ANNUAL REPORT

Growing with Purpose

VASEY

RSL Care

ANNUAL REPORT 2026

Vasey RSL Care Limited

ABN 88 109 464 360 PROVIDER ID 4040000607

Annual Report - 30 June 2026

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Vasey RSL Care Limited
Directors' report
30 June 2026

The Directors present their report, together with the financial statements, on Vasey RSL Care Limited (the 'Company') and its controlled entities (collectively, the 'Group') for the year ended 30 June 2026.

Board of Directors
The names and details of the Directors during the year and the date of this report are:

Mr Michael Peter O'Meara OAM MAICD (Chair) Director since 22 April 2015.
Mr. O'Meara is a former Deputy Commissioner, Victoria, with the Commonwealth Department of Veterans' Affairs. In a 44-year career with the Department he held various executive positions, including Director Health & Client Services, Victoria, and National Manager Community Health. Mike retired from DVA in 2012. He is an Honorary Life Member of the RSL and is a Life Governor and immediate past Chair of the Weary Dunlop Foundation.

Mr Barry Lowe (Deputy Chair), Director 15 November 2017 to 3 July 2026.
Mr. Lowe has been a member of the Mentone RSL for over five decades and most recently served as Treasurer. He was elected to the committee in 2006, serving two years as Vice President and seven as President, concluding his term in 2019. He has also served on the State Executive of RSL Victoria and Chairman of the Property Committee. In recognition of his longstanding service and contribution, he was awarded Life Membership of the RSL in 2025. Mr Lowe previously served in the Royal Australian Signals Corps. He is a member of the Governance Institute of Australia and has operated his own Building, Construction, and development company for many years.

Ms Tracey Bannan FCAA GAICD, Director since 19 November 2020.
Ms. Tracey Bannan's career spans over 30 years across the private, not-for-profit and public sectors. Following a career at Deloitte, with various roles in audit, consulting, business management and quality & risk, both in Australia and internationally, Ms. Bannan has applied her commercial skills and leadership experience for purpose. She has since held executive roles as Chief Financial Officer of World Vision Australia & AMES Australia and as Chief Operating Officer of the Victorian Catholic Education Authority (VCEA). In addition to her executive role, Ms. Bannan was appointed to the Finance and Audit Committee of Wintringham Limited and Wintringham Housing Limited.

Mr Tony Carr, Director since 16 November 2016.
Mr. Carr worked in a range of managerial positions during his 37-year career within the (Commonwealth) Department of Veterans' Affairs (DVA). He also worked for some years as veteran sector adviser to the Victorian Veterans' Council, served on the Veterans' Children Education Schemes' Board (DVA) and was a member of the War Widows' Guild of Australia (Vic) management committee.

Dr Vanda Fortunato FAICD, Director since 24 July 2019.
For the past twenty plus years, Dr. Vanda Fortunato has had a career in executive and strategic leadership across both domestic and international landscapes. Her extensive expertise spans various sectors, including public and private health, primary care, non-profit organisations, medical education, academia, pharmaceuticals, health insurance, and consultancy. She has been CEO for two prominent non-profit entities. Furthermore, her professional journey encompasses pivotal senior executive positions within a Private Equity Firm, Medibank, a clinical research organisation, and Accenture. Dr. V Fortunato has also made impactful contributions during her tenure at esteemed institutions such as the World Bank and the Asian Development Bank. Presently, Dr. V Fortunato serves as the Chair of the Board for the Southern Metropolitan Cemeteries Trust, Early Childhood Management Services, Integrated Living and AMES Australia and is a board member on Breast Screen Victoria.

Mrs Laureen Grimes, Director since 19 November 2020.
Mrs. Laureen Grimes is the former Chair of the Victorian Veterans Council and is the Deputy Chair of the Weary Dunlop Foundation. She has enjoyed successful careers in Personnel Management and Business Support and as a current serving Lieutenant Colonel in the Australian Army Reserve she has amassed 45 years of service including Commander of Victoria's Logistic Battalion and support to Operation VIC Bushfire Assist and Operation COVID-19 Assist. The combination of Defence service & tenure with the Victorian Veterans Council has resulted in an excellent understanding of issues and concerns of Veterans of all ages and their families. Mrs. L Grimes is a 2020 inductee to the Victorian Honour Roll of Women - the Honour Roll celebrates exceptional women in Victoria who have made significant and lasting contributions to their communities. In 2022 and 2023 she was a Mentor for the Joan Kirner Emerging Leaders Program and has been a Mentor to Defence members for the past 15 years.

Ms Lucy Saaroni, Director since 17 November 2022.
Ms. Lucy Saaroni is a proud veteran and member of Victoria's Culturally and Linguistically diverse community. A qualified risk manager and community engagement professional, she brings 17 years' experience across the public sector, including executive and statutory leadership roles in local and state government. Ms Saaroni previously held the position of Executive General Manager Strategy, Technology & Impact at the St Vincent de Paul Society Victoria and is currently the Chief of Veterans and Families Services at RSL Victoria. She also serves on the Victorian Veterans' Council. Commissioned as a Specialist Service Officer in the Australian Army, Ms. L Saaroni was deployed on warlike military operations in Afghanistan and Iraq and has also supported politico-military missions in the Gulf States and North-West Africa. Working in the Office of the Defence Attaché at the Australian Embassy in Paris, France, between 2008-2013, Ms. L Saaroni had the privilege of supporting large-scale multinational military commemorative ceremonies including the reburial of 250 Australian and British World War I soldiers at the Fromelles Military Cemetery and planning the ANZAC Centenary Commemorations in France. In 2018, Ms. L Saaroni was awarded the Australia Day Medallion for service to Defence and Indigenous Communities.

Ms Michele Lewis, MBA MAICD MRACN, Director since 16 November 2023.
Ms Michele Lewis is an experienced chief executive and consultant working in health, aged and disability care, including leadership at clinical, financial, governance and strategic levels within the acute, sub-acute, aged, housing and community sectors. She has held executive roles at Mecwacare, Catholic Homes, Melbourne City Mission and Eastern Health. In addition to being a Vasey Director, Ms. Lewis is a Board Director of Wintringham and Wintringham Housing.

Company Secretary
The name and details of the Company Secretary as at the date of this report are:

Ms Tanu Goyal, appointed on 12 September 2022
Ms. Tanu Goyal supports the Board and Management in relation to company secretarial and Governance requirements.

Principal activities
The principal activities of the Group in the course of the reporting period were the promotion of charitable activities connected with the administration of Independent Living Units, Residential Facilities and Community Care for the aged.

Reporting structure
Vasey RSL Care Limited controlled the following entities during the financial year:
1. Vasey Housing Victoria Limited (Incorporated 8 December 2025)
2. Vasey Retirement Living Limited (Incorporated 21 January 2026)

The consolidated financial statements incorporate the assets, liabilities and operating results of the company and its controlled entities for the year ended 30 June 2026.

Results and review of operations
Vasey RSL Care Limited is a company limited by guarantee and is a charitable, Not-For-Profit entity and a patriotic fund under the Veterans Act. For the financial year ended 30 June 2026, Vasey RSL Care Limited recorded a net deficit of $514,658 (30 June 2025: surplus of $6,142,051). The deficit for the financial year ended 30 June 2026 was significantly affected by the matter outlined below.

Historical Taxation Matter
During the 2026 financial year, the Group recognised $1,121,420 in land tax and vacant residential land tax assessments issued by the Victorian State Revenue Office (SRO). The assessments relate predominantly to historical periods covering the 2019 to 2023 financial years and arose following the SRO's review of the application of land tax and vacant residential land tax exemptions in respect of certain village properties. The Group has lodged formal objections in relation to aspects of the assessments, and the review process remains ongoing at the date of this report. Based on the information currently available and in accordance with applicable accounting standards, the Group has recognised the full amount of the assessments in the financial year ended 30 June 2026.

Given the significance of the amount and its relationship to historical periods, the expense has been separately presented within the Statement of Profit or Loss and Other Comprehensive Income to improve transparency and assist users in understanding the impact of this matter on the Group's reported result for the year.

The impact of this significant taxation matter on the FY2026 result is summarised below:

	Consolidated 2026 $	Consolidated 2025 $
Reported surplus/(deficit) as presented in the statement of profit or loss and other comprehensive income	(514,658)	6,142,051
Add back: Land tax expenses related to prior periods (note 4)	1,121,420	-
Normalised surplus*	606,762	6,142,051

The normalised surplus is a non-statutory measure and has not been prepared in accordance with Australian Accounting Standards. It is presented solely to assist readers in understanding the impact of the historical taxation assessments on the Group's reported results. Excluding the SRO assessments, the Group's underlying operating performance for the 2026 financial year reflects the financial outcomes generated from its normal aged care, retirement living and community services operations during the current reporting period. The Board considers the above reconciliation assists users of the financial statements in understanding both the statutory result for the 2026 financial year and the impact of this significant historical matter on period-to-period comparability.

Vasey RSL Care Limited continues its commitment to the veteran community through four modern residential aged care facilities incorporating 378 beds and 311 affordable housing units and ex-service accommodation units located across Melbourne, Geelong and regional Victoria. The organisation also supports over 526 veteran families in their own homes through Community Aged Care Packages and Veterans' Home Care Services.

Significant events during the financial year

Establishment of Group Structure

During the financial year, Vasey Housing Victoria Limited and Vasey Retirement Living Limited were established as controlled entities of Vasey RSL Care Limited. The group structure was established to facilitate the future separation of social and affordable housing and retirement living operations from asset ownership, strengthen governance arrangements and provide a platform for future growth and service development.

The establishment of Vasey Housing Victoria Limited will support the Group's intention to seek registration as a Victorian Housing Provider and positions the organisation to participate in future Victorian and Commonwealth social and affordable housing programs. As a result, the Group now comprises Vasey RSL Care Limited, Vasey Housing Victoria Limited and Vasey Retirement Living Limited.

The year ended 30 June 2026 is the first reporting period in which consolidated financial statements have been prepared for the Group. While the controlled entities were established during the financial period. Accordingly, the consolidated financial statements do not differ materially from those of Vasey RSL Care Limited on a standalone basis.

Bundoora Development

Vasey RSL Care achieved a significant milestone with the completion of the Bundoora Ex-Service Affordable Housing Development in late 2025. The project delivered 20 new affordable housing units (18 one-bedroom and 2 two-bedroom apartments), with the first residents welcomed before Christmas. Demand for the development was strong, with all units occupied within two months of opening. A formal opening event was held in March 2026, celebrating the successful delivery of this important housing initiative and its contribution to increasing affordable housing options for veterans and the wider community.

Frankston South Integrated Living Redevelopment
Vasey RSL Care achieved a significant milestone in advancing its future care, housing and accommodation capacity through the successful approval of a planning permit for a major redevelopment project. The proposed development comprises a new Residential Aged Care Home, retirement living and assisted living units, and Ex-Service Accommodation units. Following the submission of the planning application and completion of the community consultation process, the planning permit was granted by the Victorian Department of Transport and Planning in April 2026.

With planning approval secured, the project has entered the detailed development phase, encompassing design refinement, infrastructure planning, service integration, and operational model development. The project remains an important component of the organisation's long-term strategy to expand and enhance housing, care and support services for veterans and the broader community, with initial on-site works expected to commence towards the end of FY2027.

New Aged Care Act
Vasey RSL Care successfully managed a significant period of regulatory reform following the commencement of the Aged Care Act 2024 on 1 November 2025. The new Act introduced strengthened quality standards, a modernised regulatory framework and increased accountability requirements across the aged care sector.

To support compliance and organisational readiness, Vasey RSL Care delivered a substantial program of change encompassing governance reforms, policy and procedural enhancements, workforce capability development, and comprehensive stakeholder engagement. This work has strengthened the organisation's governance framework and positioned Vasey RSL Care to meet its obligations under the new legislative environment while maintaining its commitment to providing safe, high-quality and resident-focussed services.

V Satellite development in Geelong
Vasey RSL Care continues to progress the V Satellite Bell Park (Geelong) development, a significant initiative to expand housing, wellbeing and support services for Veterans. Supported by funding from the Department of Veterans' Affairs, the project will deliver ten purpose-built accommodation units together with consulting and communal space to enhance veteran support services.

The project has now achieved a significant milestone with the receipt of the planning permit, enabling it to progress into the next phase of delivery. While the project has experienced some delays associated with essential site infrastructure and authority approvals, preparatory works have continued to position the project for construction. With planning approval now secured, the focus will shift to finalising pre-construction requirements and progressing towards commencement of works. The Board remains committed to delivering this important investment in support of Australia's veteran community.

Significant events after balance date

Acquisition of St John of God Frankston Rehabilitation Hospital
Vasey RSL Care Limited entered into a contract on 17 September 2026 to acquire the former St John of God Frankston Rehabilitation Hospital for a purchase price of $10.3 million (including GST). Settlement of the acquisition is expected to occur in mid-November 2026.
The acquisition represents a significant strategic investment that supports the organisation’s long-term growth objectives. Following settlement, the site is intended to be redeveloped and refurbished for residential aged care services, with operations expected to commence in 2027. The acquisition will expand the organisation’s service capacity, strengthen its presence in the Frankston region, and enhance its ability to meet the growing demand for high-quality aged care accommodation and services. The transaction does not constitute a business combination under AASB 3 Business Combinations and is expected to be accounted for as an asset acquisition.

The Directors consider this acquisition an important step in supporting the future growth, sustainability and service delivery objectives of the organisation.

No other matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect the Group's operations, the results of those operations, or the Group's state of affairs in future financial years.

Auditor's independence declaration
A copy of the auditor's independence declaration is set out immediately after this Directors' report.

Contributions on winding up
In the event of the Company being wound up, members are required to contribute a maximum of $10 each.

Vasey RSL Care Limited
Directors' report
30 June 2026

Meetings of Directors

The number of meetings of the Company's Board of Directors ('the Board') and of each Board committee held during the year ended 30 June 2026, and the number of meetings attended by each Director were:

	Full Board		Governance Committee		Finance & Audit Committee	
	Eligible to attend	Attended	Eligible to attend	Attended	Eligible to attend	Attended
Mr M O'Meara (Board Chair)	11	11	5	4	6	5
Mr B Lowe	11	2	5	1	6	-
Ms T Bannan (Chair Finance & Audit Committees)	11	10	-	-	6	6
Mr T R Carr	11	10	-	-	6	6
Dr V Fortunato (Chair Governance Committee)	11	9	5	5	-	-
Mrs L Grimes	11	10	5	5	-	-
Ms L Saaroni (Chair Enterprise Quality & Risk Committee)	11	10	5	5	-	-
Ms M Lewis (Chair Clinical & Service Governance Committee)	11	10	-	-	6	6

	Clinical & Service Governance Committee		Enterprise Quality & Risk Committee	
	Eligible to attend	Attended	Eligible to attend	Attended
Mr M O'Meara (Board Chair)	4	4	2	1
Mr B Lowe	-	-	2	-
Mr T R Carr	4	4	2	2
Dr V Fortunato (Chair Governance Committee)	-	-	2	2
Mrs L Grimes	4	4	2	1
Ms L Saaroni (Chair Enterprise Quality & Risk Committee)	-	-	2	2
Ms M Lewis (Chair Clinical & Service Governance Committee)	4	4	-	-

On behalf of the Directors

Mr M P O'Meara
Chair, Director

Ms T Bannan
Chair, Finance & Audit Committee

14 October 2026

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Auditor's Independence Declaration

To the Directors of Vasey RSL Care Limited

In accordance with the requirements of section 60-40 of the *Australian Charities and Not-for-profits Commission Act 2012*, as lead auditor for the audit of Vasey RSL Care Limited for the year ended 30 June 2026, 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.



GRANT THORNTON AUDIT PTY LTD
Chartered Accountants



J D Vasiliou
Partner - Audit & Assurance

Melbourne, 14 October 2026

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Vasey RSL Care Limited
Statement of profit or loss and other comprehensive income
For the year ended 30 June 2026

	Note	Consolidated 2026 $	Consolidated 2025 $
Total revenue and other income	3	80,749,682	75,377,905
Gain on financial assets at fair value through profit or loss ('FVTPL')		5,530,054	8,992,291
Total revenue and fair value movements on financial assets		86,279,736	84,370,196
Expenses			
Employee benefit expenses		(56,203,546)	(49,679,225)
Repairs and maintenance expenses		(3,032,811)	(3,522,961)
Consumable expenses		(1,328,868)	(1,376,796)
Contractor expenses		(6,157,287)	(5,512,759)
Catering food expenses		(1,437,878)	(1,696,258)
Consultant expenses		(1,489,648)	(1,444,230)
Management fees on investments		(530,545)	(342,572)
Land tax expenses	4	(1,121,420)	-
Other expenses		(5,941,680)	(5,586,623)
		(77,243,683)	(69,161,424)
Surplus before interest, taxes, depreciation & amortisation ("EBITDA")		9,036,053	15,208,772
Depreciation and amortisation expenses	4	(2,565,248)	(2,501,669)
Finance costs	4	(6,985,463)	(6,565,052)
Surplus/(loss) for the year attributable to the members of Vasey RSL Care Limited		(514,658)	6,142,051
Other comprehensive loss			
Items that will not be reclassified subsequently to profit or loss			
Loss on the revaluation of land and buildings		-	(1,936,034)
Other comprehensive loss for the year		-	(1,936,034)
Total comprehensive (loss)/income for the year		(514,658)	4,206,017

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

Vasey RSL Care Limited
Statement of financial position
As at 30 June 2026

	Note	Consolidated 2026 $	Consolidated 2025 $
Assets			
Current assets			
Cash and cash equivalents	5	1,886,881	4,804,994
Trade and other receivables		3,553,573	3,791,180
Other assets		1,297,814	1,861,497
Total current assets		6,738,268	10,457,671
Non-current assets			
Financial assets	6	117,182,012	112,580,495
Property, plant and equipment	7	188,183,720	184,348,912
Total non-current assets		305,365,732	296,929,407
Total assets		312,104,000	307,387,078
Liabilities			
Current liabilities			
Trade and other payables	8	6,491,490	7,128,717
Accommodation Bonds/Refundable Accommodation Deposits	9	95,163,195	89,523,313
Employee benefits	10	7,515,748	7,385,728
Total current liabilities		109,170,433	104,037,758
Non-current liabilities			
Employee benefits	10	576,623	477,718
Total non-current liabilities		576,623	477,718
Total liabilities		109,747,056	104,515,476
Net assets		202,356,944	202,871,602
Equity			
Asset revaluation reserve		142,038,744	142,038,744
Retained surplus		60,318,200	60,832,858
Total equity		202,356,944	202,871,602

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

Vasey RSL Care Limited
Statement of changes in equity
For the year ended 30 June 2026

Consolidated	Reserves $	Retained surplus $	Total equity $
Balance at 1 July 2024	143,974,778	54,690,807	198,665,585
Surplus for the year	-	6,142,051	6,142,051
Other comprehensive loss for the year	(1,936,034)	-	(1,936,034)
Total comprehensive (loss)/income for the year	(1,936,034)	6,142,051	4,206,017
Balance at 30 June 2025	142,038,744	60,832,858	202,871,602

Consolidated	Reserves $	Retained surplus $	Total equity $
Balance at 1 July 2025	142,038,744	60,832,858	202,871,602
Deficit for the year	-	(514,658)	(514,658)
Other comprehensive income for the year	-	-	-
Total comprehensive loss for the year	-	(514,658)	(514,658)
Balance at 30 June 2026	142,038,744	60,318,200	202,356,944

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

Vasey RSL Care Limited
Statement of cash flows
For the year ended 30 June 2026

	Note	Consolidated 2026 $	Consolidated 2025 $
Cash flows from operating activities			
Receipts from residents, clients and other sources		16,610,769	16,571,168
Receipts from the Government		53,688,219	48,902,930
Payments to suppliers and employees		(76,801,389)	(66,152,049)
Interest and other finance costs paid		(260,186)	(322,973)
Net cash used in operating activities		(6,762,587)	(1,000,924)
Cash flows from investing activities			
Payments for property, plant and equipment		(6,346,197)	(9,679,756)
Payments for purchases of financial assets		(2,644,510)	(8,447,223)
Proceeds from disposal of financial assets		3,300,000	8,660,000
Dividends, distributions and interest from investments received		3,478,421	3,507,674
Net cash used in investing activities		(2,212,286)	(5,959,305)
Cash flows from financing activities			
Accommodation Bonds / Refundable Accommodation Deposits received		32,485,343	38,679,132
Accommodation Bonds / Refundable Accommodation Deposits refunded		(26,428,583)	(35,108,101)
Net cash from financing activities		6,056,760	3,571,031
Net decrease in cash and cash equivalents		(2,918,113)	(3,389,198)
Cash and cash equivalents at the beginning of the financial year		4,804,994	8,194,192
Cash and cash equivalents at the end of the financial year	5	1,886,881	4,804,994

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

Vasey RSL Care Limited
Notes to and forming part of the financial statements
30 June 2026

Note 1. General information and material accounting policy information

General information

The financial statements cover Vasey RSL Care Limited (the 'Company') and its controlled entities, collectively referred to as the 'Group'. The financial statements are presented in Australian dollars, which is the company's functional and presentation currency.

Vasey RSL Care Limited is incorporated and domiciled in Australia.

A description of the nature of the Group's operations and its principal activities are included in the Directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of Directors, on 14 October 2026. The Directors have the power to amend and reissue the financial statements.

The registered office and principal place of business of the Company is 172 Burwood Road, Hawthorn, Victoria 3122.

Background

On the 6th of July 2004 RSL Veterans and Widows Trust Limited trading as RSL Care Victoria merged with Vasey Housing Limited and a new corporation Vasey RSL Care Limited was formed. Within the Vasey RSL Care Limited constitution various rights and responsibilities were assigned to the parent organisations of the two merged entities, being the War Widows' Guild of Australia (Victoria) Limited and the Returned & Services League of Australia (Victoria Branch) Inc.

On the 24th of February 2021, the War Widows' Guild of Australia (Victoria) Inc. (the 'Guild') had their 2020 AGM. At this meeting the Guild members voted to wind up the Guild. All rights and responsibilities the Guild had within the Vasey RSL Care Ltd's constitution were transferred to Returned & Services League of Australia (Victoria Branch) Inc.

Material accounting policy information

The accounting policies that are material to the Group are set out either in the respective notes or below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

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

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

Going concern

The financial statements have been prepared on a going concern basis. This contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business.

As at 30 June 2026 the Group reported a net working capital deficiency of, $102,432,165 (2025: $93,580,087), calculated as current assets less current liabilities. For the year ended 30 June 2026, the Group also recorded net cash outflows from operating activities of $6,762,587 (2025: $1,000,924). In addition, the Group remains significantly reliant on government subsidies as its primary source of revenue.

The Directors have considered the performance and position of the Group and consider that the going concern basis is appropriate for the preparation of the financial report due to the following factors:

- The net working capital deficiency is significantly impacted by Accommodation Bonds/Refundable Accommodation Deposits liabilities, totalling $95,163,195 (2025: $89,523,313) as at 30 June 2026 which are classified as current liabilities on the basis that they are repayable to residents when they leave the facility, which can be at any time. The directors of the Company view the Accommodation Bonds/Refundable Accommodation Deposit liabilities as part of the long-term funding of the Group on the basis that the Directors do not expect Accommodation Bonds/Refundable Accommodation Deposit liabilities to reduce significantly on an annual basis;
- As at 30 June 2026, the Group had net assets of $202,356,944 (2025: $202,871,602);
- For the year ended 30 June 2026 the Company recorded a surplus before interest, taxes, depreciation and amortisation expenses of $9,036,053 (2025: $15,208,772); and

Note 1. General information and material accounting policy information (continued)

- At the date of this report the Directors have no reason to believe that Government funding will not continue to be received for the Group's provision of aged care services.

This financial report does not include any adjustments relating to the recoverability and classification of recorded asset amounts or to the amounts and classification of liabilities that might be necessary should the Group not continue as a going concern.

Basis of preparation
These general purpose financial statements have been prepared in accordance with the 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 entities.

Historical cost convention
The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties, certain classes of property, plant and equipment and derivative financial instruments.

Critical accounting estimates
The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 2.

Income tax
The Company and its subsidiaries are charitable institutions and are exempt from income tax.

Current and non-current classification
Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the Group's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when: it is either expected to be settled in the Group's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no right at the end of the reporting period to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

Fair value measurement
Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership. When there is no reasonable expectation of recovering part or all of a financial asset, its carrying value is written off.

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 1. General information and material accounting policy information (continued)

Assets and liabilities measured at fair value are classified into three levels, using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed at each reporting date and transfers between levels are determined based on a reassessment of the lowest level of input that is significant to the fair value measurement.

For recurring and non-recurring fair value measurements, external valuers may be used when internal expertise is either not available or when the valuation is deemed to be significant. External valuers are selected based on market knowledge and reputation. Where there is a significant change in fair value of an asset or liability from one period to another, an analysis is undertaken, which includes a verification of the major inputs applied in the latest valuation and a comparison, where applicable, with external sources of data.

Impairment of financial assets
The Group recognises a loss allowance for expected credit losses on financial assets which are either measured at amortised cost or fair value through other comprehensive income. The measurement of the loss allowance depends upon the Group's assessment at the end of each reporting period as to whether the financial instrument's credit risk has increased significantly since initial recognition, based on reasonable and supportable information that is available, without undue cost or effort to obtain.

Where there has not been a significant increase in exposure to credit risk since initial recognition, a 12-month expected credit loss allowance is estimated. This represents a portion of the asset's lifetime expected credit losses that is attributable to a default event that is possible within the next 12 months. Where a financial asset has become credit impaired or where it is determined that credit risk has increased significantly, the loss allowance is based on the asset's lifetime expected credit losses. The amount of expected credit loss recognised is measured on the basis of the probability weighted present value of anticipated cash shortfalls over the life of the instrument discounted at the original effective interest rate.

For financial assets mandatorily measured at fair value through other comprehensive income, the loss allowance is recognised in other comprehensive income with a corresponding expense through profit or loss. In all other cases, the loss allowance reduces the asset's carrying value with a corresponding expense through profit or loss.

Impairment of non-financial assets
Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

Asset revaluation reserve
The asset revaluation reserve is to segregate both the net incremental fair value movements in the fair value of land and buildings and the fair value of any assets received for $nil consideration.

Finance costs
Finance costs attributable to qualifying assets are capitalised as part of the asset. All other finance costs are expensed in the period in which they are incurred.

Goods and Services Tax ('GST') and other similar taxes
Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Note 1. General information and material accounting policy information (continued)

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

Principles of consolidation
The consolidated financial statements incorporate the assets and liabilities of all subsidiaries of Vasey RSL Care Limited ('Company' or 'parent entity') as at 30 June 2026 and the results of all subsidiaries for the year then ended. Vasey RSL Care Limited and its subsidiaries together are referred to in these financial statements as the 'Group'.

Subsidiaries are all those entities over which the Company has control. The Company controls an entity when the Company 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 to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Company. They are de-consolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between entities in the Group are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Company.

The acquisition of subsidiaries is accounted for using the acquisition method of accounting. A change in ownership interest, without the loss of control, is accounted for as an equity transaction, where the difference between the consideration transferred and the book value of the share of the non-controlling interest acquired is recognised directly in equity attributable to the parent.

Where the Company loses control over a subsidiary, it derecognises the assets including goodwill, liabilities and non-controlling interest in the subsidiary together with any cumulative translation differences recognised in equity. The Company recognises the fair value of the consideration received and the fair value of any investment retained together with any gain or loss in profit or loss.

Parent entity information
These financial statements present the results of the Group only. Supplementary information about the parent entity is disclosed in note 18.

Note 2. 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 (refer to the respective notes) within the next financial year are discussed below.

Estimation of useful lives of assets
The Group 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.

Fair value measurement hierarchy
The Group is required to classify all assets and liabilities, measured 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 Group 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; and Level 3: Unobservable inputs for the asset or liability. Considerable judgement is required to determine what is significant to fair value and therefore which category the asset or liability is placed in can be subjective.

Note 3. Revenue and other income

	Consolidated 2026 $	Consolidated 2025 $
Revenue from contracts with customers		
Residential aged care revenue (Government and residents) - over time	59,644,775	54,666,716
Homecare revenue (Government and care recipients) - over time	6,880,208	6,444,442
Rent revenue (social/affordable housing units) - over time	3,169,289	2,956,352
Other operating revenue - over time	6,725,277	6,242,079
	76,419,549	70,309,589
Other income		
Gain on sale of non-current assets	67,724	132,064
Donations income	162,980	176,911
Dividends, distributions and interest from investments income	3,478,421	3,507,674
Other income	621,008	1,251,667
	4,330,133	5,068,316
Total revenue and other income	80,749,682	75,377,905
Disaggregation of revenue from contracts with customers - by source		
Government	53,355,110	48,854,514
Non-government	23,064,439	21,455,075
Total revenue from contracts with customers	76,419,549	70,309,589

Accounting policy for revenue and other income

Aged care and home care
The Group recognises revenue from aged care and home care services over time as performance obligations are satisfied, which is as the services are rendered, primarily on a daily or monthly basis. Revenue arises from discretionary and non-discretionary services, as agreed in a single contract with the resident. Fees received in advance of aged care and home care services performed are recognised as contract liabilities.

Aged care and home care revenue comprises government grants & subsidies and resident & client fees.

Government funding - aged care
Revenue reflects the Group's entitlement to revenue from the Australian Government based upon the specific care and accommodation needs of the individual residents.

Government funding comprises basic subsidy amounts calculated in accordance with the Australian National Aged Care Classification funding model ('AN-ACC'), accommodation supplements, funding for short-term 'respite' residents and other government incomes.

Revenue is recognised over time as services are provided. Funding claims are submitted and updated daily and government revenue is usually payable within approximately one month of services having been performed.

Note 3. Revenue and other income (continued)

Residents - residential aged care
Residents are charged a basic daily fee as a contribution to the provision of care and accommodation. The quantum of resident basic daily fees is regulated by the Government and typically increases in March and September each year. Resident basic daily fee revenue is recognised over time as services are provided. Residents are invoiced on a monthly basis and revenue is usually payable within 30 days.

Other resident revenue represents other fees charged to residents in respect of care and accommodation services provided by the Group and includes means tested care fees, Daily Accommodation Payment (DAP)/Daily Accommodation Contribution (DAC) revenue, additional services revenue and other income.

Other resident revenue is recognised over time as services are provided. Residents are invoiced on a monthly basis and revenue is usually payable within 30 days.

Rent revenue (social/affordable housing units)
Rent revenue is recognised on a straight-line basis over the lease term. Lease incentives granted are recognised as part of the rental revenue. Contingent rentals are recognised as income in the period when earned.

Other operating revenue
For residential aged care accommodation arrangements where the resident has elected to pay a Refundable Accommodation Deposit ('RAD') or Accommodation Bonds (prior to July 2014), the Group receives a financing benefit, being non-cash consideration, in the form of an interest free loan. The fair value of this non-cash consideration is required, under AASB 16 and AASB 9 to be recognised as rental income (to reflect the resident’s occupancy of the room) and corresponding interest expense (to record the financial liability associated with RADs and bonds at fair value) with no net impact on profit or loss.

This is calculated based on average RAD/Accommodation Bond balances, excluding any RADs/Accommodation Bonds awaiting refund/probate and the Maximum Permissible Interest Rate ("MPIR"), which is a Commonwealth Government set interest rate used to calculate the Daily Accommodation Payment ("DAP") to applicable residents. This resulted in the Group recognising additional rental income and interest expense for year ended 30 June 2026 of $6,725,277 (2025: $6,242,079).

Where residents have elected to pay a DAP, the DAP is recognised as resident fees as disclosed above.

Donations income
Donations income is recognised when the funds are received, unless the receipt of funds gives rise to a contractual obligation with specific performance obligations.

Dividends, distributions and interest from investments income
Dividends, distributions and interest from investments income is recognised at the time the right to receive payment is established.

Other income
Other income is recognised when it is received or when the right to receive payment is established, when the income does not give rise to an obligation.

The Group, a private sector not-for-profit entity, has elected not to recognise the financial impact of any volunteer services provided.

Note 4. Expenses

	Consolidated 2026 $	Consolidated 2025 $
Surplus/(loss) includes the following specific expenses:		
Depreciation and amortisation		
Depreciation of property, plant and equipment	2,565,248	2,501,669
Finance costs		
Interest on RADs/bonds - departed residents	260,186	322,973
Interest on RADs/bonds (non-cash)	6,725,277	6,242,079
Finance costs expensed	6,985,463	6,565,052
Superannuation expense		
Defined contribution superannuation expense	4,711,204	4,127,820
Land tax expenses		
Land tax expenses*	1,121,420	-

*Land tax expenses comprise land tax and vacant residential land tax assessments issued by the Victorian State Revenue Office (SRO). The assessments relate predominantly to historical periods for the 2019 to 2023 financial years and arose following the SRO's review of the application of land tax and vacant residential land tax exemptions in respect of certain properties. The Group has lodged formal objections in relation to aspects of the assessments. At the date of signing these financial statements, the objection process remains ongoing and the final outcome is yet to be determined.

Based on the information available at reporting date, management has recognised the full amount of the assessments as an expense and corresponding liability in the current financial year. Due to the significance of the amount and its relationship to historical periods, the expense has been separately disclosed in the Statement of Profit or Loss and Other Comprehensive Income as "Land tax expenses". This presentation assists users of the financial statements in understanding the nature of the expense and its impact on the reported result for the year.

Note 5. Cash and cash equivalents

	Consolidated 2026 $	Consolidated 2025 $
Current assets		
Cash on hand	6,400	6,400
Cash at bank	1,880,481	4,798,594
	1,886,881	4,804,994

Accounting policy for cash and cash equivalents
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 6. Financial assets

	Consolidated 2026 $	Consolidated 2025 $
Non-current assets		
Investments in securities, managed funds and other non-cash financial assets - FVTPL	117,182,012	112,580,495

The fair value of financial assets represents quoted market prices in active markets.

Accounting policy for financial assets
Financial assets are initially measured at fair value. Transaction costs are included as part of the initial measurement, except for financial assets at fair value through profit or loss. Such assets are subsequently measured at either amortised cost or fair value depending on their classification. Classification is determined based on both the business model within which such assets are held and the contractual cash flow characteristics of the financial asset unless an accounting mismatch is being avoided.

Financial assets at fair value through profit or loss
Financial assets not measured at amortised cost or at fair value through other comprehensive income are classified as financial assets at fair value through profit or loss. Typically, such financial assets will be either: (i) held for trading, where they are acquired for the purpose of selling in the short-term with an intention of making a profit, or a derivative; or (ii) designated as such upon initial recognition where permitted. Fair value movements are recognised in profit or loss.

Note 7. Property, plant and equipment

	Consolidated 2026 $	Consolidated 2025 $
Non-current assets		
Land - at valuation	134,114,819	134,409,000
Buildings & building improvements - at valuation	45,237,667	37,856,850
Less: Accumulated depreciation	(1,237,466)	-
	44,000,201	37,856,850
Plant and equipment - at cost	6,711,194	5,944,541
Less: Accumulated depreciation	(4,140,496)	(3,644,676)
	2,570,698	2,299,865
Fixtures and fittings - at cost	4,277,325	3,953,061
Less: Accumulated depreciation	(2,241,447)	(1,878,202)
	2,035,878	2,074,859
Motor vehicles - at cost	1,665,630	1,398,900
Less: Accumulated depreciation	(649,389)	(529,031)
	1,016,241	869,869
Computer equipment - at cost	1,467,480	1,322,626
Less: Accumulated depreciation	(1,108,839)	(940,307)
	358,641	382,319
Work in progress - at cost	4,087,242	6,456,150
	188,183,720	184,348,912

Note 7. Property, plant and equipment (continued)

The Group's Brighton facility is subject to a lease arrangement with external parties. The additional option term of 20 years has been exercised and the lease expires in 2046. The terms of the lease arrangement place restrictions on the use of the premises by the Group. The rental charge for the lease is $1.

Included in the above buildings & building improvements line item:		
Right-of-use (carrying value)	8,712,066	9,109,262

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

Consolidated	Land $	Buildings & improv $	Plant & equipment $	Fixtures & fittings $	Motor Vehicles $	Computer equipment $	Work in progress $	Total $
Balance at 1 July 2025	134,409,000	37,856,850	2,299,865	2,074,859	869,869	382,319	6,456,150	184,348,912
Additions (net of transfers)	(294,181)	7,380,876	766,653	324,265	644,228	144,854	(2,368,908)	6,597,787
Disposals	-	-	-	-	(197,731)	-	-	(197,731)
Depreciation expense	-	(1,237,525)	(495,820)	(363,246)	(300,125)	(168,532)	-	(2,565,248)
Balance at 30 June 2026	134,114,819	44,000,201	2,570,698	2,035,878	1,016,241	358,641	4,087,242	188,183,720

Valuations of land and buildings
The basis of the valuation of land and buildings is fair value. The land and buildings were last revalued in the 2025 financial year based on independent assessments by a member of the Australian Property Institute having recent experience in the location and category of land and buildings being valued. The Directors do not believe that there has been a material movement in fair value since the revaluation date. Valuations are based on current prices for similar properties in the same location and condition.

Accounting policy for property, plant and equipment
Land and buildings are shown at fair value, based on periodic, at least every 3 years, valuations by external independent valuers, less subsequent depreciation and impairment for buildings. The valuations are undertaken more frequently if there is a material change in the fair value relative to the carrying amount. 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 credited in other comprehensive income through to the revaluation surplus reserve in equity. Any revaluation decrements are initially taken in other comprehensive income through to the revaluation surplus reserve to the extent of any previous revaluation surplus of the same asset. Thereafter the decrements are taken to profit or loss.

Plant and equipment, fixtures & fittings, motor vehicles and computer equipment is stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Depreciation is calculated on a straight-line basis to write off the net cost of each asset over their expected useful lives as follows:

Buildings	40 years
Building improvements, plant & equipment and fixtures & fittings	10 years
Motor vehicles	4 years
Computer equipment	4 years

The right-of-use asset is depreciated over the shorter of the asset's useful life and the remaining lease period including extension options.

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

Note 7. Property, plant and equipment (continued)

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the Group. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss. Any revaluation surplus reserve relating to the item disposed of is transferred directly to retained profits.

Note 8. Trade and other payables

	Consolidated	
	2026	**2025**
	$	**$**
Current liabilities		
Trade payables	2,309,054	3,489,055
Sundry creditors and accruals	4,182,436	3,639,662
	6,491,490	7,128,717

Accounting policy for trade and other payables
These amounts represent liabilities for goods and services provided to the Group 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.

Note 9. Accommodation Bonds/Refundable Accommodation Deposits

	Consolidated	
	2026	**2025**
	$	**$**
Current liabilities		
Accommodation Bonds/Refundable Accommodation Deposits	95,163,195	89,523,313

From 1 July 2007, pursuant to the Aged Care Act 1997, interest is paid on Refundable Accommodation Deposits ("RADs") and Accommodation Bonds following departure (or death) of a resident until RAD repayment. Interest is required to be paid at two different rates, which are legislated on a quarterly basis:

- base interest rate for the period between the date of the refunding event and the earlier of the date the balance is refunded and the date the legislated timeframe for the refund of the balance expires; and
- the maximum permissible interest rate for the period after the end of the legislated timeframe (or the time set out in the Formal Agreement) until the balance is refunded.

Rates are amended quarterly. For the year ended 30 June 2026 base rates were 3.25% (2025: 2.25%) and the maximum permissible rate varied from 7.61% to 7.96% (2025: 8.17% to 8.42%).

Note 10. Employee benefits

	Consolidated 2026 $	Consolidated 2025 $
Current liabilities		
Annual leave	3,684,769	3,475,250
Long service leave	3,830,979	3,910,478
	7,515,748	7,385,728
Non-current liabilities		
Long service leave	576,623	477,718
	8,092,371	7,863,446

Accounting policy for employee benefits

Short-term employee benefits
Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measured at the amounts expected to be paid when the liabilities are settled.

Other long-term employee benefits
The liability for annual leave and long service leave not expected to be settled within 12 months of the reporting date are measured at the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

Defined contribution superannuation expense
Contributions to defined contribution superannuation plans are expensed in the period in which they are incurred.

Note 11. Key management personnel disclosures

Compensation
The aggregate compensation made to Directors and other members of key management personnel of the Group is set out below:

	Consolidated 2026 $	Consolidated 2025 $
Aggregate compensation	1,811,292	1,994,449

Note 12. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by the auditor of the Company, Grant Thornton Audit Pty Ltd.

	Consolidated 2026 $	Consolidated 2025 $
Audit services -		
Audit of the financial statements	54,863	57,750
Other services -		
Other compliance audits	16,013	7,350
	70,876	65,100

Note 13. Contingent liabilities

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

Note 14. Commitments

	Consolidated 2026 $	Consolidated 2025 $
Capital commitments		
Committed at the reporting date but not recognised as liabilities, payable:		
Property, plant and equipment	-	428,868

Note 15. Related party transactions

Subsidiaries
Interests in subsidiaries are set out in note 16.

Key management personnel
Disclosures relating to key management personnel are set out in note 11.

Transactions with related parties
During the year, the Group paid consulting fees of $132,650 (2025: $nil) to M.L Consultancy and Design Pty Ltd, an entity related to Director Ms M Lewis, for consulting services on normal commercial terms. The fees are in addition to the Director's fees included in Note 11.

There were no other transactions with related parties during current or previous reporting periods.

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 16. Interests in subsidiaries

The consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with the accounting policy described in note 1:

Name	Principal place of business / Country of incorporation	Ownership interest 2026 %	Ownership interest 2025 %
Vasey Housing Victoria Limited - Incorporated 8 December 2025	Australia	100.00%	-
Vasey Retirement Living Limited - Incorporated 21 January 2026	Australia	100.00%	-

Note 17. Events after the reporting period

On 17 September 2026, Vasey RSL Care Limited entered into a contract to acquire the former St John of God Frankston Rehabilitation Hospital for a purchase price of $10.3 million, including GST. Settlement is expected to occur in mid-November 2026. The transaction represents a non-adjusting event after the reporting period and, accordingly, no asset has been recognised in the financial statements as at 30 June 2026. Following settlement, the property is intended to be redeveloped and refurbished for residential aged care services.

No other matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect, the Group's operations, the results of those operations or the Group's state of affairs in future financial years.

Note 18. Parent entity information

Set out below is the supplementary information about Vasey RSL Care Limited on a standalone basis.

Statement of profit or loss and other comprehensive income

	Parent 2026 $	Parent 2025 $
Surplus/(loss)	(514,658)	6,142,051
Total comprehensive (loss)/income	(514,658)	4,206,017

Statement of financial position

	Parent 2026 $	Parent 2025 $
Total current assets	6,738,268	10,457,671
Total assets	312,104,000	307,387,078
Total current liabilities	109,170,433	104,037,758
Total liabilities	109,747,056	104,515,476
Equity		
Asset revaluation reserves	142,038,744	142,038,744
Retained surpluses	60,318,200	60,832,858
Total equity	202,356,944	202,871,602

Note 18. Parent entity information (continued)

Guarantees entered into by the parent entity in relation to the debts of its subsidiaries
The parent entity had no guarantees in relation to the debts of its subsidiaries as at 30 June 2026 (2025: $nil)

Contingent liabilities
The parent entity had no contingent liabilities as at 30 June 2026 (2025: $nil)

Capital Commitments
The parent entity had no commitments as at 30 June 2026 (2025: $428,868)

Material accounting policy information
The accounting policies of the parent entity are consistent with those of the Group, as disclosed in note 1, except for the following:

- Investments in subsidiaries are accounted for at cost less any accumulated impairment losses in the separate financial statements of the parent entity; and
- Investments in associates, if any, are accounted for at cost less any accumulated impairment losses in the separate financial statements of the parent entity.

Vasey RSL Care Limited
Directors' declaration
30 June 2026

The Directors of the Company declare that the financial statements, comprising the statement of profit or loss and other comprehensive income, statement of financial position, statement of cash flows, statement of changes in equity, and accompanying notes, are in accordance with the Australian Charities and Not-for-Profits Commission Act 2012 and:

- comply with Accounting Standards - Simplified Disclosures and the Australian Charities and Not-for-Profits Commission Regulation 2022; and

- give a true and fair view of the Group's financial position as at 30 June 2026 and of its performance for the year ended on that date.

In the Directors' opinion there are reasonable grounds to believe that the Company and the Group will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors and subsection 60.15(2) of the Australian Charities and Not-for-profit Commission Regulations 2022.

On behalf of the Directors



Mr M P O'Meara
Chair, Director



Ms T Bannan
Chair, Finance & Audit Committee

14 October 2026

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Independent Auditor's Report

To the Members of Vasey RSL Care Limited

Report on the audit of the financial report

Opinion

We have audited the financial report of Vasey RSL Care Limited (the 'Company') and its controlled entities (the 'Group') which comprises the consolidated statement of financial position as at 30 June 2026, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information and the Directors' declaration.

In our opinion, the financial report of Vasey RSL Care Limited has been prepared in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012* ('ACNC Act'), including:

a giving a true and fair view of the Group's financial position as at 30 June 2026 and of its financial performance for the year then ended; and

b complying with Australian Accounting *Standards AASB 1060 General Purpose Financial Statements -Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities* and Division 60 of the *Australian Charities and Not-for-profits Commission Regulation 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 Company in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have 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.

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Information Other than the Financial Report and Auditor's Report Thereon

The Directors are responsible for the other information. The other information comprises the information included in the Group's annual report for the year ended 30 June 2026 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, 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 the Directors for the financial report

The Directors of the Company are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards – *AASB 1060 General Purpose Financial Statements - Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities* and the ACNC Act, and for such internal control as the Directors 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, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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

Auditor's responsibilities for the audit of the financial report

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

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

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial report. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

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



Grant Thornton Audit Pty Ltd
Chartered Accountants



J D Vasiliou
Partner – Audit & Assurance

Registration No. 538595

Melbourne, 14 October 2026