



1st October 2025

Dear Member

RE: The Resort Vacation Trust

Please find enclosed herewith: -

1. Annual Accounts for year ended 30/06/2025.
2. Budget for year ended 30/06/2026.

2025 Financial Year

In the 2025 financial year, the Resort Vacation Trust spent \$114,619.00 on Refurbishment/Improvements. Please find attached a detailed list which displays how this money was spent.

Listed below are the other major variances in income/expenditure for the 2025 financial year compared to budget that requires an explanation.

<u>Category</u>	<u>Actual</u>	<u>Budget</u>	<u>Comments</u>
Golf Week Income-Mount Martha	(2,395)	\$0	Refund paid to members who paid deposits in 2024 financial year for cancelled golf week at Mount Martha Valley Resort due to a lack of interest.
Laundry-Mount Martha	\$36,854	\$35,000	increase in linen supply cost.
Outside Activities-Mount Martha	\$6,429	\$5,400	Cost of Safety Beach Golf Club membership increased.
Pool, Office & Complex-Mount Martha	(\$2,626)	\$500	Under budget as we receive reimbursement from the Owners Corporation (other tenants who own units in the complex) for their share of expenses.

HOLIDAY CONCEPTS GROUP

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Owners Corp Fees	\$33,678	\$30,000	Under budgeted.
Villa Upkeep-Mount Martha	\$14,618	\$11,000	Extra expenditure due to \$3,274.70 spent on electrical tag & testing in all units.
Annual Leave Provision-Regent Park	\$7,343	\$4,790	Provision made for resort staff that have not taken all their annual leave entitlements.
Off-Site Management Fees	\$401,468	\$433,161	The running expenses for the stock the Trust owns at other resorts was not as much as budgeted, therefore the Trust did not need to pay as much.

2026 Financial Year

The Maintenance Fee for the 2026 calendar year should be struck at \$940.00.

This \$30.00 increase is required to cover the increase in the normal every day running expenses of the Trust.

The Maintenance Fee has increased approximately 3.2%. Please note that for the twelve months to June 2025 quarter, CPI rose 2.1%.

We are expecting large increases in such expenses as gas, electricity & insurance just to name a few.

We are also again proposing a \$50.00 Maintenance Refurbishment Fee (Special Levy) per week owned, as detailed in my letter to members dated the 1st of July 2014. Like last year, the Maintenance Refurbishment Fee (Special Levy) will be invoiced each year with the Annual Maintenance Fee.

In the 2026 financial year, the Trust proposes to spend \$154,507.00 on Resort Refurbishment/Improvements to all the units in the Trust.

Of the \$154,507.00, the Trust will contribute \$44,507.00 to other resorts refurbishment where the Trust own units (Lakeside Numurkah Country Club-\$38,625.00 & Bright Resort-\$5,882.00).

At Regent Park Apartments, \$60,000.00 will be spent on: -

- Whitegoods-Dishwashers, microwaves, refrigerators (if required).
- Appliances-Hot water services, air conditioners, cooktops, televisions, wall heaters (if required).
- Rewater proofing of large balconies to units 13 & 14.
- Update key system for the 14 units & office complex building.
- Any other resort Refurbishment/Improvements required.

At Mount Martha Valley Resort, \$50,000.00 will be spent on: -

- Whitegoods-Dishwashers, microwaves, washing machines, refrigerators, clothes dryers (if required).
- Appliances-Hot water services, air conditioners, televisions, cooktops (if required).
- Any other resort Refurbishment/Improvements required.

A detailed list will be provided with the 2026 accounts to display where this money was spent.

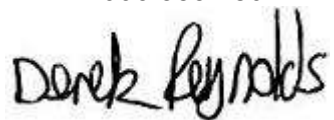
At the end of the 2026 financial year, I forecast that the Resort Vacation Trust will have a retained profit of \$289,336.00.

Happy holidays in 2026.

Yours faithfully

Holiday Concepts Management Limited

A.C.N. 006 353 180

A handwritten signature in black ink that reads "Derek Reynolds". The signature is written in a cursive, flowing style.

Derek Reynolds
DIRECTOR

Resort Vacation Trust-Refurbishment/Improvements Expenditure Budget For Year Ended 30/06/2025

<u>Mount Martha Valley Resort</u>	<u>Actuals</u>
<u>Whitegoods & Appliances</u>	
Washing machine x 4	\$1,977.00
Microwave x 4	\$1,884.00
Clothes dryer x 3	\$1,393.00
Hot water unit x 1	\$3,300.00
Hot plate x 1	\$475.00
Vacuum cleaner x 3	\$1,467.00
Oven x 1	\$495.00
 <u>Games Room</u>	
Playstation	\$400.00
Foosball table	\$734.00
 <u>Grounds</u>	
Plants & tools	<u>\$2,483.00</u>
Sub total	\$14,608.00
 <u>Regent Park Apartments</u>	
<u>Units</u>	
Resealing of bathroom floors in units 1, 4, 10 & 11 & resurfacing shower in Unit 6	\$5,665.00
 <u>Whitegoods & Appliances</u>	
Refrigerator x 1	\$333.00
Dishwasher x 4	\$1,475.20
Convection microwave oven x 2	\$1,275.00
Washing machine for laundry	\$3,185.00
Hot plate x 1	\$499.00
Leak protection valves, safe trays & installation of hotwater systems for 11 units	\$10,532.50
Television x 1	\$580.00
 <u>Office& Complex</u>	
Update stairwell balustrade to comply with current safety standards	\$13,703.25
Resurface floor in office with vinyl planks	\$8,513.29
Additional security camera's x 3. Guest carpark, BBQ area & along the back of the building	\$2,257.41
Resurface of front desk in reception	\$764.50
Painting of Internal common areas in Holiday Concepts tower	\$7,645.00
Defibrillator x 1	\$1,719.00
 <u>Grounds</u>	
Upgrade front garden bed	<u>\$1,579.85</u>
Sub total	\$59,727.00
 Plus share of refurbishment/Improvements at:-	
The Bright Resort	\$6,032.00

Resort Vacation Trust-Refurbishment/Improvements Expenditure Budget
For Year Ended 30/06/2025

Lakeside Numurkah Country Club

\$34,252.00

Total

\$114,619.00

Resort Vacation Trust
P I N 065 499 612

Budget for the Year Ended 30th June 2026

	6 Months Ended Dec-25	6 Months Ended Jun-26	Total	Actual 2024/ 2025
Income				
Annual Maintenance Fees	989,625	988,410	1,978,035	1,904,430
Maintenance Refurbishment Fee (Special Levy)	101,700	3,450	105,150	108,750
Management Fee	6,750	6,750	13,500	13,000
Dog Friendly Unit - Mount Martha	4,000	4,000	8,000	8,015
Golf Week Income - Mount Martha	-	-	-	(2,395)
Hospitality Income - Regent Park	2,500	2,500	5,000	4,130
Hospitality Income - Mount Martha	2,000	2,000	4,000	6,286
Interest Received	22,000	22,000	44,000	49,123
Sundry Income - Regent Park	-	-	-	995
	<u>1,128,575</u>	<u>1,029,110</u>	<u>2,157,685</u>	<u>2,092,334</u>
Less: Variable Operating Expenses				
Regent Park				
Cleaning Materials	2,250	2,250	4,500	3,268
Cleaning Wages - RP	30,000	30,000	60,000	40,371
Computer Expenses	2,000	2,000	4,000	3,163
Electricity	12,500	12,500	25,000	16,522
First Aid Allowance - Staff	750	750	1,500	1,324
Gas	500	500	1,000	620
Ground Upkeep	1,500	1,500	3,000	2,448
Ground Wages	1,736	1,736	3,471	968
Hospitality Expenses	3,000	3,000	6,000	5,019
Laundry	9,000	9,000	18,000	17,655
Laundry Allowance - Staff	1,000	1,000	2,000	1,804
Office & Complex	2,000	2,000	4,000	3,561
Telephone	3,000	3,000	6,000	5,602
Vehicle Allowance	3,750	3,750	7,500	7,344
Villa Upkeep	7,000	7,000	14,000	12,873
Waste Disposal/Pest Control	3,250	3,250	6,500	5,731
Mount Martha				
Cleaning Materials	2,000	2,000	4,000	3,469
Cleaning Wages	26,250	26,250	52,500	43,677
Computer Expenses	2,000	2,000	4,000	3,317
Dog Friendly Unit	500	500	1,000	739
Electricity	10,500	10,500	21,000	16,094
First Aid Allowance - Staff	400	400	800	652
Ground Upkeep	1,000	1,000	2,000	1,534
Ground Wages	2,136	2,136	4,272	3,029
Hospitality Expense	2,500	2,500	5,000	4,039
Laundry	18,500	18,500	37,000	36,854
Laundry Allowance - Staff	900	900	1,800	1,425
Outside Activities Expense	3,750	3,750	7,500	6,429
Owners Corp Fees	17,500	17,500	35,000	33,678
Pool, Office & Complex	250	250	500	(2,626)
Telephone	2,000	2,000	4,000	3,919
Vehicle Allowance	3,000	3,000	6,000	6,000
Vehicle Running Expense	-	-	-	720
Villa Upkeep	5,500	5,500	11,000	14,618
Waste Disposal/Pest Control	1,500	1,500	3,000	2,470
Total Variable Operating Expenses	<u>183,422</u>	<u>183,422</u>	<u>366,843</u>	<u>308,310</u>
Contribution to Fixed and Financial Expenses	<u>945,153</u>	<u>845,688</u>	<u>1,790,842</u>	<u>1,784,024</u>

	6 Months Ended Dec-25	6 Months Ended Jun-26	Total	Actual 2024/ 2025
Less: Fixed and Financial Expenses				
Annual General Meeting	250	250	500	475
Annual Leave - Regent Park	4,330	4,330	8,660	7,343
Annual Leave - Mount Martha	1,611	1,611	3,222	2,613
ASIC Fees	905	905	1,810	1,492
Audit & Accountancy	12,850	12,850	25,700	24,500
Audit of Compliance Plan	1,650	1,650	3,300	330
Repossessions Written-Off	-	-	-	-
Bank Charges	8,000	8,000	16,000	15,591
Central Administration	37,915	37,915	75,829	75,829
Depreciation - Regent Park	46	46	92	176
Depreciation - Mount Martha	26	26	52	70
Group Management Fees	81,594	81,594	163,188	157,115
Insurance-Regent Park	18,000	18,000	36,000	33,002
Insurance-Mount Martha	6,000	6,000	12,000	10,033
Manager's Training-Regent Park	1,500	1,500	3,000	1,146
Manager's Training-Mount Martha	1,000	1,000	2,000	229
Member Services	108,786	108,786	217,572	211,233
Memberships - Regent Park	3,500	3,500	7,000	6595
Memberships - Mount Martha	3,250	3,250	6,500	6,285
Off-Site Management Fees	223,039	223,039	446,077	401,468
Printing, Postage & Stationery - Regent Park	1,000	1,000	2,000	1,304
Printing, Postage & Stationery-Mount Martha	650	650	1,300	1,072
Resort Maintenance Fees	119,327	119,327	238,654	230,215
Maintenance Refurbishment Fees Paid	-	10,500	10,500	10,500
Responsible Entity Fees	31,350	31,350	62,700	59,950
Management & Office Salaries-Regent Park	69,500	69,500	139,000	127,513
Management & Office Salaries-Mount Martha	46,377	46,377	92,753	88,889
Rates & Taxes -Regent Park	30,500	30,500	61,000	55,232
Rates & Taxes -Mount Martha	29,000	29,000	58,000	53,712
Rent-Managers Residence (Regent Park)	24,000	24,000	48,000	46,200
Staff Amenities - Regent Park	600	600	1,200	917
Staff Amenities - Mount Martha	500	500	1,000	745
Staff Uniforms-Regent Park	500	500	1,000	634
Staff Uniforms-Mount Martha	500	500	1,000	579
Sundry Expenses-Regent Park	750	750	1,500	925
Sundry Expenses-Mount Martha	650	650	1,300	900
Sundry Expenses - Head Office	-	-	-	1,873
Superannuation-Regent Park	12,357	12,357	24,713	19,995
Superannuation-Mount Martha	8,972	8,972	17,943	15,770
Workcover-Regent Park	2,050	2,050	4,099	4,163
Workcover-Mount Martha	1,867	1,867	3,734	2,697
Total Fixed and Financial Expenses	894,702	905,202	1,799,898	1,679,310
	50,451	(59,514)	(9,056)	104,714
Plus: Other Income				
Capital Gain	-	-	-	-
Total Other Income	-	-	-	-
Less: Other Expenses				
Refurbishment Expenses				
Regent Park	30,000	30,000	60,000	59,727
Bright Resort	2,941	2,941	5,882	6,032
Lakeside Numurkah	19,313	19,313	38,625	34,252
Mt Martha	25,000	25,000	50,000	14,608
Total Other Expenses	77,254	77,254	154,507	114,619
Operating Surplus (Deficit) Before Tax	(26,803)	(136,768)	(163,563)	(9,905)
Income Tax Expense	-	-	-	-
Operating Surplus (Deficit) After Tax	(26,803)	(136,768)	(163,563)	(9,905)
Retained Profit at Beginning of Year			452,899	462,804
Asset Realisation Reserve			-	-
Retained Profit at End of Year			289,336	452,899

Resort Vacation Trust

ABN: 14 857 216 586

Financial Statements

For the Year Ended 30 June 2025

Resort Vacation Trust
ABN: 14 857 216 586

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For the Year Ended 30 June 2025

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**Directors' Report of Holiday Concepts Management Limited as
Responsible Entity for the Resort Vacation Trust
For the Year Ended 30 June 2025**

The directors of the responsible entity, Holiday Concepts Management Limited, present their report on the Trust for the financial year ended 30 June 2025.

Information on directors

The names, qualifications, experience and special responsibilities of each person who has been a director during the year and to the date of this report are:

Mrs Elizabeth L Clegg	Director
Qualifications	F.A.I.C.D. (Dip) M.B.A.
Experience	Thirty-four years experience in the real estate industry and Thirty-nine years experience in the time share industry involved in the management of several Trusts and acting as Compliance Officer to the Licence Holder.
Special responsibilities	Responsible for ensuring that the club has complied with all legal requirements.
Mr Stephen G Power	Director and company secretary
Qualifications	Diploma of Business Studies; Diploma of Financial Services (Financial Planning)
Experience	Forty-four years experience in various management roles with the Tool Properties Group of Companies which has specialised in the developments of rural properties.
Mr Derek A Reynolds	Director
Qualifications	Diploma of Management; Diploma of Financial Services (Financial Planning)
Experience	Thirty-nine years experience in property development, the real estate, and time-share industries including the involvement in primary and secondary time-share sales and resort management.
Special responsibilities	Overseas all financial aspects of the club's operations.

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

Principal activities

The principal activity of Resort Vacation Trust during the financial year was the provision of holiday resort facilities and services for the benefit of members and their guests, and to promote the common interests and welfare of those members. There were no significant changes in the nature of the company's principal activities during the financial year.

Operating results

The loss of the Trust after providing for income tax amounted to \$9,904 (2024:Loss \$53,190).

Review of operations

A review of the operations of the Trust during the financial year and the results of those operations show a net operating loss of \$9,904 and after incurring resort refurbishment of \$114,619.

**Directors' Report of Holiday Concepts Management Limited as
Responsible Entity for the Resort Vacation Trust**
For the Year Ended 30 June 2025

Significant changes in state of affairs

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

Matters or circumstances arising after the end of the year

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

Environmental matters

The Trust's operations are not regulated by any significant environmental regulations under a law of the Commonwealth or of a state or territory.

Meetings of directors

During the financial year, 12 meetings of directors (including committees of directors) were held. Attendances by each director during the year were as follows:

	Directors' Meetings	
	Number eligible to attend	Number attended
Mrs Elizabeth L Clegg	12	12
Mr Stephen G Power	12	12
Mr Derek A Reynolds	12	12

Directors' Report of Holiday Concepts Management Limited as
Responsible Entity for the Resort Vacation Trust
For the Year Ended 30 June 2025

Indemnification and insurance of officers and auditors

No indemnities have been given or insurance premiums paid, during or since the end of the financial year, for any person who is or has been an officer or auditor of the Trust.

Interests on behalf of the Responsible Entity

Holiday Concepts Management Limited acts as Responsible Entity for the Resort Vacation Trust. The following fees were paid to the Responsible Entity and its associates out of scheme property during the financial year on behalf of both entities:

- Responsible Entity Fees paid directly by the Scheme: \$59,950.

The number of full/alternate weeks in the scheme held by the Responsible Entity and its related parties as at the end of the reporting period, are as follows;

Number of resort weeks units owned by Holispace Pty Ltd, a company with common directors to the Responsible Entity;

	2025	2024
Full Week Units	258	249
Alternate Week Units	20	14

At 30 June 2025, Holispace Pty Ltd owed \$205,543 of maintenance fees.

The value of the Scheme's assets as at the end of the financial year is disclosed in the Statement of Financial Position as "Total Assets" and the basis of valuation is provided in Note 1 to the financial statements. There were 2,141 interests in The Resort Vacation Trust as at 30 June 2025 (alternate week shares are measured as a half interest). There were no interests in the scheme issued or withdrawals made from the scheme during the financial year.

Auditor's independence declaration

The lead auditor's independence declaration in accordance with section 307C of the *Corporations Act 2001*, for the year ended 30 June 2025 has been received and can be found on page 4 of the financial report.

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


09/10/2025
Director:
Mr Derek A Reynolds


10/10/2025
Director:
Mr Stephen G Power

Dated 9 October 2025

Resort Vacation Trust
ABN: 14 857 216 586**Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of Resort Vacation Trust**

I declare that, to the best of my knowledge and belief, during the year ended 30 June 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.



Ashfords Audit and Assurance Pty Ltd

Andrew White - C.A
Director

Level 3, 148 Logis Boulevard Dandenong South, VIC 3175

09 October 2025

Statement of Profit or Loss and Other Comprehensive Income
For the Year Ended 30 June 2025

		2025	2024
	Note	\$	\$
Revenue	2	2,034,195	1,950,907
Other income	2	58,139	75,206
Employee benefits expense		(268,983)	(266,796)
Depreciation	3	(247)	(445)
Resort Variable Operating Expenses		(287,511)	(273,934)
Resort Refurbishment Expenses		(114,619)	(154,270)
Administration Expenses		(905,595)	(869,625)
Occupancy Expenses		(428,394)	(413,377)
Other Expenses		(95,227)	(94,423)
Impairment	3	(1,662)	(6,433)
Loss before income tax		(9,904)	(53,190)
Income tax expense	4	-	-
Loss for the year		(9,904)	(53,190)
Total comprehensive loss for the year		(9,904)	(53,190)

Statement of Financial Position
As At 30 June 2025

	Note	2025 \$	2024 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	5	1,484,128	1,442,281
Trade and other receivables	6	247,097	183,180
Other assets	7	214,256	181,687
TOTAL CURRENT ASSETS		1,945,481	1,807,148
NON-CURRENT ASSETS			
Property, plant and equipment	8	13,520,912	13,521,159
TOTAL NON-CURRENT ASSETS		13,520,912	13,521,159
TOTAL ASSETS		15,466,393	15,328,307
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	9	254,694	221,553
Employee benefits	11	26,371	16,414
Other liabilities	12	1,212,742	1,108,845
TOTAL CURRENT LIABILITIES		1,493,807	1,346,812
NON-CURRENT LIABILITIES			
Deferred tax liabilities	10	2,438,750	2,438,750
Other liabilities	12	43,468	42,473
TOTAL NON-CURRENT LIABILITIES		2,482,218	2,481,223
TOTAL LIABILITIES		3,976,025	3,828,035
NET ASSETS		11,490,368	11,500,272
EQUITY			
Promoters' Subscribed Shares		100	100
Settlement Sum		50	50
Unit-Holders Funds		10,819,318	10,819,318
Retained earnings		452,900	462,804
Asset Realisation Reserve		218,000	218,000
TOTAL EQUITY		11,490,368	11,500,272

Statement of Changes in Equity
For the Year Ended 30 June 2025

	Promoters' Subscribed Funds	Settlement Sum	Unit- Holder's Funds	Retained Earnings	Asset Revaluation Reserve	Total
	\$	\$	\$	\$	\$	\$
Balance at July 1, 2024	100	50	10,819,318	462,804	218,000	11,500,272
Loss attributable to members of the entity	-	-	-	(9,904)	-	(9,904)
Balance at 30 June 2025	100	50	10,819,318	452,900	218,000	11,490,368

	Promoters' Subscribed Funds	Settlement Sum	Unit- Holder's Funds	Retained Earnings	Asset Revaluation Reserve	Total
	\$	\$	\$	\$	\$	\$
Balance at July 1, 2023	100	50	10,819,318	515,994	218,000	11,553,462
Loss attributable to members of the entity	-	-	-	(53,190)	-	(53,190)
Balance at 30 June 2024	100	50	10,819,318	462,804	218,000	11,500,272

The accompanying notes form part of these financial statements.

Statement of Cash Flows
For the Year Ended 30 June 2025

	2025	2024
Note	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from members	2,342,542	2,186,207
Payments to suppliers and employees	(2,300,695)	(2,276,725)
Net cash provided by/(used in) operating activities	19 41,847	(90,518)
Net increase/(decrease) in cash and cash equivalents held	41,847	(90,518)
Cash and cash equivalents at beginning of year	1,442,281	1,532,799
Cash and cash equivalents at end of financial year	5 1,484,128	1,442,281

Notes to the Financial Statements

For the Year Ended 30 June 2025

The Resort Vacation Trust is a Unit Trust registered under the Corporations Act 2001 and domiciled in Australia. Holiday Concepts Management Limited, which is the Responsible Entity of the Trust, is an unlisted public company limited by shares incorporated under the Corporations Act 2001. The scheme is a not for profit entity for financial reporting purposes under Australian Accounting Standards.

Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards, Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the *Corporations Act 2001*.

These financial statements and associated notes comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The financial statements 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.

Material accounting policy information relating to the preparation of these financial statements are presented below, and are consistent with prior reporting periods unless otherwise stated.

The Company has adopted the amendments to AASB 101 Presentation of Financial Statements which require only the disclosure of material accounting policy information rather than significant accounting policies and therefore policy information which does not satisfy one of the following requirements has been removed from these financial statements:

- Relates to change in accounting policy
- Policy has been developed in the absence of an explicit accounting standard requirement
- Documents an accounting policy choice
- Relates to an area of significant judgement or estimation
- Relates to a complex transaction and is required to explain the treatment to the user.

1 Summary of Material Accounting Policy Information

(a) Income Tax

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and losses can be utilised.

(b) Revenue and other income

Revenue is recognised when the amount of the revenue can be measured reliably, it is probable that economic benefits associated with the transaction will flow to the Trust and specific criteria relating to the type of revenue as noted below, has been satisfied.

Members' annual maintenance fees are brought to account in respect of the financial year and are included in the accounts accordingly on an accruals basis.

Notes to the Financial Statements

For the Year Ended 30 June 2025

1 Summary of Material Accounting Policy Information

(b) Revenue and other income

However, since members are invoiced in respect of the calendar year, maintenance fees received and receivable in respect of the six months ended 31st December 2025 are excluded from current income and are shown in the accounts as part of Other Current Liabilities.

Income from maintenance refurbishment are brought to account in respect of the financial year and are included in the accounts accordingly on an accruals basis.

Interest receivable on maintenance fees in arrears is brought to account as and when received, not on an accruals basis.

Interest receivable from banks is brought to account on an accruals basis.

All revenue is stated net of the amount of goods and services tax (GST).

Other income

Other income is recognised on an accruals basis when the Trust is entitled to it.

(c) Repossessed Weeks

Repossessed Weeks are brought to account at an amount equal to the total outstanding maintenance fees at the time of repossession. As interest and administration fees are only recognised as income when collected, these components are not brought to account as part of repossessed weeks. The Directors of the Responsible Entity assess at the end of each reporting period if there is any indication of impairment.

(d) Property, Plant and Equipment

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

Plant and equipment (acquired for common resort usage) are measured on the cost basis and are therefore carried at cost less accumulated depreciation and any impairment losses. In the event the carrying amount of plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount and impairment losses are recognised either in profit or loss or as a revaluation decrease if the impairment losses related to a revalued asset. A formal assessment of recoverable amount is made when impairment indicators are present.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the entity and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the financial period in which they are incurred.

The repair and replacement of original villa chattels is considered to be an on-going expense, the cost of which will be provided for by the Manager in the annual operating budget as Resort Refurbishment. Proceeds from the sale of any such items will be recognised in the accounts as Sundry Income as and when received.

Notes to the Financial Statements

For the Year Ended 30 June 2025

1 Summary of Material Accounting Policy Information

(d) Property, Plant and Equipment

Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a reducing balance basis over the assets useful life to the Trust, commencing when the asset is ready for use.

The depreciation rates used for each class of depreciable asset are shown below:

Fixed asset class	Depreciation rate
Plant and Equipment	20%
Office Equipment	10-50%

The Directors of the Responsible Entity have not charged depreciation on either the buildings or their contents, as required under AASB 116: "Property, Plant and Equipment" as in the opinion of the Directors of the Responsible Entity, compliance with the requirements of AASB 116 may result in the financial statements not presenting a true and fair view of the net worth of the unit-holders' interest in the trust's assets. This is separate from the application of impairment testing, as per Note 1(i).

The Group Manager recommends that the frequency of the revaluations should be considered by the unit-holders at each Annual General Meeting, but is of the opinion that revaluations at five-yearly intervals is satisfactory. Any net increments or decrements from such revaluations will be reflected in the financial statements in accordance with AASB 116 unless a departure from the standard is deemed more appropriate at the time, and are shown as an adjustment to the value of unit-holders' funds at year end. Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are included in the Statement of Comprehensive Income. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

(e) Bonus Time Income

Bonus time income was derived from additional weeks' holidays taken by resort owners, owners from sister (Holiday Concepts Group) resorts, affiliated resorts and other time-share owners through the various exchange organisations.

Members are able to book bonus holidays, no longer than nine months in advance, provided they have both paid for and been allocated their ownership week(s). The Manager and Membership Services have advised that in any one year the experience of the time share industry generally and the Holiday Concepts Group (hereinafter referred as "HC Group") is that approximately 10% - 15% of the available space each year is not booked by members, whether financial or otherwise, and accordingly each resort has the ability to offer limited bonus time to financial members.

The trust entered into an Agreement with Resort Systems Pty. Ltd.(H.C. Direct) to promote the availability of bonus time throughout the entire Holiday Concepts Group membership.

Resort Systems Pty. Ltd. allocates 60% of all bonus time income to the Clubs and in turn, the Manager allocates this income between the Clubs on a needs basis.

Notes to the Financial Statements

For the Year Ended 30 June 2025

1 Summary of Material Accounting Policy Information

(f) Financial instruments

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, the Trust classifies its financial assets into the following categories, those measured at:

- amortised cost

Amortised cost

The Trust's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the statement of financial position

Impairment of financial assets

Trade receivables and contract assets

Impairment of trade receivables and contract assets have been determined using the simplified approach in AASB 9 which uses an estimation of lifetime expected credit losses.

The amount of the impairment is recorded in a separate allowance account with the loss being recognised in finance expense. Once the receivable is determined to be uncollectable then the gross carrying amount is written off against the associated allowance.

Where the Trust renegotiates the terms of trade receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Financial liabilities

The financial liabilities of the Trust comprise trade payables, bank and other loans and finance lease liabilities.

(i) Impairment of non-financial asset

At the end of each reporting period the Directors of the Responsible Entity determines whether there is evidence of an impairment indicator for non-financial assets.

(g) Unpaid Maintenance Fees

The directors have determined that a provision for unpaid maintenance fees is not necessary, as their experience to date has been that there is sufficient demand from other time-share owners in the HC Group to acquire the re-possessioned weeks, at values at least equal to the amounts in arrears. Accordingly, the directors have determined that a provision for unpaid maintenance fees is not necessary.

Notes to the Financial Statements

For the Year Ended 30 June 2025

1 Summary of Material Accounting Policy Information

(h) Leases

Exceptions to lease accounting

The Trust has elected to apply the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. The Trust recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

(i) Employee benefits

Contributions are made by the trust to employee superannuation funds and are charged as expenses when incurred.

Long service leave is brought to account at an amount based on a formula whereby the entitlement is recognised upon a service period of greater than five years across all the Holiday Concept Group of timeshare resorts. The liability is calculated using a pro-rata nominal basis of current remuneration of the employees.

Annual Leave is recognised as at the expected dollar value of the payments to be made for service provided up to balance date for eligible employees. It is measured on a nominal basis.

(j) Adoption of new and revised accounting standards

The Trust has adopted all standards which became effective for the first time at 30 June 2025, the adoption of these standards has not caused any material adjustments to the reported financial position, performance or cash flow of the Trust.

(k) New Accounting Standards and Interpretations

The AASB has issued new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods. The Trust has decided not to early adopt these Standards. The trust has reviewed the standards and determined that there will be no material impact.

Critical Accounting Estimates and Judgments

The directors make estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

The significant estimates and judgements made have been described below.

Key estimates - impairment

The Trust assesses impairment at the end of each reporting period by evaluating conditions specific to the Trust that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value-in-use calculations which incorporate various key assumptions.

Notes to the Financial Statements

For the Year Ended 30 June 2025

Critical Accounting Estimates and Judgments

Key estimates - fair value of financial instruments

The trust has certain financial assets and liabilities which are measured at fair value. Where fair value is not able to be determined based on a quoted price, a valuation model has been used. The inputs to these models are observable, where possible, however these techniques involve significant estimates and therefore fair value of the instruments could be affected by changes in these assumptions and inputs.

Key estimates - receivables

The receivables at reporting date have been reviewed to determine whether there is any objective evidence that any of the receivables are impaired. An impairment provision is included for any receivable where the entire balance is not considered collectible. The impairment provision is based on the best information at the reporting date.

Notes to the Financial Statements

For the Year Ended 30 June 2025

2 Revenue and Other Income

	2025	2024
	\$	\$
Operating Activities		
- Annual Maintenance Fees	1,912,445	1,825,788
- Maintenance Refurbishment Fees	108,750	105,150
- Bonus Time	-	7,969
- On-Site Management Fee	13,000	12,000
	<u>2,034,195</u>	<u>1,950,907</u>
Non Operating income		
- Interest Received	49,123	60,530
- Hospitality Income	9,016	14,676
	<u>58,139</u>	<u>75,206</u>
Total Revenue	<u>2,092,334</u>	<u>2,026,113</u>

Disaggregation of revenue from contracts with customers

	2025	2024
	\$	\$
Type of contract		
- Provision of services - maintenance	1,912,445	1,825,788
- Provision of services - refurbishment	108,750	105,150
- Provision of services - on-site management fee	13,000	12,000
- Provisions of services - Bonus time	-	7,969
	<u>2,034,195</u>	<u>1,950,907</u>
Revenue from contracts with customers		
Timing of revenue recognition		
- Over Time	1,925,445	1,845,757
- At a point in time	108,750	105,150
	<u>2,034,195</u>	<u>1,950,907</u>
Revenue from contracts with customers		
	<u>2,034,195</u>	<u>1,950,907</u>

Unsatisfied performance obligations

The following table shows the aggregate amount of the transaction price allocated to unsatisfied (or partially unsatisfied) performance obligations resulting from operating activities.

	2025	2024
	\$	\$
Unearned Income	989,625	914,805
Maintenance refurbishment fees	266,585	236,513
	<u>1,256,210</u>	<u>1,151,318</u>

Notes to the Financial Statements

For the Year Ended 30 June 2025

3 Result for the Year

The result for the year was derived after charging / (crediting) the following items:

	2025	2024
	\$	\$
Other expenses:		
Depreciation expense	247	445
- Impairment of repossessed weeks	-	5,064
 Audit Remuneration		
- auditing or reviewing the financial report	11,545	11,545
- other services	13,285	16,035
Total Audit Remuneration	<u>24,830</u>	<u>27,580</u>

4 Income Tax Expense

(a) Reconciliation of income tax to accounting profit:

	2025	2024
	\$	\$
Prima facie tax payable on profit from ordinary activities before income tax at 25% (2024: 25%)	(2,476)	(13,298)
Add:		
Tax effect of:		
- Net Member Income	(37,093)	10,878
- Carried forward tax loss	39,569	2,420
Income tax expense	<u>-</u>	<u>-</u>

5 Cash and cash equivalents

	2025	2024
	\$	\$
Cash on hand	590	590
Cash at bank	1,483,538	1,441,691
Total Cash and Cash Equivalents	<u>1,484,128</u>	<u>1,442,281</u>

Notes to the Financial Statements

For the Year Ended 30 June 2025

6 Trade and other receivables

	2025	2024
	\$	\$
CURRENT		
Trade receivables	218,581	155,098
Sundry debtors	28,516	28,082
Total current trade and other receivables	247,097	183,180

The carrying value of trade receivables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable in the financial statements.

7 Other assets

	2025	2024
	\$	\$
CURRENT		
Prepayments	161,416	158,327
Reposessed Weeks	52,840	23,360
Total other non-financial assets	214,256	181,687

Notes to the Financial Statements

For the Year Ended 30 June 2025

8 Property, plant and equipment

	2025	2024
	\$	\$
LAND AND BUILDINGS		
17-23 Regent Street, Sandy Bay, Tasmania		
Units 1-14	7,215,000	7,215,000
At independent valuation 26 May 2023 8(b)		
Units 15-20	1,325,000	1,325,000
At independent valuation 17 August 2007 8(c)		
Units 21-28	1,590,000	1,590,000
At independent valuation 30 June 2003 8(d)		
	<u>10,130,000</u>	<u>10,130,000</u>
Bright Resort, Bright, Victoria		
Villa 31	385,000	385,000
At independent valuation 2 August 2022 8(g)		
Villa 32	380,000	380,000
At independent valuation 2 August 2022 8(g)		
	<u>765,000</u>	<u>765,000</u>
Safety Beach, Mount Martha		
Unit 11	203,492	203,492
At acquisition cost 8(e)		
Unit 12	261,329	261,329
At acquisition cost 8(e)		
	<u>464,821</u>	<u>464,821</u>
Wattle Drive, Numurkah, Victoria		
Villas 44, 45, 56, 58 and 59	1,500,000	1,500,000
At independent valuation 29 May 2023 8(f)		
	<u>1,500,000</u>	<u>1,500,000</u>
Timeshare Shares - At Cost		
43 Shares Lakeside Numurkah Country Club	42,750	42,750
8 Shares Bright Resort	7,040	7,040
25 Shares Marine Cove Resort Club Trust	24,168	24,168
24 Shares Mainland Resorts Trust	22,364	22,364
2 Shares Bright Resort	4,156	4,156
48 Weeks Cedar Lake Resort	150,000	150,000
105 Time Share Weeks at Land Based Resorts	410,000	410,000
	<u>660,478</u>	<u>660,478</u>
Plant and equipment		
At cost	1,097	1,097
Accumulated depreciation	(1,083)	(1,080)
Total plant and equipment	<u>14</u>	<u>17</u>

Notes to the Financial Statements
For the Year Ended 30 June 2025

8 Property, plant and equipment

	2025	2024
	\$	\$
Office equipment		
At cost	28,790	28,790
Accumulated depreciation	(28,191)	(27,947)
Total office equipment	<u>599</u>	<u>843</u>
	2025	2024
	\$	\$
Total property, plant and equipment	<u><u>13,520,912</u></u>	<u><u>13,521,159</u></u>

Movements in carrying amounts of property, plant and equipment

(a) Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Property & Shares	Plant and Equipment	Office Equipment	Total
	\$	\$	\$	\$
Year ended 30 June 2025				
Balance at the beginning of year	13,520,299	17	843	13,521,159
Depreciation expense	-	(3)	(244)	(247)
Balance at the end of the year	<u>13,520,299</u>	<u>14</u>	<u>599</u>	<u>13,520,912</u>
	Property & Shares	Plant and Equipment	Office Equipment	Total
	\$	\$	\$	\$
Year ended 30 June 2024				
Balance at the beginning of year	13,520,299	22	1,283	13,521,604
Depreciation expense	-	(5)	(440)	(445)
Balance at the end of the year	<u>13,520,299</u>	<u>17</u>	<u>843</u>	<u>13,521,159</u>

Notes to the Financial Statements

For the Year Ended 30 June 2025

8 Property, plant and equipment

Movements in carrying amounts of property, plant and equipment

Asset Revaluations

(b) The revaluation of Units 1 - 14 at 17 - 23 Regent Street, Sandy Bay, Tasmania was based on the assessment of their current market value. The independent revaluation on 26 May 2023 was carried out by Opteon Property Group Pty Ltd of 24 Murray Street, Hobart, Tasmania

The valuations were made in accordance with a regular policy to revalue the properties every five years.

(c) The revaluation of units 15 - 20 at 17 - 23 Regent Street, Sandy Bay, Tasmania was based on the assessment of their current market value. The independent valuation on the 17 August 2007 was carried out by Paul G. Wilson, FAPI, Dip Val, Certified Practicing Valuer of 7 Castray Esplanade, Hobart, Tasmania.

(d) The revaluation of Villas 21 - 28 at 17 - 23 Regent Street, Sandy Bay, Tasmania was based on the assessment of their current market value. The independent valuation on the 30 June 2003 was carried out by Paul G. Wilson, FAPI, Dip Val, Certified Practicing Valuer of 7 Castray Esplanade, Hobart, Tasmania.

No revaluation has been made of these properties as they are subject to the lease of real property and grant of option to purchase agreements as outlined at Note 16 to the accounts.

(e) On 4 July 2017, John Pernal Pty Ltd exercised its option to acquire "Club Beaches" Villas 4 and 8, 118-120 Alexandra Parade, Alexandra Headland, Sunshine Coast, Queensland. At the same time, Holiday Concepts Management Limited as Responsible Entity for Resort Vacation Trust exercised its option by serving notice to John Pernal Pty Ltd to acquire units 11&12, 10C Country Club Drive, Safety Beach.

(f) The revaluation of Villas 44, 45, 56, 58 and 59 of Lakeside Country Club Numurkah, Victoria, was based on the assessment of their current market value. The independent revaluation on the 29 May 2023 was carried out by Preston Rowe Paterson Shepparton, Certified Practicing Valuers of 156 Nixon Street, Shepparton, Victoria.

The revaluations were made in accordance with a regular policy to revalue the villas every five years.

(g) The revaluation of Villas 31 and 32 of Bright Resort, Bright, Victoria, was based on the assessment of their current market value. The independent revaluation on 2 August 2022 was carried out by Alistair Male, FAPI CPV, Certified Practicing Valuer, API No. 62030.

The revaluations were made in accordance with a regular policy to revalue the properties every five years.

Notes to the Financial Statements

For the Year Ended 30 June 2025

9 Trade and other payables

	2025	2024
	\$	\$
CURRENT		
Unsecured liabilities		
Trade payables	250,876	217,287
Sundry payables and accrued expenses	581	581
PAYG Withholding Payable	3,237	3,685
Total trade and other payables	254,694	221,553

All amounts are short term and the carrying values are considered to be a reasonable approximation of fair value.

10 Tax assets and liabilities

Recognised deferred tax assets and liabilities

	Opening Balance	Charged directly to Equity	Closing Balance
	\$	\$	\$
Deferred tax liability			
Property, plant and equipment			
- revaluation	2,438,750	-	2,438,750
Balance at June 30, 2024	2,438,750	-	2,438,750
Property, plant and equipment			
- revaluation	2,438,750	-	2,438,750
Balance at June 30, 2025	2,438,750	-	2,438,750

11 Employee Benefits

	2025	2024
	\$	\$
Current liabilities		
Provision for employee benefits	26,371	16,414
Total employee benefits	26,371	16,414

Notes to the Financial Statements

For the Year Ended 30 June 2025

12 Other liabilities

	2025	2024
	\$	\$
CURRENT		
Unearned Income	989,625	914,805
Maintenance Fees in Advance	223,117	194,040
	<u>1,212,742</u>	<u>1,108,845</u>
NON-CURRENT		
Maintenance Fees in Advance	43,468	42,473
	<u>43,468</u>	<u>42,473</u>

13 Financial Risk Management

The Trust financial instruments consist mainly of deposits with banks, short-term investments, accounts receivable and accounts payable.

The Trust's overall risk management plan seeks to assist the trust in meeting its financial targets, whilst minimising the potential adverse effects on financial performance.

Risk management policies are approved and reviewed by the Board of Directors on a regular basis. These include the credit risk policies and future cash flow requirements. The main purpose of non-derivative financial instruments is to manage cash flow for operations.

Objectives, policies and processes

Risk management policies are approved and reviewed by the Board of Directors on a regular basis. These include the credit risk policies and future cash flow requirements. The main purpose of non-derivative financial instruments is to manage cash flow for operations.

Specific information regarding the mitigation of each financial risk to which the Trust is exposed is provided below.

(i) Financial instrument composition and maturity analysis

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

	Weighted Average Effective Interest Rate		Floating Interest Rate		Non-interest Bearing		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
	%	%	\$	\$	\$	\$	\$	\$
Financial Assets:								
Cash and cash equivalents	3.31	4.20	1,483,538	1,441,691	590	590	1,484,128	1,442,281
Receivables	-	-	-	-	247,097	183,180	247,097	183,180
Total Financial Assets			<u>1,483,538</u>	<u>1,441,691</u>	<u>247,687</u>	<u>183,770</u>	<u>1,731,225</u>	<u>1,625,461</u>
Financial Liabilities:								
Trade and sundry payables	-	-	-	-	250,876	217,868	250,876	217,868
Total Financial Liabilities	-	-	<u>-</u>	<u>-</u>	<u>250,876</u>	<u>217,868</u>	<u>250,876</u>	<u>217,868</u>

Notes to the Financial Statements

For the Year Ended 30 June 2025

13 Financial Risk Management

Liquidity risk

The Trust manages its liquidity needs by carefully monitoring scheduled debt servicing payments for long-term financial liabilities as well as cash-outflows due in day-to-day business.

At the reporting date, these reports indicate that the Trust expected to have sufficient liquid resources to meet its obligations under all reasonably expected circumstances and will not need to draw down any of the financing facilities.

Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Trust.

The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance date to recognise financial assets is the carrying amount of those assets. No provision for bad or doubtful debts is raised as in the opinion of the directors, this is immaterial. No security is held over amounts outstanding at the balance date.

The Trust has no significant concentration of credit risk with respect to any single counterparty or group of counterparties. The class of assets described as 'trade and other receivables' is considered to be the main source of credit risk related to the Trust.

There are no balances within trade receivables that contain assets that are not impaired and are past due. It is expected that these balances will be received when due.

14 Key Management Personnel Disclosures

No income was received or receivable by directors of the trust whilst acting as directors and no amounts were paid to prescribed superannuation funds for the provision of retirement benefits.

Other key management personnel transactions

For details of other transactions with key management personnel, refer to Note 15: Related Party Transactions.

Notes to the Financial Statements

For the Year Ended 30 June 2025

15 Related Parties

(a) The Trust's main related parties are as follows:

(i) Entities associated with Leisuretime Services Pty Ltd, the former developer of the Resort Vacation Trust being, Leisuretime Concepts Pty Ltd, Holiday Concepts Corp Pty Ltd and John Pernal Pty Ltd are also the developers of other time-share schemes, being Riviera Beach Resort Ltd, The Bright Resort Ltd, Lakeside Numurkah Country Club Ltd, Marine Cove Resort Club Trust, Mainland Resorts Trust, Links Club, Island Breeze Club Ltd, Tamarind Sands Trust, the Holiday Rewards Club Trust and the Bellbrae Country Club Ltd.

(ii) Certain directors of Holiday Concepts Management Ltd (Responsible Entity of the Resort Vacation Trust) are also directors of the limited companies below. They have not received any remuneration for their services and no remuneration is payable to them for their services, other than those provided for or disclosed in the accounts.

(b) Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated. The following transactions occurred with related parties:

	2025	2024
The Holiday Club Pty Ltd		
Central Administration Fees paid in respect of common Club operational expenses, shared on a per capita (member) basis.	75,829	73,727
Leisuretime Concepts Pty Ltd		
Rent has been paid to an associated entity in relation to a property which abuts the Regent Park apartments. Part of the land is used by members for recreational purposes and for general storage of resort property. There is also a house on the land which is provided to the resident resort manager for their accommodation and for which rent is paid by the trust.	46,200	44,605
As provided for in Trust's product disclosure statement the Group Manager, Leisuretime Concepts Pty Ltd, an entity of which certain directors of the Responsible Entity are also directors and in which they have a beneficial interest, is entitled to annual remuneration of management services provided to the club and other resorts within the Holiday Concepts group.	-	-
Amounts paid to Leisuretime Concepts Pty Ltd (as Group Management Fees	157,115	149,938
Resort System Pty Ltd		
During the course of the year payments were made to Resort Systems Pty Ltd, an entity of which certain directors of Resort Vacation are also directors, for membership services fees.	211,233	203,882
Holiday Concepts Management Ltd.		
Certain directors of Holiday Concepts Management Ltd are also directors of the above limited companies. Holiday Concepts Management Ltd is the responsible entity of Resort Vacation Trust.	59,950	57,750
Amounts paid to sister resorts in the Holiday Concepts Group		
Off-Site Management Fees paid to sister resorts within the Holiday Concepts Group for on-site management fees, being the Resort Vacation Trust's share of expenses incurred at sister resorts within in the Holiday Concepts group for the benefit of their members and guests.	401,468	384,328

Notes to the Financial Statements

For the Year Ended 30 June 2025

16 Lease of Real Property and Grant of Options to Purchase

(i) As approved at the AGM in 2003, a series of leases and option agreements were entered into to give effect to an exchange of resort facilities between the Trust and H.C. Asia Pacific Pty Ltd, an entity associated with the Developer. Under the terms of the agreements, (to which a sister resort the Mainland trust was also a party), members of the Resort Vacation Trust and the Mainland Trust were given "rights to use" in relation to the Kerami Garden Resort in Marysville, Victoria whilst H.C. Asia Pacific Pty Ltd was given similar "rights to use" in relation to certain assets of the respective Trusts.

The agreements also allowed each party to take title at some future date, potentially as late as the winding-up of the Trusts.

(ii) Kerami Gardens was destroyed by bushfires in February 2009 and the Directors of H.C. Asia Pacific Pty Ltd have substituted for four villa units at the Mount Martha Valley Resort, Safety Beach, Victoria in place of the previous 21% interest in Kerami Gardens.

(iii) The original series of leases and options, within the structure of the Assex Unit Trust, are now null and void as a result of the destruction of Kerami Gardens and the Responsible Entity has entered into new agreements with John Pernal Pty Ltd whereby it has granted John Pernal Pty Ltd a licence to occupancy units 4 and 8 at Club Beaches and units 16 and 28 Regent Park. On 4th July 2017 the licence to occupy 4 and 8 at Club Beaches become null and void with the exercise of the option agreement.

(iv) In accordance with the current "Exercise of Options" the Directors of the Responsible Entity resolved that given only two (2) units are being exercised, units 11 & 12 (1&2), 10C Country Club Drive, Safety Beach which are on one title should be transferred in instead of units 3 & 4, 10D Country Club Drive, Safety Beach which are also on one title along with units 5 & 6, 10D Country Club Drive, Safety Beach. John Pernal Pty Ltd has been granted a licence to occupy units 11 and 12(1 & 2) 10C at the Mount Martha Valley Resort.

17 Lease of Real Property and Grant of Options to Purchase

(i) Pursuant to the decision of the Responsible Entity, in consultation with the members, the Trust entered into and Agreement on 1st October 2007 whereby it granted a licence to occupy Apartments 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 situated at 17-23 Regent Street, Sandy Bay, Tasmania (The Sandy Bay Properties) to H C Asia Pacific Pty Ltd (HCAP) as trustee to the R & R Pernal Unit Trust, and John Pernal Pty Ltd (JP), as trustee of the Regent Park Unit Trust. Both Entities are related to the Developer.

(ii) Similarly, HCAP and JP jointly granted the Trust a licence to occupy Villa Units 133 and 135 Sheyna Drive, Numurkah, Victoria and Villa Units 123, 125 and Accessory Lot 124 Wattle Drive, Numurkah, Victoria (the Numurkah Properties) and Villa Units 1, 2, Lot 109, Lots 7 -10, Lot 107 and Units 5,6 Lot 108 Country Club Drive, Safety Beach, Victoria (the Safety Beach Properties).

(iii) Under the Terms of the Agreement, the Trust has also granted HCAP and JP a call option to purchase the Sandy Bay Properties and HCAP and JP have granted the Trust a put option to sell the Sandy Bay Properties, at the values set out in clause (v) below.

(iv) Under the Terms of the Agreement, HCAP and JP have the Trust call options to purchase the Numurkah and Safety Beach Properties respectively, and the Trust has granted HCAP and JP put options to sell the Numurkah and Safety Beach Properties, at the values set in clause (v) below.

(v) (a) The independent sworn valuation of Regent Park Apartments 15, 17-20 as at the 30th June 2007 was \$1,125,000 (5 apartments averaging \$225,000 each). The directors consider their valuation of \$1,605,000 for Regent Park Apartments 21-27 as at 1st October 2007, (7 apartments of similar size and quality, averaging \$229,285 each), represents a fair market value for these apartments at that time. Accordingly, the total value of the Regent Park Apartments subject to the Agreement is \$2,730,000.

Resort Vacation Trust

ABN: 14 857 216 586

Notes to the Financial Statements

For the Year Ended 30 June 2025

17 Lease of Real Property and Grant of Options to Purchase

(vi) (b) The Directors sworn valuations of the Safety Beach Villa Units on 22nd September 2007 totaling \$2,440,000 which the Directors discounted to \$2,060,000.

(vii) (c) The Directors obtained an independent market valuation of the 4 Numurkah Villa Units in September 2007 of \$680,000 (\$170,000 each)

(viii) (d) In summary, the total valuations of the Resort Vacation assets subject to the option agreement is \$2,730,000 compared to valuations totaling \$2,740,000 for the Safety Beach and Numurkah assets.

(ix) In prior years the 28 apartments at Regent Park had been under-utilised and the purpose of this arrangement has been to provide members with access to a wider range of holiday destinations, whilst not financially disadvantaging the Trust.

(x) Each option agreement entered into and referred to above may be exercised at any time.

(xi) Disposal of these assets, consequent upon the exercise of the options and assuming no change in tax legislation, will result in taxable capital gains in the Trust and the likely income tax liability is as follows -

Cost base of Regent Park Apartments	906,000
Total exercise (sale) price of options granted	<u>2,730,000</u>
Capital Gain	1,824,000
Tax loss applied	<u>61,088</u>
Net Capital Gain	1,762,912
Less: 50% Capital Gain Discount	<u>881,456</u>
Tax liability	242,400
Total estimate Stamp duty	<u>115,100</u>

(xii) The above income tax liabilities have not been recognised in the accounts of the trust other than its inclusion as part of the allowance for the deferred tax liability referred to in Note 10.

Resort Vacation Trust

ABN: 14 857 216 586

Notes to the Financial Statements

For the Year Ended 30 June 2025

18 Interest in Other Entities

As disclosed in Note 8 to the accounts, the Resort Vacation Trust maintain the following interest in other entities.

59 Shares -Lakeside Numurkah Country Club Limited

18 Shares - The Bright Resort Limited

2 Shares - Riviera Beach Resort Limited

2 Shares - Island Breeze Club Limited

44 Units - Marine Cove Resort Club Trust

35 Units - Mainland Resorts Trust

28 Shares and Units - Bellbrae Country Club Limited and Bellbrae Resort Trust

3.5 Units - Tamarind Sands Trust

12.5 Units - The Links Club

51 Shares - Cedar Lake Resort

These are measure on a cost basis unless there is evidence of impairment, at which stage this is then recognised. The reason of holding these interests in other entities is to allow a sufficient supply of timeshare weeks to be available to members particularly during periods of refurbishment, and to allow them to experience other resorts in the Holiday Concepts Group (with the exception of Cedar Lake Resort, which is operated by another group). Financial information on these resorts (save Cedar Lakes) can be found on the Holiday Concepts website, and the details of amounts paid to these entities can be found at Note 15 to these accounts.

19 Cash Flow Information

(a) Reconciliation of result for the year to cashflows from operating activities

Reconciliation of net loss to net cash provided by operating activities:

	2025	2024
	\$	\$
Loss for the year	(9,904)	(53,190)
Cash flows excluded from profit attributable to operating activities		
Non-cash flows in profit:		
- depreciation	247	445
Changes in assets and liabilities:		
- (increase)/decrease in trade and other receivables	(63,917)	(59,020)
- (increase)/decrease in prepayments	(32,569)	(13,445)
- increase/(decrease) in income in advance	104,892	34,921
- increase/(decrease) in trade and other payables	33,141	(14,036)
- increase/(decrease) in employee benefits	9,957	13,807
Cashflow from operations	41,847	(90,518)

Notes to the Financial Statements

For the Year Ended 30 June 2025

20 Contingencies

In the opinion of the Directors, the Trust did not have any contingencies at 30 June 2025 (June 30, 2024:None).

21 Going Concern

The financial statements have been prepared on a going concern basis, which assumes that the Resort Vacation Trust will continue to operate for the foreseeable future and will be able to realise its assets and discharge its liabilities in the normal course of business.

The Trust is reliant on the continued receipt of income from members to meet their annual maintenance fees, together with the continued financial support of the director related parties in respect of the maintenance fees in order to continue as a going concern. During the financial year, the Trust experienced an increase in member repossessions which has impacted forecasted revenue from annual fees and redemption activity. These developments reflect broader economic pressures and shifts in member engagement.

In response, management has initiated a series of mitigation strategies, including:

- Launching a tender campaign to facilitate the sale of repossessed shares, aiming to restore active membership and generate liquidity;
- Enhancing member retention.

Management has prepared detailed cash flow forecasts for a period of at least 12 months from the date of signing the financial statements. These forecasts incorporate conservative assumptions regarding member retention, new enrolments, and the success of the tender campaign. Based on this assessment, the directors are satisfied that the Trust has adequate resources to continue operating and meet its obligations as they fall due.

Accordingly, the financial statements do not include any adjustments relating to the recoverability and classification of recorded asset amounts or the amounts or classification of liabilities that might be necessary.

22 Events Occurring After the Reporting Date

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

The financial report was authorised for issue on 09 October 2025 by the Board of Directors.

23 Trust Details

The registered office of the trust is:

Resort Vacation Trust
10 Dover Street
Cremorne
VIC 3121

The principal place of business of the trust is:

17-23 Regent Street
Sandy Bay, Tasmania

Directors' Declaration of Holiday Concepts Management as Responsible Entity for the Resort Vacation Trust

In accordance with a resolution of the directors, the directors of the Responsible Entity, Holiday Concepts Management Limited declare declare that:

- 1. the financial statements and notes for the year ended 30 June 2025 are in accordance with the *Corporations Act 2001* and:
 - a. comply with Accounting Standards, which, as stated in accounting policy note 1 to the financial statements, constitutes explicit and unreserved compliance with International Financial Reporting Standards (IFRS); and
 - b. give a true and fair view of the financial position and performance of the Trust;
- 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.


09/10/2025
Director
Mr Derek A Reynolds


10/10/2025
Director
Mr Stephen G Power

Dated 09 October 2025

Resort Vacation Trust

Independent Audit Report to the members of Resort Vacation Trust

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Resort Vacation Trust (the Trust), which comprises the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policy information, and the directors' declaration.

In our opinion, the accompanying financial report of the Trust is in accordance with the *Corporations Act 2001*, including:

- (i) giving a true and fair view of the Trust's financial position as at 30 June 2025 and of its financial performance for the year ended; and
- (ii) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Application of Accounting Standard AASB 116

We draw attention to Note 1(e) to the financial statements which describes the non application of depreciation for buildings and chattels in the financial statements and such is not in compliance with the requirements of Accounting Standard AASB 116 "Property, Plant and Equipment."

The Directors of the Responsible Entity are of the opinion, that not applying depreciation on these items does not result in the financial report not giving a true and fair view as required by the *Corporations Act 2001*. We do not disagree with this non-application of accounting standard AASB 116 as the carrying values as disclosed in the accounts will not be materially overstated and are subject to regular revaluation by independent valuers.

Our opinion is not qualified in respect of this matter.

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 Trust in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (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 confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Responsible Entity, would be in the same terms if given to the directors as at the time of this auditor's report.

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

Responsibilities of Directors for the Financial Report

The directors of the Responsible Entity are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the the Trust'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 Trust or to cease operations, or have no realistic alternative but to do so.

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 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 the 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 controls.
- Obtain an understanding of internal controls 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 trust's internal controls.
- 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 trust 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 representation.

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

Ashfords Audit and Assurance

Ashfords Audit and Assurance Pty Ltd



Andrew White - C.A
Director

Level 3, 148 Logis Boulevard Dandenong South, VIC 3175

09 October 2025

Profit and Loss Statement

Resort Vacation Trust

For the year ended 30 June 2025

	30 JUNE 2025	30 JUNE 2024
Income		
Annual Maintenance Fee Income	1,904,430	1,817,430
Maintenance Refurbishment Fee	108,750	105,150
Management Fee	13,000	12,000
Interest Received	49,123	60,530
Mount Martha		
Dog Friendly Unit - MM	8,015	8,358
Hospitality Income	6,286	6,013
Golf Week Income	(2,395)	2,395
Total Mount Martha	11,906	16,766
Regent Park		
Sundry - Other - RP	995	1,455
Bonus Time	-	7,969
Hospitality Income	4,130	4,813
Total Regent Park	5,125	14,237
Total Income	2,092,334	2,026,113
Less Cost of Sales		
Variable Operating Expenses		
Mount Martha		
Cleaning Materials	3,469	3,892
Cleaning Wages - MM	43,677	44,353
Computer Expenses	3,317	3,207
Dog Friendly Unit Expenses - MM	739	642
Electricity	16,094	15,214
Ground Upkeep	1,534	(1,023)
Ground Wages	3,029	1,119
Outside Activities Expense	6,429	5,009
Hospitality Expenses	4,039	4,473
Laundry	36,854	32,969
Owners Corp Fees	33,678	27,730
Pool, Office & Complex	(2,626)	(6,882)
Telephone	3,919	3,758
Vehicle Allowance	6,000	6,000
Vehicle Running Exp-MM	720	-
Villa Upkeep	14,618	9,836
Waste Disposal/Pest Control	2,470	2,470
Total Mount Martha	177,959	152,766
Regent Park		
Cleaning Materials	3,268	3,505
Cleaning Wages - RP	40,371	43,748

The accompanying notes form part of these financial statements. This report should be read in conjunction with the attached compilation report.

	30 JUNE 2025	30 JUNE 2024
Computer Expenses	3,163	3,533
Electricity	16,522	17,207
Gas	620	829
Ground Upkeep	2,448	2,790
Ground Wages	-	867
Ground Wages	968	1,258
Office & Complex	3,561	4,079
Hospitality Expenses	5,019	6,012
Laundry	17,655	16,584
Telephone	5,602	5,131
Vehicle Allowance	7,344	7,500
Villa Upkeep	12,873	11,767
Waste Disposal/Pest Control	5,731	5,587
Total Regent Park	125,145	130,396
Total Variable Operating Expenses	303,105	283,162
Gross Profit	1,789,229	1,742,951
Expenses		
Fixed and Financial Expenses		
Mount Martha		
Depreciation	70	102
Insurance	10,033	9,632
Annual Leave Provision	2,613	3,830
Management and Office Salaries	88,889	89,697
First Aid Allowance - MM	652	573
Laundry Allowance - MM	1,425	1,240
Managers Training	229	2,315
Printing, Postage & Stationery	1,072	311
Rates & Taxes	53,712	52,870
Sundry Expenses	900	1,372
Superannuation	15,770	14,753
Uniforms	579	709
Workcover Premium	2,697	4,010
Memberships - MM	6,285	7,431
Staff Amenities-MM	745	506
Total Mount Martha	185,670	189,353
Regent Park		
Depreciation	176	342
Insurance	33,002	31,327
Annual Leave Provision	7,343	9,977
Management and Office Salaries	127,513	120,279
Laundry Allowance - RP	1,804	1,774
First Aid Allowance - RP	1,324	1,278

The accompanying notes form part of these financial statements. This report should be read in conjunction with the attached compilation report.

	30 JUNE 2025	30 JUNE 2024
Managers Training	1,146	3,809
Printing, Postage & Stationery	1,304	1,078
Rates & Taxes	55,232	54,161
Rent	46,200	44,605
Sundry Expenses	925	1,148
Superannuation	19,995	18,735
Uniforms	634	1,144
Workcover Premium	4,163	4,809
Staff Amenities-RP	917	863
Memberships - RP	6,595	7,383
Total Regent Park	308,273	302,714
Annual General Meeting	475	284
ASIC Filing Fees	1,492	1,533
Audit & Accountancy	24,500	24,500
Audit of Compliance Plan	330	3,080
Repossessions Written-Off	-	5,064
Bank Fees	15,591	14,740
Central Administration	75,829	73,727
Group Management Fees	157,115	149,938
Maint Refurbishment Fee Paid	10,500	10,200
Member Services	211,233	203,882
Off-Site Management Fees	401,468	384,328
Resort Maintenance Fees	230,215	220,780
Responsible Entity Fees	59,950	57,750
Sundry Expenses - Head Office	1,873	-
Total Fixed and Financial Expenses	1,684,514	1,641,872
Other Expenses		
Resort Refurbishment		
Bright	6,032	6,519
Mt Martha	14,608	33,058
Numurkah	34,252	47,363
Regent Park	59,727	67,330
Total Resort Refurbishment	114,619	154,270
Total Other Expenses	114,619	154,270
Total Expenses	1,799,133	1,796,143
Profit/(Loss) before Taxation	(9,903)	(53,192)
Net Profit After Tax	(9,903)	(53,192)

The accompanying notes form part of these financial statements. This report should be read in conjunction with the attached compilation report.

Compilation Report

Resort Vacation Trust

For the year ended 30 June 2025

Compilation report to Resort Vacation Trust.

We have compiled the accompanying special purpose financial statements of Resort Vacation Trust, which comprise the income statement and balance sheet for the period ended 30 June 2025, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is to provide information relating to the performance and financial position of the company that satisfies the needs of the members.

The Responsibility of the Directors

The directors are solely responsible for the information contained in the special purpose financial statements and have determined that the significant accounting policies adopted as set out in Note 1 to the financial statements are appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the directors, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies adopted as set out in Note 1 to the financial statements and APES 315: Compilation of Financial Information.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110 *Code of Ethics for Professional Accountants*.

Assurance Disclaimer

Since the compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion of these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the members of Resort Vacation Trust who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.



Marc Di Genova - C.A.

Ashfords Accountants & Advisory Pty Ltd
Chartered Accountants

Unit 301
148 Logis Boulevard
Dandenong South VIC 3175

Dated: 2 October 2025

Liability limited by a scheme approved under Professional Standards Legislation