# HUME COMMUNITY HOUSING ASSOCIATION COMPANY LIMITED

# A.C.N. 003 223 434

## Consolidated Financial Statements - 30 June 2025

## Contents

**Hume Community Housing Association Company Limited**
**Directors' report**
**30 June 2025**

The directors present their report, together with the financial statements of Hume Community Housing Association Company Limited (referred to hereafter as 'registered entity' or 'Hume') and of the Group, being the registered entity and its subsidiaries for the year ended 30 June 2025.

**Directors**
The following persons were directors of the registered entity during the whole of the financial year and up to the date of this report, unless otherwise stated:

True Swain
Phillip Hepburn
Jayson Bricknell
Nathan Rees
Robyn Parker
Jeffrey Cummings
Shirley Liew (resigned 10 September 2024)

**Objectives and strategy for achieving the objectives**
The registered entity has a strategic plan (2020-2025) aimed at consolidating and deepening our footprint, maximising social impact, and developing a thriving organisation.

The registered entity's activities have led to the continuation of its Tier 1 registration by the NRSCH and produced a surplus that will be used to further its long-term objectives. As part of its growth strategy, six wholly owned subsidiaries have been established, with a governance framework set through the Hume Group Charter. While these subsidiaries are not yet operational, Tier 2 registration has been achieved for three entities. One of the subsidiary entities will be involved in property development in North Parramatta.

**Principal activities**
During the financial year the principal continuing activities of the registered entity was the provision of tenancy and property management services, as well as providing a wide range of housing options and support services to improve housing security and reduce homelessness.

**Performance measures**
The registered entity measures its performance by meeting the objectives established in the annual business plan and departmental service delivery plans to deliver the strategic objectives. Key performance indicators are also established and monitored both internally and as a comparison to external benchmarks. Hume's performance for 2025 is reported in the 2025 Annual Report.

**Information on Directors**

**True Swain**
**Chair Member of Growth, Development & Sustainability Committee, Member of Governance, Audit & Risk Committee and Member of the People and Culture Committee**
JD, MBA, M. Pro Dev, B. CPM, GAICD

True is an experienced senior executive and director with expertise in property development, project management, governance, and business leadership across both public and private sectors. He has successfully delivered major projects across the full property lifecycle, from feasibility and approvals through to delivery and long-term asset management, driving growth and strategic outcomes for diverse portfolios throughout Australia.

He holds a Juris Doctor of Law, Master of Business Administration, Master of Property Development, Graduate Certificate in Commercial Arbitration, and Bachelor of Construction Project Management, and is a Graduate of the Australian Institute of Company Directors.

**Information on Directors (continued)**

True was elected to the Hume Board in March 2014, then elected as Chair of the Board on 14 November 2023 and is passionate about advancing sustainable housing solutions that enable Hume customers to prosper and thrive.

**Phillip Hepburn**
**Deputy Chair, Chair of Governance, Audit & Risk Committee and Member of Growth, Development & Sustainability Committee**
B EC, LLB, LLM, Grad Dip Company Secretarial Practice

Phillip has extensive experience in setting up legal, governance and compliance functions, advising Boards on all aspects of legal and compliance issues. Phillip was previously General Counsel and Group Secretary at Stockland where his role also included providing commercial and legal advice on business and property acquisitions and sales, and on all aspects of property development and capital management activities undertaken by the organisation. Phillip has extensive experience in management across the property, banking, retail and agricultural sectors and has also acted as a mentor to senior executives. Phillip has a strong interest in the areas of Board governance, risk and compliance.

Phillip was elected to the Hume Board in February 2016 and was appointed Deputy Chair in December 2021.

**Jayson Bricknell**
**Director, Chair of Customer Experience Committee, and Member of People and Culture Committee**
B Ec, GAICD

As an experienced Financial Services executive Jayson built up broad business experience across a number of disciplines. He has specific expertise and a proven track record in customer experience, program and project management for system deliveries, stakeholder engagement, transformation programs, operational performance improvement, growth and strategy definition and execution (including mergers and acquisitions).

His experience includes ten years with Westpac/BT Financial Group, two years with Third Horizon Consulting, 15 years with Macquarie Bank and 7 years with Arthur Andersen & Co and PricewaterhouseCoopers. After 3 years working in the social sector, Jayson has recently returned to financial services.

Jayson was elected to the Hume Board in March 2017

**The Hon. Nathan Rees**
**Director, Member of Governance, Audit and Risk Committee and Member of Customer Experience Committee**

Nathan Rees has spent 50 years living and working in Western Sydney and has 28 years' experience in public administration. After completing a horticulture apprenticeship, he undertook an Honours degree in English Literature at Sydney University.

Nathan served in the NSW parliament 2007-2015, including as Premier of NSW, Minister for Water, Minister for the Arts, Minister for the Central Coast and Minister for Emergency Services. He was the member for the Western Sydney seat of Toongabbie. He has a passion for Western Sydney and social justice.

Nathan was elected to the Hume Board in February 2017.

**The Hon. Robyn Parker**
**Director, Chair of People and Culture Committee and Member of Customer Experience Committee**
GAICD, JP

Throughout her life, Robyn Parker has worked to support, develop and strengthen individuals, families and communities. Robyn has over 32 years of public sector experience which included roles in Child and Family Services, as a TAFE teacher, and as CEO of Ageing and Disability Services.

**Information on Directors (continued)**

Robyn served in the NSW Parliament for twelve years serving first as a Member of the Legislative Council, followed by four years as the Member for Maitland. Robyn chaired many Parliamentary Inquiries and was the NSW Minister for the Environment and Minister for Heritage (2011-2014).

Since leaving politics, Robyn has been appointed as a non-executive Director to a number of environmental, education and for-purpose organisations.

Robyn was elected to the Hume Board in February 2019.

**Jeffrey Cummings**
**Director, Chair of Growth, Development and Sustainability Committee (Member of People and Culture Committee)**
B Bus, FAICD

Jeff has been engaged in the property industry for over 35 years as a senior executive and director. For the past 25 years he has been self-employed as a consultant and strategic advisor to both government agencies (Landcom and NSW Dept. of Health) and corporate entities, both public and private, through his trading entity, The Urban Partnership. His principal activities have been in residential land development and housing.

He is a Non-Executive Director of UPA of NSW Limited, a leading provider of residential aged care, retirement villages and home care services throughout NSW and Northern Victoria.

He has been a Non-Executive Director of Devine Limited, Sekisui House Australia Holdings Pty Ltd, and Nordcon Pty Ltd and is the principal of The Urban Partnership.

Jeff has also had extensive involvement in voluntary humanitarian work throughout the South Pacific, particularly Papua New Guinea and New Zealand and is currently the Deputy Chairman of SEIROS Limited, a not-for-profit research organisation.

Jeff was elected to the Hume Board in February 2022.

**Shirley Liew**
**Director, Member of Governance, Audit and Risk Committee, Member of Customer Experience Committee**
BBus (Fin), MBA, FAICD, FTIA, FCPA, IIA, ISACA, FINSIA(Aff)

Shirley is a professional non-executive director and has a range of business interests. She has a strong focus and knowledge of governance, risk and compliance, business strategy, mergers and acquisition backed by practice-led partner audit, corporate and project finance, fund raising and advisory roles in banking, financial services, health, hospitality, FMCG, retail and wholesale sector.

Shirley is an active board member with more than 15 years' experience as Chairman, Chair of Audit & Risk Committees, Chair of M&A, Safety and Clinical Governance committee and Nomination, Remuneration committee experience, across

Publicly listed, private and Not-for-profit, For purpose entities. She is also experienced in Stakeholder Engagement and achieving change/outcomes in difficult circumstances.

Shirley has more than 20 years' experience as a senior executive, CEO/CFO across broad industries and over 12 years' in senior roles including international firm, Ernst & Young, and as head of risk and audit partner in Chartered Accounting firm Grant Thornton and Moore Stephens.

Her recent director roles include non-executive director and chair of the Audit Risk Committee at Hunter United Credit Union, Lantern Hotel Group (ASX:LTN), Bellamys Australia Limited (ASX:BAL), Bridge Housing Limited, Chair and Hearing Australia

Shirley resigned from the Hume Board on 10 September 2024.

**Meetings of directors**

The number of meetings of the registered entity's Board of Directors ('the Board') and of each Board committee held during the year ended 30 June 2025, and the number of meetings attended by each director were:

| | *Board Meeting (inc. Special Board Meetings)* | | *Governance, Audit & Risk Committee* | | *People & Culture Committee* | | *Growth, Development & Sustainability Committee* | | *Customer Experience Committee* | |
|---|---|---|---|---|---|---|---|---|---|---|
| | *Held* | *Attended* | *Held* | *Attended* | *Held* | *Attended* | *Held* | *Attended* | *Held* | *Attended* |
| True Swain | 7 | 7 | 7 | 7 | 5 | 5 | 7 | 7 | - | - |
| Nathan Rees | 7 | 7 | 7 | 6 | - | - | - | - | 6 | 4 |
| Phillip Hepburn | 7 | 7 | 7 | 7 | - | - | 7 | 7 | - | - |
| Jayson Bricknell | 7 | 6 | - | - | 5 | 3 | - | - | 6 | 6 |
| Robyn Parker | 7 | 7 | - | - | 5 | 5 | - | - | 6 | 6 |
| Jeffrey Cummings | 7 | 7 | - | - | 5 | 5 | 7 | 7 | - | - |
| Shirley Liew | 1 | - | 2 | - | - | - | - | - | 1 | - |

Held: represents the number of meetings held during the time the director held office or was a member of the relevant committee.

**Contributions on winding up**

In the event of the registered entity being wound up, ordinary members are required to contribute a maximum of $20 each. Honorary members are not required to contribute.

The total amount that members of the registered entity are liable to contribute if the registered entity is wound up is $340, based on 17 current ordinary members.

This report is made in accordance with a resolution of directors.

On behalf of the directors

True Swain
Director

22 October 2025
Sydney

Phillip Hepburn
Director

22 October 2025
Sydney

Tel: +61 2 9251 4100
Fax: +61 2 9240 9821
**www.bdo.com.au**

Parkline Place
Level 25, 252 Pitt Street
Sydney NSW 2000
Australia

**DECLARATION OF INDEPENDENCE TO THE RESPONSIBLE ENTITIES OF HUME COMMUNITY HOUSING ASSOCIATION COMPANY LIMITED**

I declare that, to the best of my knowledge and belief, there have been no contraventions of any applicable code of professional conduct in relation to the audit of Hume Community Housing Association Company Limited for the year ended 30 June 2025.

This declaration is in respect of Hume Community Housing Association Company Limited and the entities it controlled during the period.

**Elysia Rothwell**
**Director**

**BDO Audit Pty Ltd**

Sydney

22 October 2025

**Hume Community Housing Association Company Limited**
**Consolidated Statement of profit or loss and other comprehensive income**
**For the year ended 30 June 2025**

| | Note | 2025 $ | 2024 $ |
|---|---|---|---|
| **Revenue** | 2 | 89,693,970 | 82,376,133 |
| Other income | 2 | 3,793,555 | 4,474,419 |
| **Expenses** | | | |
| Tenancy and property management expenses | 3 | (48,594,620) | (41,693,807) |
| Employee benefit expenses | 3 | (20,951,674) | (18,744,212) |
| Depreciation | 3 | (393,960) | (428,589) |
| Finance costs | 3 | (2,935,599) | (3,161,862) |
| Administration expenses | 3 | (5,629,042) | (5,764,498) |
| Project expenses | 3 | (1,951,568) | (2,696,715) |
| **Surplus before income tax expense and fair value movements on investment properties and right of use assets** | | 13,031,062 | 14,360,869 |
| Fair value movement on investment properties | 9 | (8,194,708) | (5,630,136) |
| **Surplus before income tax expense after fair value movement on investment property and right of use assets** | | 4,836,354 | 8,730,733 |
| Income tax expense | 1 | - | - |
| **Surplus after income tax expense for the year attributable to the members of Hume Community Housing Association Co Limited** | | 4,836,354 | 8,730,733 |
| Other comprehensive income | | - | 477,056 |
| **Total comprehensive income for the year attributable to the members of Hume Community Housing Association Co Limited** | | 4,836,354 | 9,207,789 |

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

**Hume Community Housing Association Company Limited**
**Consolidated Statement of financial position**
**As at 30 June 2025**

| | Note | 2025 $ | 2024 $ |
|---|---|---|---|
| **Assets** | | | |
| **Current assets** | | | |
| Cash and cash equivalents | 4 | 20,973,585 | 17,499,477 |
| Other financial assets | 5 | 26,500,000 | 34,516,761 |
| Trade and other receivables | 6 | 8,645,940 | 6,333,727 |
| Other assets | 7 | 4,057,000 | 2,872,554 |
| Total current assets | | 60,176,525 | 61,222,519 |
| **Non-current assets** | | | |
| Other assets | 7 | 5,991,354 | 3,615,605 |
| Property, plant and equipment | 8 | 3,271,442 | 3,207,436 |
| Investment properties | 9 | 162,639,915 | 159,480,010 |
| Right-of-use assets | 10 | 2,033,073 | 2,203,173 |
| Total non-current assets | | 173,935,784 | 168,506,224 |
| **Total assets** | | 234,112,309 | 229,728,743 |
| **Liabilities** | | | |
| **Current liabilities** | | | |
| Trade and other payables | 11 | 37,092,391 | 32,511,282 |
| Employee benefits | 12 | 2,255,177 | 1,943,624 |
| Lease liabilities | 13 | 10,339,650 | 11,116,350 |
| Total current liabilities | | 49,687,218 | 45,571,256 |
| **Non-current liabilities** | | | |
| Employee benefits | 12 | 358,371 | 302,507 |
| Lease liabilities | 13 | 25,220,716 | 29,845,330 |
| Borrowings | 14 | 35,000,000 | 35,000,000 |
| Other provisions | 15 | 250,000 | 250,000 |
| Total non-current liabilities | | 60,829,087 | 65,397,837 |
| **Total liabilities** | | 110,516,305 | 110,969,093 |
| **Net assets** | | 123,596,004 | 118,759,650 |
| **Equity** | | | |
| Retained surplus | | 121,649,338 | 116,812,984 |
| Revaluation reserve | | 1,946,666 | 1,946,666 |
| **Total equity** | | 123,596,004 | 118,759,650 |

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

**Hume Community Housing Association Company Limited**
**Consolidated Statement of changes in equity**
**For the year ended 30 June 2025**

| | Retained surplus $ | Revaluation reserve $ | Total equity $ |
|---|---|---|---|
| Balance at 1 July 2023 | 108,082,251 | 1,469,610 | 109,551,861 |
| Surplus after income tax expense for the year | 8,730,733 | - | 8,730,733 |
| Other comprehensive income for the year, net of tax | - | 477,056 | 477,056 |
| Total comprehensive income for the year | 8,730,733 | 477,056 | 9,207,789 |
| Balance at 30 June 2024 | 116,812,984 | 1,946,666 | 118,759,650 |

| | Retained surplus $ | Revaluation reserve $ | Total equity $ |
|---|---|---|---|
| Balance at 1 July 2024 | 116,812,984 | 1,946,666 | 118,759,650 |
| Surplus after income tax expense for the year | 4,836,354 | - | 4,836,354 |
| Other comprehensive income for the year, net of tax | - | | - |
| Total comprehensive income for the year | 4,836,354 | - | 4,836,354 |
| Balance at 30 June 2025 | 121,649,338 | 1,946,666 | 123,596,004 |

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

**Hume Community Housing Association Company Limited**
**Consolidated Statement of cash flows**
**For the year ended 30 June 2025**

| | Note | 2025<br>$ | 2024<br>$ |
|---|---|---|---|
| **Cash flows from operating activities** | | | |
| Receipts from customers (inclusive of GST) | | 74,108,864 | 73,033,895 |
| Payments to suppliers (inclusive of GST) | | (87,083,242) | (80,657,269) |
| Grants received (inclusive of GST) | | 28,293,739 | 36,004,328 |
| Interest received | | 2,399,400 | 2,189,026 |
| Interest on leases | | (1,893,748) | (2,117,200) |
| Interest on borrowings | | (1,025,500) | (1,028,310) |
| Net cash generated from operating activities | | 14,799,513 | 27,424,470 |
| **Cash flows from investing activities** | | | |
| Payments for investment properties | | (5,743,638) | (2,895,807) |
| Payments for plant and equipment and intangibles | | (2,650,203) | (602,252) |
| Proceeds for disposal of plant and equipment | | - | 25,455 |
| Investments in financial assets | | 8,016,762 | 2,810,079 |
| Net cash used in investing activities | | (377,079) | (662,525) |
| **Cash flows from financing activities** | | | |
| Repayment of lease liabilities | | (10,948,326) | (11,137,252) |
| Net cash used in financing activities | | (10,948,326) | (11,137,252) |
| Net increase in cash and cash equivalents | | 3,474,108 | 15,624,693 |
| Cash and cash equivalents at the beginning of the financial year | | 17,499,477 | 1,874,784 |
| Cash and cash equivalents at the end of the financial year | 4 | 20,973,585 | 17,499,477 |

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

## Note 1. Summary of Material Accounting Policies

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

### Reporting entity

The financial statements comprise Hume Community Housing Association Company Limited (the entity) and of the Group, being the entity and its controlled entities for the year ended 30 June 2025.

### Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards – Simplified Disclosures issued by the Australian Accounting Standards Board ('AASB') and the *Australian Charities and Not-for-profits Commission Act 2012*, as appropriate for not-for-profit oriented entities.

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

### New, revised or amending Accounting Standards and Interpretations adopted

The entity has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance or position of the consolidated entity.

### Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

**Note 1. Summary of Material Accounting Policies (continued)**

**Critical accounting judgements, estimates and assumptions (continued)**

*Fair value of owned properties*
Critical estimates are made by the Directors in respect of the fair value of investment properties and land and buildings. The fair value of these investments are reviewed regularly by Directors with references to independent property valuations and market conditions existing at reporting date, using generally accepted market practices.

*Fair value of leased property*
The fair value of leased property that is classified as investment property has been determined with reference to the present market rental earning capability under the leasehold interest, including for the non-cancellable period plus any further option to renew which is likely to be exercised. Management has determined that this amount reasonably approximates the carrying amount of the lease liabilities at the reporting date.

*Application of portfolio approach to private-market leases and sublease classification*
The Company has applied a portfolio approach to account for its leases of private-market residential property that are used by the Company as investment property. The Company earns rental income from these leased properties by entering into sublease arrangements with social housing tenants. Management has determined that the leased property comprises a population of leases with similar characteristics and reasonably expect that the effects on the financial statements of applying a portfolio approach will not differ materially from applying the standard to the individual leases in the portfolio. The lease term in the portfolio has been determined based on a historical analysis of property usage from the portfolio, and the Company's social housing supply commitments. The lease term is calibrated based on the Company's right to enforce the continued use of the properties to provide social housing. The subleases are classified for accounting purposes based on an assessment of the risks and rewards associated with the right of use asset arising from the leasehold interest, and not on the underlying property itself. Management has determined that the subleases should be classified as operating leases because the Company does not transfer substantially all the risks and rewards associated with the right of use asset to its social housing tenants. Consequently, the right of use asset is not derecognised in the financial statements.

*Lease term*
The lease term is a significant component in the measurement of both the right-of-use asset and lease liability. Judgement is exercised in determining whether there is reasonable certainty that an option to extend the lease or purchase the underlying asset will be exercised, or an option to terminate the lease will not be exercised, when ascertaining the periods to be included in the lease term. In determining the lease term, all facts and circumstances that create an economical incentive to exercise an extension option, or not to exercise a termination option, are considered at the lease commencement date. Factors considered may include the importance of the asset to the company's operations; comparison of terms and conditions to prevailing market rates; incurrence of significant penalties; existence of significant leasehold improvements; length of funding associated with the lease; and the costs and disruption to replace the asset. The Company reassesses whether it is reasonably certain to exercise an extension option, or not exercise a termination option, if there is a significant event or significant change in circumstances.

*Incremental borrowing rate*
Where the interest rate implicit in a lease cannot be readily determined, an incremental borrowing rate is estimated to discount future lease payments to measure the present value of the lease liability at the lease commencement date. Such a rate is based on what the company estimates it would have to pay a third party to borrow the funds necessary to obtain an asset of a similar value to the right-of-use asset, with similar terms, security and economic environment.

**Income tax**

As the registered entity is a charitable institution in terms of subsection 50-5 of the Income Tax Assessment Act 1997, as amended, it is exempt from paying income tax.

**Parent entity information**

In accordance with the Corporations Act 2001, these financial statements present the results of the consolidated entity only. Supplementary information about the parent entity is disclosed in note 21.

## Note 2. Revenue and other income

| | 2025 $ | 2024 $ |
|---|---|---|
| *Revenue* | | |
| Rental revenue | 64,013,783 | 59,911,448 |
| Grant revenue | 13,332,701 | 11,241,902 |
| NRAS incentives | 1,887,263 | 2,092,038 |
| Fee for service revenue | 3,844,136 | 3,711,886 |
| Specialist Disability Accommodation funding | 3,510,336 | 3,137,165 |
| Other recharges | 3,105,751 | 2,281,694 |
| | 89,693,970 | 82,376,133 |
| *Other income* | | |
| Interest income | 2,162,226 | 1,963,940 |
| Other income | 15,500 | 256,919 |
| Project funding | 1,615,829 | 2,253,560 |
| | 3,793,555 | 4,474,419 |

### Recognition and Measurement

Rental revenue is recognised on a straight-line basis over the term of the lease, except when an alternative basis is more representative of the pattern of services rendered through the provision of the leased premises.

Revenue for services delivered in accordance with contracts with customers is recognised over time when the services are delivered or transferred to the customer or beneficiaries. When the service contract is executory in nature, the Company recognises revenue upon invoice if the right to invoice corresponds directly with the value transferred to the customer or beneficiaries through the Company's performance to date.

For other contracts with customers, revenue is recognised when the Company transfers control of the sufficiently specific performance obligations identified from the contract. When the Company's programmes and arrangements are not accounted for as contracts with customers, the Company accounts for the arrangement as a grant or contribution. For grants and contributions that are funding arrangements, the Company recognises the funds at the earlier of receipt of the funds or when the Company's entitlement to invoice the grantor is established. For grants and contributions of property, the Company recognises the asset when title transfers or vests, or when a lease of the property commences. The asset provided by the grantor is recognised at fair value and the Company recognised any related amount at the same time as follows:

- A contractual obligation to repay any of the contributed funds that the Company cannot avoid is recognised initially and subsequently accounted for as a financial liability.
- An obligation to make lease payments is recognised and subsequently accounted for as a lease liability.
- A transfer of funds to enable the Company to procure new housing supply that will be recognised as property by the Company is recognised as a liability and subsequently recognised as other income when the property is acquired or constructed.
- Any residual is immediately recognised as other income.

Interest income is recognised as it accrues using the effective interest method.

Social housing subsidy program interest income relates to Hume's financial interest in this completed program and is recognised in the periods when they are earned. Amounts receivable under this program were settled by transferring rights to property title.

General Community Housing Assistance Agreements with the NSW Government in respect of social housing and the Social Housing Management Transfer (SHMT) program are considered to be service concession arrangements. Service concession arrangements are accounted for as contracts with customers and revenue is recognised when the services are delivered or transferred to the customer or beneficiaries. Revenue is presented net of any payments that are made by the Company to the customer, including payments that are structured as lease payments under a Community Housing Leasing Program.

Project funding include short term programs funded by government including the Together Homes program and maintenance grants.

## Note 2. Revenue and Other Income (continued)

### Disaggregation of revenue

The disaggregation of revenue from contracts with customers is as follows:

| **2025** | **Services transferred at a point in time** $ | **Services transferred over time** $ | **Total** $ |
|---|---|---|---|
| ***Revenue*** | | | |
| Rental revenue | - | 64,013,783 | 64,013,783 |
| Grant revenue | - | 13,332,701 | 13,332,701 |
| NRAS incentives | - | 1,887,263 | 1,887,263 |
| Fee for service revenue | - | 3,844,136 | 3,844,136 |
| Specialist Disability Accommodation funding | - | 3,510,336 | 3,510,336 |
| Other recharges | 3,105,751 | - | 3,105,751 |
| | 3,105,751 | 86,588,219 | 89,693,970 |

| **2024** | **Services transferred at a point in time** $ | **Services transferred over time** $ | **Total** $ |
|---|---|---|---|
| ***Revenue*** | | | |
| Rental revenue | - | 59,911,448 | 59,911,448 |
| Grant revenue | - | 11,241,902 | 11,241,902 |
| NRAS incentives | - | 2,092,038 | 2,092,038 |
| Fee for service revenue | - | 3,711,886 | 3,711,886 |
| Specialist Disability Accommodation funding | - | 3,137,165 | 3,137,165 |
| Other recharges | 2,281,694 | - | 2,281,694 |
| | 2,281,694 | 80,094,439 | 82,376,133 |

For the year ended 30 June 2025, the entity has identified one operating segment based on one geographical location it operates in Australia.

## Note 3. Expenses

| | **2025** $ | **2024** $ |
|---|---|---|
| Surplus before income tax includes the following specific expenses: | | |
| *Tenancy and property management expenses* | | |
| Rent expenses | 16,142,362 | 13,124,749 |
| Repairs and maintenance expenses | 18,837,814 | 15,088,162 |
| Council and water rates | 9,250,389 | 9,092,249 |
| Property insurance | 3,274,598 | 3,070,917 |
| Other property expenses | 1,089,457 | 1,317,730 |
| | 48,594,620 | 41,693,807 |
| *Employee benefits expenses* | | |
| Superannuation expenses | 1,978,684 | 1,685,878 |
| Salaries and wages expenses | 18,640,836 | 16,734,580 |
| Employee benefits movement in provisions | 332,154 | 323,754 |
| | 20,951,674 | 18,744,212 |

## Note 3. Expenses (continued)

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| *Depreciation* | | |
| Property plant & equipment | 287,823 | 343,300 |
| Right-of-use assets | 106,137 | 85,289 |
| | 393,960 | 428,589 |

| | | |
|---|---|---|
| *Finance costs* | | |
| Other finance costs | 1,041,852 | 1,044,662 |
| Interest on lease liabilities | 1,893,747 | 2,117,200 |
| | 2,935,599 | 3,161,862 |

| | | |
|---|---|---|
| *Administrative expenses* | | |
| Insurance expenses | 520,347 | 425,363 |
| Office expenses | 637,323 | 661,036 |
| Office Rent | 67,102 | 57,494 |
| Audit and accounting fees | 88,016 | 120,585 |
| Legal and consultancy expenses | 1,381,849 | 1,283,848 |
| Information technology expenses | 1,165,899 | 884,299 |
| Other administrative expenses | 1,768,506 | 2,331,873 |
| | 5,629,042 | 5,764,498 |

| | | |
|---|---|---|
| *Project expenses* | | |
| Tenancy and property management expenses | 458,568 | 339,263 |
| Project resourcing expenses | 1,431,693 | 2,211,805 |
| Other project expenses | 61,307 | 145,647 |
| | 1,951,568 | 2,696,715 |

Project expenses include short term programs funded by government including the Together Homes program and maintenance grants. Lease expenses incurred in Together Homes program have been recognised in accordance with AASB 16 Leases standards and hence are not reflected in project expenses. Project expenses also include costs incurred in relation to the Business Transformation project.

## Note 4. Cash and cash equivalents

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| Cash at bank | 20,973,585 | 17,499,477 |
| | 20,973,585 | 17,499,477 |

Cash amounts restricted and held as cash on deposit was $8,000,000 as at 30 June 2025 (2024: $7,852,410).

*Recognition and Measurement*
Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

## Note 5. Other financial assets

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| Term deposits | 26,500,000 | 34,516,761 |
| | 26,500,000 | 34,516,761 |

*Recognition and Measurement*
Other financial assets include term deposits held with financial institutions with original maturities of greater than three months.

## Note 6. Current assets - trade and other receivables

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| NRAS receivable | 2,288,858 | 2,437,239 |
| Trade receivables | 1,850,871 | 197,498 |
| Tenant receivables | 1,564,507 | 684,720 |
| Other receivables | 3,336,768 | 3,240,805 |
| | 9,041,004 | 6,560,262 |
| Allowance for expected credit losses | (395,064) | (226,535) |
| | 8,645,940 | 6,333,727 |

*Recognition and Measurement*

Other receivables are recognised at amortised cost, less any provision for impairment. The allowance for expected credit losses assessment requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, grouped based on days overdue, and makes assumptions to allocate an overall expected credit loss rate for each group. These assumptions include recent revenue experience and historical collection rates. The company has increased its monitoring of debt recovery as there is an increased probability of customers delaying payment or being unable to pay in the current environment. The current external economic conditions has been considered when determining the Company's expected credit loss provision for the year.

## Note 7. Other assets

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| *Current* | | |
| Prepayments | 4,057,000 | 2,862,554 |
| Deposits for development projects | - | 10,000 |
| | 4,057,000 | 2,872,554 |
| *Non-current* | | |
| Prepayments | 2,559,447 | 443,890 |
| Rental deposits | 3,431,907 | 3,171,715 |
| | 5,991,354 | 3,615,605 |

*Recognition and Measurement*

Payments made for deposits and costs for the development of investment properties are recognised as other assets when the payments have been made.

## Note 8. Property, plant and equipment

| | 2025 $ | 2024 $ |
|---|---|---|
| Land and buildings - at directors valuation | 2,880,000 | 2,880,000 |
| Less: Accumulated depreciation | (83,980) | - |
| | 2,796,020 | 2,880,000 |
| | | |
| Plant and equipment - at cost | 2,223,778 | 2,182,754 |
| Less: Accumulated depreciation | (1,788,190) | (1,862,058) |
| | 435,588 | 320,696 |
| | | |
| Furniture and fittings – at cost | 1,332,730 | 1,622,656 |
| Less: Accumulated depreciation | (1,292,896) | (1,615,916) |
| | 39,834 | 6,740 |
| | | |
| | 3,271,442 | 3,207,436 |

*Reconciliations*
Reconciliations of the written down values at the beginning and end of the current financial year are set out below:

| | Land and buildings $ | Plant and equipment $ | Furniture and fittings $ | Total $ |
|---|---|---|---|---|
| Balance at 1 July 2024 | 2,880,000 | 320,696 | 6,740 | 3,207,436 |
| Additions | - | 311,256 | 40,573 | 351,829 |
| Depreciation expense | (83,980) | (196,364) | (7,479) | (287,823) |
| Balance at 30 June 2025 | 2,796,020 | 435,588 | 39,834 | 3,271,442 |

*Recognition and Measurement*

Land and buildings are stated at fair value, less subsequent depreciation and impairment for buildings. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. Increases in the carrying amounts arising on revaluation of land and buildings are reflected in other comprehensive income through to the revaluation reserve in equity.

Plant and equipment and furniture and fittings are stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

For assets in the course of construction, no depreciation is applied until the asset is complete and is put into use by the registered entity.

Depreciation is calculated on a straight-line basis to write off the net cost of each item of property, plant and equipment over their expected useful lives using the following rates per annum:

| | |
|---|---|
| Buildings | 2.5% |
| Plant and equipment | 20% - 40% |
| Furniture and fittings | 20% |

**Note 8. Property, plant and equipment (continued)**

The residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each reporting date. An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the registered entity. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss.

*Estimation of useful lives of assets*

The registered entity determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation 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.

**Note 9. Investment properties**

| | **2025 $** | **2024 $** |
|---|---|---|
| Investment properties - owned - at directors valuation | 129,106,080 | 120,711,216 |
| Investment properties – leased – at directors valuation | 33,533,835 | 38,768,794 |
| | 162,639,915 | 159,480,010 |

*Reconciliation*
Reconciliation of the fair values at the beginning and the end of the year are set out below:

| | | |
|---|---|---|
| Carrying amount at the beginning of the year | 159,480,010 | 151,822,612 |
| Changes in leased property holdings | 5,610,975 | 10,860,083 |
| Other additions and development costs | 5,743,638 | 2,427,451 |
| Provision for remediation work* | - | (3,000,000) |
| Revaluation decrement | (8,194,708) | (2,630,136) |
| Carrying amount at the end of the year | 162,639,915 | 159,480,010 |

***** The director’s valuation as at 30 June 2025 takes into account the estimated costs of remediation of cladding at its Hamilton Road properties in determining fair value and as such a provision for remediation works of $2,391,855 (2024: $3,000,000) was recognised as a fair value decrement to the valuation.

*Recognition and Measurement*

Investment properties principally comprise freehold land and buildings (comprising owned property and leased property) held for long-term rental and capital appreciation that are not occupied by the registered entity. The Company leases property from landlords to provide affordable housing to customers and building space for its offices. Investment properties are initially recognised at cost, including transaction costs and costs of finance, and are subsequently remeasured annually at fair value. Movements in fair value are recognised directly to profit or loss.

**Note 9. Investment properties (continued)**

The basis of the valuation of investment properties is fair value, being the amounts for which the properties could be exchanged between willing parties in an arm's length transaction, based on current prices in an active market for similar properties in the same location and condition, subject to similar leases and takes into consideration occupancy rates and returns on investment.

During the year a proportion of the owned investment properties were independently valued by Jones Lang LaSalle Advisory Services Pty Ltd. The Director's valuation was based on the fair value with reference to the external valuations and internal assessments during the year. The Director's valuation resulted in a revaluation increment of owned investment properties of $2,494,447 being recognised for the year ended 30 June 2025 (2024: revaluation increment of $11,425,937).

Leased investment properties have been recognised at fair value. The revaluation resulted in a revaluation decrement of leased investment properties of $10,845,934 being recognised for the year ended 30 June 2025 (2024: revaluation decrement of $11,056,073).

**Fair value of properties**

*Fair value hierarchy*
The following tables detail the registered entity's assets and liabilities, measured or disclosed at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3: Unobservable inputs for the asset or liability

| 30 June 2025 | Level 1<br>$ | Level 2<br>$ | Level 3<br>$ | Total<br>$ |
|---|---|---|---|---|
| *Assets* | | | | |
| Investment properties | - | - | 162,639,915 | 162,639,915 |
| Land and buildings | - | - | 2,796,020 | 2,796,020 |
| Right-of-use assets | - | - | 1,988,455 | 1,988,455 |
| Total assets | - | - | 167,424,390 | 167,424,390 |

| 30 June 2024 | Level 1<br>$ | Level 2<br>$ | Level 3<br>$ | Total<br>$ |
|---|---|---|---|---|
| *Assets* | | | | |
| Investment properties | - | - | 159,480,010 | 159,480,010 |
| Land and buildings | - | - | 2,880,000 | 2,880,000 |
| Right-of-use assets | - | - | 2,146,446 | 2,146,446 |
| Total assets | - | - | 164,506,456 | 164,506,456 |

There were no transfers between levels during the financial year.

## Note 9. Investment properties (continued)

The carrying amounts of trade and other receivables and trade and other payables are assumed to approximate their fair values due to their short-term nature.

The fair value of financial liabilities is estimated by discounting the remaining contractual maturities at the current market interest rate that is available for similar financial liabilities.

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

## Note 10. Right-of-use assets

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| Office - right-of-use – at directors valuation | 2,727,690 | 2,793,718 |
| Less: Accumulated depreciation | (739,235) | (647,272) |
| | 1,988,455 | 2,146,446 |
| Plant and equipment - right-of-use | 176,733 | 174,670 |
| Less: Accumulated depreciation | (132,115) | (117,943) |
| | 44,618 | 56,727 |
| | 2,033,073 | 2,203,173 |

*Reconciliations*
Reconciliations of the right of use assets at the beginning and end of the current financial year are set out below:

| | Office - right of use<br>$ | Plant & Equipment - right of use<br>$ | Total<br>$ |
|---|---|---|---|
| Balance at 1 July 2024 | 2,146,446 | 56,727 | 2,203,173 |
| Reassessments, modifications and net terminations | (66,026) | 2,063 | (63,963) |
| Depreciation expense | (91,965) | (14,172) | (106,137) |
| Balance at 30 June 2025 | 1,988,455 | 44,618 | 2,033,073 |

## Note 10. Right-of-use assets (continued)

*Recognition and Measurement*

For leases where the Company is a lessee, the Company recognises a right of use asset and a lease liability at the lease commencement date, except if the lease has a lease term that is equal to or less than 12 months at the lease commencement date, or is a lease of a low value asset.

Office right-of-use assets have been recognised at fair value.

The lease liability is initially measured as the present value of the net lease payments that are not settled at commencement date, discounted using the interest rate implicit in the lease or the Company's incremental borrowing rate.

Interest is recognised on the lease liability using the effective interest rate method and the lease liability is subsequently reduced when lease payments are made.

Leased properties that are held to earn rentals from community housing tenants are classified and measured as investment property.

Rental income is recognised as income on a straight-line basis.

## Note 11. Trade and other payables

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| Trade creditors | 1,212,401 | 1,346,720 |
| Other creditors and payables | 336,395 | 1,247,929 |
| Property related accruals | 8,228,806 | 8,564,366 |
| Employee salary accruals | 755,642 | 691,818 |
| Other accruals | 3,757,924 | 2,513,260 |
| Customer payment in advance | 335,288 | 1,029,233 |
| Grants in advance | 22,465,935 | 17,117,956 |
| | 37,092,391 | 32,511,282 |

*Recognition and Measurement*

Trade and other creditors and accruals amounts represent liabilities for goods and services provided to the registered entity prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

Rents in advance represent rental revenue received where the performance obligations of the contract have not yet been satisfied.

Grant income represents grants received and deferred until the point at which the performance obligations of the contracts have been fulfilled.

## Note 12. Employee benefits

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| *Current* | | |
| Employee benefits provision | 2,255,177 | 1,943,624 |
| | 2,255,177 | 1,943,624 |
| *Non-current* | | |
| Employee benefits provision | 358,371 | 302,507 |
| | 358,371 | 302,507 |

## Note 13. Lease liabilities

| | 2025<br>$ | 2023<br>$ |
|---|---|---|
| *Current* | | |
| Lease liabilities | 10,339,650 | 11,116,350 |
| | 10,339,650 | 11,116,350 |
| *Non-current* | | |
| Lease liabilities | 25,220,716 | 29,845,330 |
| | 25,220,716 | 29,845,330 |

*Reconciliations*

Reconciliations of the liabilities for the right of use assets at the beginning and end of the current financial year are set out below:

| | Liability – Property - right of use<br>$ | Liability Office - right of use<br>$ | Liability - Plant & Equipment - right of use<br>$ | Total<br>$ |
|---|---|---|---|---|
| Balance at 1 July 2024 | 38,768,794 | 2,146,444 | 46,443 | 40,961,681 |
| Changes in leased property holdings | 5,610,975 | (66,026) | 2,062 | 5,547,011 |
| Interest expense | 1,785,826 | 105,894 | 2,028 | 1,893,748 |
| Lease payments | (12,631,759) | (197,859) | (12,456) | (12,842,074) |
| Balance at 30 June 2025 | 33,533,836 | 1,988,453 | 38,077 | 35,560,366 |

## Note 14. Borrowings

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| *Non-current* | | |
| Bank borrowings | 35,000,000 | 35,000,000 |
| | 35,000,000 | 35,000,000 |

*Recognition and Measurement*

Borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

On 19 March 2019 the Company entered into $35,000,000 loan facility agreement with Housing Australia under Affordable Housing Bond Aggregator (ABHA). The facility has a 10 year term expiring on 19 March 2029 with interest only payable monthly. The interest rate is fixed at 2.93%.

The bank borrowings are secured by first mortgages over the registered entity's land and buildings. The loan balance must not exceed 45% of the secured property value.

## Note 15. Other provisions

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| *Non-current* | | |
| Provision for make good | 250,000 | 250,000 |
| | 250,000 | 250,000 |

*Recognition and Measurement*

A provision has been made for the present value of anticipated costs for future restoration of leased premises. The provision includes future cost estimates associated with closure of the premises. The calculation of this provision requires assumptions such as application of closure dates and cost estimates. The provision recognised for each site is periodically reviewed and updated based on the facts and circumstances available at the time. Changes to the estimated future costs for sites are recognised in the statement of financial position by adjusting the asset and the provision. Reductions in the provision that exceed the carrying amount of the asset will be recognised in profit or loss.

## Note 16. Contingent liabilities

There are three security deposit guarantees in respect of properties managed or tenanted by the entity: $14,922 in respect of the Merrylands property (2024: $13,610), $81,703 in respect of Maitland office (2024: $75,426) and $nil in respect of the Pembroke Street Boarding House (2024: $116,393). In addition, $125,000 security deposit guarantee provided during the year in relation to redevelopment of properties in Raymond Terrace.

## Note 17. Commitments

As at 30 June 2025, Hume Community Housing Company Limited had a capital commitment of $2,391,856 in relation to the rectification of cladding at its Hamilton Road properties (2024: nil)

In addition, the parent entity has committed to the development of two projects under the State Government's Core and Cluster program, located in Raymond Terrace ($7,290,516) and the Southern Highlands ($6,997,999). These projects involve the acquisition of land, construction of crisis accommodation, and ongoing asset management. As at 30 June 2025, the total outstanding capital commitment to deliver these projects was $11,024,044.

Further, the Group's subsidiaries Hume North Parramatta Limited and Hume Dev 1 Pty Ltd have entered into contracts relating to construction and development of social and affordable accommodation in partnership with Housing Australia and NSW State Government. These contractual commitments primarily relate to construction and development costs and are expected to be funded over the coming years through a combination of government grants, debt facilities, and equity contributions.

## Note 18. Related party transactions

*Key management personnel*

*Compensation*
The aggregate compensation made to directors and executives as key management personnel of the registered entity is set out below:

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| Aggregate compensation | 2,583,221 | 2,225,698 |

*Transactions with related parties*
There were no transactions with related parties during the current and previous financial year.

*Receivable from and payable to related parties*
There were no trade receivables from or trade payables to related parties at the current and previous reporting date.

*Loans to/from related parties*
There were no loans to or from related parties at the current and previous reporting date.

## Note 19. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by BDO Audit Pty Ltd, the auditor of the company, its network firms and related firms:

| | 2025<br>$ | 2024<br>$ |
|---|---|---|
| Audit of the financial statements | 71,500 | 66,000 |
| Non-assurance services | 74,766 | 54,585 |
| | 146,266 | 120,585 |

## Note 20. Interest in subsidiaries

The group financial statements include the following wholly owned subsidiaries, Hume North Parramatta Limited, Hume Villawood Development Limited, Hume Dev 1 Pty Ltd, Hume Dev 2 Pty Ltd, Hume Dev 3 Pty Ltd and Hume Community Futures Limited. During the year Hume North Parramatta Limited and Hume Dev 1 Pty Ltd entered into contractual arrangements relating to development projects. The remaining subsidiaries were not operational during the reporting period.

## Note 21. Parent entity information

Set out below is the supplementary information about the parent entity.

***Statement of profit or loss and other comprehensive income***

| | Parent | |
|---|---|---|
| | 2025<br>$ | 2024<br>$ |
| Profit after income tax | 4,836,354 | 8,730,733 |
| Total comprehensive income | 4,836,354 | 9,207,789 |

***Statement of financial position***

| | Parent | |
|---|---|---|
| | 2025<br>$ | 2024<br>$ |
| Total current assets | 60,176,525 | 61,222,519 |
| Total assets | 234,112,309 | 229,728,743 |
| Total current liabilities | 49,687,218 | 45,571,256 |
| Total liabilities | 110,516,305 | 110,969,093 |
| Total equity | 123,596,004 | 118,759,650 |

*Contingent liabilities*
Refer to Note 16 for details of the parent entity’s contingent liabilities.

*Capital commitments*
Refer to Note 17 for details of the parent entity’s commitments.

*Material accounting policy information*
The accounting policies of the parent entity are consistent with those of the consolidated entity, as disclosed in note 1.

## Note 22. Economic dependency and Member's guarantee

*Economic dependency*

The registered entity is economically dependent on the NSW State Government and the Federal Government for significant financial support in the form of subsidies and grants to assist in the delivery of affordable and social housing to the community.

*Members' guarantee*

The registered entity is incorporated under the Australian Charities and Not-for-profits Commission Act 2012 and is an entity limited by guarantee. If the registered entity is wound up, the constitution states that each member is required to contribute a maximum of $20 each towards meeting any outstanding and obligations of the entity. At 30 June 2025 the number of members was 17 (2024: 21).

## Note 23. Events after the reporting period

No matters or circumstances have arisen since 30 June 2025 that have significantly affected, or may significantly affect the registered entity's operations, the results of those operations, or the registered entity's state of affairs in future financial years.

**Hume Community Housing Association Company Limited**
**Directors Declaration**
**30 June 2025**

In the directors' opinion:

- the attached financial statements and notes comply with the *Australian Charities and Not-for-profits Commission Act 2012*, the Australian Accounting Standards – Simplified Disclosure Requirements, the *Australian Charities and Not-for-profits Commission Regulation 2013* and other mandatory professional reporting requirements;

- the attached financial statements and notes give a true and fair view of the registered entity's financial position as at 30 June 2025 and of its performance for the financial year ended on that date; and

- there are reasonable grounds to believe that the registered entity will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors.

On behalf of the directors

True Swain
Director

22 October 2025
Sydney

Phillip Hepburn
Director

22 October 2025
Sydney

Tel: +61 2 9251 4100
Fax: +61 2 9240 9821
www.bdo.com.au

Parkline Place
Level 25, 252 Pitt Street
Sydney NSW 2000
Australia

# INDEPENDENT AUDITOR'S REPORT

To the members of Hume Community Housing Association Company Limited

## Report on the Audit of the Financial Report

### Opinion

We have audited the financial report of Hume Community Housing Association Company Limited (the registered entity) and its subsidiaries (the Group), which comprises the consolidated statement of financial position as at 30 June 2025, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial report, including material accounting policy information, and the responsible entities' declaration.

In our opinion the accompanying financial report of Hume Community Housing Association Company Limited , is in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

(i) Giving a true and fair view of the Group's financial position as at 30 June 2025 and of its financial performance for the year then ended; and

(ii) Complying with Australian Accounting Standards – Simplified Disclosures and Division 60 of the *Australian Charities and Not-for-profits Commission Regulations 2022*.

### Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's 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 *Australian Charities and Not-for-profits Commission Act 2012* (ACNC Act) 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.

### Other information

Those charged with governance are responsible for the other information. The other information obtained at the date of this auditor's report is information included in the registered entity's annual report, but does not include the financial report and our auditor's report thereon.

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 on the other information obtained prior to the date of this auditor's report, 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.

**Responsibilities of responsible entities for the Financial Report**

The responsible entities of the registered entity are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards – Simplified Disclosures and the ACNC Act, and for such internal control as the responsible entities determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Group's financial reporting process.

**Auditor's responsibilities for the audit of the Financial Report**

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

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (http://www.auasb.gov.au/Home.aspx) at:

https://www.auasb.gov.au/media/apzlwn0y/ar3_2024.pdf
This description forms part of our auditor's report.

**BDO Audit Pty Ltd**

BDO

Rothwell

Elysia Rothwell

Director

Sydney, 22 October 2025