SWIAA LIMITED
ABN 35 146 811 181

FINANCIAL REPORT - 30 JUNE 2025

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SWIAA LIMITED
ABN 35 146 811 181

FINANCIAL REPORT - 30 JUNE 2025

DIRECTORS' REPORT

SWIAA Limited is registered with the *Australian Charities and Not-for-profits Commission Act 2012* as a company limited by guarantee and not having share capital.

The Directors present the report on SWIAA Limited for the financial year ended June 2025 and report as follows:

DIRECTORS
The names of and other information on the Directors in office during or since the end of the year are as follows. The Directors were in office for this entire period unless otherwise stated.

NAME	POSITION	SPECIAL RESPONSIBILITIES
Graziano De Bortoli	Chairman	
Mario Soligo	Vice Chairman	
Charles Joseph Barone	Director	Clinical Governance Committee
Rolando Guiseppe Melosi	Director	
Salvatore Noiosi	Director	
Joseph Di Pietrantonio	Director	
Kay Richards	Director	Clinical Governance Committee
Maria Carlo	Director	

PRINCIPAL ACTIVITIES
The principal activities of the company during the course of the financial year were the operation of a residential aged care facility and a retirement village.

There were no significant changes in the nature of the activities during the year.

OPERATING RESULT
The operating surplus of the company for the financial year amounted to $2,550,731 (2024: $2,340,166 surplus). The company is a not-for-profit entity and is exempt from the payment of income tax.

SHORT AND LONG TERM OBJECTIVES
The company's short and long term objectives are to improve the quality of life for people in need. Specifically, the company serves people with complex health or aged care needs, regardless of their circumstances.

AFTER BALANCE DATE EVENTS
No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the company in future financial years.

FUTURE DEVELOPMENTS
Likely developments in the operations of the company and the expected result of those operations in future financial years have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the company.

ENVIRONMENTAL REGULATION
The company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory.

SWIAA LIMITED
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DIRECTORS' REPORT

MEETINGS OF DIRECTORS

The number of meetings each director was eligible to attend and actually attended during the financial year is summarised as follows:

	Board Meetings		Clinical Governance Meetings	
	Eligible	**Attended**	**Eligible**	**Attended**
Mario Soligo	9	9	-	-
Graziano De Bortoli	9	6	-	-
Charles Joseph Barone	9	6	9	6
Rolando Guiseppe Melosi	9	8	-	-
Salvatore Noiosi	9	6	-	-
Joseph Di Pietrantonio	9	8	-	-
Kay Richards	9	9	9	9
Maria Carlo	9	9	-	-

LIMITATION OF MEMBERS' LIABILITY

The company is registered with the *Australian Charities and Not-for-profits Commission Act 2012* as a company limited by guarantee. If the company is wound up, its Constitution states that each member is required to contribute a maximum of $10 each towards meeting any outstanding obligations of the company. At 30 June 2025 the number of members was 55 and their collective liability was $550.

AUDITOR'S INDEPENDENCE DECLARATION

The auditors' independence declaration for the year ended 30 June 2025 has been received and can be found on the following page.

Signed in accordance with a resolution of the Board of Directors:

Graziano De Bortoli
Chairman

25 September 2025

StewartBrown
Integrity + Quality + Clarity
CHARTERED ACCOUNTANTS

LEVEL 2 / TOWER 1 / 495 VICTORIA AVE
CHATSWOOD NSW 2067 / AUSTRALIA

PO BOX 5515
CHATSWOOD NSW 2057 / AUSTRALIA

TEL: 61 2 9412 3033
FAX: 61 2 9411 3242
EMAIL: INFO@STEWARTBROWN.COM.AU
WEB: WWW.STEWARTBROWN.COM.AU
ABN: 63 271 338 023

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AUDITOR'S INDEPENDENCE DECLARATION UNDER s60-40
OF THE *AUSTRALIAN CHARITIES AND NOT-FOR-PROFITS COMMISSION ACT 2012*
TO THE DIRECTORS OF SWIAA LIMITED

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2025 there have been:

(a) no contraventions of the auditor independence requirements as set out in the *Australian Charities and Not-for-profits Commission Act 2012* in relation to the audit; and

(b) no contraventions of any applicable code of professional conduct in relation to the audit.

StewartBrown

StewartBrown
Chartered Accountants

Justin Weiner
Partner

25 September 2025

Liability limited by a scheme approved under Professional Standards Legislation

SWIAA LIMITED
ABN 35 146 811 181

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2025

	Note	2025 $	2024 $
ASSETS			
Cash and cash equivalents	6	41,847,080	32,675,717
Trade and other receivables	7	886,465	708,729
Financial assets	8	3,000,000	3,000,000
Capital work in progress	9	139,305	7,617
Property, plant and equipment	10	25,051,472	25,304,095
Intangible assets	11	74,966	118,229
TOTAL ASSETS		70,999,288	61,814,387
LIABILITIES			
Trade and other payables	12	740,474	691,223
Refundable loans expected to be paid within 12 months	13	3,048,604	7,397,736
Employee benefits expected to be paid within 12 months	14	1,538,100	1,312,691
Refundable loans expected to be paid after 12 months	13	47,201,074	36,491,919
Employee benefits expected to be paid after 12 months	14	160,991	161,504
TOTAL LIABILITIES		52,689,243	46,055,073
NET ASSETS		**18,310,045**	**15,759,314**
FUNDS			
Accumulated funds		11,210,045	8,659,314
Asset revaluation reserve		7,100,000	7,100,000
TOTAL FUNDS		**18,310,045**	**15,759,314**

SWIAA LIMITED

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 $	2024 $
Revenue	4	20,251,087	18,395,176
Other income	4	-	22,089
		20,251,087	18,417,265
Expenses			
Administration expenses		(917,676)	(947,835)
Depreciation and amortisation	5	(1,120,078)	(995,144)
Catering expense		(603,544)	(563,980)
Laundry and cleaning expense		(766,440)	(726,821)
Repairs and maintenance expense		(333,876)	(332,203)
Resident expenses		(408,823)	(401,688)
Salaries and employee benefits expense		(13,167,510)	(11,708,739)
Utilities		(382,409)	(400,689)
		(17,700,356)	(16,077,099)
Surplus before income tax		2,550,731	2,340,166
Income tax expense		-	-
Surplus for the year		2,550,731	2,340,166
Other comprehensive income		-	-
Total comprehensive income for the year		**2,550,731**	**2,340,166**

The accompanying notes form part of these financial statements

SWIAA LIMITED

STATEMENT OF CHANGES IN FUNDS
FOR THE YEAR ENDED 30 JUNE 2025

	Accumulated Funds	Asset Revaluation Reserve	Total
	$	$	$
Balance at 1 July 2023	6,319,148	7,100,000	13,419,148
Comprehensive income			
Surplus for year	2,340,166	-	2,340,166
Other comprehensive income	-	-	-
Total comprehensive income for the year	2,340,166	-	2,340,166
Balance at 30 June 2024	8,659,314	7,100,000	15,759,314
Balance at 1 July 2024	8,659,314	7,100,000	15,759,314
Comprehensive income			
Surplus for year	2,550,731	-	2,550,731
Other comprehensive income	-	-	-
Total comprehensive income for the year	2,550,731	-	2,550,731
Balance at 30 June 2025	**11,210,045**	**7,100,000**	**18,310,045**

The accompanying notes form part of these financial statements

SWIAA LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 $	2024 $
Cash flows from operating activities			
Receipts from customers and government		18,594,805	17,156,608
Payments to suppliers and employees		(16,707,789)	(15,247,134)
Interest income received		1,273,043	1,225,370
Interest paid		(24,652)	(93,165)
Net cash flows from operating activities		3,135,407	3,041,679
Cash flows from investing activities			
Proceeds from sale of property, plant and equipment		-	50,000
Proceeds from sale of financial assets		270,000	2,439,000
Purchase of financial assets		(270,000)	(339,000)
Purchase of property, plant and equipment - residential		(824,192)	(508,448)
Purchase of property, plant and equipment - other		-	(73,542)
Purchase of capital work in progress - residential		(131,688)	(7,617)
Purchase of intangible assets		-	(39,276)
Net cash flows from investing activities		(955,880)	1,521,117
Cash flows from financing activities			
Proceeds from refundable accommodation deposits		6,096,977	4,719,435
Proceeds from refundable entry contributions		4,340,000	2,889,000
Repayment of refundable accommodation deposits		(2,740,141)	(7,727,263)
Repayment of refundable entry contributions		(705,000)	(1,290,000)
Net cash flows from financing activities		6,991,836	(1,408,828)
Net increase in cash and cash equivalents		9,171,363	3,153,968
Cash and cash equivalents at the beginning of the financial year		32,675,717	29,521,749
Cash and cash equivalents at the end of the financial year	6	**41,847,080**	**32,675,717**

The accompanying notes form part of these financial statements

SWIAA LIMITED

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

Note 1 - Corporate Information

The financial report includes the financial statements and notes of SWIAA Limited (the company). SWIAA Limited is registered as a company limited by guarantee and registered under the provisions of the *Australian Charities and Not-for-profits Commission Act 2012* and is domiciled in Australia.

SWIAA Limited provides residential aged care and retirement living services.

The registered address and principal place of business of the company is:

84-88 Restwell Road
Bossley Park NSW 2176

The financial statements were approved by the Board of Directors on 25 September 2025.

Note 2 - Basis of preparation

Statement of compliance
These general purpose financial statements have been prepared in compliance with the requirements of the *Australian Charities and Not-for-profits Commission Act 2012* and *Australian Accounting Standards - Simplified Disclosures*. The company is a not-for-profit entity for the purposes of preparing these financial statements.

Basis of measurement
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.

Comparatives
Where required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year. Where the company has retrospectively applied an accounting policy, made a retrospective restatement or reclassified items in its financial statements, an additional statement of financial position as at the beginning of the earliest comparative period will be disclosed.

Critical accounting estimates and judgements
The Directors 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 company.

Key estimates
Impairment - general
The Directors assess impairment at the end of each reporting period by evaluation of conditions and events specific to the company that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value-in-use calculations which incorporate various key assumptions.

Estimation of useful lives of assets
The estimation of the useful lives of assets has been based on historical experience as well as manufacturers' warranties (for plant and equipment) and turnover policies (for motor vehicles). In addition, the condition of the assets is assessed at least once per year and considered against the remaining useful life. Adjustments to useful lives are made when considered necessary.

SWIAA LIMITED

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

Note 2 - Basis of preparation (continued)

Critical accounting estimates and judgements (continued)
Key estimates (continued)
Resident entry contributions
The amounts repayable to residents upon their exit from the company's retirement villages changes with time and movements in the value of the underlying property. The amounts that will be deducted from the original amount deposited by the resident are a function of time. The amount that may be added to the original amount deposited by the resident is a function of the movement in the underlying property value. For the purposes of these financial statements, these resident entry contributions have been designated as current liabilities. As a result of this classification the calculation of the amount payable is based on the variables as they stand at balance date.

New and revised standards that are effective for these financial statements
Several amendments and clarifications to Australian Accounting Standards and interpretations are mandatory for the 30 June 2025 reporting period. These include:

- *AASB 2020-1, AASB 2022-6 and AASB 2023-3: Amendments to AASB 101 – Classification of Liabilities as Current or Non-current*
- *AASB 2023-1: Amendments to AASB 7 and 107 – Supplier Finance Arrangements*
- *AASB 2024-1: Amendments to AASB 1060 – Supplier Finance Arrangements: Tier 2 Disclosures*

The application of these amendments and clarifications have not had a material impact on the carrying values of the company's asset, liability or equity balances; nor a material impact on the disclosures in the financial report nor the recognition and measurement of the company's revenue or expenses.

New standards and interpretations not yet adopted
Certain new accounting standards, amendments and interpretations have been published that are not mandatory for 30 June 2025 reporting periods and have not been early adopted by the company. These include:

- *AASB 18 – Presentation and Disclosure in Financial Statements* (applicable for the year ending 30 June 2028)
- *AASB S1 – General Requirements for Disclosure of Sustainability-related Financial Information* (applicable for the year ending 30 June 2026, depending on criteria qualification outcomes)
- *AASB S2 – Climate-related Disclosures* (applicable for the year ending 30 June 2026, depending on criteria qualification outcomes)

It is not expected that *AASB 18, AASB S1* or *AASB S2* will have a material impact on the company in future reporting periods. *AASB S1* and *AASB S2* will only have mandatory application to entities required to report under Chapter 2M of the *Corporations Act 2001* for annual reporting periods commencing on or after 1 July 2025. The company is currently assessing whether there will be any material change to disclosures in financial reporting in future years as a consequence of sustainability reporting requirements. As at the date of this financial report *AASB S1* and *AASB S2* do not have mandatory application to the company as the company prepares its financial report under the *Australian Charities and Not-for-profits Commission Act 2012* financial reporting framework.

Presentation of Statement of Financial Position on a liquidity basis
The Directors have taken the view that in complying with the requirements of AASBs, the treatment of refundable loans (accommodation bonds, refundable accommodation deposits and entry contributions) as current liabilities does not reflect the true liquidity of the company as these liabilities are not likely to be repaid in the next 12 months.

Accordingly, in the current year the Directors have chosen to present its statement of financial position under the liquidity presentation method (*AASB 101 Presentation of Financial Statements*) on the basis that it presents a more reliable and relevant view.

SWIAA LIMITED

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

Note 3 - Accounting policies

The material accounting policies adopted in the preparation of the financial report are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Income tax
SWIAA Limited is a not-for-profit Charity & Public Benevolent Institution and is exempt from income tax under Division 50 of the *Income Tax Assessment Act 1997*.

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.

Revenue recognition
Amounts disclosed as revenue are net of returns, trade allowances and duties and taxes including goods and services tax (GST). Revenue is recognised for the major business activities as follows:

Resident fees, daily accommodation payments and recurrent government subsidies
Revenue from residents' fees, daily accommodation payments and related government subsidies are recognised on a proportional basis to take account of the delivery of service to or occupancy by residents.

Grants, donations and bequests
Revenue arising from the contribution of an asset (including cash) is recognised when the following conditions have been satisfied:

(a) the company obtains control of the contribution or the right to receive the contribution;
(b) it is probable that the economic benefits comprising the contribution will flow to the company; and
(c) the amount of the contribution can be measured reliably at the fair value of the consideration received.

Interest
Revenue from interest is recognised on an accrual's basis.

Retentions from entry contributions
The retention income earned from resident entry contributions is recognised as revenue as the company becomes entitled to receive the retention under the terms of the resident agreement.

Cash and cash equivalents
Cash and cash equivalents include cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of twelve months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

Note 3 - Accounting policies (continued)

Trade receivables

With respect to resident fees, trade receivables are recognised when residents are billed for accommodation fees in advance. For all other sources of recurrent income, trade receivables are recognised initially at fair value and subsequently measured at amortised cost, less a provision for impairment. Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off. A provision for impairment is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables.

Property, plant and equipment

Recognition and measurement

Each class of property, plant and equipment other than land is carried at cost less, where applicable, any accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment. Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the statement of profit or loss and other comprehensive income. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

Recognition and measurement

Land is carried at valuation and each class of property, plant and equipment carried at cost less, where applicable, any accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment. Gains and losses on disposals are determined by comparing proceeds

Subsequent 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 company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the statement of profit or loss and other comprehensive income during the financial period in which they are incurred.

Depreciation and amortisation

The depreciable amount of all property, plant and equipment including capitalised lease assets, but excluding freehold land, is depreciated on a straight line basis over the asset's useful life to the company commencing from the time the asset is held ready for use.

The depreciation effective life used for each class of depreciable assets are:

Buildings	40 years
Plant and Equipment	5 to 10 years
Motor Vehicles	10 years
Fixture and Fittings	10 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Intangible assets

Software

Software has a finite useful life and is carried at cost less accumulated amortisation and impairment losses. Amortisation is calculated using the straight-line method to allocate the cost of the software over its estimated useful life of three years.

SWIAA LIMITED

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

Note 3 - Accounting policies (continued)

Financial instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions to the instrument. For financial assets this is equivalent to the date that the company commits itself to either purchase or sell the asset. Financial instruments are initially measured at fair value plus transactions costs except where the instrument is classified "at fair value through profit or loss" in which case transaction costs are expensed to profit or loss immediately.

Trade receivables are initially measured at the transaction price if the trade receivables do not contain a significant financing component.

Impairment of assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are compared at the lowest levels for which there are separately identifiable cash flows (cash generating units).

Impairment losses are reversed when there is an indication that the impairment loss may no longer exist and there has been a change in the estimate used to determine the recoverable amount.

Trade and other payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the company during the reporting period, which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability. The carrying amount of trade and other payables is deemed to reflect fair value.

Employee benefits

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

Provisions

Provisions are recognised when the company 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 recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Refundable entry contributions

Refundable entry contributions are received from clients of self-care villages, and they are non-interest bearing and the net amount is repayable upon departure or transfer. Refundable entry contributions are measured at the principal amount net of any retentions, or any other amounts deducted from the contribution at the election of the resident, plus the resident's share of the capital gains (if any) based on the market value of the underlying property at balance date.

Note 3 - Accounting policies (continued)

Refundable entry contributions (continued)
History shows that on average a resident in a retirement village will stay for between 6 and 12 years. The repayment of contributions to clients including capital gains and net of any retention will be funded largely by contributions from incoming clients.

Borrowings
Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit or loss and other comprehensive income over the period of the borrowings using the effective interest method. Fees paid on the establishment of the loan facilities are recognised in the statement of profit or loss and other comprehensive income when they are incurred.

Refundable accommodation deposits
Refundable accommodation deposits (RADs) are non-interest bearing deposits made by aged care facility clients to the company upon their admission. Refundable accommodation deposits are measured at their principal amount less any other amounts deducted from the deposit at the election of the resident.

Fair value of assets and liabilities
The company 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 company 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 company 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.

The fair value of liabilities and the company's own equity instruments (excluding those related to share-based payment arrangements) 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.

SWIAA LIMITED

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

	2025 $	2024 $
Note 4 - Revenue		
Operating revenue		
Government subsidies and recurrent grants	14,272,981	12,851,165
Government support - *COVID-19*	-	246,957
Resident and client fees and charges	2,841,771	2,686,020
Daily accommodation payments	488,939	406,501
Retentions from entry contributions	553,100	363,800
	18,156,791	16,554,443
Other revenue		
Interest income - term deposits	1,750,209	1,416,023
Interest income - financial assets	273,067	339,000
Other revenue	71,020	85,710
	2,094,296	1,840,733
Total revenue	20,251,087	18,395,176
Other income		
Gain on disposal of property, plant and equipment	-	22,089
Total other income	-	22,089
Total revenue and other income	20,251,087	18,417,265
Note 5 - Expenses		
Depreciation and amortisation	1,120,078	995,144
Finance costs - interest paid	24,652	93,165
Note 6 - Cash and cash equivalents		
Cash at bank and on hand	4,547,082	3,648,609
Term deposits	37,299,998	29,027,108
Total cash and cash equivalents	41,847,080	32,675,717
Note 7 - Trade and other receivables		
Expected to be settled within 12 months		
Trade receivables	6,052	42,627
Other receivables	791,559	563,465
Prepayments	88,854	102,637
Total trade and other receivables	886,465	708,729
Note 8 - Financial assets		
Expected to be settled within 12 months		
Financial assets at fair value through profit and loss		
Loan - secured	3,000,000	3,000,000
Total financial assets	3,000,000	3,000,000
Movements in carrying amount		
Opening net carrying amount	3,000,000	5,100,000
Additions	270,000	339,000
Disposals	(270,000)	(2,439,000)
Closing net carrying amount	3,000,000	3,000,000

SWIAA LIMITED

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

	2025	2024
	$	$
Note 9 - Capital work in progress		
Residential		
Cost	139,305	7,617
Total capital work in progress	139,305	7,617
Movements in carrying amounts		
Opening net carrying amount	7,617	-
Additions	131,688	7,617
Closing net carrying amount	139,305	7,617

Note 10 - Property, plant and equipment

	Land	Buildings	Equipment and Fittings	Motor Vehicles	Total
	$	$	$	$	$
At 30 June 2024					
Cost	-	27,299,847	2,311,823	129,202	29,740,872
Fair value	7,100,000	-	-	-	7,100,000
Accumulated depreciation	-	(10,393,487)	(1,090,521)	(52,769)	(11,536,777)
Net carrying amount	7,100,000	16,906,360	1,221,302	76,433	25,304,095
Movements in carrying amounts					
Opening net carrying amount	7,100,000	16,906,360	1,221,302	76,433	25,304,095
Additions - residential	-	-	824,192	-	824,192
Depreciation charge for the year	-	(680,963)	(383,289)	(12,563)	(1,076,815)
Closing net carrying amount	7,100,000	16,225,397	1,662,205	63,870	25,051,472
At 30 June 2025					
Cost	-	27,299,847	3,131,324	129,202	30,560,373
Fair value	7,100,000	-	-	-	7,100,000
Accumulated depreciation	-	(11,074,450)	(1,469,119)	(65,332)	(12,608,901)
Net carrying amount	7,100,000	16,225,397	1,662,205	63,870	25,051,472

Security

The Directors' valuation for land as at 30 June 2025 is based on an independent valuation undertaken by David Nelson Partners Australia dated 31 July 2020.

	2025	2024
	$	$
Note 11 - Intangible assets		
Software		
Cost	430,433	430,433
Accumulated amortisation	(355,467)	(312,204)
Net carrying amount	74,966	118,229
Movements in carrying amounts		
Opening net carrying amount	118,229	117,642
Additions	-	39,276
Amortisation charge for the year	(43,263)	(38,689)
Closing net carrying amount	74,966	118,229

SWIAA LIMITED

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

	2025 $	2024 $
Note 12 - Trade and other payables		
Expected to be settled within 12 months		
Trade payables	340,330	349,858
Accrued expenses	341,226	300,021
Other payables	58,918	41,344
Total trade and other payables	740,474	691,223
Note 13 - Refundable loans		
Expected to be settled within 12 months		
Refundable accommodation deposits	2,423,439	6,268,486
Refundable entry contributions	625,165	1,129,250
	3,048,604	7,397,736
Expected to be settled after 12 months		
Refundable accommodation deposits	32,197,114	25,073,944
Refundable entry contributions	15,003,960	11,417,975
	47,201,074	36,491,919
Total refundable loans	50,249,678	43,889,655
Movement in refundable accommodation deposits		
Opening net carrying amount	31,342,430	34,385,784
RADs received	6,096,977	4,719,435
Allowable deductions	(78,713)	(35,526)
RADs refunded	(2,740,141)	(7,727,263)
Closing net carrying amount	34,620,553	31,342,430
Movement in refundable entry contributions		
Opening net carrying amount	12,547,225	11,312,025
Contributions received	4,340,000	2,889,000
Retention/interest from contributions	(553,100)	(363,800)
Contributions refunded	(705,000)	(1,290,000)
Closing net carrying amount	15,629,125	12,547,225

Terms and conditions

Refundable accommodation deposits and accommodation bonds (loans) are repayable on the following basis:-

(i) If the resident gives notice more than 14 days prior to departure then the loan is payable on the date of departure;

(ii) If the resident gives notice less than 14 days prior to departure the loan is payable within 14 days after notice is given;

(iii) If the resident gives no notice the loan is repayable 14 days after departure; and

(iv) If the resident dies, the loan is repayable within 14 days from the date that notice is received of the granting of probate or letters of administration.

Refundable entry contributions are non-interest bearing and have an maximum repayment term of 6 months on departure.

SWIAA LIMITED

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

	2025 $	2024 $
Note 14 - Employee benefits		
Expected to be settled within 12 months		
Annual leave	1,114,647	928,109
Long service leave	423,453	384,582
	1,538,100	1,312,691
Expected to be settled after 12 months		
Long service leave	160,991	161,504
	160,991	161,504
Total employee benefits	1,699,091	1,474,195

Note 15 - Key management personnel

Remuneration of key management personnel

The aggregate amount of compensation paid to members of key management personnel during the year was:	1,117,305	951,326

Note 16 - Auditor's remuneration

Fees paid to StewartBrown, Chartered Accountants:		
Audit of the financial report	23,500	22,300
Preparation of the financial report	3,100	2,900
Other advisory services	12,000	4,485
Total auditor's remuneration	38,600	29,685

Note 17 - Related party transactions

During the year the company paid $Nil (2024: $3,891) for pharmaceutical supplies to a pharmacy in which Mr Charles Barone, a Director has a financial interest. The pharmaceutical supplies were provided on normal commercial terms and conditions.

Note 18 - Limitation of members' liability

The company is registered as a company limited by guarantee, and in accordance with the constitution the liability of members in the event of the company being wound up would not exceed $10 per member. At 30 June 2025 the number of members of this company was 55 (2024: 87).

Note 19 - Economic dependency

The Directors consider that the company is economically dependent on revenue received from the Australian Government Department of Health, Disability and Ageing with respect to its residential aged care facilities and community care programs. The Directors believe that this revenue will continue to be made available to the region for the foreseeable future.

The total amount of recurrent government funding received during the financial year was $14,272,981 (2024: $12,851,165) and this represented 70.5% of total revenues (2024: 69.9%).

Note 20 - Events occurring after balance date

No material events have occurred after balance date.

SWIAA LIMITED
ABN 35 146 811 181

FINANCIAL REPORT - 30 JUNE 2025

DIRECTORS' DECLARATION

The Directors of SWIAA Limited declare that:

1. The financial statements, which comprises the statement of financial position as at 30 June 2025, and the statement of profit or loss and other comprehensive income, statement of changes in funds and statement of cash flows for the year ended on that date, and notes to the financial statements, including material accounting policy information, are in accordance with the *Australian Charities and Not-for-profits Commission Act 2012* and:

   (a) comply with *Australian Accounting Standards - Simplified Disclosures* (including Australian Accounting Interpretations) and the *Australian Charities and Not-for-profits Commission Regulations 2022*; and

   (b) give a true and fair view of the financial position as at 30 June 2025 and of the performance for the year ended on that date of the company.

2. In the opinion of the Directors, there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Board of Directors:

Graziano De Bortoli
Chairman

25 September 2025

StewartBrown
Integrity + Quality + Clarity
CHARTERED ACCOUNTANTS

LEVEL 2 / TOWER 1 / 495 VICTORIA AVE
CHATSWOOD NSW 2067 / AUSTRALIA

PO BOX 5515
CHATSWOOD NSW 2057 / AUSTRALIA

TEL: 61 2 9412 3033
FAX: 61 2 9411 3242
EMAIL: INFO@STEWARTBROWN.COM.AU
WEB: WWW.STEWARTBROWN.COM.AU
ABN: 63 271 338 023

SWIAA LIMITED
ABN 35 146 811 181

FINANCIAL REPORT - 30 JUNE 2025

INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF SWIAA LIMITED

Opinion

We have audited the financial report of SWIAA Limited which comprises the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, the statement of changes in funds and 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 SWIAA Limited is in accordance with the *Australian Charities and Not-for-profits Commission Act 2012*, including:

a) giving a true and fair view of the company's financial position as at 30 June 2025 and of its financial performance for the year then ended, and

b) complying with *Australian Accounting Standards - Simplified Disclosures* and the *Australian Charities and Not-for-profits Commission Regulations 2022*.

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 Responsibility for the Audit of the Financial Report* section of our report. We are independent of the company in accordance with the auditor independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Australian Charities and Not-for-profits Commission Act 2012*, which has been given to the Directors of the company, would be in the same terms if given to the Directors as at the time of this auditor's report.

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

Directors' Responsibility for the Financial Report

The Directors of the company are responsible for the preparation of the financial report that gives a true and fair view in accordance with *Australian Accounting Standards - Simplified Disclosures* and the *Australian Charities and Not-for-profits Commission Act 2012* and for such internal control as the Directors determine is necessary to enable the preparation of a financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the company'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 company or to cease operations, or have no realistic alternative but to do so.

The Directors are responsible for overseeing the company's financial reporting process.

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SWIAA LIMITED
ABN 35 146 811 181

FINANCIAL REPORT - 30 JUNE 2025

INDEPENDENT AUDITOR'S REPORT
TO THE DIRECTORS OF SWIAA LIMITED

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* and the website address is http://www.auasb.gov.au/Home.aspx.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

StewartBrown

StewartBrown
Chartered Accountants

Justin Weiner
Partner

25 September 2025

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