E M TRUST

OREISON PTY LIMITED
AS TRUSTEE FOR
E M TRUST
(FAIRLEA NURSING HOME @ PENSHURST)
ABN : 22 629 733 760

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2026

Reference Number: 510102_1

E M TRUST
OREISON PTY LIMITED
AS TRUSTEE FOR
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(FAIRLEA NURSING HOME @ PENSHURST)

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Director's Report

The name of the director during the year
- Mr Samuel Fung (Director and Secretary)

The profit for the year after tax expense and transfer to reserves is $2,558,571 (2025 $2,905,506).

The principal activities continue to be the provision of residential aged care services and accommodation.

There have been no circumstances that have arisen since the end of the financial year which significantly affect the operations of the trust, the results of those operations, or the state of affairs of the trust in future years.

Director - Mr Samuel Fung



Dated 22 October 2026

ACCOUNT LOGIC

AUDITORS INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001

TO THE DIRECTORS OF OREISON PTY LTD T/AS EM TRUST

I declare that, to the best of my knowledge and belief during the year ended 30th June 2026, there have been:

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

Peter Wyatt CPA

Reg. Company Auditor

9 October 2026

0414 69 6095 peter.wyatt47@bigpond.com PO Box 298 Geeveston Tasmania 7116

E M TRUST
OREISON PTY LIMITED
AS TRUSTEE FOR
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(FAIRLEA NURSING HOME @ PENSHURST)

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 $	2025 $
Revenue			
Nursing home income	3	11,577,555	10,978,053
Rental income		42,460	39,860
Interest income		406,269	471,048
Dividend income		1,387,020	891,871
Fair value gain (loss) on available-for-sale financial assets		1,709	5,058
Fair value gain on non current assets		-	-
Expenses			
Employee benefits expense		(7,196,292)	(5,994,825)
Depreciation and amortisation expenses		(169,073)	(187,065)
Rental property expenses		(16,895)	(15,965)
Auditor's remuneration		(13,500)	(13,500)
Interest and borrowing costs	3	(998,562)	(994,919)
Other expenses		(2,462,134)	(2,274,105)
Profit from continuing operations attributable to the beneficiaries of the trust		2,558,577	2,905,511
Distribution to beneficiaries		(2,558,567)	(2,905,501)
Profit retained for the year		10	10
Transfer to capital reserve		0	0
Tax expense		(6)	(5)
Retained profit at 1 July		82	77
Retained profit at 30 June		86	82

The above statement of comprehensive income should be read in conjunction with the accompanying notes.

E M TRUST
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(FAIRLEA NURSING HOME @ PENSHURST)

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2026

	Note	2026 $	2025 $
CURRENT ASSETS			
Cash and cash equivalents	5	46,772	116,195
Trade and other receivables	6	7,972,051	6,742,963
Financial assets	7	37,325	35,616
TOTAL CURRENT ASSETS		8,056,148	6,894,774
NON-CURRENT ASSETS			
Property, plant and equipment	8	6,480,426	6,487,755
Intangible asset	9	1,736,928	1,736,928
Other receivables	6	17,452,383	17,227,797
TOTAL NON-CURRENT ASSETS		25,669,737	25,452,480
TOTAL ASSETS		33,725,885	32,347,254
CURRENT LIABILITIES			
Trade and other payables	10	423,650	348,018
Short-term financial liabilities	11	30,222,633	28,006,872
Short-term provisions	12	909,042	816,582
TOTAL CURRENT LIABILITIES		31,555,325	29,171,472
NON-CURRENT LIABILITIES			
Long-term financial liabilities	11	192,000	300,000
Long-term provisions	12	111,233	95,009
TOTAL NON-CURRENT LIABILITIES		303,233	395,009
TOTAL LIABILITIES		31,858,558	29,566,481
NET ASSETS		1,867,327	2,780,773
TRUST FUNDS			
Settlement Sum		50	50
Unpaid Present Entitlements		1,058,373	1,971,823
Capital Reserve		808,818	808,818
Retained Profits (Accumulated Losses)		86	82
SETTLEMENT SUM AND RESERVES		1,867,327	2,780,773

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

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STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2026

	Settled sum	Capital Reserve	Unpaid Present Entitlements	Retained Profit (Accumulated Loss)	Total
	$		$	$	$
Balance at 30 June 2025	50	808,818	1,971,823	82	2,780,773
Profit for the year				2,558,577	2,558,577
Distributions allocated			2,558,567	(2,558,567)	-
Distributions drawn			(3,472,017)		(3,472,017)
Transfer to Capital Reserve					0
Tax expense				(6)	(6)
Balance at 30 June 2026	50	808,818	1,058,373	86	1,867,327
Balance at 30 June 2024	50	808,818	2,270,301	77	3,079,246
Profit for the year				2,905,511	2,905,511
Distributions allocated			2,905,501	(2,905,501)	-
Distributions drawn			(3,203,979)		(3,203,979)
Transfer to Capital Reserve					0
Tax expense				(5)	(5)
Balance at 30 June 2025	50	808,818	1,971,823	82	2,780,773

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

E M TRUST
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(FAIRLEA NURSING HOME @ PENSHURST)

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 $	2025 $
Cash flows from operating activities			
Receipts from customers		11,623,134	11,095,206
Receipts from bond retention charged		-	-
Payments to suppliers and employees		(9,582,585)	(8,076,637)
Dividends received		1,387,021	891,871
Income taxes paid		(5)	(4)
Interest received		406,269	471,048
Finance costs		(998,562)	(994,919)
Net cash provided by (used in) operating activities	**19**	2,835,272	3,386,565
Cash flows from investing activities			
Loans to related parties		(3,472,018)	(3,203,979)
Proceeds (Repayment) of loans from related party		694,175	(1,845,149)
Increase in Investments		(409,109)	(829,586)
Transfer from capital reserve		-	-
Payment for property, plant and equipment		(161,743)	(167,574)
Net cash provided by (used in) investing activities		(3,348,695)	(6,046,288)
Cash flows from financing activities			
Proceeds from borrowings		-	-
Repayment of borrowings		-	-
Proceeds from accommodation bonds		3,199,215	1,370,000
Repayment of accommodation bonds		(2,755,215)	(536,640)
Net cash provided by (used in) financing activities		444,000	833,360
Net increase (decrease) in cash held		(69,423)	(1,826,363)
Cash and cash equivalents at beginning of financial year		116,195	1,942,558
Cash and cash equivalents at end of financial year	**19**	46,772	116,195

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

E M TRUST
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(FAIRLEA NURSING HOME @ PENSHURST)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

1. CORPORATE INFORMATION

The financial report is a general purpose financial report that has been prepared in accordance with Accounting Standards, Australian Accounting Interpretations, and other authoritative pronouncements of the Australian Accounting Standards Board.

The financial report covers E M Trust as an individual entity. E M Trust is a discretionary trust established and domiciled in Australia. The trustee of the trust is Oreison Pty Ltd and the trust's ABN is 22 629 733 760. The trust's principal activity is the operation of an aged care facility located at Penshurst, NSW.

2. SUMMARY OF ACCOUNTING POLICIES

(A) BASIS OF PREPARATION

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards (including Australian Accounting Interpretations) of the Australian Accounting Standards Board. The trust is a for-profit entity for financial reporting purposes under Australian Accounting Standards. Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions. Compliance with Australian Accounting Standards ensures that the financial statements and notes also comply with International Financial Reporting Standards (IFRS). Material accounting policies adopted in the preparation of the financial statements are presented below and have been consistently applied unless stated otherwise.
The financial statements, except for the cash flow information, have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities. The amounts presented in the financial statements have been rounded to the nearest dollar.
The financial statements were authorised for issue on 31 October 2026 by the directors of the trustee company.

(a) Leases

Leases of fixed assets where substantially all the risks and benefits incidental to the ownership of the asset but not the legal ownership are transferred to entities in the consolidated group, are classified as finance leases.
Finance leases are capitalised by recognising an asset and a liability at the lower of the amounts equal to the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.
Leased assets are depreciated on a straight-line basis over their estimated useful lives.
The trustee has considered the provisions of AASB 16 and its effect (if any) on the financial statements for the trust for the year ended 30 June 2026. It has been determined that there is no affect on the financial statements as the trust has no operating or finance leases at balance date.

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(A) BASIS OF PREPARATION (CONTINUED)

(a) Leases (continued)

The trust has not received any lease incentives arising from any operating lease entered into in the year.

(b) Financial Instruments

Initial recognition and measurement
Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the trust commits itself to either purchase or sell the asset (ie trade date accounting is adopted).
Financial instruments are initially measured at fair value plus transactions costs except where the instrument is classified "at fair value through profit or loss" in which case

Classification and subsequent measurement
Financial instruments are subsequently measured at fair value, amortised cost using the effective interest rate method or cost. Fair value represents the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

Amortised cost is calculated as the amount at which the financial asset or financial liability is measured at initial recognition less principal repayments and any reduction for impairment, and adjusted for any cumulative amortisation of the difference between that initial amount and the maturity amount calculated using the effective interest method. The effective interest method is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense item in profit or loss.

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(A) BASIS OF PREPARATION (CONTINUED)

(b) Financial Instruments (continued)

Fair value is determined based on current bid prices for all quoted investments. Valuation techniques are applied to determine the fair value for all unlisted securities, including recent arm's length transactions, reference to similar instruments and option pricing models.

i) *Financial assets at fair value through profit or loss*

Financial assets are classified at "fair value through profit or loss" when they are either held for trading for the purpose of short-term profit taking, derivatives not held for hedging purposes, or when they are designated as such to avoid an accounting mismatch or to enable performance evaluation where a group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Such assets are subsequently measured at fair value with changes in carrying value being included in profit or loss. The trust did not hold financial assets at fair value through profit or loss either in the

(ii) *Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial asset is derecognised.
Amounts being unpaid RADs owing by residents have been recognised for the first time in the financial statement as required by the Department of Health. The amounts have been included in Trade and other receivables (note 6). A corresponding amount has been recognised in Current Financial Liabilities (note 11). The amounts of unpaid RADs give rise to a charge to the residents known as a Daily Accommodation Payment (DAP) which is a daily cost charged monthly by the facility at a rate determined by the Department of Health and Aged Care.

(iii) *Held-to-maturity investments*

Held-to-maturity investments are non-derivative financial assets that have fixed maturities and fixed or determinable payments, and it is the trust's intention to hold these investments to maturity. They are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(A) BASIS OF PREPARATION (CONTINUED)

(b) Financial Instruments (continued)

(iv) *Available-for-sale investments*

Available-for-sale investments are non-derivative financial assets that are either not capable of being classified into other categories of financial assets due to their nature or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments. They are subsequently measured at fair value with any remeasurements other than impairment losses and foreign exchange gains and losses recognised in other comprehensive income. When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.
Available-for-sale financial assets are classified as non-current assets when they are expected to be sold after 12 months from the end of the reporting period. All other available-for-sale financial assets are classified as current assets.

(v) *Financial liabilities*

Non-derivative financial liabilities other than financial guarantees are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial liability is derecognised. An amount has been recognised being the amount of RADs unpaid by residents. (see disclosure at note 2(A)(b)(ii)) A corresponding amount has been recognised in Loans - unsecured and disclosed at Note 11 Financial Liabilities.

Impairment

At the end of each reporting period, the trustee assesses whether there is objective evidence that a financial asset has been impaired. A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events (a "loss event") that has occurred, which has an impact on the estimated future cash flows of the financial asset(s).
In the case of available-for-sale financial assets, a significant or prolonged decline in the market value of the instrument is considered to constitute a loss event. Impairment losses are recognised in profit or loss immediately. Also, any cumulative decline in fair value previously recognised in other comprehensive income is reclassified to profit or loss at this point.
In the case of financial assets carried at amortised cost, loss events may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, indications that they will enter bankruptcy or other financial reorganisation and changes in arrears or economic conditions that correlate with defaults.
When the terms of financial assets that would otherwise have been past due or impaired have been renegotiated, the trust recognises the impairment for such financial assets by taking into account the original terms as if the terms have not been renegotiated so that

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(A) BASIS OF PREPARATION (CONTINUED)

(b) Financial Instruments (continued)

Financial guarantees

Where material, financial guarantees issued, that require the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due, are recognised as a financial liability at fair value on initial recognition.
The fair value of financial guarantee contracts has been assessed using a probability-weighted discounted cash flow approach. The probability has been based on:
– the likelihood of the guaranteed party defaulting during the next reporting period;
– the proportion of the exposure that is not expected to be recovered due to the guaranteed party defaulting; and
– the maximum loss exposure if the guaranteed party were to default.
Financial guarantees are subsequently measured at the higher of the best estimate of the obligation in accordance with AASB 137: Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less, when appropriate, cumulative amortisation in accordance with AASB 118: Revenue. Where the entity gives guarantees in exchange for a fee, revenue is recognised under AASB 118.

Derecognition

Financial assets are derecognised when the contractual right to receipt of cash flows expires or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised when the related obligations are either discharged, cancelled or expire. The difference between the carrying value of the financial liability extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

(d) Impairment of Assets

At the end of each reporting period, the trustee assesses whether there is any indication that an asset may be impaired. The assessment will include considering external and internal sources of information. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use to the asset's carrying amount. Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss unless the asset is carried at a revalued amount in accordance with another Standard (eg in accordance with the revaluation model in AASB 116). Any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that Standard.
Where it is not possible to estimate the recoverable amount of an individual asset, the trustee estimates the recoverable amount of the cash-generating unit to which the asset

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(A) BASIS OF PREPARATION (CONTINUED)

(c) Employee Benefits

Short-term employee benefits
Provision is made for the trust's obligation for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
Other long-term employee benefits
Provision is made for employees' long service leave not expected to be wholly settled within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. The trust's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position.

(d) Provisions

Provisions are recognised when the trust has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(e) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current

(f) Revenue and other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. Any consideration deferred is treated as the provision of finance and is discounted at a rate of interest that is generally accepted in the market for similar arrangements. The difference between the amount initially recognised and the amount ultimately received is interest revenue.
Interest revenue is recognised using the effective interest method, which for floating rate financial assets is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.
Investment property revenue is recognised on a straight-line basis over the period of the lease term so as to reflect a constant periodic rate of return on the net investment.
All revenue is stated net of the amount of goods and services tax (GST)

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(A) BASIS OF PREPARATION (CONTINUED)

(g) Trade and Other Receivables

Trade and other receivables include amounts due from customers for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.
Trade and other receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest rate method, less any impairment losses. Refer to Note 2 (B) of receivables for further discussion on the determination and

(h) Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the entity that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

(i) Borrowing Expenses

Borrowing costs directly attributable to the acquisition, construction or production of assets that necessarily take a substantial period of time to prepare for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.
All other borrowing costs are recognised in profit or loss in the period in which they are

(j) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).
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 ATO is included with other receivables or 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 ATO are presented as operating cash flows included in receipts from customers or payments

(k) Property, Plant and Equipment

Property held at 8 Queensbury Rd, Penshurst is held to enable a proposed expansion of the current aged care facility. The trust has applied for approval to develop the site and working through the process with the relevant authorities.

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(A) BASIS OF PREPARATION (CONTINUED)

(k) Property, Plant and Equipment (continued)

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment losses.

Plant and Equipment

Plant and equipment are measured on the cost basis less depreciation and ompairment losses. Cost included expenditure that is directly attributable to the acquisition of the items.

Depreciation iscalculated to write off the net cost of each item of property. Plant and equipment (excluding freehold land) over their expected useful lives as follows:

Class of fixed asset	*Useful life*
Buildings	40 years
Motor vehicles	8 years
Furniture and fittings	4-13 years
Office equipment and furnishings	3-10 years

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the income statement.

Land and Buildings

The property held at 8 Queensbury Road, Penshurst has been revalued to market value in accordance with AASB 116 whereby property should be revalued to fair value every 3 to 5 years. The property was revalued in 2023.

(l) Intangible Assets

Bed Licences
Bed licences held by the nursing home have been recorded at cost less any accumulated impairment. The Australian Government has determined that from 1 July 2024 bed licences will be discontinued. Under the new arrangements the number of places that can be provided by an aged care provider will be driven by demand from senior Australians with an assigned place. Government funding will be allocated accordingly. In light of the proposed changes by the Australan Government, the value of bed licences held were amortised over 3 years on a straight line basis. In 2025 bed licences were fully amortised.

Goodwill
Goodwill is initially recorded at the amount by which the purchase price of a business exceeds the fair value attributed to its net assets at the date of acquisition. Goodwill istested annually for impairment and carried at cost less accumulated impairment l

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026
(Continued)

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(A) BASIS OF PREPARATION (CONTINUED)

(m) Comparative Figures

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.
Where the trust has retrospectively applied an accounting policy, made a retrospective restatement of items in the financial statements or reclassified items in its financial statements, an additional statement of financial position as at the beginning of the earliest comparative period will be disclosed.
When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation in the current year.

(n) Government assistance

The facility in 2024 entered into an agreement with the Department of Health and Aged Care whereby the Commonwealth provides grants to assist the facility in various activitites which include attracting and retaining registered nurses in the facility. The Commonwealth also provided an Aged Care Outbreak Management Supplement in the year as well as also providing assistance for the costs of managing Covid 19 outbreaks in the facility. No grants were received from the Department of Health and Aged Care in 2025 or 2026.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (Continued)

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(o) New Accounting Standards for Application in Future Periods

The AASB has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods. The trustees have determined that these new standards are not relevant to the trust. The new and amended pronouncements and their impact on the trust is set out below :

Standard	Effective Date	Impact on the trust
AASB 2023-5 Amendments to Australian Accounting Standards - Lacks of Exchangeability	Annual reporting periods beginning on or after 1 January 2026 (i.e. 30 June 2026 reporting date for the trust)	This interpretation is not expected to significantly impact the trust's financial statements.
AASB 2024-4 Amendments to Australian Accounting Standards - Effective date of Amendments to AASB 10 and AASB 128 (Deferral of equity accounting-related amendments)	Annual reporting periods beginning on or after 1 January 2026(i.e. 30 June 2026 reporting date for the trust)	This interpretation is not expected to significantly impact the trust's financial statements.
AASB 2026-1 Amendments to Australian Accounting Standards - Disclosures about Uncertainties in the Financial Statements	Annual reporting periods beginning on or after 1 January 2026 (i.e. 30 June 2026 reporting date for the trust.	This interpretation is not expected to significantly impact the trust's financial
AASB 18 Presentation and Disclosure in Financial Statements - replacing AASB 101 Presentation of Financial Statements	Annual reporting periods on or after 1 January 2027 (i.e. 30 June 2027)	This is not expected to impact the trust's financial statement.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (Continued)

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(B) CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The trustees evaluate estimates and judgments incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the trust. The resulting accounting judgements, estimates and assumptions that have a significant risk causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Provision for impairment of receivables

The provision for impairment of receivables assessment requires a degree of estimation and judgement. the level of provision is assessed by taking into account the recent sales experience, the ageing of receivables, historical collection rates and specific knowledge of the individual debtors financial position.

Fair value and hierarchy of financial instruments

The company is required to classify financial instruments, measured at fair value, using a three tier hierarchy, being : Level 1 : Quoted prices (unadjusted) in active markets for identical assets or liabilities; Level 2 : Inputs other than quoted prices included within level 1 that are obsevable for the asset or liabiltiy, either directly (as prices) or indirectly (derived from prices); and Level 3 : Inputs for the asset or liability that are not based on observable market data (unobservable inputs). An instrument is required to be classified in its entirety on the basis of the lowest level of valuation inputs that is significant to fair value. Considerable judgement is requried to determine what is significant to fair value and therefore which category the financial instrument is place in can be subjective.
The fair value of financial instruments classified as level 3 is determined by the use of valuation models. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unoberservable inputs.

Estimation of useful lives of assets

The trust determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and definite 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 the previously estimated lives, or technically obsolete or non strategic assets that have been abandoned or sold will be written off or written down.

2. SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

(B) CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (CONTINUED)

Income tax

Income tax assessed on undistributed profits in the hands of the trustee is levied at 47%. For year ended 30 June 2026 tax expense payable by the trustee amounted

Long service leave provision

As discussed in note 2(A), the liability for long service leave is recognised and measured at the present value of the estimated future cash flows to be made in respect of all employees at the reporting date. In determining the present value of the liability, estimates of attrition rates have been taken into account.

3. REVENUE

		2026	2025
Rendering of services		11,577,555	10,978,053
Dividends received	3(a)	1,387,021	891,871
Interest received	3(b)	406,269	471,048
Bond retention received		-	-
Rent received		42,480	39,860
Expenses recouped		-	-
Rebates received & Government assistance		-	-
Insurance recoveries		-	-
Reavluation of non current assets		-	-
Revaluation of shares in public companies		1,709	6,058
Total revenue		13,415,034	12,386,890
(a) Dividends received from:			
Related corporations		1,386,000	891,000
Other corporations		1,021	871
		1,387,021	891,871
(b) Interest received from:			
Other corporations		-	-
Related parties		406,269	471,048
		406,269	471,048
Finance costs:			
Related parties		544,123	512,202
External		454,439	482,717
Total finance costs		998,562	994,919
Bad debts written off		-	-

			2026	2025
			$	$
4.	**AUDITOR'S REMUNERATION**		13,500	13,500
	Auditing the financial statements		13,500	13,500
5.	**CASH AND CASH EQUIVALENTS**			
	Cash on hand		1,816	1,816
	Cash at bank		44,956	114,379
			46,772	116,195
6.	**TRADE AND OTHER RECEIVABLES**			
	CURRENT			
	Deposits refundable		5,769	5,769
	Trade receivables		6,331	9,430
	Deposits with CBA		6,138,343	5,729,235
	RAD owing by residents		1,690,000	945,000
	Goods and services tax		115,959	34,021
	Prepayments		15,649	19,508
			7,972,051	6,742,963
	NON CURRENT			
	Loans - related parties	13(b)	17,452,383	17,227,797
			17,452,383	17,227,797

Impaired Trade Receivables

Trade receivables are non-interest bearing and are generally on 30 day terms. Debts are written off after all efforts to collect the debt by legal means has failed. The trust has not written any debts off in 2025 or 2024. No provision for impairment has been recognised.

At 30 June 2026, the aging analysis of trade receivables is as follows :		
Current	855	4,457
31-60 days	-	1,708
61-90 days	-	-
91 days and over	7,679	-
Closing balance	8,534	6,165

		2026 $	2025 $
7.	**FINANCIAL ASSETS**		
	Available for sale financial assets	37,325	35,616
	Analysis of total financial assets:		
	Current	37,325	35,616
	Available for sale financial assets comprise:		
	Shares in related companies	99	99
	Shares in listed companies	37,226	35,517
		37,325	35,616
8.	**PROPERTY, PLANT AND EQUIPMENT**		
	Property improvements	5,156,822	5,002,510
	Less accumulated depreciation	(2,186,996)	(2,095,263)
		2,969,826	2,907,247
	Land and buildings	3,398,164	3,398,164
	Less accumulated depreciation	(309,779)	(297,429)
		3,088,385	3,100,735
	Total land and buildings	6,058,211	6,007,982
	Plant and equipment	617,597	612,347
	Less accumulated depreciation	(434,035)	(417,609)
		183,562	194,738
	Motor vehicles	13,090	13,090
	Less accumulated depreciation	(13,068)	(13,061)
		22	29
	Office furniture and equipment	306,830	305,285
	Less accumulated depreciation	(226,728)	(199,709)
		80,102	105,576
	Furniture and fittings	857,108	856,471
	Less accumulated depreciation	(698,579)	(677,041)
		158,529	179,430
		422,215	479,773
	Total plant and equipment	6,480,426	6,487,755

	2026 $	2025 $

8. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(a) Movement in carrying amounts

For disclosure on movement in carrying amounts please refer to note 20 (page 32) at the end of this financial

The secured current loan to the trust, disclosed in note 11 as current financial liabilities, is secured by a registered first mortgage over the freehold properties held by the trust being Fairlea @ Penshurst Nursing Home located at 9a & 11 Hawk St, 8 Queensbury Rd Penshurst and freehold properties held by N&J Fung Family Trust being at 45 Russell St, Eastwood. Additional security has been provided by way of a registered first mortgage over freehold properties held by Joseph and Nancy Fung being Fairlea @ Rosehill and Fairlea @ Harris Park Nursing Homes which are operated by N&J Fung Family Trust. Additional security has been provided by Hallmark Retirement Pty Ltd, being a related party, in the form of a registered first mortgage over suite 9, Level 2, 1 McLaren St, North Sydney. As stated in note 2, the property at 8 Queensbury Road, Penshurst has been revalued to market value resulting in an unrealised gain of $808,818 in total.

9. INTANGIBLE ASSETS

Health Department Bed Licences - at cost	30,994	30,994
less amortisation	(30,994)	(30,994)
Health Department Bed Licences - after amortisation	-	-
Goodwill	1,703,439	1,703,439
Development costs - proposed facility	33,489	33,489
	1,736,928	1,736,928

HEALTH DEPARTMENT BED LICENCES

The trust owns 25 low care bed licences and 47 high care bed licences granted by the Dept of Health and Ageing.
As noted in note 2A(l), the carrying cost of bed licences have been amortised on a straight line basis over the next 3 years due to changes in the Australian Government's policy regarding the allocation of aged care places.

10. TRADE AND OTHER PAYABLES

CURRENT		
Trade payables and other payables	423,650	348,018
	423,650	348,018

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (Continued)

		2026 $	2025 $
11. FINANCIAL LIABILITIES			
CURRENT			
Loans - unsecured		19,706,633	17,490,872
Bank overdraft		-	-
Loans - secured	16(c)	10,516,000	10,516,000
		30,222,633	28,006,872
NON CURRENT			-
Loans - secured	16(c)	192,000	300,000
TOTAL FINANCIAL LIABILITIES		30,414,633	28,306,872
12. PROVISIONS			
Provision for annual leave		646,987	584,523
Provision for long service leave		373,288	327,068
		1,020,275	911,591
Analysis of Total Provisions			
Current		909,042	816,582
Non-current		111,233	95,009
		1,020,275	911,591
Reconciliation of Provisions			
Balance at beginning of year		911,591	792,693
Increase (decrease) in annual leave provision		62,464	102,038
Increase (decrease) in long service leave provision		46,220	16,860
Closing balance at end of year		1,020,275	911,591

13. RELATED PARTY TRANSACTIONS

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

Balances with related parties:

(a) Distributions

Distributions to beneficiaries are identified in the income statement.

(b) Loans by the Trust

Loans were made by Oreison Pty Limited as trustee for E M Trust to the following parties that Mr Sam Fung is a director of or is associated with :

	2026 $	2025 $
13. RELATED PARTY TRANSACTIONS (CONTINUED)		
Balances with related parties (continued) :		
(b) Loans by the Trust (continued)		
Accuiti Pty Ltd	4,763	4,434
Jowba Trust	787,384	763,176
Garrison Ash Consulting Pty Limited	1,119,662	873,869
Sam & Emily Fung	-	263,481
Matthew Deng	5,013	5,013
N&J Fung Family Trust	13,270,040	13,055,890
Hallmark Retirement Pty Limited	2,264,561	2,260,974
Cerdent Transport Pty Ltd	960	960
	17,452,383	17,227,797
(c) Loans to the Trust		
Loans were received by Oreison Pty Limited as trustee for E M Trust from the following parties that Mr Sam Fung is a director of or is associated with :		
Unpaid present entitlements :		
- Joseph Fung Trust	320,000	320,000
- Cerdent (Aust) Pty Ltd	7,081,492	6,500,872
- Sam Fung	402,100	-
- Emily Fung	44,041	-
	7,847,633	6,820,872
(d) Management fees		
Management fees charged by Garrison Ash Consulting Pty Limited to E M Trust amounted to $771,213 for the year (2024 $544,249).		
(e) Interest received		
Interest received from related entities were :		
Hallmark Retirement Pty Ltd	41,587	66,505
Garrison Ash Consutling Pty Ltd	29,772	18,383
N&J Fung Family Trust	316,150	364,843
Jowba Trust	18,759	21,317
	406,268	471,048
(f) Interest paid		
Interest paid to related parties were :		
Cerdent Australia Pty Ltd	544,123	512,202
(g) Key Management Personnel		
The trust does not employ any key management personnel. All key personnel are employed by the managment company being Garrison Ash Consulting Pty Ltd. see (d) of this note. Directors of the trustee do not receive any remuneration.		

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (Continued)

14. SEGMENT REPORTING

The trust, being the approved provider, operates in one business and geographical segment, being the provision of high and low care nursing home services at Fairlea Nursing Home @ Penshurst. The trust delivers only residential aged care services and this general purpose financial report therefore only relates to such operations.

15. FINANCIAL INSTRUMENTS

(a) Financial Risk Management

The trust's financial instruments consist mainly of deposits with banks, local money market instruments, short-term investments, accounts receivable and payable, loans to and loans from related parties and bills.

The main purpose of non-derivative instruments is to raise finance for trust operations.

The trust does not have any derivative instruments at period end.

(i) Treasury Risk Management

The director of the trustee company meet on a regular basis to analyse currency and interest rate exposure and to evaluate treasury management strategies in the context of the most recent economic conditions and forecasts.
Although the trust does not have formally documented policies and procedures, the director manages the different types of risk to whicch it is exposed by considering risk and monitoring levels of exposure to interest rate changes and by being aware of market forecasts for interest rates. Ageing analyses and monitoring of specific credit allowances are undertaken to manage credit risk and liquidity risk is monitored through general business budgets and forecasts.

(ii) Financial Risk

The main risks the trust is exposed to through its financial instruments are interest rate risk, liquidity risk and credit risk.

Interest rate risk
Interest rate risk is managed with a mixture of fixed and floating rate debt.

Foreign currency risk
The trust is not exposed to fluctuations in foreign currencies.

Liquidity risk
The trust manages liquidity risk by monitoring forecast cash flows and ensuring that adequate unutilised borrowing facilities are maintained.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026 (Continued)

15. FINANCIAL INSTRUMENTS (CONTINUED)

(a) Financial Risk Management (Continued)

Credit risk

The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance date to recognised financial assets, is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements.
The trust does not have any material credit risk exposure to any single receivable or group of receivables under financial instruments entered into by the trust.

Price risk

The trust is not exposed to any material commodity price risk.

(b) Maturities of financial liabilities

See details of relevant maturity groupings as set out on page 31.

(c) Interest Rate Risk

The trust's exposure to interest rate risk, which is the risk that a financial instrument's value will fluctuate as a result of changes in market interest rates and the effective weighted average interest rates on those financial assets and financial liabilities, is as follows:

	Weighted Average Effective Interest	
	%	%
Financial Liabilities		
Bank overdraft	7	7
Bank loan - CBA	9	9

	2026 $	2025 $
Financial Assets - non interest bearing		
Cash and cash equivalents	1,816	1,816
Trade and other receivables	155,444	342,617
Financial assets	37,325	35,616
Total Financial Assets	194,585	380,049
Financial Assets - interest bearing		
Cash and cash equivalents	44,957	114,380
RADS owing by residents	1,690,000	945,000
Garrison Ash Consulting Pty Ltd	1,119,662	873,869
N&J Fung Family Trust	13,270,040	13,055,890
Charis Trust	2,264,561	2,260,975
Jowba Trust	787,385	763,176
	19,176,605	18,013,290

	2026	2025
	$	$

15. FINANCIAL INSTRUMENTS (CONTINUED)

(c) Interest Rate Risk (continued)

Financial Liabilities - interest bearing

Bank overdraft	-	-
Bank Loan	10,308,000	10,308,000
Bank Loan	400,000	508,000
Loans - unsecured	5,188,191	4,574,427
Total Financial Liabilities	15,896,191	15,390,427

Financial Liabilities - non interest bearing

Trade and other payables	423,639	348,008
Loans - unsecured	14,519,442	12,916,445
	14,943,081	13,264,453
Total financial liabilities	30,839,272	28,654,880

(d) Sensitivty Analysis

The following sensitivity analysis is based on the interest rate risk exposures in existence at the balance sheet date.
At 30 June 2026, if interest rates had moved, as illustrated in the table below, with all other variables held constant, profit would have been affected as follows :

	Net Profit Higher/(Lower)	
+ 1% increase in interest rates paid	(158,962)	(153,904)
- 5% decrease in interest rates paid	794,810	769,521

	2026 $	2025 $

16. CAPITAL MANAGEMENT STRATEGY

(a) Capital Borrowed

Trust management controls the capital of the trust in order to maintain a good debt to equity ratio, provide beneficiaries with adequate distributions and to ensure the trust can fund its operations as a going concern.
The trust's debt and capital includes settle sum and financial liabilities supoorted by financial assets.
The trustee manages the trust's financial risks and adjusts it capital structure in response to changes in these risks and in the market. These responses include the management of debt levels and distributions to beneficiaries.
The trust has decreased acceptance of accommodation bonds from clients funded from cash reserves.

(b) Capital Managed

Accommodation Bonds	11,859,000	10,680,000
CBA Loan	10,308,000	10,308,000
CBA Loan	400,000	508,000

(c) Borrowings

Accommodation Bonds

Balance at 1/7/24	8,891,640
Bonds accepted 2025	1,370,000
Bonds repaid 2025	(536,640)
Bond retention charged 2025	-
Total Bonds taken at 30 June 2025	9,725,000
Bonds accepted 2026	3,159,000
Bonds repaid 2026	(2,755,215)
Interest added to bonds outstanding to date of probate	40,215
Total Bonds taken at 30 June 2026	10,169,000

Accommodation Bonds - Unpaid by Residents

Balance at 1/7/24	325,000
Bonds accepted 2025	835,000
Bonds paid by residents 2025	(215,000)
Total Bonds taken at 30 June 2025	945,000
Bonds paid by residents 2026	(220,000)
Bonds accepted 2026	965,000
Total Bonds taken at 30 June 2026	1,690,000

	2026 $	2025 $

16. CAPITAL MANAGEMENT STRATEGY (CONTINUED)

(c) Borrowings (Continued)

Bill Facilities - Commonwealth Bank	
Balance at 1/7/24	10,308,000
Bills drawn down 2025	-
Bills repaid 2025	-
Total Bills drawn down at 30 June 2025	10,308,000
Bills drawn down 2026	-
Bills repaid 2026	-
Total Bill facility at 30 June 2026	10,308,000
Loan - Commonwealth Bank	
Balance at 1/7/24	2,400,000
Loan drawn down 2025	-
Loan repaid 2025	(1,892,000)
Total loan at 30 June 2025	508,000
Loan drawn down 2026	-
Loan repaid 2026	(108,000)
Total loan at 30 June 2026	400,000

(d) External Capital Requirements

The trust is not subject to externally imposed capital requirements other than those laid down by the Commonwealth Department of Health and Ageing. The trust is required to repay accommodation bonds with 14 days of residents either leaving the nursing home or being deceased. If this condition is not met the nursing home is obliged to pay interest on the outstanding balance to the resident or the resident's estate at a rate determined by the Department.
Application of proceeds from accommodation bonds accepted is restricted to permitted uses as defined by the Aged Care Act 1997. Permitted uses include capital expenditure, investment in financial products, loans, refunding bond balances, repaying debt accrued for the purpose of capital expenditure or refunding bond balances, repaying debt accrued prior to 1 October 2011 where the debt was accrued for the purposes of providing aged care and meeting business losses incurred in the first 12 months of receiving residential care subsidy in respect of a service.

17. EVENTS OCCURING AFTER BALANCE DATE

There has not been any events occuring after balance date that would affect the financial statements of the trust.

	2026 $	2025 $

18. TRUST DETAILS

The principal place of business is:
E M Trust
11 Hawk Street
Penshurst NSW 2222

The principal activity of the trust during the financial year was:
nursing home services.

19. CASH FLOW INFORMATION

(a) Reconciliation of Cash

Cash at the end of financial year as shown in the

Cash	1,816	1,816
Cash at bank	45,013	114,436
Bank overdraft	(57)	(57)
	46,772	116,195

(b) Reconciliation of cash flow from operations with operating profit/(loss)

Profit (loss) for the year	2,558,571	2,905,506
Non-cash flows in profit:		
Depreciation	169,073	187,064
Write off of related party loans	-	-
Changes in Assets & Liabilities:		
Decrease (Increase) in trade receivables	3,099	77,293
Loss on sale of freehold land	-	-
Decrease (Increase) in prepayments & deposits	3,859	(11,683)
Decrease (Increase) in intangibles	-	-
(Decrease) Increase in trade payables	(7,161)	94,033
Decrease (Increase) in GST receivable	(81,938)	(11,938)
((Decrease) Increase in other payables	82,792	32,449
Decrease (Increase) in investments	(1,709)	(5,057)
(Decrease) Increase in provisions	108,686	118,898
Net cash provided by (used in) operating activities	2,835,272	3,386,565

20. COMMITMENT AND CONTINGENCIES

The trust has not entered into any lease commitments in the year or in the previous financial year.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

15. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Maturities of financial liabilities

The tables below analyse the trusts financial liabilities into relavant maturity groupings based on the remaining period at the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

	< 6 months	6-12 months	1-5 years	> 5 years	Total
	$	$	$	$	$
Year ended 30 June 2025					
Financial assets					
Bank	116,253	-	-	-	116,253
Trade and other receivables	62,960	5,729,235	17,233,566	-	23,025,761
	179,213	5,729,235	17,233,566	-	23,142,014
Financial liabilities					
Bank	56				56
Trade and other payables	348,018	816,581	95,009	-	1,259,608
Borrowings	208,000	18,048,874	9,725,000		27,981,874
	556,074	18,865,455	9,820,009	-	29,241,538
Net maturity	(376,861)	(13,136,220)	7,413,557	-	(6,099,524)
Year ended 30 June 2026					
Financial assets					
Bank	46,830	-		-	46,830
Trade and other receivables	137,939	6,138,343	17,458,152	-	23,734,434
	184,769	6,138,343	17,458,152	-	23,781,264
Financial liabilities					
Bank	56.00				56
Trade and other payables	423,650	909,042	111,233	-	534,883
Borrowings	208,000	20,037,632	10,169,000	-	30,206,632
	631,706	20,037,632	10,280,233	-	30,741,571
Net maturity	(446,937)	(13,899,289)	7,177,919	-	(6,960,307)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE, 2026

20. PROPERTY, PLANT AND EQUIPMENT - MOVEMENT IN CARRYING AMOUNTS

Movements in carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year.

	Property improvements	Land and Buildings	Motor vehicles	Plant and Equipment	Office furniture and equipment	Furniture and fittings	2025 Total
	$	$	$	$	$	$	$
Balance at beginning of year	2,857,836	3,113,085	37	209,441	126,739	200,107	6,507,245
Additions	139,856	-	-	4,717	17,722	5,279	167,574
Revaluation to fair value	-	-	-	-	-	-	-
Depreciation	(90,445)	(12,350)	(8)	(19,421)	(38,886)	(25,954)	(187,064)
Carrying amount at end of year	2,907,247	3,100,735	29	194,737	105,575	179,432	6,487,755

							2026
Balance at beginning of year	2,907,247	3,100,735	29	194,737	105,575	179,432	6,487,755
Additions	154,312		-	5,250.00	1,545	635	161,742
Revaluation to fair value							
Depreciation	(91,733)	(12,350)	(7)	(16,426)	(27,019)	(21,538)	(169,073)
Carrying amount at end of year	2,969,826	3,088,385	22	183,561	80,101	158,529	6,480,424

E M TRUST
OREISON PTY LIMITED
AS TRUSTEE FOR
E M TRUST
FOR THE YEAR ENDED 30 JUNE 2026

DIRECTORS' DECLARATION OF THE TRUSTEE COMPANY

The directors of the trustee company declare that:

1. the financial statements and notes as set out on pages 2 to 32 presents fairly the trust's financial position as at 30 June 2026 and its performance for the year ended on that date in accordance with Australian Accounting Standards and other mandatory professional reporting requirements;

2. in the directors' opinion there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.

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

Director _____

Date 22 October 2026

Sam Fang

ACCOUNT LOGIC

INDEPENDENT AUDITOR'S REPORT

To the Trustee of E M Trust (Fairlea Nursing Home)

Report on the Financial Report

We have audited the accompanying financial report of E M Trust (Fairlea Nursing Home) which comprises the balance sheet as of 30 June 2026, the income statement, the statement of changes in equity, and the cash flow statement for the year ended on that date, a summary of significant accounting policies, other explanatory notes and the directors of the trustee's (the trustee's) declaration.

Director's Responsibility for the Financial Report

The directors of the trustee of E M Trust (Fairlea Nursing Home) are responsible for the preparation and fair presentation of the financial report by Australian Accounting Standards (including the Australian Accounting Interpretations). This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit according to Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report to design audit procedures that are appropriate in the circumstances, but not to express an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors of the trustee, as well as evaluating the overall presentation of the financial report.

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

0414 69 6095 peter.wyatt47@bigpond.com PO Box 298 Geeveston Tasmania 7116

Independence

In conducting our audit, we have complied with the Independence requirements of the Australian professional ethical pronouncements.

Auditor's Opinion

In our opinion, the financial report fairly presents in all material respects the financial position of E M Trust (Fairlea Nursing Home) as of 30 June 2026 and its financial performance and cash flows for the year ended on that date by Australian Accounting Standards (including the Australian Accounting Interpretations).

Peter Wyatt CPA

Registered Company Auditor 3209

9 October 2026