retains substantially all the risks and benefits of ownership of the leased item, are recognised on a straight-line basis.

Revenue from other leases is recognised in accordance with the lease agreement, which is considered to best represent the pattern of service rendered through the provision of the leased asset.

h) Financial Instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the consolidated Trust becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the consolidated 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.

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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 asset

Financial assets are subsequently measured at amortised cost on the basis of 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).

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 Trustee Company believe that no impairment needs to be accounted as at 30 June 2025.

(i) 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.

(j) 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 leave, 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.

(k) Revenue and Other Income

Revenue recognition

Government funded revenue

Government funded revenue comprises of basic subsidy amounts calculated in accordance with the Australian National Aged Care Classification (AN-ACC) accommodation supplements and funding for short term 'respite' residents.

Resident basic daily care fee revenue

Residents are charged a basic daily care fee to contribute to the cost of care and accommodation. This fee is regulated by the Government and usually increases in March and September each year.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Other resident revenue

This represents other fees charged to residents in respect of care and accommodation services and include means-tested care fees, Daily Accommodation Payments (DAP) or Daily Accommodation Contributions (DAC) revenue and additional services revenue.

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

Interest income

Interest income is recognised using the effective interest method.

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

(l) 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.

(m) 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.

(n) 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.

(o) Critical Accounting Estimates and Judgements

The Directors of the Trustee Company 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 consolidated 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

As the consolidated 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) Lease term and option to extend under AASB 16

The lease term is defined as the non-cancellable period of a lease together with both periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option; and also periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option. The options that are reasonably certain of being exercised is a key management judgement that the consolidated Trust will make. The consolidated Trust determines the likelihood to exercise on a lease-by-lease basis looking at various factors such as which assets are strategic and which are key to future strategy of the consolidated Trust.

(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 consolidated 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) 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.

(v) Back pay Provision

The provision for back pay involves significant judgement in assessing roster data, interpreting award conditions and determining entitlements including wages, overtime and leave.

(p) New and Amended Accounting Standards Adopted by the Consolidated Trust

The consolidated Trust has adopted all amendments required for the year ended 30 June 2025. The adoption of these amendments did not have a material impact on the financial statements.

(q) New, Revised or Amended Accounting Standards and Interpretations for application in future periods

AASB 18: Presentation and Disclosure in Financial Statements

AASB 18 replaces AASB 101 as the standard describing the primary financial statements and sets out requirements for the presentation and disclosure of information in AASB-compliant financial statements. Amongst other changes, it introduces the concept of the "management-defined performance measures" to financial statements and requires the classification of transactions presented within the statement of profit or loss within one of five categories – operating, investing, financing, income taxes and discontinued operations. It also provides enhanced requirements for the aggregation and disaggregation of information.

The consolidated Trust plans on adopting the amendment for the reporting period ending 30 June 2028 and is currently assessing the impact the amendment will have on the financial statements once adopted.

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
ABN: 32 193 862 750
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

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.

	2025	2024
	\$	\$
Statement of Financial Position		
ASSETS		
Current assets	182,343,372	162,037,403
Non-current assets	487,618,069	479,741,929
TOTAL ASSETS	<u>669,961,441</u>	<u>641,779,332</u>
LIABILITIES		
Current liabilities	502,075,844	465,903,460
Non-current liabilities	44,825,346	54,022,273
TOTAL LIABILITIES	<u>546,901,190</u>	<u>519,925,733</u>
	<u>123,060,251</u>	<u>121,853,599</u>
EQUITY		
Issued capital	25,001	25,001
Revaluation Surplus	129,476,097	129,476,097
Retained earnings	(6,440,847)	(7,647,499)
TOTAL EQUITY	<u>123,060,251</u>	<u>121,853,599</u>
Statement of Profit or Loss and Other Comprehensive Income		
Income	222,868,133	202,030,975
Expense	(208,695,243)	(192,036,468)
Total comprehensive income	<u>14,172,890</u>	<u>9,994,507</u>

Guarantees

At 30 June 2025, Aegis Aged Care Group Pty Ltd ATF NHM Unit Trust and Controlled Entities has not entered into any guarantees, in relation to the debts of its subsidiaries.

Contingent liabilities

At 30 June 2025, Aegis Aged Care Group Pty Ltd ATF NHM Unit Trust doesn't have any contingent liabilities.

Contractual commitments

At 30 June 2025, Aegis Aged Care Group Pty Ltd ATF NHM Unit Trust has not entered into any contractual commitments for the development costs of land and buildings.

Note 3 Revenue and Other Income

	2025	2024
	\$	\$
Revenue and other income		
Other Income:		
- rent received	579,439	559,963
- Interest revenue - financial institutions	1,052,912	298,263
- Interest revenue - related parties	2,521,459	5,184,105
- Sundry Income	125,399	65,138
Total Other Income	<u>4,279,209</u>	<u>6,107,469</u>
Service Revenue :		
- service revenue	246,301,167	222,520,185
- Covid-19 support supplement and allowance recoveries	0	145,831
Total service revenue	<u>246,301,167</u>	<u>222,666,016</u>
Total revenue and other income	<u>250,580,376</u>	<u>228,773,485</u>

Note 4 Employee Benefits Expense

	2025	2024
	\$	\$
Salary & wages	143,858,094	125,224,495
Leave expenses	4,268,784	4,605,719
Superannuation	16,054,871	13,607,150
Payroll Tax	8,656,396	7,395,903
	<u>172,838,145</u>	<u>150,833,267</u>

Note 5 Income Tax Expense

The income tax expenses relates to one of the subsidiaries, Aegis Aged Care Mindarie Pty Ltd which is not a Trust entity.

	2025	2024
	\$	\$
The components of tax expense comprise:		
Current tax	178,826	181,346
	<u>178,826</u>	<u>181,346</u>
(a) The prima facie tax on profit from ordinary activities before income tax is reconciled to the income tax as follows:		
Prima facie tax payable on profit from ordinary activities before income tax at 30%.	596,087	604,487
Less:		
Tax effect of:		
— Depreciation Deductible	417,261	423,141
Income tax attributable to subsidiary company	<u>178,826</u>	<u>181,346</u>
The applicable weighted average effective tax rates are as follows:	30%	30%

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
ABN: 32 193 862 750
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Note 6 Distribution Paid

	2025	2024
	\$	\$
Distributions paid during the year	11,411,613	696,364

Note 7 Cash and Cash Equivalents

	2025	2024
	\$	\$
CURRENT		
Cash at bank	127,771,268	100,682,920
	25	100,682,920

Reconciliation of cash:

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

	2025	2024
	\$	\$
Cash at bank	127,771,268	100,682,920
Bank Overdraft	(16,225,729)	(23,759,723)
	15	
	111,545,539	76,923,197

Note 8 Trade and Other Receivables

	2025	2024
	\$	\$
CURRENT		
Trade receivables	1,389,172	1,364,867
Accommodation bonds and refundable accommodation deposits	76,593,758	75,562,108
Accrued income	937,258	827,459
Prepayments	2,454,049	5,123,157
GST receivable	7,911	0
Other debtors	174,510	181,626
Total assets classified as trade and other receivables	81,556,658	83,059,217

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

NON-CURRENT

Amounts receivable from related parties	2,539,045	35,670,164
Loan to related party	40,000,000	0
	42,539,045	35,670,164

Total trade and other receivables	124,095,703	118,729,381
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The loan to the related party is for a term of three years, with interest rate at the Reserve Bank of Australia's cash rate.

(a) Financial assets at amortised cost

	2025	2024
	\$	\$
Trade and other receivables		
- Total current	78,157,440	77,108,601
- Total non-current	42,539,045	35,670,164
Financial assets as trade and other receivables	25	112,778,765

Note 9 Financial Assets

	2025	2024
	\$	\$
NON-CURRENT		
Available-for-sale financial assets	25	135

Available-for-sale financial assets comprise:

Unlisted investments, at cost		
- shares in unlisted corporations	135	135
Total available-for-sale financial assets	135	135

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
ABN: 32 193 862 750
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Note 10 Property, Plant and Equipment

	2025 \$	2024 \$
Land and buildings - at fair value		
Freehold land	99,154,365	98,910,716
Buildings	433,525,248	432,061,005
Accumulated Depreciation - Buildings	(69,146,537)	(61,032,891)
Total buildings	364,378,711	371,028,114
Leasehold Improvements	6,132,977	6,132,977
Accumulated Depreciation - Leasehold Improvements	(3,054,886)	(2,901,566)
Total leasehold improvements	3,078,091	3,231,411
Total land and buildings	466,611,167	473,170,241
Plant and equipment - at cost		
Plant & Equipment	19,727,958	18,277,010
Accumulated Depreciation - Plant & Equipment	(15,443,011)	(14,714,106)
Furniture & Fittings	15,047,869	14,670,835
Accumulated Depreciation - Furniture & Fittings	(12,659,218)	(12,199,436)
Low Value Pool	898,552	898,552
Accumulated Depreciation - Low Value Pool	(880,917)	(867,437)
Solar Panel Project	3,335,480	3,273,015
Accumulated Depreciation - Solar Panel Project	(1,856,936)	(1,687,252)
Total plant and equipment	8,169,777	7,651,181
	2025 \$	2024 \$
Computer Software - at cost		
Computer Software	125,630	125,630
Accumulated Depreciation - Computer Software	(116,977)	(113,048)
Total computer software	8,653	12,582
Motor Vehicles - at cost		
Motor Vehicles	117,211	117,211
Accumulated Depreciation - Motor Vehicles	(114,120)	(113,090)
Total motor vehicles	3,091	4,121
Building Under Construction - at cost		
Building Under Construction	598,247	893,981
Total Building Under Construction	598,247	893,981
Total property, plant and equipment	475,390,935	481,732,106

Movements in Carrying Amounts

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

	Freehold land \$	Buildings \$	Leasehold improvements \$	Plant and equipment \$	Computer software \$	Motor vehicles \$	Building under construction \$	Total \$
Balance as at 1 July 2024	94,939,979	376,659,759	3,384,854	7,230,034	919	5,791	2,108,386	484,329,722
Net additions	3,970,737	57,569	0	1,362,670	14,321	0	1,520,769	6,926,066
Reclassification from building under construction	0	2,366,902	0	368,272	0	0	(2,735,174)	0
Reclassification adjustment	0	0	0	71,350	0	0	0	71,350
Depreciation expense	0	(8,056,116)	(153,443)	(1,381,145)	(2,658)	(1,670)	0	(9,595,032)
Balance as at 30 June 2024	98,910,716	371,028,114	3,231,411	7,651,181	12,582	4,121	893,981	481,732,106
Net additions	243,649	0	0	1,378,211	0	0	1,685,344	3,307,204
Reclassification from building under construction	0	1,468,843	0	512,235	0	0	(1,981,078)	0
Disposal	0	(4,599)	0	0	0	0	0	(4,599)
Depreciation expense	0	(8,113,647)	(153,320)	(1,371,850)	(3,929)	(1,030)	0	(9,643,776)
Balance as at 30 June 2025	99,154,365	364,378,711	3,078,091	8,169,777	8,653	3,091	598,247	475,390,935

Asset revaluations

The consolidated Trust's land and buildings were last revalued by management as at 30 June 2023 and were based on benchmark fair values obtained from an external valuer.

Refer to Note 26 for detailed disclosures regarding the fair value measurement of the consolidated Trust's freehold land and buildings.

At 30 June 2025, the directors have reviewed the key assumptions adopted in FY 2023 and do not believe there has been a significant change. Therefore, the fair value land and buildings does not differ materially from its carrying amount as at 30 June 2025.

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Note 11 Revaluation Surplus

	2024	2024	2024	Total	2024
	Opening Balance \$	Revaluation Increment \$	Revaluation (Decrement) \$	Movement on Revaluation \$	Closing Balance \$
Revaluation Surplus	175,324,508	0	0	0	175,324,508
Revaluation Surplus as 30 June 2024	<u>175,324,508</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>175,324,508</u>
	2025	2025	2025	Total	2025
	Opening Balance \$	Revaluation Increment \$	Revaluation (Decrement) \$	Movement on Revaluation \$	Closing Balance \$
Revaluation Surplus	175,324,508	0	0	0	175,324,508
Revaluation Surplus as 30 June 2025	<u>175,324,508</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>175,324,508</u>

Note 12 Land and Buildings Held for Sale

	2025 \$	2024 \$
NON-CURRENT		
Land and development costs - Ellenvale Apartments	1,737,230	1,727,852
Land and development costs - Ellenvale Villas	2,186,762	2,167,654
Land and development costs - Dundobar	5,285,361	5,080,230
Land and development costs - Shoreline	4,778,590	4,725,390
	<u>13,987,943</u>	<u>13,701,126</u>

Note 13 Right of Use Assets

	2025 \$	2024 \$
Leased Land and Buildings		
(i) AASB 16 related amounts recognised in the consolidated statement of financial position		
Cost	17,447,096	16,992,315
Less accumulated amortisation	(8,027,279)	(6,528,661)
Carrying amount	<u>9,419,817</u>	<u>10,463,654</u>
	2025 \$	2024 \$
(ii) Movement in carrying amounts :		
Leased Buildings :		
Opening Balance	10,463,654	10,417,651
Lease modification	454,781	1,487,405
Amortisation expense	(1,498,618)	(1,441,402)
Net carrying amount	<u>9,419,817</u>	<u>10,463,654</u>
(iii) AASB 16 related amounts recognised in the consolidated statement of profit or loss		
Amortisation charge related to right of use assets	1,498,618	1,441,402
Cash Outflows from Leases		
- Interest expenses on lease liabilities	703,190	758,701
- Lease principal repayment	1,392,677	1,265,348
Total Cash Outflow from Leases	<u>2,095,867</u>	<u>2,024,049</u>

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Note 14 Trade and Other Payables

	Note	2025 \$	2024 \$
CURRENT			
Sundry payables	*	280,755	108,843
Trade payables	*	164,766	278,665
Accommodation bonds and refundable accommodation deposits	*	493,240,165	453,121,552
Accrued expenses		1,699,414	1,540,567
Accrued salaries and wages		2,378,199	1,768,917
Deferred revenue		998,763	336,870
GST payable		83,095	69,723
		<u>498,845,157</u>	<u>457,225,137</u>
NON-CURRENT			
Amounts payable to non-related parties		21,488	23,288
Amounts payable to related parties		<u>23,669,378</u>	<u>35,724,027</u>
		<u>23,690,866</u>	<u>35,747,315</u>

The consolidated Trust has significant levels of accommodation bonds and refundable accommodation deposits and they are classified as current liabilities as per Note 1(f). 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 consolidated Trust.

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

		2025 \$	2024 \$
Trade and other payables			
- Total current	*	493,685,686	453,509,060
- Total non-current		<u>23,690,866</u>	<u>35,747,315</u>
	25	<u>517,376,552</u>	<u>489,256,375</u>

Note 15 Borrowings

	Note	2025 \$	2024 \$
CURRENT			
Secured liabilities			
Bank overdraft	7	<u>16,225,729</u>	<u>23,759,723</u>
		<u>16,225,729</u>	<u>23,759,723</u>
TOTAL BORROWINGS	25	<u>16,225,729</u>	<u>23,759,723</u>

Note 16 Provisions

Analysis of Provisions

		2025 \$	2024 \$
CURRENT			
Annual and sick Leave			
Balance at the start of the period		17,619,411	13,134,959
Additional provisions raised during year		4,179,952	5,024,319
Amounts used		(643,532)	(539,867)
Balance at the end of the period		<u>21,155,831</u>	<u>17,619,411</u>
Long Service Leave			
Balance at the start of the period		4,184,105	4,105,083
Additional provisions raised during year		466,151	156,381
Amounts used		(300,186)	(77,359)
Balance at the end of the period		<u>4,350,070</u>	<u>4,184,105</u>
Back Pay			
Balance at the start of the period		2,270,000	0
Additional provisions raised during year		1,076,776	2,270,000
Balance at the end of the period		<u>3,346,776</u>	<u>2,270,000</u>
Total Current		<u>28,852,677</u>	<u>24,073,516</u>
NON-CURRENT			
Long-term Employee Benefits			
Balance at the start of the period		1,686,646	1,718,141
Additional provisions raised during year		221,481	0
Amounts used		0	(31,495)
Balance at the end of the period		<u>1,908,127</u>	<u>1,686,646</u>
		<u>28,852,677</u>	<u>24,073,516</u>
Current		<u>28,852,677</u>	<u>24,073,516</u>
Non-current		<u>1,908,127</u>	<u>1,686,646</u>
		<u>30,760,804</u>	<u>25,760,162</u>

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
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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 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 or long service 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 consolidated Trust does not have an unconditional right to defer the 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.

The provision for employee entitlements includes an estimated amount of \$3,346,776 relating to back payments owed to former Staff West employees. This includes but is not limited to wages, overtime and leave entitlements, calculated over a six-year period ending 2 May 2023.

The provision reflects the consolidated trust's best estimate of the liability, based on re-calculations and reconciliations performed during the 2025 financial year. This estimate may be subject to adjustment pending further investigation and reconciliation of outstanding amounts.

Any changes to the estimated liability will be recognised in the period when additional information becomes available. The consolidated trust remains committed to meeting all legal and contractual obligations and is actively working to ensure any entitlements are accurately determined and promptly settled.

Note 17 Lease Liabilities

	2025	2024
	\$	\$
Current liabilities	1,481,784	1,346,349
Non-current liabilities	9,398,684	10,472,015
Total Lease Liabilities	10,880,468	11,818,364

Note 18 Tax

	2025	2024
	\$	\$
CURRENT		
Income tax		
Current tax assets	13,399	3,647
	<u>13,399</u>	<u>3,647</u>
NON-CURRENT		
Deferred tax liabilities		
Asset revaluations	Opening Balance \$ 3,360,462	Charged to Profit or Loss \$ 0
Balance as at 30 June 2024	<u>3,360,462</u>	<u>0</u>
Asset revaluations	3,360,462	0
Balance as at 30 June 2025	<u>3,360,462</u>	<u>0</u>

Note 19 Issued Units

	2025	2024
	No.	No.
Number of fully paid units		
At beginning of the reporting period	25,001	25,001
At the end of the reporting period	<u>25,001</u>	<u>25,001</u>

Units are of equal value and unit holders are entitled to share in the income of Aegis Aged Care Group Pty Ltd ATF NHM Unit Trust and Controlled Entities in proportion to their unit holding. Upon liquidation each unitholder is entitled to a pro rata share of the consolidated Trust's net assets.

Note 20 Cash Flow Information

	2025	2024
	\$	\$
Reconciliation of profit to net cash provided by operating activities		
Profit for the year	12,722,048	12,400,520
Non cash flows in profit for the year:		
— Depreciation	9,643,776	9,595,032
— Back pay provision expense	1,076,776	2,270,000
— Amortisation expense of right of use assets	1,498,618	1,441,402
Changes in assets and liabilities:		
— Decrease/(increase) in trade and other receivables	1,329,101	(4,888,153)
— Decrease/(increase) in inventories	(36,527)	(5,793)
— (Decrease)/increase in provisions	3,923,866	4,531,979
— (Decrease)/increase in trade and other payables	1,501,407	(53,923)
— (Decrease)/increase in income tax payable	(9,752)	(17,531)
Net cash provided by operating activities	<u>31,649,313</u>	<u>25,273,533</u>

a. Loan facilities and Bank guarantees

Aegis Group has a bank facility limit of \$100,500,000 (unused limit of \$36,500,000) and group limit facility capped at \$250,000,000 with Commonwealth Bank of Australia.

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

Note 21 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.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Note 22 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 NHM 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 consolidated Trust during the year are as follows:

	2025	2024
	\$	\$
Salaries and wages	3,061,131	3,130,064
Short-term employee benefits	295,146	272,254
Long-term employee benefits	155,734	158,615
	<u>3,512,011</u>	<u>3,560,933</u>

(c) Other related parties

	2025	2024
Trade and other receivables		
- Key management personnel of its parent	0	10,876
- Other related parties	42,539,045	35,659,288
	<u>42,539,045</u>	<u>35,670,164</u>
	8	

Amounts receivable from related parties (excluding loans) are unsecured and do not have a fixed repayment term.

	2025	2024
Trade and other payables		
- Parent	2,257,219	0
- Key management personnel of its parent	7,294,512	451,067
- Other related parties	14,117,647	35,272,960
	<u>23,669,378</u>	<u>35,724,027</u>
	14	

Amounts payable to related parties are unsecured and do not have a fixed repayment term.

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:

	2025	2024
	\$	\$
• Interest received	2,521,459	5,184,105
• Interest paid	837,368	2,247,686
• Admin Fees paid	7,978,340	8,959,712
• Rental paid	728,511	691,879

Note 23 Capital Commitments

The consolidated Trust does not have any capital commitments for the year ended 30 June 2024 and 30 June 2025.

Note 24 Contingent assets or liabilities

The Consolidated Trust does not have any contingent assets or liabilities for the year ended 30 June 2025.

Note 25 Financial Risk Management

The consolidated Trust's financial instruments consist mainly of deposits with banks, financial assets, 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	2025	2024
		\$	\$
Financial assets at amortised cost			
Cash and cash equivalents	7	127,771,268	100,682,920
Trade and other receivables	8a	120,696,485	112,778,765
Available-for-sale financial assets:			
- unlisted investments	9	135	135
Total financial assets		<u>248,467,888</u>	<u>213,461,820</u>
		2025	2024
		\$	\$
Financial liabilities at amortised cost			
Trade and other payables	14a	517,376,552	489,256,375
Borrowings	15	16,225,729	23,759,723
Lease liabilities	17	10,880,468	11,818,364
Total financial liabilities		<u>544,482,749</u>	<u>524,834,462</u>

Financial Risk Management Policies

Management's overall risk management strategy seeks to assist the consolidated 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.

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

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

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 Bond 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 bonds are not paid, the consolidated 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 residents pension. The current and potential exposure to bad debts is immaterial and as a result, the consolidated 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 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.

Financial liability and financial asset maturity analysis

	Within 1 Year		1 to 5 Years		Over 5 Years		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
	\$	\$	\$	\$	\$	\$	\$	\$
Financial liabilities due for payment								
Accommodation bonds and refundable accommodation deposits	493,240,165	453,121,552	0	0	0	0	493,240,165	453,121,552
Trade and other payables	445,521	387,508	0	0	23,690,866	35,747,315	24,136,387	36,134,823
Borrowings	16,225,729	23,759,723	0	0	0	0	16,225,729	23,759,723
Lease liabilities	1,481,784	1,346,349	7,199,455	4,167,045	2,199,229	6,304,970	10,880,468	11,818,364
Total contractual outflows	511,393,199	478,615,132	7,199,455	4,167,045	25,890,095	42,052,285	544,482,749	524,834,462
Financial assets - cash flows realisable								
Cash and cash equivalents	127,771,268	100,682,920	0	0	0	0	127,771,268	100,682,920
Accommodation bonds and refundable accommodation deposits	76,593,758	75,562,108	0	0	0	0	76,593,758	75,562,108
Trade and other receivables	1,563,682	1,546,493	40,000,000	0	2,539,045	35,670,164	44,102,727	37,216,657
Available-for-sale financial assets	0	0	0	0	135	135	135	135
Total anticipated inflows	205,928,708	177,791,521	40,000,000	0	2,539,180	35,670,299	248,467,888	213,461,820
Net (outflow)/inflow of financial instruments	(305,464,491)	(300,823,611)	32,800,545	(4,167,045)	(23,350,915)	(6,381,986)	(296,014,861)	(311,372,642)

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.

The financial instruments that expose the Group to interest rate risk are limited to borrowings and cash and cash equivalents.

	2025	2024
	\$	\$
Cash at bank	127,771,268	100,682,920
Borrowings	16,225,729	23,759,723

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 consolidated Trust's exposures to changes in interest rates. 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 2025	
+/- 1% in interest rates	1,115,455
Year ended 30 June 2024	
+/- 1% in interest rates	769,232

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Note 26 Fair Value Measurements

a. Fair Value Hierarchy

30 June 2025					
	Note	Level 1	Level 2	Level 3	Total
		\$	\$	\$	\$
<i>Non-financial assets</i>					
Freehold land	10	0	99,154,365	0	99,154,365
Buildings	10	0	364,378,711	0	364,378,711
Total non-financial assets recognised at fair value		0	463,533,076	0	463,533,076

30 June 2024					
	Note	Level 1	Level 2	Level 3	Total
		\$	\$	\$	\$
<i>Non-financial assets</i>					
Freehold land	10	0	98,910,716	0	98,910,716
Buildings	10	0	371,028,114	0	371,028,114
Total non-financial assets recognised at fair value		0	469,938,830	0	469,938,830

b. Valuation Techniques and Inputs Used to Measure Level 2 Fair Values

Fair Value at 30 June			
Description	2023	Valuation Technique(s)	Inputs Used
	\$		
<i>Non-financial assets</i>			
Freehold land	94,939,979	Market approach using recent observable market data for similar lots of land.	Price per square metre.
Buildings	376,659,759	Market approach using recent observable market data for similar properties.	Number of beds, geographical location, demographics of facility, EBITDA forecasts, RAD book (excluding unrefunded RADs awaiting probate) and capitalisation rate.
	471,599,738		

The fair value of freehold land and buildings is determined at least every three to five years based on valuations by management and/or external valuer. At the end of each intervening period, the directors review the valuation and, when appropriate, update the fair value measurement to reflect current market conditions using a range of valuation techniques, including recent observable market data.

There were no changes during the period in the valuation techniques used by the consolidated Trust to determine Level 2 fair values.

Note 27 Segment Reporting

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

Note 28 Investment in Subsidiaries

a. Information about Principal Subsidiaries

The Subsidiaries listed below have capital consisting of ordinary units, all of which are held directly by the consolidated Trust. The proportion of ownership interest held equals the voting rights held by the consolidated Trust. The subsidiaries principal place of business are also their country of registration.

Name of Subsidiary	Principal place of business	Ownership Interest held by consolidated Trust	
		2025	2024
		\$	\$
		%	%
Village Investment Trust	Perth, Western Australia	78.31%	63.85%
Aegis Aged Care Mindarie Pty Ltd	Perth, Western Australia	100.00%	100.00%
Ivermery St Trust	Perth, Western Australia	66.32%	66.32%
HHNH Unit Trust	Perth, Western Australia	67.64%	67.64%

Subsidiary financial statements used in the preparation of these consolidated financial statements have also been prepared as at the same reporting date as the consolidated Trust's financial statements.

b. Significant Restrictions

There are no significant restrictions over the consolidated Trust's ability to use assets and settle liabilities of the consolidated Trust.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Note 29 Non-controlling Interests

The following subsidiaries have material non-controlling interests (NCI).

	Ownership Interest held by NCI	Ownership Interest held by NCI
Name of Entity	2025 %	2024 %
Village Investment Trust	21.69	36.15
Ivermery St Trust	33.68	33.68
HHNH Unit Trust	32.36	32.36

Set out below is the summarised financial information for each subsidiary that has non-controlling interests that are material to the Group, before any intragroup eliminations.

	Village Investment Trust		Ivermery Street Trust		HHNH Unit Trust	
	2025	2024	2025	2024	2025	2024
	\$	\$	\$	\$	\$	\$
Summarised Financial Position						
Current assets	15,407,223	10,248,127	13,387,316	10,751,839	737,308	444,743
Non-current assets	19,170,698	24,511,444	26,576,189	30,045,071	14,127,145	14,415,492
Current liabilities	(19,586,218)	(18,955,954)	(24,879,091)	(25,707,156)	(119,476)	(26,062)
Non-current liabilities	(1,070,928)	(1,773,588)	(1,109,843)	(925,122)	(8,665,401)	(8,754,599)
NET ASSETS	13,920,775	14,030,029	13,974,571	14,164,632	6,079,576	6,079,574
Carrying amount of non-controlling interests	3,019,416	5,071,855	4,706,636	4,770,648	1,967,351	1,967,350
Summarised Financial Performance						
Revenue	11,368,670	11,073,180	18,199,939	16,705,823	1,233,081	1,196,752
Profit/(loss) after tax	595,153	948,847	1,557,162	1,994,761	389,195	350,530
Other comprehensive income after tax	0	0	0	0	0	0
Total comprehensive income	595,153	948,847	1,557,162	1,994,761	389,195	350,530
Profit/(loss) attributable to non-controlling interests	129,089	343,008	524,452	671,835	125,944	113,432
Other comprehensive income attributable to non-controlling interests	0	0	0	0	0	0
Distributions paid to non-controlling interests	152,785	362,755	573,962	219,494	125,944	113,432
Summarised Cash Flow Information						
Net cash from/(used in) operating activities	1,309,769	1,576,947	2,274,708	2,351,794	768,220	686,115
Net cash from/(used in) investing activities	(78,116)	(104,655)	(134,526)	(85,811)	1,150	0
Net cash from/(used in) financing activities	4,218,296	(1,469,026)	760,978	2,646,642	(409,953)	(544,713)
Net increase/(decrease) in cash and cash equivalents	5,449,949	3,266	2,901,160	4,912,625	359,417	141,402

Note 30 Auditor Remuneration

	Consolidated Group	
	2025	2024
	\$	\$
Remuneration of the auditor for:		
- auditing the financial report	67,897	67,413
- auditing the annual prudential compliance statement (APCS)	5,904	5,534
	<u>73,801</u>	<u>72,947</u>

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Note 31 **Consolidated 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 Anchorage
340 Anchorage Drive
Mindarie WA 6030
RACS ID 7298

Aegis Woodlake
40 Woodlake Retreat
Kingsley WA 6026
RACS ID 7325

Aegis Banksia Park
44 Chilcott St
Calista WA 6167
RACS ID 7901

Aegis The Pines
167 Ponte Vecchio Boulevard
Ellenbrook WA 6100
RACS ID 7244

Aegis Carrington
27 Ivermey Road
Hamilton Hill WA
RACS ID 7874

Aegis Karalee
68 Lyall Street
Redcliffe WA 6104
RACS ID 7448

Aegis Alfred Carson
30 Bay Road
Claremont WA
RACS ID 7414

Aegis Hilton Park
19 Laidlaw Street
Hilton WA
RACS ID 7431

Aegis Lincoln Park
21 Wright Street
Highgate WA
RACS ID 7066

Aegis Ellenvale
Cnr Broadwater Blvd & Bell Drive
Broadwater (Busselton) WA 6280
RACS ID 7446

Aegis St Michaels
53 Wasley Street
North Pert WA 6006
RACS ID 7757

Aegis Montgomery House
One Heritage Lane
Mount Claremont WA 6010
RACS ID 7463

Aegis Amherst
75 Amherst Road
Canning Vale WA 6155
RACS ID 7410

Aegis Shorehaven
49 Scotthorn Drive
Alkimos WA 6038
RACS ID 7474

Aegis Shoreline
2 Kaleep Close
North Coogee WA 6163
RACS ID 7475

AEGIS AGED CARE GROUP PTY LTD ATF NHM UNIT TRUST AND CONTROLLED ENTITIES
ABN: 32 193 862 750
DIRECTORS' DECLARATION

In accordance with a resolution of the directors of Aegis Aged Care Group Pty Ltd ATF NHM Unit Trust and Controlled Entities, the directors of the trustee company declare that:

1. the consolidated financial statements and notes, as set out on pages 1 to 20, present fairly the unit trust's financial position as at 30 June 2025 and its financial 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 29th day of October 2025

**INDEPENDENT AUDITOR'S REPORT
TO THE DIRECTORS OF THE TRUSTEE COMPANY
AEGIS AGED CARE GROUP PTY LTD
ATF NHM UNIT TRUST AND CONTROLLED ENTITIES**

Opinion

We have audited the financial report of Aegis Aged Care Group Pty Ltd ATF NHM Unit Trust and controlled entities (the "Consolidated Trust"), which comprises the consolidated statement of financial position as at 30 June 2025, 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, and notes to the financial statements, including material accounting policy information and the directors' declaration.

In our opinion, the accompanying financial report of the Consolidated Trust is in accordance with the *Aged Care Act 1997*, including:

- i. giving a true and fair view of the Consolidated Trust's financial position as at 30 June 2025 and of its financial performance for the year then 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 Consolidated 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 Trustee Company 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 Trustee Company are responsible for assessing the Consolidated 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 Consolidated Trust or to cease operations, or have no realistic alternative but to do so.

The directors of the Trustee Company are responsible for overseeing the Consolidated Trust's financial reporting process.

**INDEPENDENT AUDITOR'S REPORT
TO THE DIRECTORS OF THE TRUSTEE COMPANY
AEGIS AGED CARE GROUP PTY LTD
ATF NHM UNIT TRUST AND CONTROLLED ENTITIES (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 Standards Board website at https://www.auasb.gov.au/media/apzlw0y/ar3_2024.pdf. This description forms part of our audit report.


GREG GODWIN
PARTNER
MOORE AUSTRALIA AUDIT (WA)
CHARTERED ACCOUNTANTS

Signed at Perth this 29th day of October 2025.