2026 Campbelltown Catholic Club

ANNUAL REPORT

Living the good life together

Campbelltown Catholic Club
Est. 1968

Board Of Directors

Left to right: David McDonald (President), Peter Crittenden, Peter Meadows, Julie Puckrin, Steve Carter, Michelle Muscat, Andrew Stapleton, Michelle McKinnon, Timothy Knapp.

Introducing Michelle Muscat

Following the retirement of long-serving Director David Olsson, the Board appointed Michelle Muscat to fill the resulting casual vacancy.

Michelle brings more than 24 years of experience in public practice, working with a diverse range of clients including privately owned businesses, licensed clubs and listed companies. A Partner at Flegg Kehlet Wagner since 2020, she is highly regarded for her expertise in accounting, taxation and strategic business advice, helping organisations achieve their financial and operational objectives. Michelle holds a Bachelor of Business (Accounting) and is a Chartered Accountant, Certified Practising Accountant, Registered Tax Agent, Associate of The Tax Institute of Australia and a Justice of the Peace.

A lifelong member of the Macarthur community, Michelle attended local Catholic schools and remains actively involved in the region through her family and community commitments. Her strong professional credentials, community focus and commitment to service make her a valuable addition to the Campbelltown Catholic Club Board as the Club continues to strengthen its position as a leading community organisation in South Western Sydney.

Michelle Muscat

A Legacy of Leadership

Honouring David Olsson

After more than 25 years of dedicated service to Campbelltown Catholic Club, David Olsson concluded his tenure on the Board in March 2026, leaving behind a remarkable legacy of leadership, vision, and community commitment. He joined the Board in April 2000 and served as Chairman from April 2005 until November 2021, making him one of the Club's longest-serving and most influential leaders.

Throughout his 16 years as Chairman, David guided the Club through some of the most significant periods in its history. His leadership helped shape the Club's growth, resilience, and long-term success. Under his stewardship, the Club delivered transformational projects including the development of the award-winning Rydges Campbelltown and The Cube Convention & Entertainment Centre, investments that enhanced the Club's reputation as a premier destination for entertainment, accommodation, conferences, and community events.

David's tenure also coincided with major economic and social challenges. He played a pivotal role in steering the organisation through the Global Financial Crisis and later the unprecedented impacts of the COVID-19 pandemic.

Beyond the Chairmanship, David made an extensive contribution through his service on a number of key governance and community-focused committees. These included the Audit Risk and Compliance Committee, Remuneration Committee, Community Engagement Committee, Disciplinary Committee, and School Liaison Committee. His involvement across these areas reflected both his diligence as a director and his genuine commitment to ensuring the Club remained a responsible and valued community organisation.

Those who worked alongside David will remember him not only for his strategic leadership, but also for his integrity, humility, and deep connection to the local community. He consistently championed initiatives that strengthened community partnerships, supported local organisations, and reinforced the Club's role as a force for good throughout Macarthur and South West Sydney.

The Board, leadership team, employees, members, and wider community extend their sincere gratitude to David for his outstanding service and dedication. His contribution has left an enduring mark on Campbelltown Catholic Club, and the benefits of his leadership will continue to be felt for many years to come.

Thank you, David, for your vision, commitment, and unwavering service to our Club and community.

David Olsson

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The Year in Review

The 2025–26 financial year has been a period of significant achievement, strategic resilience, and deepened community focus for the Campbelltown Catholic Club. Navigating a complex economic landscape, the Club delivered a net profit after tax of $2.78 million, with total revenue reaching an impressive $77.6 million. While this financial result is acceptable, it reflects the undeniable impact of prevailing economic headwinds and widespread cost-of-living pressures affecting our members and the broader community.

Operationally, our diverse portfolio anchored this stability. Rydges Hotel performed exceptionally well, capitalising on existing and ongoing contracted business alongside excellent conference and event activity, while the Club's Food and Beverage operations remained a popular focal point for social connection. Despite these successes, systemic cost pressures continue to be felt across the business, particularly in escalating labour costs, rising energy tariffs, and increased insurance premiums. In response, we have focused heavily on operational efficiencies without compromising on value. Significant investment continues to be directed towards member promotions, tailored discounts, and high-quality free entertainment. We believe that supporting our members with accessible, premium experiences is more important now than ever.

True to our core mission, our financial solidity directly empowers our community contribution. This year, the Club proudly provided $1,150,628 in substantial financial assistance to numerous local organisations, championing Catholic education, grassroots sport, and charitable initiatives across the region. Underpinning this ongoing support is a robust balance sheet. With total assets of $154.6 million and members' equity standing at $143.4 million, our long-term financial stability remains uncompromised, giving us the clear capacity to invest confidently in future projects.

The definitive milestone of the year was the official commencement of construction on the Siquilla Retirement Residences, marking a huge leap forward in the Club's income diversity strategy. Following a highly successful sales launch in October 2025, Taylor Construction Group Pty Limited secured the project as builders through a competitive tender process in December 2025. Workers mobilised onsite in March of this year, and we anticipate full structural completion by mid-2028. ANZ Bank has provided the secure developer financing for this substantial capital investment, which forms part of a broader suite of facilities detailed in our financial statements.

Market response to this well conceived and designed project has been extraordinary. At the date of this report, 60 out of 92 available contracts have already been exchanged. Beyond our immediate membership, Siquilla is drawing high praise from government bodies and housing agencies. They recognize the development as a premier model for much-needed retirement housing—a benchmark being closely monitored for replication across the sector. Upon completion, Siquilla will fundamentally enhance our property holdings and further solidify our balance sheet.

The Board's strategic vision, of which Siquilla is the latest instalment, is dynamic and regularly reviewed to ensure we evolve alongside our community. We measure our ultimate success not just by balance sheets, but by member feedback, daily patronage, and local impact. We extend our sincere thanks to every member for your loyalty and engagement. Together, we are building a vibrant, inclusive, and prosperous future for the Macarthur community.

David McDonald
President

Michael Lavorato
CEO

Our People

Every day, our people bring the Club to life — welcoming our members and guests, creating memorable moments and making a meaningful contribution to the community we serve.

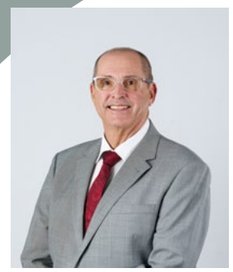
This year, we continued to invest in the leadership, capability and opportunities that enable our people to do their best work.

Strengthening Our Leadership

As our organisation has grown across multiple businesses, venues and services, our leadership structure has needed to evolve with it. A key step was the establishment of a new Executive Leadership Team (ELT).

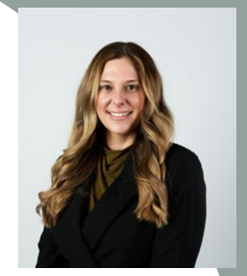
The ELT brings together leaders with diverse expertise to provide clearer executive accountability, translate the Board's strategic direction into action and keep our people and operations aligned to our vision, mission and values.

Our Executive Leadership Team



Michael Lavorato
Chief Executive Officer

Leigh Brassil
Chief Operating Officer



Nicole Reilly
Chief People Officer

Roger Cubitt
Chief Financial Officer

Graeme Derrig
Chief Marketing Officer

Melissa De Bono
General Manager
Rydges Campbelltown

Our Workforce

Our workforce reflects a broad mix of experience, backgrounds, ages and career stages.

For some, the Club is their first opportunity to enter the workforce, build confidence and develop valuable skills. For others, it is a place to build a long-term career across hospitality, customer service, operations, leadership and our broader businesses. We are also proud of our many long-serving employees, whose knowledge, experience and connection to the Club make an invaluable contribution.

Our People at a Glance

- **451 employees**
- **59% female | 41% male**
- **51% permanent | 49% casual**
- **6 years** average length of service
- **1 in 5** employees have 10+ years of service
- **14 employees** have 25+ years of service
- **39 years** average employee age
- **22%** of our people are under 25

Growing Our People

Creating opportunities for our people to learn, develop and grow remained an important focus this year. Through our partnership with the Australian Institute of Management (AIM), employees have access to high-quality professional development that builds practical skills, confidence and leadership capability.

Beyond formal training, we are strengthening development pathways, clarifying the capabilities required across our roles and supporting meaningful conversations about strengths, aspirations and future opportunities. Together, we're building a culture of continuous learning that encourages our people to keep improving and raising the standard of what we deliver.

Our ambition is to bring the Clubs vision to life in everything we do - to live the good life together with our community.

Who We Are

Changing community for good

> Campbelltown Catholic Club exists to provide a place where people can connect, belong and thrive

For over 60 years, Campbelltown Catholic Club has been a place where people come together to connect, celebrate and support one another. While our facilities, services and programs have evolved over time, the reason we exist remains constant: to strengthen our community and enrich the lives of the people we serve.

In 2026, our Board undertook a significant strategic workshop to reaffirm the Club's purpose and define the values that will guide our future. From that process emerged a clear and enduring understanding of who we are as an organisation: a community-focused organisation built on the foundations of faith, service, wellbeing and belonging, committed to creating positive experiences and meaningful outcomes for the people of the Macarthur region.

At the heart of our organisation is a simple but powerful purpose:
Campbelltown Catholic Club exists to provide a place where people can connect, belong and thrive

This purpose extends far beyond providing venues, entertainment and hospitality. It reflects our commitment to bringing families, friends and communities together through shared experiences, recreation, support services and social connection. It is evident in the welcoming spaces we create, the partnerships we forge, and the investments we make back into our community.

What We Offer

More ways to enjoy life in Macarthur

We create more ways for people to connect, participate and enjoy life in Macarthur.

Campbelltown Catholic Club has grown into a diverse group of venues, experiences and services spanning hospitality, entertainment, accommodation, fitness, wellness and recreation. Each part of our Group brings people together in a different way. By continuing to invest and evolve, we can respond to the changing needs of our community and ensure our venues remain welcoming, relevant and ready to serve the growing Macarthur region.

As a purpose-driven organisation, the success of our businesses allows us to reinvest in our facilities, our people and the community we have served since 1968.

Let's live the good life together.

Campbelltown Catholic Club

The heart of our Group

As our original and largest venue, Campbelltown Catholic Club remains at the heart of our Group and our vision to bring people together. The opening of Jude's Café, Bar and Brasserie in March 2026 introduced a new all-day dining experience, complementing the everyday family dining of Harvest Bistro and the distinctive shared dining of Kyūbi Modern Asian Dining. Together, they give members and guests more choice and more reasons to enjoy time at the Club.

In the coming year, we will continue to create new spaces and experiences that appeal to a wider range of people across our region, giving more people a place to connect, belong and enjoy life together locally.

The Cube

Bringing people together through entertainment and events

The Cube brings leading live entertainment and major events to the heart of Campbelltown, giving our community access to memorable experiences close to home. During 2026 The Cube played host to over 30 acts including entertainment icons, The Wiggles, Casey Donovan, Ahn Do and Jimeoin.

Campbelltown Bowling Club

Connecting neighbours and generations

For more than 100 years, Campbelltown Bowling Club has provided a welcoming place for the local community to come together. Its rich history continues today, connecting neighbours and generations through bowls, hospitality and a shared sense of belonging.

Aquafit and Hakea Wellness

Supporting healthier lives

Since opening in 2004, Aquafit has become a trusted part of the community, helping people of all ages and abilities stay active and look after their health.

We extended this commitment in June 2025 with the opening of Hakea Wellness. Bringing together Reformer Pilates, saunas and contrast therapy, Hakea responds to growing interest in movement, recovery and balance. Together, Aquafit and Hakea support lifelong wellbeing across our community.

Rydges Campbelltown

Welcoming people to our region

Located within our precinct, Rydges Campbelltown supports the region's growing visitor and business needs through quality accommodation, dining and flexible spaces for conferences, weddings and social events.

Its connection with the Club, The Cube and the wider precinct creates a convenient destination where guests can experience more of what Macarthur has to offer.

Campbelltown Golf Club and The Bays

A local favourite, ready to be discovered

Tucked away in Glen Alpine, Campbelltown Golf Club is a much-loved local venue with spectacular views across the lake and course.

In October 2025, the expanded terrace and opening of The Bays brought new energy to the Club. Featuring four Trackman-powered golf simulators, The Bays was created in response to growing demand for more flexible and social ways to enjoy golf. Alongside it, the refreshed terrace offers a beautiful setting for a relaxed meal or sunset drink, proving you do not need to be a golfer to enjoy everything the Golf Club has to offer.

What's Ahead

Siquilla Retirement Residences

All images are for illustrative purposes only

Feel Good Retirement.

Every residence at Siquilla comes with these amazing amenities...

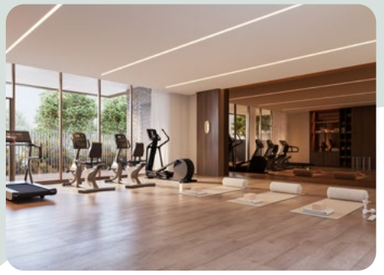
SIQUILLA Retirement Residences

Lounge

Library

Private dining room

Games room



Gym

Cinema

Move in Mid 2028

Siquilla Retirement Residences is being developed by the Club to provide feel good retirement for the local community. With 92 residences offering a range of two and three bedroom apartments, including a selection of penthouses, plus extensive well-considered amenities for the enjoyment of residents, the development was officially launched at an event held at The Cube in October 2025 with great interest.

Designed by well-renowned architects, Studio.SC, the extent of design considerations being brought to life in Siquilla have been very well received with over two thirds of the apartments already secured.

Construction by Taylors commenced in March 2026 with the first Turning of the Soil also attended by the future residents who participated in this milestone moment.

Supported by Brand Partners and Centurion Group, the Club is committed to providing this fabulous development within our prime precinct in the heart of Campbelltown.

Turning of the Soil (Thursday 30 April 2026)

Why We Do What We Do

At Campbelltown Catholic Club, our purpose extends far beyond our venues. We exist to provide a place where people can connect, belong and thrive, bringing families, friends and communities together through shared experiences and meaningful support. Guided by our values of community, service, wellbeing and stewardship, we believe that the success of our Club should create lasting benefits for the people and organisations that make the Macarthur region such a special place to live.

Every meal enjoyed, event attended and membership renewed helps strengthen our ability to invest back into the community. Supporting local charities, schools, sporting organisations, community groups, health initiatives and those facing hardship is not simply something we do. It is at the heart of why we exist.

This year, Campbelltown Catholic Club contributed **$1,150,628** to community organisations and causes across our region, including 21 ClubGRANT Category 1 recipients, affiliated sporting Clubs and local schools. This extraordinary contribution has taken our cumulative community investment to **more than $38.6 million**, reflecting decades of commitment to improving lives, creating opportunities and helping our community thrive.

These pages celebrate just some of the organisations, programs and individuals whose work has been made possible through that support. Together, we are building a stronger, more connected and more compassionate community for current and future generations.

Total donations now stand at over $38 million

Supporting the Next Generation of Local Sporting Talent

In May 2026, Campbelltown Catholic Club proudly announced a major partnership with the South West Sydney Academy of Sport, reinforcing our commitment to investing in local young people and creating opportunities for future success. As the Academy's Major Partner, the Club is helping support talented athletes from across South West Sydney through access to elite coaching, performance services, education and wellbeing programs. The partnership reflects the strong alignment between our organisations, with both dedicated to developing potential, fostering excellence and strengthening pathways for local athletes to achieve their sporting ambitions. Beyond sport, the sponsorship represents a broader investment in the health, wellbeing and future of our community.

Gotcha4Life Mentally Fit Schools Program

Campbelltown Catholic Club is proud to support Gotcha4Life's Mentally Fit Schools Program, helping to build resilience, emotional wellbeing and social connection among young people across the Campbelltown region. Through ClubGRANTS funding, five local primary schools are participating in the second year of this evidence-based initiative, embedding mental fitness into everyday school life and equipping students, teachers and families with the skills to better navigate life's challenges. By strengthening help-seeking behaviours, fostering peer support and empowering students to become mental fitness leaders, the program is creating lasting positive change and helping young people thrive both in the classroom and beyond.

Funding supported five local schools: Mary Immaculate Eagle Vale, Campbelltown East Public School, Ambarvale Public School, Robert Townson Public School and Holy Family Catholic Primary School, Ingleburn.

Vinnies Van Outreach Program

As cost-of-living pressures continue to impact families across the Macarthur region, an increasing number of people are finding themselves experiencing hardship, housing insecurity and homelessness. Campbelltown Catholic Club is proud to support the Vinnies Van Outreach Program, a vital frontline service providing practical assistance and compassionate support to some of our community's most vulnerable people. Operating across Campbelltown, Macquarie Fields, Claymore and Tahmoor, the service has supported more than 5,000 individuals and families this year through the provision of meals, fresh food, toiletries, blankets and other essential items. Our funding helps strengthen the partnership between the Vinnies Van and the Nagle Centre, creating a more integrated support network that connects people not only with immediate relief, but also with longer-term services, social connection and pathways to a more stable future. For many, the Vinnies Van is more than a meal or a warm drink, it is a lifeline delivered with dignity, care and hope

Escabags

Domestic and family violence continues to be one of Australia's most significant social challenges, affecting individuals and families in every community, including our own. Campbelltown Catholic Club is proud to support Escabags, an organisation that provides practical and immediate assistance to people escaping domestic violence by supplying bags filled with essential everyday items, offering comfort, dignity and hope at a time of crisis. Beyond financial assistance through ClubGRANTS, our support is also hands-on, with Club staff regularly volunteering their time to help pack escape bags for distribution across the community. By partnering with Escabags, we are helping ensure that people fleeing unsafe situations receive the practical support they need while taking their first steps towards safety, independence and a brighter future.

Supporting Sport, Recreation and Community Connection

Campbelltown Catholic Club proudly supports 12 affiliated sporting and social clubs, helping to create opportunities for people of all ages to participate, connect and thrive within our community. Through financial assistance totalling $79,250, the Club helps sustain grassroots sport across a diverse range of activities including hockey, cricket, cycling, rugby league, soccer, netball and golf, supporting both junior and senior participants.

Our commitment extends beyond the sporting field, with support also provided to valued community organisations such as the Bridge Club, Campbelltown Camden District Band and the Over 50's Social Club. Together, these groups enrich community life by fostering friendship, recreation, wellbeing and a sense of belonging. Through this ongoing support, we continue to strengthen the social fabric of the Macarthur region and help ensure local clubs and community groups remain vibrant and accessible for future generations.

ClubGRANTS Category 1 Donations

$20,000
Escabags
Essential items supporting victims/ survivors escaping Domestic Violence.

$50,000
Youth Solutions - Health Pro+
Upskilling emerging health, medical, youth and community service professionals to better support young people around drug, alcohol and related wellbeing concerns.

$33,234
Be Unstoppable Foundation Ltd
Provides positive mental health for families.

$200,000
Catholic Care Wollongong
Keeping Kids Connected - Wellbeing program for Catholic Schools in Macarthur.

$25,000
Kids Of Macarthur Health Foundation
Enhancing care for kids: Vital equipment for Campbelltown Hospital.

$4,000
Mount Gilead Support Group
Mount Gilead Estate Support Group Inc.

$4,320
Empower Golf
Provides inclusive and accessible golf clinics that help people with disabilities through sport.

$16,000
St Vincent De Paul Society NSW
South West Sydney Vinnies Van, providing mobile outreach, food and practical support to people experiencing hardship across South West Sydney.

$7,392
The Shepherd Centre - For Deaf Children
Empowered Parents, Connected Kids, counselling support & development.

$6,203
Road Safety Education
Reducing financial barriers for local schools to access Ryda Road Safety Program.

$75,000
Mater Dei
NextPath Wivenhoe Laundry Upgrade: Building Pathways to Employment.

$12,000
Beyond The Badge
A career transition program for injured first responders.

$20,000
Morris Childrens Fund
Music Therapy for children with multiple disabilities at Mary Brooksbank.

$20,000
Gotcha4Life
Mentally Fit Schools - supporting students with practical tools and resources.

$8,890
Miracle Babies Foundation
Campbelltown Nurture Group - Supporting Families of Premature and Sick Babies.

$10,000
DV Safe Phone
Connected for safety. Campbelltown Safe Phone Project.

$10,000
Oz Harvest
Campbelltown Food Rescue.

$20,000
Youth Off The Streets
Youth Justice Program.

$8,375
Epilepsy Action Group
Campbelltown SAFE Supports Seizure Awareness For Equity.

$5,000
The Fathering Project
Strong Fathers, Stronger Communities - Campbelltown Region.

$5,968
Autism Spectrum Australia (Aspect)
STEM resources for students on the Autism Spectrum/Campbelltown.

Campbelltown Catholic Club
Est. 1968

ACN 000 504 110

2026 Notice of Annual General Meeting

Notice is hereby given that the Sixty First Annual General Meeting of the Campbelltown Catholic Club Limited ACN 000 504 110 will be held at the Club's premises, 20-22 Camden Road, Campbelltown on Wednesday 4 November 2026 at 7.00pm.

Notice is also given that nominations for the office of Director must be delivered to the Chief Executive Officer by no later than 8.00pm on 20 October 2026.

A detailed notice about the nomination process is on the Club's notice board and on the Club's website.

Business of Annual General Meeting

1. Minutes

To confirm the Minutes of the Sixtieth Annual General Meeting held on 5 November 2025.

2. Annual Reports

To receive and consider

- the report of the Board of Directors for the year ended 30th June 2026;

- the Financial Report, including the Income Statement, Balance Sheet, Statement of Cash Flows and Statement of Changes in Equity for the year ended 30th June 2026;

- the Auditor's Report on the Financial Report for the year ended 30th June 2026.

Note to Members
In order to provide an informed and properly researched response, members are requested to lodge questions in respect of the financial statements to the Chief Executive Officer (preferably in writing) 7 days prior to the Annual General Meeting.

3. Election of Directors

A. To elect three (3) Directors to hold office for a period of three (3) years.

Note to Members
Social (Non-Catholic) members as well as General (Catholic) members are entitled to vote in the election for directors. However, Social members have no other voting rights and are not entitled to stand for election to the Board of the Club.

The Club Constitution provides for a three year term for Directors on a rotating basis. This is known as the "triennial rule". To achieve this, since 2009 the total number of Directors has been divided into three groups. The number of Directors in each group has to be equal in number or as nearly as practicable equal in number.

At each Annual General Meeting, the terms of office of the group of Directors that was last elected at the Annual General Meeting three years earlier come to an end.

Under the rotation system, the terms of office of Directors in Group 2 come to an end at this year's Annual General Meeting and nominations are called for these positions.

If more than three nominations for Group 2 Directors are received by the close of nominations (8:00pm on 20 October 2026), an election by ballot will be conducted. Those three Directors who are declared elected will hold office for three years.

B. To elect one (1) Director to hold office for a period of two (2) years.

Note to Members
The position of one (1) Director who will hold office for a period of only two (2) years has arisen because a Director in his first year of office under the triennial rule resigned in March this year. The Board filled this position as a casual vacancy. However, under the triennial rule, that casual vacancy comes to an end at

Business of Annual General Meeting

this year's Annual General Meeting and the balance of the original term of office (being 2 years) can be filled by election at the Annual General Meeting.

Under a By-law made by the Board of the Club pursuant to Rule 50(n) of the Club's Constitution, a person who nominates for election to the position of the two-year term is ineligible to nominate for any of the positions for three-year terms referred to above. Similarly, a person who has nominated for one of the positions for a three-year term is ineligible to nominate for the position of the two-year term.

A copy of the relevant By-law is on display in the Club's notice board and on the Club's website.

4. Ordinary Resolutions

To consider, and if thought fit, pass the following six resolutions each of which is proposed as an Ordinary Resolution:

First Ordinary Resolution

That pursuant to the Registered Clubs Act:

A. The Members hereby approve expenditure by the Club not exceeding $175,000 until the Annual General Meeting in 2027 for the following expenses subject to approval by the Board of Directors:

(i) Expenses involved in sponsorship of Affiliated Clubs.

(ii) Annual Community Leaders Dinner Expenses.

(iii) Presentations to Members or other persons acknowledging services deemed by the Directors as being of benefit to the Club.

(iv) Sponsorship of Sporting Events and Sport Persons deemed by the Directors to be of benefit to the Club and/or the Community.

(v) Providing complimentary meals and beverages to Life Members.

(vi) Reasonable expenses incurred by Directors in travelling by either private or public transport, to and from Directors or other duly constituted Committee Meetings, either within the Club or elsewhere - as approved by the Board, on production of documentary evidence of such expenditure.

(vii) The cost of meal and beverage for each Director at a reasonable time before or after a Board or Committee Meeting, on the day of that Meeting.

(viii) Reasonable expenses, incurred by Directors, either within the Club or elsewhere, in relation to such other duties including entertainment of special guests of the Club and other promotional activities approved by the Board, on production of documentary evidence of such expenditure.

B. The Members acknowledge that the benefits in Paragraph (a) above are not available to Members generally, but only for those who are Directors of the Club, Life Members of the Club and those Members directly involved in the above activities.

Second Ordinary Resolution

That pursuant to the Registered Clubs Act.

A. The Members hereby approve expenditure by the Club not exceeding $100,000 until the Annual General Meeting in 2027 for the professional development and education of Directors over the following twelve months, including:

(i) The reasonable cost of Directors attending the Registered Clubs Association Annual General Meeting.

(ii) The reasonable cost of Directors attending Meetings of other Associations of which the Club is a Member.

(iii) The reasonable cost of Directors attending Seminars, Lectures, Trade Displays, Organised Study Tours, Fact-finding Tours and other similar events, as may be determined by the Board from time to time.

(iv) The reasonable cost of Directors attending mandatory training under the Registered Clubs Act and Regulations.

(v) The reasonable cost of Directors attending other Clubs for the purpose of observing their facilities and methods of operation.

(vi) Attendance at functions, with spouses where appropriate and required, to represent the Club.

B. The Members acknowledge that the benefits in Paragraph (a) above are not available to Members generally, but only for those who are Directors of the Club.

Notes to Members on First and Second Ordinary Resolutions

- The First Ordinary Resolution is to have members approve expenditure not exceeding $175,000 for expenses incurred by the Club in sponsorships as set out in that resolution, reasonable expenses incurred by the Directors in the performance of their duties and expenses incurred by the Club in providing meals and beverages to Life Members when they attend the Club. This amount is the same as the amount approved by members at the Annual General Meeting in 2026.

- The Second Ordinary Resolution is to have members approve expenditure not exceeding $100,000 for expenses incurred by the Club for Directors to attend conferences, seminars, lectures, trade displays and other similar events and to visit clubs to enable the Directors to be kept abreast of current trends and developments which may have a significant bearing on the nature and way in which the Club conducts its business. The sum approved by the Second Ordinary Resolution is also for the costs of mandatory training for Directors under the Registered Clubs Act and Regulations. This amount is an increase of $50,000 from the amount approved by members at the Annual General Meeting in 2026.

- To be passed, each Ordinary Resolution requires votes from a simple majority of members who, being eligible to do so, are present at the meeting and vote on the resolution.

- The Registered Clubs Act provides that:
> members who are employees of the Club are not entitled to vote; and
> proxy voting is prohibited.

Third Ordinary Resolution

That pursuant to the *Registered Clubs Act* the members hereby approve the payment by the Club of an honorarium to the director who is President of the Club in the sum of $20,000 (inclusive of the Superannuation Guarantee Levy) in respect of the services performed by the President of the Club between the date of this meeting and the Annual General Meeting in 2027.

Fourth Ordinary Resolution

That pursuant to the Registered Clubs Act the members hereby approve the payment by the Club of honorariums to the directors of the Club (other than those in in the Third Ordinary Resolution) in the sum of $12,000 (inclusive of the Superannuation Guarantee Levy) for each director, in respect of the services performed by each director between the date of this meeting and the Annual General Meeting in 2027.

Business of Annual General Meeting

Notes to Members on the Third and Fourth Ordinary Resolutions

- The Third and Fourth Ordinary Resolutions are to approve honorariums for the Board according to the positions held.

- Under the Registered Clubs Act directors can be paid honorariums in respect of their services as directors provided that the sum of money representing the honorariums has been approved by a resolution passed at a general meeting of members.

- The members entitled to vote on the Third and Fourth Ordinary Resolutions must be those who are entitled under the Club's Constitution to vote in the election of the Board.

- To be passed, each of the Third and Fourth Ordinary Resolutions requires a vote from a simple majority of members who being eligible to do so vote in person on each resolution at the meeting.

- The Registered Clubs Act provides that:
> members who are employees of the Club are not entitled to vote; and
> proxy voting is prohibited

By Order of the Board | **Dated** 31 August 2026

Michael Lavorato
Chief Executive Officer

General Business

Note to Members

General business is an opportunity for individual members to make comments and recommendations to the Board.

Director's Report

The directors submit their report on Campbelltown Catholic Club Ltd (the "Club") for the year ended 30 June 2026.

Directors

The names of the Club's directors in office during the financial year and until the date of this report are as follows. Directors were in office for this entire period, unless otherwise stated

	Board Meetings eligible to attend	Board Meetings attended	Other Meetings attended
David Michael McDonald General Manager Director from 2002 President from 2021	13	12	8
Stephen Wayne Carter, JP Company Director Director from 2002	13	12	6
Peter James Meadows, MBA Company Director Director from 2011	13	11	3
Peter Joseph Crittenden, Dip Law (SAB) Lawyer Director from 2015 Vice President from 2025	13	11	10
Andrew James Stapleton General Manager Director from 2016	13	12	9
Julie Puckrin Lawyer Director from 2020	13	12	12
Timothy Eric Knapp Company Director Director from 1 July 2025	13	9	3
Michelle Therese McKinnon School Principal Director from 1 July 2025	13	10	5
Michelle Josianne Muscat, CA Accountant Director from 30 March 2026	4	4	1
David James Olsson, MBA, FCPA, JP Finance Manager Director until 30 March 2026	10	10	8

Director's Report

Principal activity

The principal activity of the Club is that of a Registered Club. In addition, the Club also operates a fitness centre, hotel, convention centre, golf course and clubhouse, and bowling club.

There have been no other significant changes in the nature of these activities during the year.

Members limited liability

The Club is a company limited by guarantee without any share capital. The Club is a not-for-profit entity. In accordance with the constitution the liability of members in the event of the Club being wound up is limited to $2 per member.

Dividends

The Club is prohibited from paying dividends by its Constitution.

Operating results for the year

The net profit after tax of the Club for the year ended 30 June 2026 was $2,779,980 (2026: $2,998,632).

Short and long-term objectives

The Club's short-term and long-term objective is to support Catholic Education, Sport and Culture in the Macarthur area.

The Club aspires to be the premier entertainment venue in South West Sydney through the provision of high quality facilities and excellence in customer service, supported by quality entertainment, food, beverage, gaming, accommodation and fitness services for members and guests.

Strategies for achieving objectives

The Club undertakes a number of strategies to achieve the above objectives.

- The Board's Strategic Plan is monitored and reviewed on a regular basis
- High level of financial support for community organisations in accordance with the Club's Charter
- Diversification of business to reduce the Club's reliance on gaming revenue
- Capital investment in all facilities to ensure they continue to meet member expectations
- Growth in revenues through an expansion of our business and offerings

Measurement of performance

The Club measures financial and operational performance using the following key indicators:

- Trading performance to budget
- EBITDA and EBITDARD performance to industry standards
- Departmental measures such as gross profit and wage percentages
- Members' feedback
- Patronage into the premises
- Mystery Shopper reviews
- Market research

Siquilla Retirement Residences

The development of Siquilla Retirement Residences has progressed significantly over the past 12 months. The Development Application has been approved and the Club commenced construction in early 2026. As part of this development, the Club has commenced work on a subdivision of property which will result in the Siquilla property being on a separate land title.

Director's Report

Ownership of this property will then be transferred to a wholly owned subsidiary of the Club, being Siquilla Retirement Residences Pty Ltd that was incorporated during the year and is consolidated in these financial statements. A small parcel of this property is currently classified as 'core property' under the Registered Clubs Act, however as the transfer of title will be to a wholly owned subsidiary, members are not required to approve this transfer.

At the same time, the Club will be subdividing the property currently occupied by Rydges Campbelltown. Rydges Campbelltown is currently classified as 'non-core property' and members are not required to approve this subdivision.

Capital work in progress

The Club has recorded an amount of $11,248,051 (refer Note 11) in Capital Work in Progress as at 30 June 2026. This amount reflects 1 project that is currently in progress, being:

Independent Living - significant planning has been completed in the past 18 months to progress this project. A Development Application has been approved and the Club commenced construction on this project in early 2026. It is anticipated that construction will take approximately 2 years with completion in mid 2028. The Club has currently capitalised an amount of $11,248,051 (2026: $3,176,579).

Significant changes in the state of affairs

There have been no significant changes in the state of affairs of the Club during the year.

Significant events after the reporting period

There have been no significant events occurring after the reporting period which may affect either the Club's operations or results of those operations or the Club's state of affairs.

Indemnification and insurance of directors and officers

During or since the financial year, the Club has not indemnified or agreed to indemnify any person who is or has been an officer of the Club or of a related body corporate against any liability. No premiums were payable by the Club in respect of this policy. The Club policy provides against certain liabilities (subject to exclusions) for persons who are or have been officers of the Club or of a related body corporate. The insurance policy does not provide details of the premiums paid inrespect of individual officers of the Club.

Indemnification of auditor

To the extent permitted by law, the Club has agreed to indemnify its auditor, Ernst & Young (Australia), as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young (Australia) during or since the financial year.

Director's remuneration

No director of the Club has, since the end of the previous financial year, received or become entitled to receive a benefit by reason of a contract made by the director or with a Club in which they have a substantial financial interest, except as detailed in Note 21 - Related party information.

Director's Report

Auditor's independence declaration

The directors have received a declaration from the auditor of Campbelltown Catholic Club Ltd. This has been included on page 5.

Signed in accordance with a resolution of the directors.

David Michael McDonald
Director
31 August 2026

Peter Joseph Crittenden
Director
31 August 2026

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Shape the future with confidence

Auditor's independence declaration to the directors of Campbelltown Catholic Club Limited

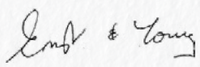
As lead auditor for the audit of the financial report of Campbelltown Catholic Club Limited for the financial year ended 30 June 2026, I declare to the best of my knowledge and belief, there have been:

a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit;

b. No contraventions of any applicable code of professional conduct in relation to the audit; and

c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Campbelltown Catholic Club Limited and the entities it controlled during the financial year.



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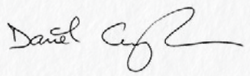

Daniel Cunningham
Partner
Sydney
31 August 2026

A member firm of Ernst & Young Global Limited
Liability limited by a scheme approved under Professional Standards Legislation

Statement of Profit or Loss and Other Comprehensive Income

	Notes	2026 $	2025 $
Revenue from contracts with customers	5.a	77,602,726	75,268,090
Other income	5.b	11,361	4,030
Cost of goods sold		(6,576,879)	(6,230,592)
Poker machine revenue taxes		(10,966,304)	(10,764,207)
Employee benefit expenses	5.c	(26,433,264)	(24,471,886)
Marketing and promotions		(5,620,212)	(5,768,647)
Repairs and maintenance		(2,910,033)	(2,704,593)
Utilities		(2,720,615)	(2,876,001)
Cleaning		(1,221,100)	(1,192,141)
Donations		(1,150,628)	(1,283,032)
Other expenses		(8,683,727)	(8,052,271)
Earnings before depreciation expense, finance costs and extraordinary items'		(11,331,325)	(11,928,750)
Finance income		287,028	201,718
Finance costs	5.d	(131,336)	(41,810)
Net finance income		155,692	159,908
Depreciation expense		(9,030,940)	(8,766,123)
Profit before income tax		**2,456,077**	**3,322,535**
Income tax benefit/(expense)	6	323,903	(323,903)
Profit for the year		**2,779,980**	**2,998,632**
Other comprehensive income		–	–
Total comprehensive income for the year		**2,779,980**	**2,998,632**

The above statement of profit or loss and other comprehensive income should be read in conjunction with the companying notes.

Statement of Financial Position

	Notes	2026 $	2025 $
Assets			
Current assets			
Cash	7	5,387,509	6,465,407
Trade and other receivables	8	873,760	1,152,854
Inventories	9	321,395	343,000
Other assets	10	849,930	651,945
Total current assets		**7,432,594**	**8,613,206**
Non-current assets			
Property, plant and equipment	11	141,868,257	137,042,097
Intangible assets	12	5,172,044	5,172,044
Right-of-use assets	13	104,765	110,112
Total non-current assets		**147,145,066**	**142,324,253**
Total assets		**154,577,660**	**150,937,459**
Liabilities			
Current liabilities			
Trade and other payables	14	5,864,912	5,208,560
Lease liabilities		35,795	27,309
Loans and borrowings	15	174,187	-
Provisions	16	4,417,667	4,086,207
Total current liabilities		**10,492,561**	**9,322,076**
Non-current liabilities			
Trade and other payables	14	55,710	32,574
Lease liabilities		74,079	85,194
Provisions	16	583,321	581,703
Deferred tax liabilities	6	-	323,903
Total non-current liabilities		**713,110**	**1,023,374**
Total liabilities		**11,205,671**	**10,345,450**
Net assets		**143,371,989**	**140,592,009**
Members' equity			
Retained earnings		139,205,494	136,425,514
Amalgamation reserve	17	4,166,495	4,166,495
Total members' equity		**143,371,989**	**140,592,009**

The above statement of financial position should be read in conjunction with the accompanying notes.

Statement of Changes in Member's Equity

	Retained earnings $	Amalgamation reserve $	Total member's equity $
At 1 July 2025	136,425,514	4,166,495	140,592,009
Profit for the year	2,779,980	–	2,779,980
Other comprehensive income	–	–	–
Total comprehensive income for the year	**2,779,980**	–	**2,779,980**
At 30 June 2026	**139,205,494**	**4,166,495**	**143,371,989**
At 1 July 2024	133,426,882	4,166,495	137,593,377
Profit for the year	2,998,632	–	2,998,632
Other comprehensive income	–	–	–
Total comprehensive income for the year	2,998,632	–	2,998,632
At 30 June 2025	**136,425,514**	**4,166,495**	**140,592,009**

The above statement of changes in member's equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows

	Notes	2026 $	2025 $
Operating activities			
Receipts from customers		85,665,229	82,928,655
Payments to suppliers and employees		(73,228,876)	(71,474,642)
Interest received		287,028	201,718
Interest paid		(131,336)	(41,810)
Net cash flows from operating activities		**12,592,045**	**11,613,921**
Investing activities			
Proceeds from sale of property, plant and equipment		116,501	78,700
Purchase of property, plant and equipment	11	(13,921,967)	(9,382,939)
Net cash flows used in investing activities		**(13,805,466)**	**(9,304,239)**
Financing activities			
Proceeds from borrowings		174,187	-
Payment of principal portion of lease liabilities		(38,664)	(26,346)
Net cash flows used in financing activities		**135,523**	**(26,346)**
Net increase/(decrease) in cash and cash equivalents		(1,077,898)	2,283,336
Cash and cash equivalents at 1 July		6,465,407	4,182,071
Cash and cash equivalents at 30 June	**7**	**5,387,509**	**6,465,407**

The above statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the Financial Statements

1. Corporate Information

The consolidated financial statements of Campbelltown Catholic Club Ltd and its controlled entity (the "Club") for the year ended 30 June 2026 were authorised for issue in accordance with a resolution of the directors on 31 August 2026.

Campbelltown Catholic Club Ltd is a not-for-profit Club limited by guarantee with each member of the Club liable to contribute an amount not exceeding $2.00 in the event of the Club being wound up.

The registered office and principal place of business of the Club is 20-22 Camden Road, Campbelltown, NSW 2560.

The nature of the operations and principal activities of the Club are described in the directors' report.

2. Material Accounting Policies

A. Basis of preparation

These general purpose financial statements have been prepared in compliance with the requirements of the Corporations Act 2001 and Australian Accounting Standards - Simplified Disclosures. Australian Accounting Standards contain requirements specific to not-for-profit entities, including standards AASB 116 Property, Plant and Equipment, AASB 138 Intangible Assets, AASB 136 Impairment of Assets, AASB 1004 Contributions and AASB 1058 Income for Not-For-Profit Entities.

The consolidated financial report has been prepared on a historical cost basis, except where stated. Accounting policies adopted by the Club are consistent with those of the previous year, unless otherwise stated.

The financial statements are presented on a consolidated basis during the year, as a result of the incorporation of Siquilla Retirement Residences Pty Ltd effective from 2 July 2025, with the Club wholly owning the subsidiary. The comparative information for the Club represents the Campbelltown Catholic Club Ltd only.

The consolidated financial report is presented in Australian dollars ($).

B. Changes in accounting policies, disclosures, standards and interpretations

New and amended standards and interpretations

The new and amended Australian Accounting Standards and Interpretations that apply for the first time in 2026 do not materially impact the financial statements of the Club.

Accounting Standards and Interpretations issued but not yet effective

Certain Australian Accounting Standards and Interpretations have recently been issued or amended but are not yet effective and have not been adopted by the Club for the annual reporting year ended 30 June 2026. The Club intends to adopt the new or amended standards or interpretations when they become effective.

C. Going concern

The consolidated financial report has been prepared on a going concern basis, which contemplates continuity of normal business activities and realisation of assets and settlement of liabilities in the ordinary course of business.

The Club generated an operating profit during the year ended 30 June 2026 of $2,779,980 (2025: $2,998,632) and as at that date the Club's total assets exceeded total liabilities by $143,371,989 (2025: $140,592,009), however, the Club's total current liabilities exceeded total current assets by $3,059,967 (2025: $708,870). The Club also has access to a financing facility with its bank and, as at the reporting date, $111,784,313 (2025: $1,002,500) of this facility remains undrawn.

Notes to the Financial Statements

The total current liabilities balance of $10,492,561 includes contract liabilities of $1,178,415 (2025: $940,301) which is a non-cash liability. Further, positive cash flows are forecasted within the next 12 months. This supports the Directors' assessment on the Club's ability to continue as a going concern, and the going concern assumption is appropriate.

D. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Club and its subsidiary as at 30 June 2026. Control is achieved when the Club is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Club controls an investee if, and only if, the Club has:

• Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)

• Exposure, or rights, to variable returns from its involvement with the investee

• The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Club has less than a majority of the voting or similar rights of an investee, the Club considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

• The contractual arrangements with the other vote holders of the investee

• Rights arising from other contractual arrangements

• The Club's voting rights and potential voting rights

The Club re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Club obtains control over the subsidiary and ceases when the Club loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Club ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Club and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Club's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Club are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Club loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, noncontrolling interest and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

Notes to the Financial Statements

E. Current vs non-current classification

The Club presents assets and liabilities in the consolidated statement of financial position based on current/non-current classification. An asset is current when it is:

• Expected to be realised or intended to be sold or consumed in the normal operating cycle;

• Held primarily for the purpose of trading;

• Expected to be realised within twelve months after the reporting period; or

• Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.
A liability is current when:

• It is expected to be settled in the normal operating cycle;

• It is held primarily for the purpose of trading;

• It is due to be settled within twelve months after the reporting period; or

• There is no right to defer the settlement of the liability for at least twelve months after the reporting period.

The Club classifies all other liabilities as non-current.

F. Cash

Cash in the consolidated statement of financial position comprise cash at bank and on hand.

For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash as defined above.

G. Trade and other receivables

A receivable represents the Club's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). They are generally due for settlement within 30-60 days and therefore are all classified as current. Trade receivables are recognised initially at the amount of consideration that is unconditional. The Club holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest rate (EIR) method.

For trade receivables, the Club applies a simplified approach in calculating expected credit losses (ECLs). Therefore, the Club does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Club has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

H. Inventories

Inventories are measured at the lower of cost and net realisable value. The cost of inventories is based on the first-in first-out principle, and includes expenditure incurred in acquiring the inventories and other costs incurred in bringing them to their existing location and condition. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

I. Property, plant and equipment

Notes to the Financial Statements

Capital work in progress and plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the plant and equipment if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Club depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.
Land is stated at cost.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets, as follows:

Freehold land	not depreciated
Buildings	40 years
Plant and equipment	2 to 15 years
Motor vehicles	4 to 8 years
Course improvements	4 to 25 years

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss and other comprehensive income when the asset is derecognised.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

J. Impairment

Non-financial assets and indefinite life intangibles, are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

The Club conducts an annual internal review of asset values, which is used as a source of information to assess for any indicators of impairment. External factors, such as changes in expected future processes, technology and economic conditions, are also monitored for indicators of impairment. If any indication of impairment exists, an estimate of the assets recoverable amount is calculated.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. 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 grouped at the lowest levels for which there are separately identifiable cash inflows from other assets or groups of assets. Non-financial assets that suffered an impairment, are tested for possible reversal of the impairment whenever events or changes in circumstances indicate that the impairment may have reversed.

K. Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually

to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

A summary of the policies applied to the Club's intangible assets are as follows:

	Poker machine licences	Holiday accommodation licences
Useful lives	Indefinite	Indefinite
Amortisation method used	No amortisation but tested for impairment at least annually	No amortisation but tested for impairment at least annually
Internally generated or acquired	Acquired	Acquired

L. Trade and other payables

Trade and other payables initially recognised at fair value and subsequently are carried at amortised cost. Due to their short-term nature they are not discounted. They represent liabilities for goods and services provided to the Club prior to the end of the financial year that are unpaid and arise when the Club becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

M. Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, loans and borrowings are subsequently measured at amortised cost using the EIR method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Club has an unconditional right to defer settlement of the liability for a least 12 months after the reporting date.

N. Borrowing Costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Other borrowing costs are expensed in the year in which they are incurred.

O. Leases

The Club assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

I. Club as a lessee

The Club applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Club recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

a. Right-of-use assets

The Club recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Equipment	3 to 5 years
Land (Golf Club premise)*	10 years

*The lease agreement includes option to renew for further four (4) periods with ten (10) years each. The Club adopted the initial 10-year term.

If ownership of the leased asset transfers to the Club at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in Note 2.i Impairment.

b. Lease liabilities

At the commencement date of the lease, the Club recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Club and payments of penalties for terminating the lease, if the lease term reflects the Club exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Club uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

c. Short-term leases and leases of low-value assets

The Club applies the short-term lease recognition exemption to its short-term leases of Campbelltown Golf Club premises (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

II. Club as a lessor

Leases in which the Club does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss and other comprehensive income due to

its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

P. Provisions

Provisions are recognised when the Club has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision resulting from the passage of time is recognised in finance costs.

Q. Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Club expects to be entitled in exchange for those goods or services. The Club has generally concluded that it is the principal in its revenue arrangements and that it typically controls the goods or services before revenue transferring them to the customer.

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Club has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Club transfer goods and services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Club performs under the contract.

R. Finance Income

Interest income is recognised upon control of the right to receive the interest payment has been passed to the Club as the interest accrues.

S. Taxes

I. Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

II. Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

The Club offsets deferred tax assets and deferred tax liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

III. Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except:

- When the GST incurred on a sale or purchase of assets or services is not payable to or recoverable from the taxation authority, in which case the GST is recognised as part of the revenue or the expense item or as part of the cost of acquisition of the asset, as applicable.
- When receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position. Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

Cash flows are included in the statement of cash flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority is classified as part of operating cash flows.

3. Significant accounting judgements, estimates and assumptions

The preparation of the Club's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future years.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and

Notes to the Financial Statements

liabilities within the next financial year, are described below. The Club based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Club. Such changes are reflected in the assumptions when they occur.

Estimation of useful lives of property, plant and equipment

The Club determines the estimated useful lives and related depreciation charge for its property, plant and equipment. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written-off or written down.

Impairment of intangibles with indefinite useful lives

The Club determines whether intangibles with indefinite useful lives are impaired at least on an annual basis. This requires an estimation of the recoverable amount of

the cash generating units to which the intangibles with indefinite useful lives are allocated.

Long service leave

The liability for long service leave is recognised and measured at the present value of the estimated future cash flows to be made in respect of all employees at reporting date. In determining the present value of the liability, attrition rates and pay increase through promotion and inflation have been taken into account.

Leases - Estimating the incremental borrowing rate

The Club cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Club would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Club 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary's functional currency). The Club estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

4. Incorporation of Siquilla Retirement Residences Pty Ltd

On 2 July 2025, Siquilla Retirement Residences Pty Ltd was incorporated as a wholly owned subsidiary of the Club. The entity was established to undertake development and retirement living operations and has been consolidated in the financial statements from the date control was obtained. During the year, construction of the retirement village commenced, resulting in a significant impact on the Club's financial position and cash flows. As the subsidiary was newly incorporated and remained in the development stage throughout the reporting period, it did not have a material impact on the Club's financial performance for the year.

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Notes to the Financial Statements

5. Revenues and expenses

A. Revenue from contracts with customers

	2026 $	2025 $
Type of goods or service		
Gaming	42,171,345	41,305,502
Catering	12,205,029	11,511,134
Rydges Hotel Accommodation	9,891,628	9,625,240
Liquor	6,310,126	6,124,737
Aquafit gym	2,978,015	2,652,7012
Golf course	1,872,802	1,638,1000
Subscriptions	918,691	909,277
Entertainment	559,962	745,676
Commissions	326,336	306,334
Room and equipment hire	206,315	252,740
Bowling	145,805	169,982
Others	16,672	26,667
Total revenue from contracts with customers	77,602,726	75,268,090
Timing of revenue recognition		
Transferred at a point in time	60,686,500	58,941,373
Transferred over time	16,916,226	16,326,717
Total revenue from contracts with customers	**77,602,726**	**75,268,090**

All revenue from contracts with customers are earned within New South Wales, Australia.

Notes to the Financial Statements

B. Other income

	2026 $	2025 $
Gain on disposal of property, plant and equipment	11,361	4,030

C. Employee benefits expenses

	2026 $	2025 $
Wages and salaries	22,554,235	21,005,232
Superannuation	2,568,820	2,283,576
Payroll tax	1,270,462	1,170,284
Fringe benefits tax	39,747	12,794
	26,433,264	24,471,886

D. Finance costs

	2026 $	2025 $
Interest expense - bank	124,736	35,830
Interest on lease liabilities	6,600	5,980
	131,336	41,810

6. Income Tax

The major components of income tax expense for the years ended 30 June 2026 and 2025 are:

	2026 $	2025 $
Current income tax		
Current income tax expense	–	–
Deferred tax		
Relating to origination and reversal of temporary differences	(323,903)	323,903
Income tax expense reported in the statement of profit or loss and othercomprehensive income	**(323,903)**	**323,903**

Notes to the Financial Statements

Reconciliation of tax (benefit)/expense and the accounting profit multiplied by Australia's domestic tax rate for 2026 and 2025:

	2026 $	2025 $
Accounting profit before income tax	2,456,077	3,322,535
At Club's statutory income tax rate of 30% (2025: 30%)	736,823	996,761
Member only income	(829,260)	(1,237,527)
Member only expenses	645,297	1,605,226
Effect of mutuality	(864,512)	(941,411)
Recognition of previously unrecognised deferred tax balances	(45,641)	(106,797)
Other items (net)	33,390	7,651
Income tax expense	**(323,903)**	**323,903**

Deferred tax

Deferred tax relates to the following:

	1 July 2025 $	Deferred tax expense recognised inprofit or loss $	30 June 2026 $
Expected credit losses	124	31	155
Property, plant and equipment	(566,432)	(36,560)	(602,992)
Leases	(2,076)	(3,343)	(5,419)
Provisions	331,888	110,249	442,137
Accruals	11,967	9,356	21,323
Tax losses carried forward	3,210	141,507	144,717
Others	(102,584)	102,663	79
Net deferred tax liabilities	**(323,903)**	**323,903**	**-**

At 30 June 2026, the Club had accumulated taxable losses with a future income tax benefit of $20,051 (2025: $nil) carried forward. Future income tax benefits have not been brought to account at reporting date as the directors do not believe that the realisation of the asset is probable.

Franking credits

There were no franking credits available for use in the subsequent reporting periods (2025: $nil).

Notes to the Financial Statements

7. Cash

	2026 $	2025 $
Cash at bank and on hand	5,387,509	6,465,407

For the purpose of the statement of cash flows, cash comprises the above.

For the purpose of the statement of cash flows, cash comprises the above.

8. Trade and other receivables

	2026 $	2025 $
Current		
Trade receivables	24,084	169,675
Expected credit losses	(1,750)	(1,750)
	22,334	167,925
Other receivables	851,426	984,929
	873,760	1,152,854

9. Inventories

	2026 $	2025 $
Current		
Liquor stock - at cost	272,903	269,989
Golf shop stock - at cost	48,492	73,011
	321,395	343,000

10. Other Assets

	2026 $	2025 $
Current		
Prepayments	834,930	636,945
Security deposits	15,000	15,000
	834,930	651,945

Notes to the Financial Statements

11. Property, plant and equipment

	Freehold land $	Buildings $	Capital work in progress $	Plant and equipment $	Motor vehicles $	Course improvements $	Total $
Cost							
At 1 July 2025	4,900,343	191,114,224	4,296,857	28,690,634	203,288	1,153,166	230,358,512
Additions	–	426,908	10,945,512	2,340,176	109,868	99,503	13,921,967
Transfers	–	3,349,757	(3,994,318)	624,470	–	20,091	–
Retirement/disposals	–	-	–	(1,466,475)	(98,278)	–	(1,564,753)
At 30 June 2026	**4,900,343**	**194,890,889**	**11,248,051**	**30,188,805**	**214,878**	**1,272,760**	**242,715,726**
Accumulated depreciation							
At 1 July 2025	–	72,593,639	–	19,706,204	146,271	870,301	93,316,415
Depreciation charge for the year	–	5,165,942	–	3,707,950	22,560	99,675	8,996,127
Retirement/disposals	–	-	–	(1,403,922)	(55,691)	–	(1,459,613)
At 30 June 2026	–	**77,759,581**	–	22,010,232	146,271	969,976	100,852,929
Net book value							
At 30 June 2026	4,900,343	117,131,308	11,248,051	8,178,573	101,738	302,784	141,862,797
At 30 June 2025	4,900,343	118,520,585	4,296,857	8,984,430	57,017	282,865	137,042,097

Notes to the Financial Statements

Property, plant and equipment (Continued)

Assets pledged as security

A mortgage over freehold land and buildings has been granted as security for the commercial bill and bank overdraft facilities. The terms of the mortgage preclude the assets being sold or being used as security for further mortgages without the permission of the mortgage holder. The mortgage also requires buildings that form part of the security to be fully insured at all times.

Floating and fixed charges over the assets have also been granted as security for the commercial bill and bank overdraft facilities except for assets under hire purchase which are pledged as security for the associated liability.

Valuations

The Club's land, buildings and plant and equipment and Club's Golf Course leasehold land improvements, buildings and plant and equipment were valued by Global Valuation Services and the Club's Bowling Club land, buildings and improvement, and plant and equipment were valued by Howden Insurance Brokers (Australia) Pty Ltd. These valuations were based upon the fair values in an open market of assets held at that time and were as follows:

	Valuation date	$
Main Club, Rydges Hotel, Aquafit Gym, The Cube		
Land	3 April 2023	38,770,000
Building and improvement	3 April 2023	144,800,000
Plant and equipment	15 May 2023	12,535,637
Campbelltown Golf Club		
Building and site improvement	3 April 2023	4,300,000
Machinery and equipment	15 May 2023	1,814,999
Campbelltown City Bowling Club		
Land, building and site improvement	17 November 2025	8,700,000
Plant and equipment	28 May 2024	922,727
Commercial Premises		
Land	3 April 2023	4,100,000
Building and site improvement	3 April 2023	200,000

The directors have not adopted the above valuations for the purposes of the financial statements and are of the opinion that land, buildings and plant and equipment are not being carried at amounts in excess of their recoverable amounts.

Borrowing cost

During the year, borrowing costs amounting to $297,700 (2025: $nil) were capitalised as part of the cost of qualifying assets in accordance with the Club's accounting policy.

Notes to the Financial Statements

12. Intangible assets

	Poker machine licences $	Holiday accommodation licences &	Total $
Cost			
At 1 July 2025	5,025,044	147,000	5,172,044
At 30 June 2026	**5,025,044**	**147,000**	**5,172,044**
Accumulated amortisation			
At 1 July 2025	–	–	–
At 30 June 2026	–	–	–
Net book value			
At 30 June 2026	5,025,044	147,000	5,172,044
At 30 June 2025	5,025,044	147,000	5,172,044

Measurement

Poker machine entitlements have been determined to be intangible assets with indefinite useful lives. They are not being amortised but are tested for impairment at least annually. Impairment testing by the directors has concluded that there are no indicators of impairment.

13. Leases

Club as a lessee

The Club has lease contracts for Campbelltown Golf Club premises, various items of equipment and other equipment used in its operations. Leases of equipment generally have lease terms between 3 and 5 years.

The Campbelltown Golf Club premises has 10-year term with option to renew for further 4 periods of 10 years each. The Club is not dependent on golf club lease. This lease includes an incentive arrangement for the duration of the lease term, including any option periods.

The Club's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Club is restricted from assigning and subleasing the leased assets and some contracts require the Club to maintain certain financial ratios.

There are several lease contracts that include extension and termination options and variable lease payments, which are further discussed below.

The Club also has certain leases of machinery with lease terms of 12 months or less and leases of office equipment with low value. The Club applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for these leases.

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the year:

	Right-of-use assets $
At 1 July 2025	110,112
Additions	29,466
Depreciation charge for the year	(34,813)
At 30 June 2026	**104,765**

Presented below is a maturity analysis of undiscounted future lease payments:

	2026 $	2025 $
Not later than 1 year	40,932	32,256
Later than 1 year and not later than 5 years	80,098	91,188
	121,030	**123,444**

The amount of expense relating to short-term leases and leases of low-value assets recognised in profit or loss during the year ended 30 June 2026 was $ 5,568 (2025 : $5,568).

Club as a lessor

The Club has entered operating lease for a commercial space within the Aquafit Building which is part of property, plant and equipment (see Note 11). This lease has a term of five (5) years with option to renew for two (2) periods for 5 year seach. The lease includes a clause to enable upward revision of the rental charge on an annual basis according to prevailing market conditions.

Operating leases

Future lease payments receivable under non-cancellable operating lease are expected to be received within the term of the lease.

14. Trade and other payables

	2026 $	2025 $
Current		
Trade payables	1,468,054	1,927,769
Other payables and accrued expenses	3,218,443	2,340,490
Contract liabilities	1,178,415	940,301
	5,864,912	5,208,560
Non-current		
Contract liabilities	55,710	32,574

15. Loans and borrowings

	2026 $	2025 $
Loans from ANZ	174,187	-
The club has access to the following lines of credit		
Committed loan facilities	108,398,500	-
Overdraft facility	1,000,000	1,002,500
Electronic payaway facility	2,500,000	-
Commercial Card facility	60,000	-
Total facility limits	**111,958,500**	**1,002,500**

On 25 February 2026, the Club entered into financing arrangements with Australia and New Zealand Banking Group Limited. The arrangements provide total facilities of $111,958,500. The Committed loan facilities mature on 30 September 2028, bear interest at the one-month BBSY rate plus margins ranging from 0.80% to 1.25% per annum. The Campbelltown Catholic Club Ltd loan facilities are repayable on the termination date, while the Siquilla Retirement Residences Pty Limited development facility is repayable from 100% of the net sale proceeds from each developed allotment, apartment, lot or unit. During the year, $174,187 of the available facilities was utilised.

Notes to the Financial Statements

16. Provisions

	2026 $	2025 $
Current		
Employee entitlements	4,417,667	4,086,207
Non-current		
Employee entitlements	583,321	581,703

17. Amalgamation reserve

	Amalgamation reserve $
At 1 July 2024	4,166,495
At 30 June 2025	4,166,495
At 30 June 2026	**4,166,495**

Nature and purpose of reserves

Amalgamation reserve The amalgamation reserve represents the gain arising on the amalgamation of Campbelltown City Bowling Club Cooperative Limited in 2022 .

Notes to the Financial Statements

18. Commitments and contigencies

A. Lease commitments

The Club has no lease contracts that have not yet commenced as at 30 June 2026 (2025 : $nil).

B. Hire purchase contracts

The Club has no hire purchase contracts that have not yet commenced as at 30 June 2026 (2025 : $nil).

C. Capital commitments

Capital expenditure of $105,811,716 (2025: $2,554,713) has been contracted at reporting date but not provided in the financial statements.

D. Guarantees

The Club has a performance guarantee of $339,745 as at 30 June 2026 (2025: $nil).

E. Contingent liabilities

There were no contingencies as at the reporting date (2025 : $nil).

19. Subsidiary

The consolidated financial statements of the Club include:

	% Equity of interest	
Country of Incorporation	2026 $	2025 $
Australia	100	-

20. Core and non-core property

Core property

All of the land at Camden Road Campbelltown NSW on the one title comprising the Club's licensed premises and car parking.

All of the land at Golf Course Road Glen Alpine NSW comprising Campbelltown Golf Club clubhouse, car parking and golf course.

All of the land at Corner Browne and Howe Streets Campbelltown NSW comprising Campbelltown City Bowling Club clubhouse and bowling greens.

Non-core property

The Hotel (known as Rydges Campbelltown), the fitness centre (known as Aquafit), the heritage listed building (known as Quondong) and the vacant block of land on Old Menangle Road, being facilities on the same title as the core property at Campbelltown NSW but which cannot be disposed of as being non-core property unless severed from the title by way of subdivision.

Property at 316 Queen Street Campbelltown.

Property at 1 Old Menangle Road Campbelltown known as Emily Cottage.

Property at 3 Old Menangle Road Campbelltown.

21. Related party information

A. Directors

The directors named in the attached Director's report each held office as a director of the Club for the duration

Notes to the Financial Statements

of thefinancial year or for the periods indicated.

B. Remuneration of directors

Income paid or payable, or otherwise made available, in respect of the financial year to all directors of the Club who were directors during the year:

2026 $	2025 $
110,833	55,917

The above remuneration relates to honorariums paid to the directors during the year.

C. Director's expenses

	2026 $	2025 $
Expenses incurred by directors	13,985	18,238

D. Other related transactions

All other transactions entered into during the year with related parties, directors and director-related entities were on terms and conditions no more favourable to those available to other customers and suppliers.

22. Key management personnel

The key management personnel who held the following positions had authority and responsibility for planning, directing and controlling the activities of the entity directly or indirectly during the financial year.

Directors

Chief Executive Officer	Chief People Officer
Chief Financial Officer	Chief Operations Officer
Chief Marketing Officer	General Manager Rydges

Key management personnel compensation	2026 $	2025 $
Short-term	1,703,628	1,667,891
Post-employment	138,350	141,290
	1,841,978	1,809,181

23. Auditor's renumeration

	2026 $	2025 $
Amounts received or due and receivable by Ernst & Young (Australia) for:		
An audit of the financial report of the entity	107,536	97,760
Non-audit services	28,750	26,659
	136,286	124,419

24. Campbelltown Catholic Club Ltd (the Parent)

	2026 $
Current assets	6,946,519
Total assets	153,370,905
Current liablities	9,285,822
Total liabilities	9,998,932
Total members equity	143,371,973
Profit of the Parent entity	2,779,983
Total comprehensive income of the Parent entity	2,779,983

Notes to the Financial Statements

Guarantees

The Club did not have any guarantees as at 30 June 2026 (2025: $nil).

Capital commitments

The Club had no commitments as at 30 June 2026 (2025: $nil).

Contingent liabilities

The Club had no contingencies as at 30 June 2026 (2025: $nil).

25. Events after the reporting period

There were no significant events occurring after the reporting period which may affect either the Club's operations or results of those operations or the Club's state of affairs.

Consolidated Entity Disclosure Statement

Entity name:
Siquilla Retirement Residences Pty Ltd

Entity type	Body corporate country of incorporation	Body corporate % of share capital held	Country of tax residence
Australian propriety company limited by shares	Australia	100	Australia

Notes to the Financial Statements

Director's Declaration

In accordance with a resolution of the directors of Campbelltown Catholic Club Ltd (the "Club), we state that:

In the opinion of the directors:

A. the financial statement and notes of the Club for the financial year ended 30 June 2026 are in accordance with the *Corporations Act 2001*, including :

   - giving a true and fair view of the Club's financial position as at 30 June 2026 and its performance for the year ended on that date; and
   - complying with Australian Accounting Standards - Simplified Disclosures and the Corporations Regulations 2001;

B. there are reasonable grounds to believe that the Club will be able to pay its debts as and when they become due and payable;

C. the consolidated entity disclosure statement required by section 295(3A) of the Corporations Act is true and correct.

On behalf of the board

David Michael McDonald

Director

31 August 2026

Peter Joseph Crittenden

Director

31 August 2026

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Independent auditor's report to the members of Campbelltown Catholic Club Limited

Opinion

We have audited the financial report of Campbell Catholic Club Limited (the Club) and its subsidiaries (collectively the Group), which comprises the consolidated statement of financial position as at 30 June 2026, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, notes to the financial statements, including material accounting policy information, the consolidated entity disclosure statement and the directors' declaration.

In our opinion, the accompanying financial report of the Group is in accordance with the *Corporations Act 2001*, including:

a. Giving a true and fair view of the consolidated financial position of the Group as at 30 June 2026 and of its consolidated financial performance for the year ended on that date; and

b. Complying with Australian Accounting Standards – Simplified Disclosures and the *Corporations Regulations 2001*.

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 Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and 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 also fulfilled our other ethical responsibilities in accordance with the Code.

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

Information other than the financial report and auditor's report thereon

The directors are responsible for the other information. The other information is the Directors' Report accompanying the financial report.

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

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

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

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Responsibilities of the directors for the financial report

The directors of the Company are responsible for the preparation of:

- The financial report (other than the consolidated entity disclosure statement) that gives a true and fair view in accordance with Australian Accounting Standards – Simplified Disclosures and the *Corporations Act 2001*; and
- The consolidated entity disclosure statement that is true and correct in accordance with the *Corporations Act 2001*; and

for such internal control as the directors determine is necessary to enable the preparation of:

- The financial report (other than the consolidated entity disclosure statement) that gives a true and fair view and is free from material misstatement, whether due to fraud or error; and
- The consolidated entity disclosure statement that is true and correct and is free of misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial report

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

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to

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events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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.

Ernst & Young

Daniel Cunningham
Partner
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