

Canterbury League Club Limited and its controlled entities

ABN 84 000 191 248

General Purpose Financial Report

For the year ended 31 October 2025

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Directors' Report

The Directors present their report together with the financial statements of the Group comprising Canterbury Leagues Club Limited (the Company), and its subsidiaries for the financial year ended 31 October 2025 and the auditor's report thereon.

1. Directors

The Directors of the Group at any time during or since the end of the financial year are:

Name

Peter Winchester

Chairman

Experience

- Institute of Chartered Accountants - member - 45 years
- Winchester, Lonnon & Klein - Senior Tax Partner - 35 years
- Canterbury League Club - Director (2002–2010) and (2018–present)
- Canterbury League Club - President (2006–2010) and (2021–present)

Special Responsibilities

- Community Grants Committee (2021–present)
- Remuneration Committee (2021–present)
- Joint Management Committee (2021–present)
- Audit & Risk Committee (2018–2024)

Other Directorships

- Canterbury Bankstown Bulldogs Rugby League Club - Director (2005 and 2006)

Additional Honours & Memberships

- Canterbury Bankstown Bulldogs Rugby League Club - Player (1972 to 1976)
- Canterbury League Club - Life Member (2024)
- Canterbury Bankstown Bulldogs Rugby League Club - Life Member (2022)
- Canterbury Bankstown Referees Association - Honorary Life Member
- St Joseph's Riverwood Sports Club - Life Member
- St Vincent de Paul Association - Member (20 Years)

Training

- Director Foundation and Management Collaboration (2018)
- Finance for Club Boards (2018)
- AML/CTF Board Oversight Training (2023)
- Responsible Gambling Oversight Training (2024)

Directors' Report

1. Directors (continued)

Name

Dimitrios (Jim) Koutsouklakis
Deputy Chairman

Experience

- Alpha One Advisory (Commercial & Residential Finance Broking) - Managing Director
- ANZ Banking Group - Senior Manager (2007 – 2018)
- Canterbury League Club - Director (2020 – present)
- Canterbury League Club Ltd - Vice President (2021 - present)
- Canterbury Bankstown Bulldogs Rugby League Club - Director (2020 – 2022)
- Bulldogs Business Development Committee - Chair (2020 – 2022)
- Real Estate Buy Invest (Property Buyers' Agency) – Director

Special Responsibilities

- Investment Advisory Committee - Chair (2024 - present)
- Audit & Risk Sub-Committee (2020 - present)
- Remuneration Committee (2020 - present)
- Growth & Innovation Committee (2020 – 2024)
- Planning and Development Committee (2022 – 2024)
- Disciplinary Sub-Committee (2020 – 2022)

Other Directorships

- Marlowe Property Holdings Pty Limited - Director (2025 – present)
- Rutherford Property Holdings Pty Ltd - Director (2024 – present)
- Yato Property Holdings Pty Ltd - Director (2025 - present)
- Canterbury Funding Company Pty Ltd - Director (2025 - present)

Additional Honours and Memberships

- Mortgage & Finance Association of Australia
- The Australian Institute of Company Directors
- Leadership Think Tank (2024 / 2025)

Training

- Bachelor of Commerce (Macquarie University)
- Master of Business – Sports Management (Deakin University)
- Executive Course in Leadership & Negotiation (Harvard School of Law)
- Diploma in Advanced Insolvency Law & Practice (University of Southern Queensland)
- Diploma of Finance & Mortgage Broking Management
- Certificate IV in Finance & Mortgage Broking
- Certificate IV in Real Estate Practice
- Assistant Agent – Real Estate (NSW)
- Mandatory Director Training, Finance for Club Boards (2020)
- Mandatory Director Training, Director Foundation and Management Collaboration (2020)
- Mandatory Director Training, AML/CTF Board Oversight Training (2023)
- Mandatory Director Training, Responsible Gambling Oversight Training (2023)

Directors' Report

1. Directors (continued)

Name

John Khoury

Experience

- Canterbury League Club Limited - Director (2020 - present)
- Strand - Group CTO (2025 – present)
- My Muscle Chef - GM of Technology & Change Management (2021 – 2024)
- Allied Pinnacle - Group CIO (2019 – 2021)
- Hills Limited - GM of Technology, Change Management & Sales Operations (2017 – 2019)
- Pinnacle Bakery - Chief Technology Officer (2015 – 2017)
- Rugby League World Cup community ambassador and SBS media tournament correspondent (2017)

Other Directorships

- Canterbury Bankstown Bulldogs Rugby League Club Limited - Director (2018 – present)
- Canterbury Bankstown Bulldogs Rugby League Club - Deputy Chair (2020 – present)

Special Responsibilities

- ClubGRANTS Sub-Committee (2021 – present)
- Technology Committee (2024 – present)
- Growth & Innovation Committee (2021 – 2024)
- Joint Management Committee (2020 – 2024)

Additional Honours and Memberships

- Honorary Life Member of the Canterbury-Bankstown District Rugby League Referees' Association
- Former Canterbury Bankstown District Junior Rugby League (CBJRL) player, coach and team manager (1982 – 2017)

Training

- UNSW (AGSM) – Business and Technology, Business and Technology Specialisation
- Diploma of Information Technology, Information Technology
- Prince2 Project Management
- Diploma of Management, Business Administration and Management
- Advanced Certificate in Logistics and Supply Chain Management
- Mandatory Director Training, Finance for Club Boards (2021)
- Mandatory Director Training, Director Foundation and Management Collaboration (2021)
- Mandatory Director Training, AML/CTF Board Oversight Training (2023)
- Mandatory Director Training, Responsible Gambling Oversight Training (2024)

Directors' Report

1. Directors (continued)

Name

Peter Chanel McMahon

Experience

- Canterbury League Club Limited - Director - (2014 – 2018 and 2021 to present)
- Canterbury Bankstown Bulldogs Rugby League Club Limited - Director (2011 – 2018)
- Canterbury Bankstown Bulldogs Rugby League Club Limited Finance, Risk & Audit Committee (2017 – 2018)
- Member of Canterbury Bankstown Bulldogs Rugby League Club Limited Constitution Review Sub-Committee (2020 to present)
- Peter McMahon Advisory - Principal (2017 to present)
- Clayton Utz - Partner, (1989 – 2017) - National Managing Partner (2000 – 2001)
- Chair Elect for Lex Mundi Real Estate (2014 – 2015)
- Global Chair for Lex Mundi Real Estate (2015 – 2017)
- Regional Vice Chair (Asia Pacific) for Agribusiness in Lex Mundi (2011 – 2017)
- Property Law Reform Alliance (Chair) and Property Council representative on PLRA

Other Directorships

- Canterbury Bankstown Bulldogs Rugby League Club Limited - Director (2020 to present)

Special Responsibilities

- Audit & Risk Committee (2016 – 2018 and 2021 to present)
- Remuneration Committee (2015 – 2018)
- Disciplinary Committee (2017 – 2018 and 2023 to present)
- Constitution Committee (2022 – 2024)
- ClubGRANTS Committee (2023 to present)
- Planning and Development Committee (2022 to present)

Additional Honours and Memberships

- Australian Property Institute - Fellow - (since 2015)
- Property Council of Australia
- Committee for the Economic Development of Australia (CEDA) - Trustee (2000 – 2017)
- University of Sydney Union - Life Member (1979)
- Australian Turf Club - Foundation Member
- Sydney Cricket Ground Trust (since 1985)
- Canterbury Bankstown District Referees Association - Patron (since 2004)
- Australian Institute of Company Directors (AICD)
- Admitted as Solicitor of the Supreme Court of NSW
- Admitted as Barrister & Solicitor of Supreme Court of Victoria
- Admitted as Barrister & Solicitor of Supreme Court of Western Australia
- Admitted as Solicitor of High Court of Australia

Training

- Bachelor of Arts (University of Sydney, 1977)
- Bachelor of Laws (University of Sydney, 1979)
- Leadership in Professional Service Firms, Harvard Business School (1998)
- Club Director Training: Director Foundation and Management Collaboration
- Club Director Training: Finance for Club Boards
- Club Director Training: AML/CTF Board Oversight Training (2023)
- Club Director Training: Responsible Gambling Oversight Training (2024)

Directors' Report

1. Directors (continued)

Name

Andrew Robert Gifford

Experience

- Canterbury League Club Limited - Director (2021 – present)
- CBBRLC Finance, Risk & Audit Sub-Committee (2018 – present)

Other Directorships

- Canterbury Bankstown Bulldogs Rugby League Club Limited - Director (2020 – present)
- ARG Financial Services Pty Ltd - Director
- Australian Surgical Innovations Pty Ltd – Director

Special Responsibilities

- Disciplinary Committee (2022 – present)
- Remuneration Committee (2023 – present)
- Audit & Risk Committee (2021 – 2024)

Additional Honours and Memberships

- Certified Practising Accountant – CPA
- IML ANZ (Institute of Managers and Leaders Australia and New Zealand)
- Australian Society of CPA's - 30-year recognition

Training

- Bachelor of Business (B Bus) Accounting
- Mandatory Director Training, Finance for Club Boards (2022)
- Mandatory Director Training, Director Foundation and Management Collaboration (2022)
- Mandatory Director Training, AML/CTF Board Oversight Training (2023)
- Mandatory Director Training, Responsible Gambling Oversight Training (2024)

Name

Andrew Ian Mortimer

Experience

- Canterbury League Club Limited - Director (2024 – present)
- Arc Global Wealth - Senior Relationship Manager (2025 – present)
- Blue Wealth Property - Business Development Manager (2020 – 2025)
- Canterbury-Bankstown Bulldogs - Corporate Partnerships Manager (2012 – 2020)
- Snap CBD Printing - Business and Franchise Manager (2010 – 2012)
- VFX Large Format Printing - Sales and Account Manager (2006 – 2010)
- Newtown Jets RLFC - General Manager (Acting) (2006 – 2007)
- Snap CBD Printing – Sales Executive (2003 – 2006)
- Canterbury League Club - Bar attendant (2000 – 2003)

Other Directorships

- Penguin Head Pty Ltd - Director (2020 – present)

Special Responsibilities

- Audit & Risk Committee (2024 – 2025)
- Members Disciplinary Committee (2025 – present)

Directors' Report

1. Directors (continued)

Name

Andrew Ian Mortimer (continued)

Additional Honours and Memberships

- Men of League / Family of League – Southern Sydney Committee (2017 – present)
- St Christophers JRLFC - Coach (2017 – present)
- Concussion Legacy Foundation Family Advisory Board (2023 – present)
- St Christophers JRLFC - Life Member (2025)
- Revesby Ward, Canterbury-Bankstown Council elections - candidate (2021)
- Australian Institute of Company Directors (AICD) (2024)

Training

- Bachelor of Commerce, Majoring in Marketing & Management (University of Wollongong, 2003)
- Certificate IV, Finance and Mortgage Broking (2024)
- Certificate IV, Real Estate Practice (2024)
- Club Director Training: Director Foundation & Management Collaboration (2024)
- Club Director Training: Finance for Club Boards (2024)
- Club Director Training: Responsible Gambling Oversight Training (2024)
- Club Director Training: AML/CTF Board Oversight Training (2024)

Name

Adrian Paul Turner

Experience

- Over 20 years' experience in senior governance, risk, compliance, transformational, and operational roles across Hospitality, Financial Services, Utilities, and Transport
- Canterbury League Club Limited - Director (2024 – present)
- Canterbury Bankstown Rugby League Club Limited - Director (2020 – 2022)
- Transport for New South Wales - Senior Manager Financial Governance (2021 – present)
- Canterbury Bankstown Rugby League Club Limited - Finance, Risk and Audit Committee (2020 – present)

Special Responsibilities

- AML/CTF Committee (2025 – present)
- Disciplinary Committee (2024 – 2025)
- Audit and Risk Committee (2025 – present)
- Environmental, Social and Governance Committee (2024 – present)

Additional Honours and Memberships

- Governance Institute of Australia - Fellow (2021)
- Directors Institute (2013 – present)

Training

- Master of Business Administration – Macquarie Graduate School of Management
- Master of Management – Macquarie Graduate School of Management
- Post Graduate Diploma of Management – Macquarie Graduate School of Management
- Certificate in Corporate Governance and Risk Management – Governance Institute of Australia
- Club Director Training: Director Foundation & Management Collaboration (2024)
- Club Director Training: Finance for Club Boards (2024)
- Club Director Training: Responsible Gambling Oversight Training (2024)
- Club Director Training: AML/CTF Board Oversight Training (2024)

Directors' Report

2. Company secretary

Mr Gregory Pickering was appointed to the position of Company Secretary on 27 May 2019. Mr Pickering is also the Club's Chief Executive Officer.

3. Directors' meetings

The number of Directors' meetings held (including meetings of committees of Directors) and attendance by each of the Directors of the Group during the financial year were as follows:

Director	Board Meetings		Audit and Risk Meetings	
	A	B	A	B
Peter Winchester	12	12	-	-
Jim Koutsouklakis	12	12	2	4
John Khoury	12	12	-	-
Peter McMahan	12	12	4	4
Andrew Gifford	12	12	-	-
Andrew Mortimer	12	12	2	2
Adrian Turner	12	12	2	2

In addition to the Directors above, the independent Chair of the Audit Committee is:
G Russell

A – Number of meetings attended

B – Number of meetings held during the time the Director held office during the year

Directors also represent the Group on various bodies relating to the operation and promotion of the game of rugby league, and are on various committees within the Group.

4. Group strategy, objectives and principal activities

Group strategy and objectives

The Group's over-arching charter is identified in the constitution, which is broadly:

- to provide a social and sporting club for members and their guests with all the usual facilities and accommodation of a club including bars, restaurants, gaming machine areas, sporting facilities including (without limitation) facilities for lawn bowls, entertainment facilities and residential accommodation;
- to assist financially and otherwise in the promotion, conduct and propagation of the game of Rugby League in the cities of Canterbury, Bankstown, Liverpool and elsewhere; and
- to render aid, financial and otherwise to junior league associations, schools, clubs and other associations or organisations in the cities of Canterbury, Bankstown, Liverpool and elsewhere which are playing, conducting or involved in the playing of the game of Rugby League.

The Group also seeks, by its own volition as well as through the need to conform with licence requirements, to support community welfare and endeavour through the ClubGRANTS Scheme and other means.

Principal activities

The principal activities of the Group during the financial year were the operation of registered clubs and the promotion of Rugby League.

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

Directors' Report

5. Environmental regulation

The Group's operations are not subject to any significant environmental regulations under either Commonwealth or State legislation.

The Group monitors compliance with environmental regulations. The Group are not aware of any significant breaches during the period covered by their report.

6. Review of operations and results of those operations

Operating results

The earnings before depreciation, grants, net finance costs and tax (EBITDA) of the Group for the year ended 31 October 2025 was \$28,890,728 (2024: \$26,210,648). The profit after tax of the Group for the year ended 31 October 2025 was \$5,439,971 (2024: \$6,213,995).

Performance measurement

The Group's financial performance is continually measured against internally set Key Performance Indicators (KPIs) in core business activities, including catering and fitness centre activities. Industry benchmarks, past performance and current economic conditions are also used when setting internal KPIs.

7. Significant changes in the state of affairs

There were no other significant changes in the Group's state of affairs during the financial year.

8. Membership

The Group is a Group limited by guarantee and without share capital. The numbers of members, both financial and unfinancial, as at 31 October 2025 and the comparison with last year is as follows:

	2025	2024
	\$	\$
Ordinary Members	61,110	64,301
Life Members	5	6
Honorary Members	18	43
Junior Members	251	220
	61,384	64,570

In accordance with the Constitution of the Group, every member of the Group undertakes to contribute an amount limited to \$10 per member in the event of the winding up of the Group during the time that he or she is a member or within one year thereafter. Total amount that members are liable as at 31 October 2025 is \$613,840 (2024: \$645,700).

9. Likely developments

Information about likely future developments in the operations of the Club and the expected results of those operations in future financial years has not been included in this report because disclosure of the information would be likely to result in unreasonable prejudice to the Club.

10. Events subsequent to reporting date

There has not arisen in the interval between the end of the financial period and the date of this report, any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors of the Club, to affect significantly the operations of the Club, the results of those operations, or the state of affairs of the Club, in future financial years.

Directors' Report

11. Lead auditor's independence declaration

The Lead auditor's independence declaration is set out on page 12 and forms part of the Directors' report for the financial year ended 31 October 2025.

This report is made out in accordance with a resolution of the Directors:



Peter Winchester
Chairman

Dated at Canterbury League Club this 16th day of December 2025.



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Canterbury League Club Limited

I declare that, to the best of my knowledge and belief, in relation to the audit of Canterbury League Club Limited for the financial year ended 31 October 2025 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.

KPMG

Cameron Roan

Partner

Sydney

18 December 2025

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 October 2025

	Note	2025 \$	2024 \$
REVENUE			
Revenue	4(a)	100,753,338	98,678,349
Other income	4(b)	5,346,161	2,146,410
Net gain/(loss) arising from changes in the fair value of investment properties	12	1,941,157	(38,694)
Changes in inventories		7,791	136,368
Materials and consumables used		(4,310,939)	(4,622,220)
Poker machine licences and taxes		(24,065,440)	(23,705,205)
Personnel expenses	5	(30,195,501)	(27,703,997)
Property expenses		(6,788,431)	(6,581,403)
Members amenities expense		(3,689,149)	(4,071,994)
Donations and sponsorships		(1,192,629)	(1,093,141)
Security expense		(378,836)	(342,503)
Repairs and maintenance		(3,627,958)	(3,305,657)
Consulting and professional fees		(635,157)	(452,573)
Gain on disposal of non-current assets		524,942	515,138
Other expenses		(4,798,621)	(3,348,230)
EARNINGS BEFORE DEPRECIATION, GRANTS, NET FINANCE COSTS AND TAX		28,890,728	26,210,648
Depreciation expenses		(12,505,454)	(11,774,053)
Sponsorship and grants expenses	6	(6,550,000)	(6,550,000)
PROFIT FROM OPERATIONS		9,835,274	7,886,595
Finance income	7	289,878	152,637
Finance costs	7	(3,854,460)	(1,926,056)
NET FINANCE COST		(3,564,582)	(1,773,419)
PROFIT BEFORE INCOME TAX		6,270,692	6,113,176
Income tax (expense)/benefit	8	(830,721)	100,819
PROFIT FOR THE YEAR		5,439,971	6,213,995
Other comprehensive income, net of tax		-	-
TOTAL COMPREHENSIVE INCOME		5,439,971	6,213,995

Consolidated Statement of Financial Position

As at 31 October 2025

	Note	2025 \$	2024 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	9	15,880,067	19,740,897
Trade and other receivables	10	1,076,784	714,697
Inventories	11	1,014,486	1,006,695
Prepayments		639,708	663,283
TOTAL CURRENT ASSETS		18,611,045	22,125,572
NON-CURRENT ASSETS			
Investment property	12	79,705,976	71,633,843
Property, plant and equipment	13	187,103,667	191,258,851
Intangible assets	15	6,217,682	6,217,682
Deferred tax assets	8	-	214,982
TOTAL NON-CURRENT ASSETS		273,027,325	269,325,358
TOTAL ASSETS		291,638,370	291,450,930
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	16	7,326,181	8,150,275
Provisions	17	243,850	256,210
Employee benefits	18	4,038,557	3,986,909
Current tax liabilities	8	327,630	114,163
TOTAL CURRENT LIABILITIES		11,936,218	12,507,557
NON-CURRENT LIABILITIES			
Employee benefits	18	346,206	274,569
Borrowings	19	67,000,000	72,000,000
Deferred tax liabilities	8	247,171	-
TOTAL NON-CURRENT LIABILITIES		67,593,377	72,274,569
TOTAL LIABILITIES		79,529,595	84,782,126
NET ASSETS		212,108,775	206,668,804
MEMBERS' FUNDS			
Amalgamation reserve		12,901,167	12,901,167
Retained earnings		199,207,608	193,767,637
TOTAL MEMBERS' FUNDS		212,108,775	206,668,804

Consolidated Statement of Changes in Members' Funds

For the year ended 31 October 2025

	Amalgamation reserve \$	Retained earnings \$	Total equity \$
BALANCE AT 1 NOVEMBER 2023	12,901,167	187,553,642	200,454,809
COMPREHENSIVE INCOME			
Profit for the year	-	6,213,995	6,213,995
TOTAL COMPREHENSIVE INCOME	-	6,213,995	6,213,995
BALANCE AT 31 OCTOBER 2024	12,901,167	193,767,637	206,668,804
COMPREHENSIVE INCOME			
Profit for the year	-	5,439,971	5,439,971
TOTAL COMPREHENSIVE INCOME	-	5,439,971	5,439,971
BALANCE AT 31 OCTOBER 2025	12,901,167	199,207,608	212,108,775

Consolidated Statement of Cash Flows

For the year ended 31 October 2025

	Note	2025 \$	2024 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts from customers and government		117,172,361	112,623,829
Cash paid to suppliers and employees		(91,335,991)	(85,679,771)
Grants paid to Canterbury Bankstown Bulldogs Rugby League Club Limited	6	(7,300,000)	(7,300,000)
CASH GENERATED FROM OPERATIONS		18,536,370	19,644,058
Interest paid	7	(3,854,460)	(1,926,057)
Interest received	7	289,878	152,637
NET CASH FROM OPERATING ACTIVITIES		14,971,788	17,870,638
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of property, plant and equipment		803,025	588,800
Acquisition of property, plant and equipment	13	(8,504,667)	(16,374,556)
Acquisition of investment property	12	(6,130,976)	(55,322,537)
NET CASH USED IN INVESTING ACTIVITIES		(13,832,618)	(71,108,293)
CASH FLOWS FROM FINANCING ACTIVITIES			
Payments of lease liabilities	21(d)	-	(246,851)
(Repayment of)/proceeds from borrowings		(5,000,000)	63,100,000
NET CASH (USED IN)/FROM FINANCING ACTIVITIES		(5,000,000)	62,853,149
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS		(3,860,830)	9,615,494
Cash and cash equivalents at beginning of year		19,740,897	10,125,403
CASH AND CASH EQUIVALENTS AT END OF YEAR	9	15,880,067	19,740,897

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

Note 1 REPORTING ENTITY

Canterbury League Club Limited (the 'Group' or 'the Club') is a Group incorporated and domiciled in Australia. The Company's registered office is at 26 Bridge Road, Belmore, NSW, 2192. The financial statements of the Company are as at and for the year ended 31 December 2025.

The Group is a company limited by guarantee and without share capital. In accordance with the Constitution of the Group, every member of the Group undertakes to contribute an amount limited to \$10 per member in the event of the winding up of the Group during the time that he or she is a member or within one year thereafter.

The Group is a not-for-profit entity and is primarily involved in the operation of registered clubs and the promotion of rugby league.

Note 2 BASIS OF PREPARATION

a) *Statement of compliance*

These consolidated financial statements are general purpose financial statements for distribution to the members and for the purpose of fulfilling the requirements of the *Corporations Act 2001*. They have been prepared in accordance with Australian Accounting Standards - Simplified Disclosures made by the Australian Accounting Standards Board and the *Corporations Act 2001*.

These consolidated financial statements were authorised for issue by the Group's board of Directors as of the date of the Director's declaration.

Details of the Group's material accounting policies are included in Note 3.

b) *Basis of measurement*

These consolidated financial statements have been prepared on the historical cost basis, except for investment property which is measured at fair value.

c) *Functional and presentation currency*

These consolidated financial statements are presented in Australian dollars, which is the Group's functional currency.

d) *Use of judgements and estimates*

In preparing these consolidated financial statements, management has made judgements and estimates that affect the application of the Group's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

i. **Judgement**

There are no judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

ii. Assumptions and estimate uncertainties

Information about assumptions and estimation uncertainties at 31 October 2025 that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year is included in the following notes:

- investment property (Note 12);
- property, plant and equipment (Note 13);
- impairment test of intangible assets: key assumptions underlying recoverable amounts (Note 15); and
- recognition and measurement of contingencies: key assumptions about the likelihood and magnitude of an outflow of resources (Note 22).

Note 3 Material accounting policies

SUMMARY OF MATERIAL ACCOUNTING POLICIES

The Group has consistently applied the following accounting policies to all periods presented in these consolidated financial statements, except if mentioned otherwise.

BASIS OF CONSOLIDATION

a) Business combinations

The Group accounts for business combinations using the acquisition method when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group. In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities includes, at a minimum, an input and substantive process and whether the acquired set has the ability to produce outputs.

The Group has an option to apply a 'concentration test' that permits a simplified reassessment of whether an acquired set of activities and assets is not a business. The optional concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets.

The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognised in profit or loss immediately. Transaction costs are expenses as incurred, except if related to the issue of debt or equity securities.

Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not remeasured and settlement is accounted for within equity. Otherwise, other contingent consideration is remeasured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognised in profit or loss.

b) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group 'controls' an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. In assessing control, potential voting rights that presently are exercisable or convertible are taken into account.

The acquisition of subsidiaries is accounted for using the purchase method of accounting, which involves allocating the cost of the business combination to the fair value of the assets acquired and the liabilities and contingent liabilities assumed at the date of acquisition.

Investments in subsidiaries held of the Group are accounted for at cost in the separate financial statements of the parent entity less any impairment charges. Dividends received from subsidiaries are recorded as a component of other revenues in the separate income statement of the parent entity, and do not impact the recorded cost of the investment. Upon receipt of dividend payments from subsidiaries, the parent will assess whether any indicators of impairment of carrying value of the investments in the subsidiary exist. Where such indicators exist, to the extent that the carrying value of the investment exceeds its recoverable amounts, an impairment loss is recognised.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

c) *Loss of control*

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

d) *Transactions eliminated on consolidation*

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated. Unrealised gains arising from transactions with associates are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

INCOME TAX

Income tax expense comprises current and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination, or items recognised directly in equity or in other comprehensive income (OCI).

The Group has determined that interest and penalties related to income taxes, including uncertain tax treatments do not meet the definition of income taxes, and therefore accounted for them under AASB 137 *Provisions, Contingent Liabilities and Contingent Assets*.

a) *Current tax*

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also including any tax arising from dividends.

Current tax assets and liabilities are offset only if certain criteria are met.

b) *Deferred tax*

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that:
 - is not a business combination; and
 - at the time of the transaction (i) affects neither accounting nor taxable profit or loss and (ii) does not give rise to equal taxable and deductible temporary differences
- temporary differences related to investments in subsidiaries and associates to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognise a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans for individual subsidiaries in the Group. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date, and reflects uncertainty related to income taxes, if any.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if certain criteria are met.

c) Tax exposure

In determining the amount of current and deferred tax the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

The Income Tax Assessment Act 1997 (amended) provides that under the concept of mutuality, clubs are only liable for income tax on income derived from non-members and from outside entities.

d) Tax consolidation

The Group and its wholly-owned Australian resident entities are a tax consolidated group with the Group as the head entity within the tax consolidated group. Current tax expense (income), deferred tax liabilities and deferred tax assets arising from temporary differences of the members of the tax consolidated group are allocated to each of the Group's wholly owned entities and recognised using a 'group allocation' approach. Deferred tax assets and deferred tax liabilities are measured by reference to the carrying amounts of the assets and liabilities in each of the Group's wholly owned entities' balance sheet and their tax values applying under tax consolidation.

Any current tax liabilities (or assets) and deferred tax assets arising from unused tax losses of the Group's wholly owned entities are assumed by the Group and are recognised as amounts payable (receivable) to other entities in the tax consolidated group in conjunction with any tax funding arrangement amounts (refer below). Any difference between these amounts is recognised by the other entities as an equity contribution from or distribution to the Group.

The Group recognises deferred tax assets arising from unused tax losses to the extent that it is probable that future taxable profits of the tax consolidated group will be available against which the assets can be utilised. The Group assesses the recovery of its unused tax losses and tax credits only in the period in which they arise, and before assumption by the Group, in accordance with AASB 112 applied in the context of the tax consolidated group. Any subsequent period adjustments to deferred tax assets arising from unused tax losses as a result of revised assessments of the probability of recoverability are recognised by the Group only.

PROPERTY, PLANT & EQUIPMENT

a) Recognition and measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss.

b) Subsequent expenditure

Subsequent expenditure is capitalised only when it is probable that the future economic benefits associated with the expenditure will flow to the Group. Ongoing repairs and maintenance are expensed as incurred.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

c) Depreciation

Depreciation is calculated over the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value.

Depreciation is recognised in profit or loss over the estimated useful lives of each part of an item of property, plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term.

The depreciation methods and estimated depreciation rates for the current and comparative periods are as follows:

	Depreciation rates	Depreciation methods
Land and buildings*	2.50%	Straight line
Plant and equipment	7.5 - 66.67%	Diminishing value
Poker machines	20 - 40%	Diminishing value

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

*Land is not depreciated.

LEASES

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group assesses whether:

- the contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- the Group has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- the Group has the right to direct the use of the asset. The Group has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where the decision about how and for what purpose the asset is used is predetermined, the Group has the right to direct the use of the asset if either:
 - the Group has the right to operate the asset; or
 - the Group designed the asset in a way that predetermines how and for what purpose it will be used.

At inception or on reassessment of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

For contracts entered into before, the Group determined whether the arrangement was or contained a lease based on the assessment of whether:

- fulfilment of the arrangement was dependent on the use of a specific asset or assets; and
- the arrangement had conveyed a right to use the asset. An arrangement conveyed the right to use the asset if one of the following was met:
 - the purchaser had the ability or right to operate the asset while obtaining or controlling more than an insignificant amount of the output;
 - the purchaser had the ability or right to control physical access to the asset while obtaining or controlling more than an insignificant amount of the output; or
 - facts and circumstances indicated that it was remote that other parties would take more than an insignificant amount of the output, and the price per unit was neither fixed per unit of output nor equal to the current market price per unit of output.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

a) As a lessee

At commencement or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the cost of the right-of-use asset reflects that the Group will exercise a purchase option. In that case, the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate.

The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, if the Group changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Group presents right-of-use assets and lease liabilities in the statement of financial position.

b) As a lessor

At inception or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Group makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

When the Group is an intermediate lessor, it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which the Group applies the exemption described above, then it classifies the sub-lease as an operating lease.

If an arrangement contains lease and non-lease components, then the Group applies AASB 15 *Revenue from Contracts with Customers* to allocate the consideration in the contract.

The Group applies the derecognition and impairment requirements in AASB 9 *Financial Instruments* to the net investment in the lease. The Group further regularly reviews estimated unguaranteed residual values used in calculating the gross investment in the lease.

FINANCIAL INSTRUMENTS

a) *Recognition and initial measurement*

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit and loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

b) *Classification and subsequent measurement*

Financial assets

On initial recognition, a financial asset is classified as measured at amortised cost or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets not classified as measured at amortised cost as described above are measured at FVTPL. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets – Subsequent measurement and gains and losses

Financial assets at FVTPL

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

Financial assets at amortised cost

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

Financial liabilities – Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

c) *Derecognition*

Financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognised in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

d) *Offsetting*

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

EMPLOYEE BENEFITS

a) *Short-term employee benefits*

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

b) *Defined contribution plans*

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit or loss in the periods during which services are rendered by employees.

c) *Other long-term employee benefits*

The Group's net obligation in respect of long-term employee benefits other than defined benefit plans is the amount of future benefit that employees have earned in return for their service in the current and prior periods plus related on-costs; that benefit is discounted to determine its present value, and the fair value of any related assets is deducted. The discount rate is the yield at the reporting date on government bonds that have maturity dates approximating the terms of the Group's obligations.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

PROVISIONS

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

The Group operates a loyalty program where customers accumulate points for dollars spent. The provision represents the current estimate of future cash outflows that will result from future redemption of unredeemed points as at year end.

FINANCE INCOME AND FINANCE COSTS

The Group's finance income and finance costs include:

- interest income on cash and cash equivalents; and
- interest expense on loans and borrowings.

Interest income or expense is recognised using the effective interest method.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

IMPAIRMENT

a) *Non-derivative financial assets*

The Club recognises loss allowances for expected credit losses (ECLs) on financial assets measured at amortised cost.

The Club measures loss allowances for cash at bank balances as 12-month ECL as credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Club considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Club's historical experience and informed credit assessment and including forward-looking information.

The Club considers cash balance to have low credit risk when its credit risk rating is equivalent to the globally understood definition of "investment grade". The Club considers this to be Baa3 or a higher rating per Moodys or BBB - or higher per Standards and Poors.

12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e the difference between the cash flow due to the entity in accordance with the contract and the cash flows that the Group expects to receive).

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

At each reporting date, the Club assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

b) Non-financial assets

At each reporting date, the Club reviews the carrying amounts of its non-financial assets (other than investment property, inventories and deferred tax assets) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash generating units (CGUs).

The recoverable amount of asset of CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risk specific to the asset or CGU.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its recoverable amount.

Impairment losses are recognised in profit or loss. They are allocated to the carrying amounts of the assets in the CGU on a pro rata basis.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

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 the estimated costs of completion and selling expenses.

INTANGIBLES

a) Poker machine entitlements

Poker machine entitlements have infinite useful lives given they have no expiry date. They are measured at cost less accumulated impairment losses.

b) Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is recognised in profit or loss as incurred.

c) Amortisation

Poker machine entitlements have indefinite useful lives as they have no expiry date. Accordingly, such intangible assets are not amortised but are systematically tested for impairment at each reporting date.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

REVENUE

a) Revenue from contracts with customers

Revenue is recognised at an amount that reflects the consideration to which the Group is expected to be entitled in exchange for transferring goods or services to a customer. For each contract with a customer, the Group identifies the contract with a customer, identifies the performance obligations in the contract, determines the transaction price which takes into account estimates of variable consideration and the time value of money, allocates the transaction price to the separate performance obligations on the basis of the relative stand-alone selling price of each distinct good or service to be delivered, and recognises revenue when or as each performance obligation is satisfied in a manner that depicts the transfer to the customer of the goods or services promised.

b) Gaming revenue

Gaming revenue is the net difference between gaming wins and losses and is recognised upon the outcome of the game at the close of business.

c) Food and beverage revenue

Food and beverage revenue is recognised at the point in time the goods are provided and payment is collected.

d) Function and other revenues

Function and other revenues are recognised at the point in time services are performed.

GRANT PAYMENTS

Grant payments made to Canterbury Bankstown Bulldogs Rugby League Club Limited and other donations are recognised through profit or loss at the time the grants are awarded by the Group, thereby crystallising an obligation to make payment to the other parties.

INVESTMENT PROPERTY

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at fair value with any change therein recognised in profit or loss. Cost includes expenditure that is directly attributable to the acquisition of the investment property.

When the use of a property changes such that it is reclassified as property, plant and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

Note 4 Revenue

The Group generates revenue primarily from the operation of registered clubs and the promotion of Rugby League.

In the following table, revenue from contracts with customers is disaggregated by major products and service lines and timing of revenue recognition.

	2025	2024
	\$	\$
a) Revenue		
MAJOR PRODUCTS/SERVICE LINES		
Revenue from catering	10,095,267	10,581,235
Redemption of complimentary and discounted food	(512,582)	(568,407)
	9,582,685	10,012,828
Revenue from beverages	6,126,975	6,320,622
Redemption of complimentary and discounted drinks	(586,993)	(639,167)
	5,539,982	5,681,455
Revenue from gaming	83,770,327	81,640,126
Loyalty points issued	(2,662,342)	(2,763,854)
	81,107,985	78,876,272
Revenue from fitness centre	2,376,123	2,190,351
Revenue from functions	1,712,473	1,558,427
Subscriptions and joining fees	260,272	207,578
Commissions revenue	173,818	151,438
TOTAL REVENUE	100,753,338	98,678,349
TIMING OF REVENUE RECOGNITION		
Products transferred at a point in time	100,753,338	98,678,349
REVENUE FROM CONTRACTS WITH CUSTOMERS	100,753,338	98,678,349
	2025	2024
	\$	\$
b) Other income		
Rent received	4,150,114	1,414,919
Sundry income	1,196,047	731,491
TOTAL OTHER INCOME	5,346,161	2,146,410
	2025	2024
	\$	\$
Note 5 Personnel expenses		
Wages and salaries	21,630,708	20,069,285
Other associated personnel expenses	5,718,989	4,799,581
Contributions to defined contribution plans	2,722,519	2,403,013
Change in liability for annual leave	(9,577)	312,996
Change in liability for long service	132,862	119,122
TOTAL PERSONNEL EXPENSES	30,195,501	27,703,997

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

	2025	2024
Note 6 Sponsorship and grant expenses	\$	\$
Sponsorship to Canterbury Bankstown Bulldogs	6,150,000	6,150,000
Grants to Junior League	400,000	400,000
TOTAL SPONSORSHIP AND GRANT EXPENSES	6,550,000	6,550,000

	2025	2024
Note 7 Net finance costs	\$	\$

FINANCE INCOME		
Interest income	289,878	152,637
TOTAL FINANCE INCOME	289,878	152,637

FINANCE COST		
Interest expense	(3,854,460)	(1,924,547)
Interest expense on lease liability	-	(1,509)
TOTAL FINANCE COST	(3,854,460)	(1,926,056)
NET FINANCE COSTS	(3,564,582)	(1,773,419)

Note 8 Income tax (expense)/benefit

	2025	2024
<i>a) Amounts recognised in profit or loss</i>	\$	\$
CURRENT TAX EXPENSE		
Current year	368,568	114,163
Origination and reversal of temporary differences	462,153	(214,982)
	830,721	(100,819)
Proportion of net taxable income attributable to non-members	1,234,654	380,546
Income tax using the Group's statutory income tax rate of 30% (2024: 30%)	368,568	114,163
Recognition of previously unrecognised deductible temporary difference	462,153	(214,982)
INCOME TAX EXPENSE/(BENEFIT)	830,721	(100,819)

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

b) Numerical reconciliation between tax expense and pre-tax accounting profit

The *Income Tax Assessment Act 1997* (amended) provides that under the concept of mutuality, registered clubs are only liable for income tax on income derived from non-members and from outside entities.

The amount set aside for income tax in the statement of profit or loss and other comprehensive income has been calculated as follows:

	2025	2024
	\$	\$
Proportion of net taxable income attributable to non-members	1,234,654	380,546
Income tax using the Group's statutory income tax rate of 30% (2024: 30%)	368,568	114,163
Recognition of previously unrecognised deductible temporary difference	462,153	(214,982)
	830,721	(100,819)

	Deferred tax assets		Deferred tax liabilities		Net	
	2025	2024	2025	2024	2025	2024
<i>c) Deferred tax assets/(liabilities)</i>	\$	\$	\$	\$	\$	\$
Property, plant and equipment	1,046,192	922,239	-	-	1,046,192	922,239
Investment property	-	-	(1,703,110)	(1,120,763)	(1,703,110)	(1,120,763)
Employee benefits	344,110	294,811	-	-	344,110	294,811
Trade and other payables	42,473	105,187	-	-	42,473	105,187
Prepayments	23,164	13,508	-	-	23,164	13,508
NET TAX ASSETS	1,455,939	1,335,745	(1,703,110)	(1,120,763)	(247,171)	214,982

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

	Balance 1 November \$	Recognised in profit or loss \$	Balance 31 October \$
d) Movement in temporary differences during the year			
2025			
Property, plant and equipment	922,239	123,953	1,046,192
Investment property	(1,120,763)	(582,347)	(1,703,110)
Employee benefits	294,811	49,299	344,110
Trade and other payables	105,187	(62,714)	42,473
Prepayments	13,508	9,656	23,164
	214,982	(462,153)	(247,171)
2024			
Property, plant and equipment	662,948	259,291	922,239
Investment property	(1,027,366)	(93,397)	(1,120,763)
Leases	9,030	(9,030)	-
Employee benefits	243,658	51,153	294,811
Trade and other payables	89,372	15,815	105,187
Prepayments	22,358	(8,850)	13,508
	-	214,982	214,982
		2025	2024
Note 9 Cash and cash equivalents		\$	\$
Cash on hand		5,331,450	4,910,541
Cash at bank		10,548,617	14,830,356
TOTAL CASH AND CASH EQUIVALENTS		15,880,067	19,740,897
		2025	2024
Note 10 Trade and other receivables		\$	\$
Trade receivables		1,076,784	714,697
TOTAL TRADE AND OTHER RECEIVABLES		1,076,784	714,697
		2025	2024
Note 11 Inventories		\$	\$
Bar		397,929	396,883
Bistro		10,860	124,565
Other		605,697	485,247
TOTAL INVENTORIES		1,014,486	1,006,695

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

	2025	2024
	\$	\$
Note 12 Investment property		
Balance at 1 November	71,633,843	16,350,000
Property additions	6,130,976	55,322,537
Net gain/(loss) arising from changes in the fair value of investment properties	1,941,157	(38,694)
BALANCE AT 31 OCTOBER	79,705,976	71,633,843

Investment property represents the Groups land and building holdings located in Liverpool, Lakemba and Belmore and Rutherford NSW and are stated at fair value. The determination of fair value has been based on valuation carried out in September and October 2025 by an independent valuer (Howden Insurance Brokers (Australia) Pty Ltd and Cushman & Wakefield) which holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment properties. The open market value for these properties was \$79,705,976 as at 31 October 2025.

	Land and buildings	Plant and equipment	Poker machines	Work in progress	Total
	\$	\$	\$	\$	\$
Note 13 Property, plant and equipment					
COST					
Balance at 1 November 2024	236,816,418	81,609,648	28,379,665	2,056,114	348,861,845
Additions	-	-	-	8,504,667	8,504,667
Disposals/write-offs	-	(5,926,218)	(3,833,712)	-	(9,759,930)
Transfers	2,170,558	2,003,856	5,208,143	(9,382,557)	-
BALANCE AT 31 OCTOBER 2025	238,986,976	77,687,286	29,754,096	1,178,224	347,606,582
DEPRECIATION AND IMPAIRMENT					
Balance at 1 November 2024	81,934,725	52,800,934	22,867,335	-	157,602,994
Depreciation for the year	5,123,075	4,005,006	3,377,373	-	12,505,454
Disposals	-	(5,920,121)	(3,685,412)	-	(9,605,533)
BALANCE AT 31 OCTOBER 2025	87,057,800	50,885,819	22,559,296	-	160,502,915
CARRYING AMOUNT					
AT 1 NOVEMBER 2024	154,881,693	28,808,714	5,512,330	2,056,114	191,258,851
AT 31 OCTOBER 2025	151,929,176	26,801,467	7,194,800	1,178,224	187,103,667

Valuation of land and buildings

The latest independent valuations of the Group's land and buildings, carried out in October 2025 by Howden Insurance Brokers (Australia) Pty Ltd on the basis of open market value for existing use, resulted in a valuation of land and buildings of \$278,750,000. Any additions or transfers since the valuations are expected to be reflected in an equivalent increase in the recoverable amount of the Group's land and buildings. The written down value of land and buildings as at 31 October 2025 is \$151,929,176 (2024: \$154,881,693). The Directors are comfortable that the carrying amounts of the land and buildings are not impaired.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

Note 14 Core and non-core properties

Pursuant to Section 41J of the Registered Clubs Amendment Act 2006, the Group defines property as follows:

	2025	2024
	\$	\$
Core property	150,774,518	154,956,739
Non-core property	80,860,633	72,749,600
BALANCE AT 31 OCTOBER	231,635,151	227,706,339

Core properties are located at:

26 Bridge Road, Belmore, NSW
 26 Quigg Street, Lakemba, NSW
 61 Moxon Road, Punchbowl NSW

Non-core properties are located at:

32 Quigg Street, Lakemba, NSW
 82 Memorial Avenue, Liverpool, NSW
 84 Memorial Avenue, Liverpool, NSW
 70 Bridge Road, Belmore, NSW
 64 Bridge Road, Belmore, NSW
 376 Burwood Road, Belmore, NSW
 4 York Street, Belmore, NSW
 28 Gladstone Street, Belmore, NSW
 20 The Boulevard, Lakemba, NSW
 21 The Boulevard, Lakemba, NSW
 1 Hillview St, Rutherford, NSW
 23 Edison Street Belmore, NSW - Acquired on 13th October 2025
 23 Marlowe Street, Campsie, NSW - Acquired on 19th December 2024

Note 15 Intangible assets

Cost	Poker machine entitlements \$	Rights to a domain name \$	Total \$
BALANCE AS AT 1 NOVEMBER 2024	6,209,500	8,182	6,217,682
BALANCE AS AT 31 OCTOBER 2025	6,209,500	8,182	6,217,682

Poker machine entitlements represent the Group's licence to operate gaming machines at their Club's premises. They are measured at cost less accumulated impairment losses. They have been tested for impairment losses through an analysis of fair value less cost of disposal and value in use. From this assessment no impairment losses were identified (2024: \$nil).

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

	2025	2024
Note 16 Trade and other payables	\$	\$
Trade creditors	2,123,152	1,983,939
Accrued expenses and other payables	4,830,505	5,817,823
Income in advance	372,524	348,513
TOTAL TRADE AND OTHER PAYABLES	7,326,181	8,150,275
	2025	2024
Note 17 Provisions	\$	\$
Loyalty points	243,850	256,210
TOTAL PROVISIONS	243,850	256,210
	2025	2024
Note 18 Employee benefits	\$	\$
CURRENT		
Liability for long service leave	1,810,819	1,749,594
Liability for annual leave	2,227,738	2,237,315
TOTAL EMPLOYEE BENEFITS	4,038,557	3,986,909
NON-CURRENT		
Liability for long service leave	346,206	274,569
TOTAL EMPLOYEE BENEFITS	346,206	274,569

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

	2025	2024
	\$	\$
Note 19 Borrowings		
Bank loan facility	67,000,000	72,000,000
TOTAL BORROWINGS	67,000,000	72,000,000

a) Terms and conditions of outstanding loans by the Group were as follows:

The Club's borrowings as at 31 October 2025 were \$67,000,000 (2024: \$72,000,000) and have been classified a non-current liability as the facility has a date of maturity of 30 April 2028 and 31 May 2027 (2024: 30 April 2026).

	Cash advance facility	Market Rate Loan Facility	Total loan facility
	1		
	\$	\$	\$
2025			
Total facility limit	47,500,000	24,500,000	87,500,000
Facilities utilised at reporting date	42,500,000	24,500,000	77,500,000
Facilities not utilised at reporting date	5,000,000	-	10,000,000
Maturity date	30/04/2028	31/05/2027	-
Nominal interest rate	N/A	N/A	-

Security:

The facilities are secured by registered first ranking mortgages over certain properties of the entity.

- a) Mortgage by Canterbury League Club Limited ACN 000 191 248 over the property located at 26, 64 and 70 Bridge Road, Belmore, NSW 2192.
- b) Mortgage by Canterbury League Club Limited ACN 000 191 248 over the property located at 82 and 84 Memorial Ave, Liverpool, NSW 2170.
- c) Mortgage by Canterbury League Club Limited ACN 000 191 248 over the property located at 376 Burwood Road, Belmore, NSW 2192.
- d) Mortgage by Canterbury League Club Limited ACN 000 191 248 over the property located at 26 Quigg Street, Lakemba, NSW 2195.
- e) Mortgage by Canterbury League Club Limited ACN 000 191 248 over the property located at 20-21 The Boulevard, Lakemba, NSW 2195.
- f) Mortgage by Canterbury League Club Limited ACN 000 191 248 over the property located at 61 Moxon Road, Punchbowl, NSW 2196.
- g) Mortgage by Canterbury League Club Limited ACN 000 191 248 over the property located at 27 Collins St Belmore NSW.
- h) Mortgage by Rutherford Property Holdings Pty Ltd ACN 673 835 573 over the Rutherford Marketplace, 1 Hillview Street, Rutherford, NSW 2320.
- i) Mortgage by Marlowe Property Holdings Pty Ltd ACN 683 233 963 over the property located at 23 Marlowe Street, Campsie, NSW 2194

The Club is in compliance with all the restrictive loan covenants as at reporting date.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

Note 20 Leases

	2025	2024
	\$	\$
<i>a) Amounts recognised in profit or loss</i>		
INTEREST ON LEASE LIABILITIES	-	1,509
	2025	2024
	\$	\$
<i>b) Amounts recognised in statement of cash flows</i>		
TOTAL CASH OUTFLOW FOR LEASES	-	246,851

Note 21 Financial instruments

Accounting classifications

The following table shows the carrying amounts of financial assets and financial liabilities.

	2025	2024
Note	\$	\$
FINANCIAL ASSETS MEASURED AT AMORTISED COST		
Cash and cash equivalents	9 15,880,067	19,740,897
Trade and other receivables	10 1,076,784	714,697
	16,956,851	20,455,594
FINANCIAL LIABILITIES MEASURED AT AMORTISED COST		
Trade and other payables	16 7,326,181	8,150,275
	7,326,181	8,150,275
	2025	2024
	\$	\$

Note 22 Commitments

CAPITAL WORKS

Capital works contracted for but not yet completed	3,176,471	1,890,165
	3,176,471	1,890,165

OTHER COMMITMENTS

The Group has committed to provide financial assistance to Canterbury Bankstown Bulldogs Rugby League Club Limited (for the next financial year)	6,400,000	6,400,000
	6,400,000	6,400,000

The Group has committed to incurring capital expenditure up to a maximum of \$10 million in relation to the development of Canterbury Bankstown Bulldogs Rugby League Clubs' Centre of Excellence.

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

Note 23 List of subsidiaries

Set out below is a list of material subsidiaries of the Group.

- Rutherford Property Holdings Pty Ltd - Australia, 100% ownership interest.
- Marlowe Property Holdings Pty Limited - Australia, 100% ownership interest (Incorporated 19 December 2024).
- Yato Property Holdings Pty Ltd - Australia, 100% ownership interest (Incorporated 27 June 2025).
- Canterbury Funding Company Pty Ltd - Australia, 100% ownership interest (Incorporated 27 June 2025).

Note 24 Related parties

a) Parent and ultimate controlling party

Pursuant to AASB 10 *Consolidated Financial Statements*, the parent and ultimate controlling party of the Group is Canterbury Bankstown Bulldogs Rugby League Club Limited, a Company limited by guarantee incorporated in Australia.

b) Transactions with key management personnel

i. Key management personnel compensation

Amounts paid to non-executive Directors during the year were as follows:

	2025	2024
	\$	\$
Director honorariums and other related expenses	245,332	296,294
The key management personnel compensation included in 'personnel expenses' (Note 5) are as follows:		
Short-term and long-term employee benefits and termination payments	1,963,339	1,725,461

ii. Key management personnel and Director transactions

From time to time Directors of the Company may purchase goods from the Company or participate in other Company activities. These purchases and participations are on the same terms and conditions as those entered into by other employees or members of the Company and are trivial or domestic in nature.

The aggregate amounts recognised during the year relating to key management personnel were as follows:

- a) The following Directors of Canterbury League Club Limited are also Directors of Canterbury Bankstown Bulldogs Rugby League Club Limited:

Mr John Khoury (February 2018 to present)

Mr Peter McMahon (16 October 2020 to present)

Mr Andrew Gifford (16 October 2020 to present)

The remuneration of Directors noted above does not include amounts received by these Directors from Canterbury Bankstown Bulldogs Rugby League Club Limited.

Transactions with Canterbury Bankstown Bulldogs Rugby League Club Limited

During the year, the Company had the following transactions with Canterbury Bankstown Bulldogs Rugby League Club Limited:

- b) During the year the Club paid \$6,150,000 per note 6 (2024: \$6,150,000) as sponsorship to Canterbury Bankstown Bulldogs Rugby League Club Limited. Furthermore, the Club paid grants to the Junior League amounting to \$400,000 is per note 6 (2024: \$400,000).
- c) Staff seconded to Canterbury Bankstown Bulldogs Rugby League Club Limited during the period amounted to \$58,445 (2024: \$16,567).

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

- d) An amount of \$150,000 (2024: \$150,000) was received by the Company under the business support and supply agreement with Carlton United Breweries, which was subsequently paid to the Canterbury Bankstown Bulldogs Rugby League Club Limited.
- e) Canterbury Bankstown Bulldogs Rugby League Club Limited operates a Teamstore in a property owned by the Company located at Burwood Road, Belmore. Total rent received for the year amounts to \$52,000 (2024: \$52,000).
- f) Other transactions by the Company with Canterbury Bankstown Bulldogs Rugby League Club Limited include functions and in house dining charged to the Canterbury Bankstown Bulldogs Rugby League Club Limited amounting to \$212,912 as at 31 October 2025 (2024: \$436,826).
- g) During the year there have been other transactions between Canterbury Bankstown Bulldogs Rugby League Club Limited and the Company, such as purchases of merchandise and game tickets. All transactions have been executed on commercial terms.
- h) On 30 September 2023, an agreement was signed to provide Canterbury Bankstown Bulldogs Rugby League Club funding not to exceed \$10 million in support of the delivery of the Canterbury Bankstown Bulldogs Centre of Excellence project at Belmore Sportsground.
- i) The Company provides Canterbury Bankstown Bulldogs Rugby League Club with administrative services of \$750,000 (2024: \$600,000) not at a commercial rate. All transactions have not been recorded in the financial report.

Note 25 Contingent assets and contingent liabilities

The Directors are of the opinion that provisions are not required in respect of these matters, as it is not probable that a future sacrifice of economic benefits will be required or the amount is not capable of reliable measurement.

Contingent liabilities not considered remote

	2025	2024
	\$	\$
Guarantee		
i) Bank performance guarantees	166,750	166,750
ii) Bank guarantee to Canterbury Bankstown Bulldogs Rugby League Club Limited's financiers	1,500,000	1,500,000
iii) The Group has provided Canterbury Bankstown Bulldogs Rugby League Club Limited, with a letter confirming that it will provide financial and other support (including grants and loans) that the Directors determine, is within its capacity and that is necessary for at least the next twelve months from the date of approval of the Group's financial statements for the year ended 31 October 2025.		

	2025	2024
	\$	\$
Note 26 Auditors' remuneration		
AUDIT SERVICES		
AUDITORS OF THE CLUB - KPMG		
- Audit of financial statements	122,000	116,800
OTHER SERVICES		
AUDITOR OF THE CLUB - KPMG		
Taxation and compliance services	35,750	28,000
Compilation of financial reports	13,000	12,500

Notes to the Consolidated Financial Statements

For the year ended 31 October 2025

Note 27 Parent entity disclosures

As at, and throughout, the financial year ended 31 October 2025 the parent entity of the Group was Canterbury League Club Limited.

	2025	2024
	\$	\$
Results of parent entity		
Profit for the period	6,268,443	5,609,992
	6,268,443	5,609,992
Financial position of parent entity at year end		
Current assets	50,520,512	21,508,304
TOTAL ASSETS	267,173,379	265,987,541
Current liabilities	11,322,247	12,427,366
TOTAL LIABILITIES	54,168,453	59,927,365
Total equity of the parent entity comprising of:		
Amalgamation reserve	12,901,167	12,901,167
Retained earnings	200,103,759	193,159,009
TOTAL EQUITY	213,004,926	206,060,176

Contingent liabilities

The parent entity has given bank guarantees as at 31 October 2025 of \$1,666,750 (2024: \$1,666,750).

Capital commitments

The parent entity had capital works contracted as at 31 October 2025 of \$3,176,471 (2024: \$1,890,165). Other commitments as at 31 October 2025 of \$6,400,000 (2024: \$6,400,000).

Note 28 Subsequent events

There has not arisen in the interval between the end of the financial year and the date of this report, any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors of the Club, to affect significantly the operations of the Club, the results of those operations, or the state of affairs of the Club, in future financial years.

Consolidated Entity Disclosure Statement

For the year ended 31 October 2025

	Body Corporate, partnership or trust	Country of Incorporation	Share capital held directly or indirectly by the Group in the body corporate		Tax residency
			2025	2024	
Canterbury League Club Limited	Body Corporate	Australia	-	-	Australia
Rutherford Property Holdings Pty Limited	Body Corporate	Australia	100%	100%	Australia
Marlowe Property Holdings Pty Limited	Body Corporate	Australia	100%	-	Australia
Yato Property Holdings Pty Limited	Body Corporate	Australia	100%	-	Australia
Canterbury Funding Company Pty Limited	Body Corporate	Australia	100%	-	Australia

Determination of tax residency

Section 295 (3A) of the *Corporation Acts 2001* requires that the tax residency of each entity which is included in the Consolidated Entity Disclosure Statement (CEDS) be disclosed. In the context of an entity which was an Australian resident, "Australian resident" has the meaning provided in the Income Tax Assessment Act 1997. The determination of tax residency involves judgment as the determination of tax residency is highly fact dependent and there are currently several different interpretations that could be adopted, and which could give rise to a different conclusion on residency. In determining tax residency, the consolidated entity has applied the following interpretations:

Australian tax residency:

The consolidated entity has applied current legislation and judicial precedent, including having regard to the Commissioner of Taxation's public guidance in Tax Ruling TR 2018/5.

Directors' Declaration

In the opinion of the Directors of Canterbury League Club Limited and its controlled entities (the 'Group' or the 'Club'):

- a) The Company is not publicly accountable;
- b) The consolidated financial statements and notes that as set out on pages 13 to 40 are in accordance with the *Corporations Act 2001*, including:
 - i) giving a true and fair view of the Group's financial position as at 31 October 2025 and of its performance, for the financial year ended on that date; and
 - ii) complying with Australian Accounting Standards - Simplified Disclosure Requirements and the *Corporations Regulations 2001*; and
- c) The consolidated entity disclosure statement as at 31 October 2025 set out on page 40 is true and correct.
- d) There are reasonable grounds to believe that the Company and the Group entities identified in Note 23 will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors:

Dated at Canterbury League Club this 16th day of December 2025.



Peter Winchester
Chairman



Independent Auditor's Report

To the members of Canterbury League Club Limited

Opinion

We have audited the **Financial Report** of Canterbury League Club Limited (the **Company**) and its controlled entities (the **Group**).

In our opinion, the accompanying Financial Report of the Company gives a true and fair view, including of the **Group's** financial position as at 31 October 2025 and of its financial performance for the year then ended, in accordance with the *Corporations Act 2001*, in compliance with *Australian Accounting Standards - Simplified Disclosures* and the *Corporations Regulations 2001*.

The **Financial Report** comprises:

- Consolidated statement of financial position as at 31 October 2025
- Consolidated statement of profit or loss and other comprehensive income, Consolidated statement of changes in members' funds, and Consolidated statement of cash flows for the year then ended
- Consolidated entity disclosure statement and accompanying basis of preparation as at 31 October 2025
- Notes, including material accounting policies
- Directors' Declaration.

The **Group** consists of the Company and the entities it controlled at the year end or from time to time during the financial year.

Basis for opinion

We conducted our audit in accordance with *Australian Auditing Standards*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 *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 fulfilled our other ethical responsibilities in accordance with these requirements.

Other Information

Other Information is financial and non-financial information in Group's annual report which is provided in addition to the Financial Report and the Auditor's Report. The Directors are responsible for the Other Information.

Our opinion on the Financial Report does not cover the Other Information and, accordingly, we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we 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.

We are required to report if we conclude that there is a material misstatement of this Other Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor's Report we have nothing to report.

Responsibilities of the Directors for the Financial Report

The Directors are responsible for:

- preparing the Financial Report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Group, and in compliance with *Australian Accounting Standards -Simplified Disclosures* and the *Corporations Regulations 2001*
- implementing necessary internal control to enable the preparation of a Financial Report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Group, and that is free from material misstatement, whether due to fraud or error
- assessing the Group and Company's ability to continue as a going concern and whether the use of the going concern basis of accounting is appropriate. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Group and Company or to cease operations, or have no realistic alternative but to do so.



Auditor's responsibilities for the audit of the Financial Report

Our objective is:

- 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 *Australian Auditing Standards* will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They 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 the Financial Report.

A further description of our responsibilities for the audit of the Financial Report is located at the *Auditing and Assurance Standards Board* website at https://www.auasb.gov.au/media/apzlw0y/ar3_2024.pdf. This description forms part of our Auditor's Report.

KPMG

Cameron Roan

Partner

Sydney

18 December 2025