

Swansea RSL Club Limited

ABN 82 001 052 642

Summary Financial Statements

For the Year Ended 31 December 2025

The financial statements and other specific disclosures have been derived from Swansea RSL Club Limited's full financial statements for the financial year. Other information included in the Summary Financial Statements is consistent with Swansea RSL Club Limited's full financial statements.

The Summary Financial Statements do not, and cannot be expected to, provide as full an understanding of the financial performance, financial position and financing and investing activities of Swansea RSL Club Limited's as the full financial statements.

A copy of Swansea RSL Club Limited's 2025 full financial statements, including the independent audit report, is available to all members and will be sent to members without charge upon request.

Swansea RSL Club Limited

ABN 82 001 052 642

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Swansea RSL Club Limited

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Directors' Report 31 December 2025

Your Directors present their report on Swansea RSL Club Limited for the financial year ended 31 December 2025.

Directors

The names of the Directors in office at any time during, or since the end of, the year are:

Name	Position	Occupation	Years' Service
A. Rankins	President	Company Director	13
P. Black	Senior Vice President	Logistics Superintendent	2
C. George	Junior Vice President	Admin Manager	12
P. Jeffery	Director	Retired	18
D. Lewis	Director	General Manager Sales	2
G. Davies	-	-	Deceased 24 June 2025

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

Club secretary

The following person held the position of Club secretary at the end of the financial year:

K. Emerton who is also the General Manager of the Club has held the position of Secretary for 20 years.

Principal activities

The principal activity of Swansea RSL Club Limited during the financial year was the conduct of a Licensed Club.

No significant changes in the nature of the Club's activity occurred during the financial year.

Operating results

The loss of the Club after providing for income tax amounted to \$ 2,092,895 (2024: a profit of \$ 512,474).

The 2025 result does include the impairment of building and investment property from an independent valuation obtained in 2025. The impairment was \$2,514,273 and without this transaction, the Club's profit would have been \$421,378 being comparable to the profit after income tax for the comparative year.

Review of operations

Profit from bar trading amounted to \$1,167,743 and gross profit percentage of 65% was obtained from sales of \$3,076,712.

Net gaming revenue amounted to \$4,680,340 and compares with \$4,297,033 in 2024.

Profit from catering trading amounted to \$676,093 and compares to a profit of \$796,736 in 2024.

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Directors' Report 31 December 2025

Meetings of Directors

During the financial year, 12 meetings of Directors were held. Attendances by each Director during the year were as follows:

	Directors' Meetings	
	Number eligible to attend	Number attended
A. Rankins	12	12
P. Black	12	12
C. George	12	12
P. Jeffery	12	11
D. Lewis	12	9
G. Davies (deceased 24 June 2025)	5	4

Members guarantee

Swansea RSL Club Limited is a company limited by guarantee. In the event of, and for the purpose of winding up of the Club, the amount capable of being called up from each member and any person or association who ceased to be a member in the year prior to the winding up, is limited to \$1 for all members, subject to the provisions of the Club's constitution.

At 31 December 2025 the collective liability of members was \$20,035 (2024: \$18,272).

Significant changes in state of affairs

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

After balance date events

No other matters or circumstances have arisen since the end of the financial year which significantly affected or may affect the operations of the Club, the results of the operations or the state of affairs of the Club in the future financial years.

Environmental issues

The Club's operations are subject to environmental regulations under the laws of the Commonwealth and State of Australia. The Directors are not aware of any breaches of the legislation during the financial year which are material in nature.

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Directors' Report 31 December 2025

Short and long term objectives

The Club has established short and long term objectives as outlined in the Club's business plan which is reviewed on an annual basis. These objectives are both financial and non financial and are aimed towards providing a comfortable and secure environment to its members that continues to meet their needs. These objectives are measured through both financial and non financial key performance indicators that have been determined relevant to the Club industry. No information is included on the likely developments in the operations of the Club and the expected results of those operations.

Auditor's independence declaration

The lead auditor's independence declaration for the year ended 31 December 2025 has been received and can be found on page 5 of the financial report.

Mandatory Director Training

Under the Registered Clubs Amendment (Disclosures) Regulation 2019, the Club is required to disclose to its members certain information relating to mandatory training requirements undertaken by Directors. As the Club has annual gaming machine profits of more than \$1 million, the Regulation prescribes that all Directors must complete their mandatory training within 12 months of appointment unless otherwise exempt.

All Directors have completed the mandatory training requirements.

Disclosure of Core and Non-Core Property

Pursuant to Section 41J(2) of the Registered Clubs Act 1976 and for the financial year ended 31 December 2025, the Directors have determined that the property of the Club shall be classified as follows:

Property, Plant & Equipment:

Address	Current Usage	Classification
10 Bridge Street, Swansea 8 Peel Street, Swansea	Club Building & Carpark Carpark	Core Core

Investment Property:

4 Chalmers Street, Swansea	Investment Property	Non-Core
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Indemnification and insurance of officers

The Club has paid premiums to insure each of the Directors against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of Director of the Club, other than conduct involving a wilful breach of duty in relation to the Club.

Swansea RSL Club Limited

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Directors' Report
31 December 2025

Proceedings on behalf of the Club

No Director has applied for leave of court to bring proceedings on behalf of the Club or intervene in any proceedings to which the Club is a party for the purpose of taking responsibility on behalf of the Club for all or any part of those proceedings.

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


Director:


Director:

Dated 16 February 2026

Swansea RSL Club Limited

ABN 82 001 052 642

Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of Swansea RSL Club Limited

I declare that, to the best of my knowledge and belief, during the year ended 31 December 2025, there have been:

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

HLB Mann Judd Assurance (Newcastle) Pty Ltd
(An authorised audit company)



N. Nancarrow CA
Director

NEWCASTLE

9 February 2026

Swansea RSL Club Limited

ABN 82 001 052 642

Independent Audit Report to the members of Swansea RSL Club Limited

Report on the Audit of the Financial Report

Opinion

The summary financial statements, which comprise the summary statement of financial position as at 31 December 2025, the summary statement of profit or loss and other comprehensive income, the summary statement of changes in equity, the summary statement of cash flows, discussion and analysis of the financial statements and the Directors' declaration for the year then ended, and related notes, are derived from the audited financial report of Swansea RSL Club Limited for the year ended 31 December 2025.

In our opinion, the accompanying summary financial statements are consistent, in all material respects with the audited financial statements, on the basis described in Note 1.

Summary Financial Statements

The summary financial statements do not contain all the disclosures required by Australian Accounting Standards – Simplified Disclosures. Reading the summary financial statements and the auditor's report thereon, therefore, is not a substitute for reading the audited financial statements and auditor's report thereon.

The Audited Financial Report and Our Report Thereon

We expressed an unmodified audit opinion on the audited financial report in our report dated 17 February 2026.

Directors' Responsibility for the Summary Financial Statements

The Directors are responsible for the preparation of the summary financial statements on the basis described in Note 1.

Auditor's Responsibility

Our responsibility is to express an opinion on whether the summary financial statements are consistent, in all material respects, with the audited financial report based on our procedures, which were conducted in accordance with Auditing Standard ASA 810 *Engagements to Report on Summary Financial Statements*.

HLB Mann Judd Assurance (Newcastle) Pty Ltd
(An authorised audit company)



N. Nancarrow CA
Director

NEWCASTLE

17 February 2026

Swansea RSL Club Limited

ABN 82 001 052 642

Directors' Declaration

In the Directors' opinion:

The summary financial statements of Swansea RSL Club Limited for the financial year ended 31 December 2025, as set out on pages 8 to 15:

- a. comply with Australian Accounting Standards as described in Note 1; and
- b. have been derived from and are consistent with the full financial statements of Swansea RSL Club Limited.

This declaration is made in accordance with a resolution of the Board of Directors.

Director: 

Director: 

Dated 16 February 2026

Swansea RSL Club Limited

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Summary Statement of Profit or Loss and Other Comprehensive Income For the Year Ended 31 December 2025

	2025	2024
Note	\$	\$
Bar sales	3,076,712	2,606,205
Less: Cost of goods sold	(1,082,125)	(914,919)
	<u>1,994,587</u>	<u>1,691,286</u>
Catering sales	4,275,622	3,956,979
Less: Cost of goods sold	(1,624,814)	(1,467,316)
	<u>2,650,808</u>	<u>2,489,663</u>
Gross profit	4,645,395	4,180,949
Gaming machine net clearances	4,680,340	4,297,033
Tab and Keno commissions	172,231	156,385
Raffles and bingo revenue	245,859	228,801
Other revenue from contracts with customers	2 58,388	58,109
Other income from ordinary activities	2 219,909	198,377
Borrowing cost expense	(252,249)	(40,965)
Bar trading expenses	(826,844)	(744,225)
Catering trading expenses	(1,974,715)	(1,692,927)
Gaming machine trading expenses	(1,184,683)	(1,077,231)
Tab and Keno expenses	(213,064)	(228,791)
Raffle and bingo expenses	(270,386)	(269,304)
Occupancy expenses	(774,522)	(710,270)
Club promotion and entertainment expenses	(320,543)	(278,771)
Depreciation and amortisation expense	(1,098,421)	(1,060,104)
Administrative expenses	(2,695,637)	(2,449,310)
Other operating expenses from ordinary activities	(15,008)	(76,555)
Impairment – building and investment property	(2,514,273)	-
Profit / (loss) before income tax	(2,118,223)	491,201
Income tax (expense)/benefit	25,328	21,273
Profit/ (loss) attributable to members	(2,092,895)	512,474
Other comprehensive income		
Gain on asset revaluation – land	3,360,103	-
Other comprehensive income	3,360,103	-
Total comprehensive income / (loss)	1,267,208	512,474

The accompanying notes form part of these financial statements.

Swansea RSL Club Limited

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Summary Statement of Financial Position

As at 31 December 2025

	2025	2024
Note	\$	\$
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	2,748,315	2,970,145
Trade and other receivables	48,668	94,162
Inventories – at cost	105,138	103,353
Prepayments	230,976	215,360
TOTAL CURRENT ASSETS	<u>3,133,097</u>	<u>3,383,020</u>
NON-CURRENT ASSETS		
Financial assets	1,450	1,450
Property, plant and equipment	16,311,100	13,447,955
Investment properties	1,650,000	1,707,900
Deferred tax assets	183,671	158,343
Intangible assets	166,320	166,320
TOTAL NON-CURRENT ASSETS	<u>18,312,541</u>	<u>15,481,968</u>
TOTAL ASSETS	<u>21,445,638</u>	<u>18,864,988</u>
LIABILITIES		
CURRENT LIABILITIES		
Trade and other payables	1,058,550	1,473,644
Short-term borrowings	2,999,300	-
Short-term provisions	510,961	528,099
TOTAL CURRENT LIABILITIES	<u>4,568,811</u>	<u>2,001,743</u>
NON-CURRENT LIABILITIES		
Long-term borrowings	1,280,000	2,517,600
Long-term provisions	38,334	54,360
TOTAL NON-CURRENT LIABILITIES	<u>1,318,334</u>	<u>2,571,960</u>
TOTAL LIABILITIES	<u>5,887,145</u>	<u>4,573,703</u>
NET ASSETS	<u>15,558,493</u>	<u>14,291,285</u>
EQUITY		
Asset revaluation reserve	3,360,103	-
Retained earnings	12,198,390	14,291,285
TOTAL EQUITY	<u>15,558,493</u>	<u>14,291,285</u>

The accompanying notes form part of these financial statements.

Swansea RSL Club Limited

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Summary Statement of Changes in Equity For the Year Ended 31 December 2025

2025

	Retained Earnings	Asset Revaluation Reserve	Total
	\$	\$	\$
Balance at 1 January 2025	14,291,285	-	14,291,285
Total comprehensive income for the year	(2,092,895)	3,060,103	1,267,208
Balance at 31 December 2025	12,198,390	3,360,103	15,558,493

2024

	Retained Earnings	Asset Revaluation Reserve	Total
	\$	\$	\$
Balance at 1 January 2024	13,778,811	-	13,778,811
Total comprehensive income for the year	512,474	-	512,474
Balance at 31 December 2024	14,291,285	-	14,291,285

The accompanying notes form part of these financial statements.

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Summary Statement of Cash Flows

For the Year Ended 31 December 2025

	2025	2024
Note	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from customers	13,868,519	12,487,888
Payments to suppliers and employees	(12,631,304)	(10,463,256)
Interest received	56,038	14,024
Interest paid	(252,249)	(40,965)
Net cash provided by / (used in) operating activities	<u>1,041,004</u>	<u>1,997,691</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of property, plant and equipment	(3,085,035)	(2,817,972)
Proceeds from sale of property, plant & equipment	60,500	-
Purchase of investment property	-	(1,707,900)
Net cash provided by / (used by) investing activities	<u>(3,024,535)</u>	<u>(4,525,872)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from borrowings	2,261,701	2,517,600
Repayment of borrowings	(500,000)	(1,431,651)
Net cash provided by / (used in) financing activities	<u>(1,761,701)</u>	<u>(1,085,949)</u>
Net increase / (decrease) in cash and cash equivalents held	(221,830)	(1,442,232)
Cash and cash equivalents at beginning of year	<u>2,970,145</u>	<u>4,412,377</u>
Cash and cash equivalents at end of financial year	<u>2,748,315</u>	<u>2,970,145</u>

The accompanying notes form part of these financial statements.

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Notes to the Summary Financial Statements

31 December 2025

1 Material Accounting Policy Information

(a) Basis of preparation

The summary financial statements have been prepared from the audited financial statements of Swansea RSL Club Limited for the year ended 31 December 2025. The audited report for the year ended 31 December 2025 is available at request from Swansea RSL Club Limited.

The financial statements, specific disclosures and the other information included in the summary financial statements are derived from and are consistent with the full financial statements of Swansea RSL Club Limited. The summary financial statements cannot be expected to provide as detailed an understanding of the financial performance, financial position and financing and investing activities of Swansea RSL Club Limited as the full financial statements.

The accounting policies have been consistently applied to Swansea RSL Club Limited and are consistent with those of the financial year in their entirety.

The presentation currency used in the financial statements is Australian dollars.

There have been no changes to the accounting policies of the Club from last year.

(b) Working capital deficit

At balance date, the Club reported a working capital deficit where current liabilities exceeded current assets by \$1,435,714 (2024: working capital surplus of \$1,381,277). The Club's net asset position at 31 December 2025 is \$15,583,493 (2024: \$14,291,285). The reason for the Club having a working capital deficit at 31 December 2025 is due to the commercial loan facility expiring in October 2026 being within 12 months of the financial year end and required to be reported as a current liability. This commercial loan value is \$2,999,300 and Board and Management would expect that this loan facility is renewed in 2026.

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Notes to the Summary Financial Statements

31 December 2025

2 Revenue

	2025	2024
	\$	\$
Revenue from contracts with customers		
- Trading revenue	12,450,764	11,245,403
Other revenue from contracts with customers		
- Membership subscriptions	58,388	58,109
Total revenue from contracts with customers	12,509,152	11,303,512
Other income from ordinary activities		
- Rent received	31,613	(260)
- Interest received	56,038	14,024
- Rebate for GST on gaming machine duty	17,180	17,180
- Other income	91,808	90,346
- Insurance recoveries	23,270	77,087
Total other income from ordinary activities	219,909	198,377
Total revenue and other income	12,729,061	11,501,889

Swansea RSL Club Limited

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Discussion and Analysis of the Summary Financial Statements

31 December 2025

Information on Swansea RSL Club Limited Summary Financial Statements

The financial statements, disclosures and discussion and analysis in the summary financial statements have been derived from the 31 December 2025 financial statements of Swansea RSL Club Limited.

A copy of the full financial statements and auditors report will be sent to any member, free of charge, upon request. The summary financial statements cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the entity as the full financial statements.

The discussion and analysis is provided to assist members in understanding the summary financial statements.

Summary Statement of Profit or Loss and Other Comprehensive Income

The Club has reported a loss after tax of \$2.118m which is down \$2.631m on the 2024 result of \$512k. The key factor is the loss from the revaluation of buildings and investment property of \$2.514m. Without this, the Club would have reported a profit of \$396k.

Total revenue has increased \$1.225m with increases in bar of \$471k, catering of \$317k and gaming machines of \$383k.

Total expenses have also increased mainly through bar and catering purchases, wages, security, electricity and interest.

An important key performance indicator for Clubs is EBITDA as a percentage of revenue. This year, the Club has reported a respectable percentage of 13.02% compared to 13.92% in 2024.

Summary Statement of Financial Position

The key changes in assets and liabilities from 2024 include:

- Increase in property, plant and equipment of \$2.86m with outdoor renovations and associated equipment purchases for this area as well as gaming machines. The Club also revalued land and buildings with a net increment of \$904k.
- Total borrowings has increased \$1.76m with the funding and finalisation of the outdoor area this year. The Club repaid \$500k of borrowings as well this year. The commercial loan borrowing is treated as a current liability in 2025 with this loan facility expiring in October 2026.

Summary Statement of Changes in Equity

The equity of the Club has increased by the total comprehensive income for the year of \$1.267m. This reflects the loss result of \$2.093m combined with the increase in the valuation of land of \$3.360m.

Swansea RSL Club Limited

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Discussion and Analysis of the Summary Financial Statements

31 December 2025

Summary Statement of Cash flows

The Club has reported negative net cash flows for 2025 of \$222k.

Cash flows from operating activities are down on 2024 with growth in revenue exceeded by the growth in payments. Interest expense has also increased with the increase in borrowings.

Investing cash flows represent the purchase of property, plant and equipment with key purchases this year including outdoor renovations and associated furniture and equipment as well as gaming machines. Proceeds from the disposal of property, plant and equipment this year totalled \$61k.

Financing cash flows represent the increase in borrowings of \$2.262m less repayments of \$500k.