

THE SISTERS OF OUR LADY OF CHINA HEALTH CARE PTY LTD
ABN 23 101 572 605
Trading As PEMBROKE LODGE

Financial Statements
For the year ended 30 June 2024

Prepared by: K. B. CHAN & CO., Chartered Accountant

Suite 6, Level 1, 153 Forest Road, Hurstville, NSW 2220

Liability limited by a scheme approved under Professional Standards Legislation

Trading As PEMBROKE LODGE

Directors' Report

Your directors present this report on the company for the financial year ended 30 June 2024.

Directors

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

Chun Zhi Zhou
Helen Shih Chang

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

Operating Result

The profit of the company for the financial year after providing for income tax amounted to:

Year ended	Year ended
30 June 2024	30 June 2023
\$	\$
5,546,220	4,172,199

Principal Activities

The principal activities of the company during the course of the year were nursing home.
No significant change in the nature of these activities occurred during the year.

Significant Changes in the State of Affairs

No significant changes in the company's state of affairs occurred during the financial year.

After Balance Date Events

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

Future Developments

The company expects to maintain the present status and level of operations and hence there are no likely developments in the operations in future financial years.

Environmental Issues

The company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a State or Territory.

Trading As PEMBROKE LODGE

Directors' Report

Dividends

No dividends were declared or paid since the start of the financial year.
No recommendation for payment of dividends has been made.

Share Options

No options over issued shares or interests in the company were granted during or since the end of the financial year and there were no options outstanding at the date of this report.

Directors Benefits

No director has received or has become entitled to receive, during or since the financial year, a benefit because of a contract made by the company or related body corporate with a director, a firm which a director is a member or an entity in which a director has a substantial financial interest.

Indemnifying Officer or Auditor

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

Proceedings on Behalf of Company

No person has applied for leave of Court to bring proceedings on behalf of the company or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings. The company was not a party to any such proceedings during the year.

Auditors Independence Declaration

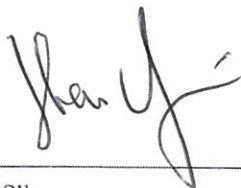
A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 has been included.

THE SISTERS OF OUR LADY OF CHINA HEALTH CARE PTY LTD ABN 23 101 572 605

Trading As PEMBROKE LODGE

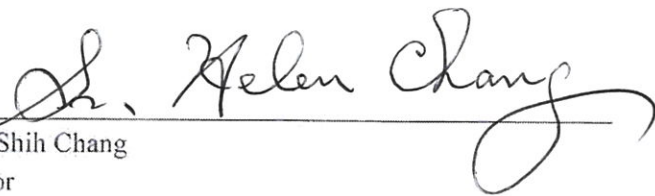
Directors' Report

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



Chun Zhi Zhou

Director



Helen Shih Chang

Director

23 October, 2024

Sydney

Trading As PEMBROKE LODGE

Income Statement

For the year ended 30 June 2024

	2024	2023
	\$	\$
Income		
Resident fees	7,997,838	7,343,649
Retention of bond		2,325
Commonwealth subsidies	30,138,766	23,648,891
Interest received	840,090	206,652
Other income	608,678	961,722
Rent received	27,480	26,000
Total income	<u>39,612,852</u>	<u>32,189,239</u>
Expenses		
Residential care		
Labour costs	20,212,603	14,894,569
Other care expenses	688,013	946,469
Residential accommodation		
Labour costs	229,323	183,908
Repairs & maintenance	458,803	451,237
Other accommodation expenses	522,774	520,615
Hotel services		
Labour costs	2,638,680	2,564,275
Other hotel services expenses	2,007,871	1,754,814
Administration expenses		
Labour costs	2,227,817	1,938,342
Other administration expenses	834,458	601,277
Other expenses	82,905	103,846
Depreciation expenses	2,016,873	2,226,414
Interest - Australia	171,101	400,567
Staff training	43,044	23,061
Sundry rental expenses	84,834	2,663
Total expenses	<u>32,219,099</u>	<u>26,612,057</u>
Profit from Ordinary Activities before income tax	<u><u>7,393,753</u></u>	<u><u>5,577,182</u></u>

Trading As PEMBROKE LODGE

Statement of Changes in Equity for the year ended 30/06/2024

	Notes	Retained Earnings	Issued & Paid Up Capital	Total
Balance at 01/07/2022		3,336,649	20,000	3,356,649
Comprehensive income				
Profit attributable to the members		4,172,199		4,172,199
Other comprehensive income for the year				
Total comprehensive income for the year attributable to members of the entity		4,172,199		4,172,199
Balance at 30/06/2023		7,508,848	20,000	7,528,848
Comprehensive income				
Profit attributable to the members		5,546,220		5,546,220
Other comprehensive income for the year				
Total comprehensive income for the year attributable to members of the entity		5,546,220		5,546,220
Balance at 30/06/2024		13,055,068	20,000	13,075,068

The accompanying notes form part of these financial statements.

Trading As PEMBROKE LODGE
Balance Sheet as at 30 June 2024

	Note	2024 \$	2023 \$
Assets			
Current Assets			
Cash assets	4	29,833,884	10,239,958
Current tax assets	5	44,877	44,555
Other	6	229,947	197,968
Total Current Assets		30,108,708	10,482,481
Non-Current Assets			
Property, plant and equipment	7	51,350,384	52,709,509
Total Non-Current Assets		51,350,384	52,709,509
Total Assets		81,459,092	63,191,989
Liabilities			
Current Liabilities			
Payables	8	1,406,662	1,072,501
Current tax liabilities	10	2,086,348	2,296,797
Other	12	661,972	744,411
Total Current Liabilities		4,154,981	4,113,710
Non-Current Liabilities			
Financial liabilities	9	3,178,376	2,078,376
Provisions	11	61,050,667	49,471,056
Total Non-Current Liabilities		64,229,043	51,549,432
Total Liabilities		68,384,024	55,663,141
Net Assets		13,075,068	7,528,848
Equity			
Issued capital	13	20,000	20,000
Retained profits		13,055,068	7,508,848
Total Equity		13,075,068	7,528,848

The accompanying notes form part of these financial statements.

Trading As PEMBROKE LODGE
Statement of Cash Flows
For the year ended 30 June 2024

	2024	2023
	\$	\$
Cash Flow From Operating Activities		
Receipts from fees, etc.	38,136,604	30,994,865
Payments to Suppliers and employees	(31,583,178)	(23,360,752)
Interest and other costs of finance	(171,101)	(400,567)
Interest income	840,090	206,652
Other income	636,158	987,722
Net cash provided by (used in) operating activities (note 2)	7,858,573	8,427,920
Cash Flow From Investing Activities		
Payment of property, plant and equipment	(657,748)	(773,388)
Proceeds from disposal of property, plant and equipment	-	-
Net cash provided by (used in) investing activities	(657,748)	(773,388)
Cash Flow From Financing Activities		
Proceeds from (repayments of) bond money	11,293,101	7,639,800
Proceeds from (repayments of) borrowings	1,100,000	(7,287,814)
Net cash provided by (used in) financing activities	12,393,101	351,986
Net increase (decrease) in cash held	19,593,926	8,006,518
Cash at the beginning of the year	10,239,958	2,233,440
Cash at the end of the year (note 1)	29,833,884	10,239,958

The accompanying notes form part of these financial statements.

Trading As PEMBROKE LODGE
Statement of Cash Flows
For the year ended 30 June 2024

	2024	2023
Note 1. Reconciliation Of Cash		
For the purposes of the statement of cash flows, cash includes cash on hand and in banks and investments in money market instruments, net of outstanding bank overdrafts.		
Cash at the end of the year as shown in the statement of cash flows is reconciled to the related items in the balance sheet as follows:		
Cash At Bank	29,833,884	10,239,958
	29,833,884	10,239,958

Note 2. Reconciliation Of Net Cash Provided By/Used In Operating Activities To Net Profit

Operating profit (loss) after tax	5,546,220	4,172,198
Depreciation	2,016,873	2,226,414
Increase/(decrease) in provision for dividends	-	-
Increase/(decrease) in provision for PAYG withholding	(172,324)	252,214
Increase/(decrease) in provision for income tax	(38,125)	1,404,983
Changes in assets and liabilities net of effects of purchases and disposals of controlled entities:		
Decrease (Increase) in trade debtors and receivables	(31,979)	24,971
Increase (decrease) in trade creditors and accruals	334,161	(153,684)
Increase (decrease) in other creditors	(82,439)	374,758
Increase (decrease) in sundry provisions	286,186	126,066
Net cash provided by operating activities	7,858,573	8,427,920

Trading As PEMBROKE LODGE
Notes to the Financial Statements
For the year ended 30 June 2024

This financial report covers The Sisters Of Our Lady Of China Health Care Pty Ltd as an individual entity. The Sisters Of Our Lady Of China Health Care Pty Ltd is a company limited by shares incorporated and domiciled in Australia. Its registered office is at 27 Jacques Avenue, Peakhurst, NSW 2210. Its principal place of business is at 57-61 Pembroke Road, Minto, NSW 2566.

The number of employees as at 30 June 2024 was 336.

A description of the nature of the company's operations and its principal activities is included in the director's report on pages 1 and 2.

Note 1: Statement of Significant Accounting Policies

This financial report is a general purpose financial report that has been prepared in accordance with Accounting Standards, Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the Corporations Act 2001.

Basis of Preparation

The accounting policies set out below have been consistently applied to all years presented.

Reporting Basis and Conventions

The financial report has been prepared on an accruals basis and is based on historic costs modified by the revaluation of selected non-current assets, and financial assets and financial liabilities for which the fair value basis of accounting has been applied.

Accounting Policies

(a) Income Tax

Income tax expense represents the amount of tax payable for the reporting period calculated according to the provisions of the income tax legislation.

(b) Acquisition of assets

All assets are initially recorded at their cost of acquisition, being the fair value of the consideration provided plus incidental costs directly attributable to the acquisition.

(c) Depreciation

Depreciation is calculated on a reducing balance basis to written-off the net cost of each item of property, plant and equipment (except land) over its expected useful life estimates of remaining useful lives are made on a regular basis for all assets, with annual reassessments for major items.

Trading As PEMBROKE LODGE
Notes to the Financial Statements
For the year ended 30 June 2024

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are included in the income statement. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

(d) Revenue recognition

Revenue from the sale of good is recognised upon the delivery of goods to customers.

Revenue from the rendering of services is recognised upon the delivery of the services to customers.

Revenue from commissions is recognised upon delivery of services to customers.

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

(e) Goods and Service 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. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the cash flow statement on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

Trading As PEMBROKE LODGE
Notes to the Financial Statements
For the year ended 30 June 2024

2024

2023

Note 2: Revenue and Other Income

Revenue:

Interest revenue	840,090	206,652
Resident fees	7,997,838	7,343,649
Retention of bond		2,325
Commonwealth subsidies	30,138,766	23,648,891
Other income	608,678	961,722
Rent received	27,480	26,000
	<u>39,612,852</u>	<u>32,189,239</u>

Note 3: Profit before income tax

Profit (loss) from ordinary activities before
income tax has been determined after:

Charging as Expense:

Depreciation of non-current assets:		
- Plant and equipment	2,016,873	2,226,414
Total depreciation expenses	<u>2,016,873</u>	<u>2,226,414</u>

Note 4: Cash assets

Bank accounts:

Cash At Bank	29,833,884	10,239,958
	<u>29,833,884</u>	<u>10,239,958</u>

Trading As PEMBROKE LODGE
Notes to the Financial Statements
For the year ended 30 June 2024

	2024	2023
Note 5: Tax Assets		
Current		
GST payable control account		(775)
Input tax credit control account	44,877	45,330
	<u>44,877</u>	<u>44,555</u>
Note 6: Other Assets		
Current		
Other debtors and prepayments	229,947	197,968
	<u>229,947</u>	<u>197,968</u>
Note 7: Property, Plant and Equipment		
Freehold land:		
- At cost	19,335,230	19,335,230
	<u>19,335,230</u>	<u>19,335,230</u>
Buildings:		
- At cost	39,531,970	39,318,238
- Less: Accumulated depreciation	(12,704,606)	(11,557,852)
	<u>26,827,364</u>	<u>27,760,386</u>
Plant and equipment:		
- At cost	14,462,307	14,018,292
- Less: Accumulated depreciation	(9,274,518)	(8,404,399)
	<u>5,187,789</u>	<u>5,613,892</u>
	<u>51,350,384</u>	<u>52,709,509</u>

Trading As PEMBROKE LODGE
Notes to the Financial Statements
For the year ended 30 June 2024

	2024	2023
Note 8: Payables		
Unsecured:		
- Trade payables	1,406,662	1,072,501
	<u>1,406,662</u>	<u>1,072,501</u>
	<u>1,406,662</u>	<u>1,072,501</u>
	<u>1,406,662</u>	<u>1,072,501</u>
Note 9: Financial liabilities		
Non-Current		
Unsecured:		
- Loans from other persons	3,178,376	2,078,376
	<u>3,178,376</u>	<u>2,078,376</u>
	<u>3,178,376</u>	<u>2,078,376</u>
	<u>3,178,376</u>	<u>2,078,376</u>
Note 10: Tax Liabilities		
Current		
Taxation	1,847,532	1,885,658
PAYG withholding	238,815	411,139
	<u>2,086,348</u>	<u>2,296,797</u>
	<u>2,086,348</u>	<u>2,296,797</u>

Trading As PEMBROKE LODGE
Notes to the Financial Statements
For the year ended 30 June 2024

	2024	2023
Note 11: Provisions		
Non Current		
Sundry provisions	61,050,667	49,471,056
	<u>61,050,667</u>	<u>49,471,056</u>
Note 12: Other Liabilities		
Current		
Sundry	661,972	744,411
	<u>661,972</u>	<u>744,411</u>
Note 13: Contributed Capital		
20000 Ordinary shares at \$1.00 each fully paid	20,000	20,000
	<u>20,000</u>	<u>20,000</u>

Ordinary shares participate in dividends and the proceeds on winding up of the company in proportion to the number of shares held.

At shareholders meetings each ordinary share is entitled to one vote when a poll is called, otherwise each shareholder has one vote on a show of hands.

THE SISTERS OF OUR LADY OF CHINA HEALTH CARE PTY LTD ABN 23 101 572 605

Trading As PEMBROKE LODGE
Notes to the Financial Statements
For the year ended 30 June 2024

2024

2023

Note 14: Segment Reporting

The approved provider delivers only residential aged care services and therefore this GPFR relates only to such operations.

Note 15: Events After the Balance Sheet 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 company.

The financial report was authorised for issue by the Board of Directors on 30 September 2024.

Note 16: Economic Dependence

The majority of the company's income is derived from the Federal Government's payments for the running of aged care facilities.

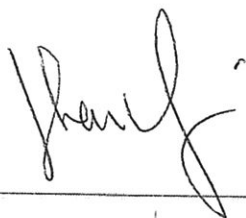
THE SISTERS OF OUR LADY OF CHINA HEALTH CARE PTY LTD ABN 23 101 572 605

Trading As PEMBROKE LODGE
Directors' Declaration

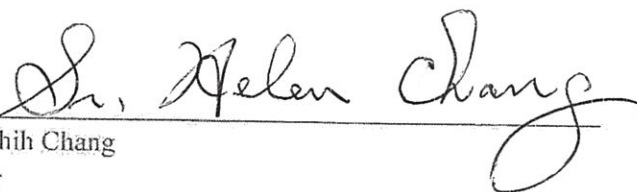
The directors of the company declare that:

1. the financial statements and notes are in accordance with the Corporations Act 2001:
 - (a) comply with Accounting Standards described in Note 1 to the financial statements and the Corporations Regulations 2001; and
 - (b) give a true and fair view of the company's financial position as at 30 June 2024 and of its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements.
2. in the directors' opinion, there are reasonable grounds to believe that the company 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.



Chun Zhi Zhou
Director



Helen Shih Chang
Director

23 October, 2024
Sydney

Trading As PEMBROKE LODGE
Auditor's Independence Declaration

UNDER SECTION 307C OF THE CORPORATIONS ACT 2001

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2024 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.

K. B. CHAN & CO.
Chartered Accountant,



Patrick Chan
FCA
ASIC Auditor Number 4566

23 October, 2024
Sydney

INDEPENDENT AUDITOR'S REPORT

to the members of The Sisters Of Our Lady Of China Health Care Pty Ltd

Report on the Financial Report

We have audited the accompanying financial report, being a general purpose financial report, of The Sisters Of Our Lady Of China Health Care Pty Ltd, which comprises the balance sheet as at 30 June 2024, and the income statement, statement of changes in equity and statement of cash flows for the year ended then, a summary of significant accounting policies, other explanatory notes and directors' declaration.

Directors' Responsibility for the Financial Report

The company's directors are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Note 1 to the financial statements, which form part of the financial report, are appropriate to meet the requirements of the Corporations Act 2001 and are appropriate to meet the needs of the members. The directors' responsibility also includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud and 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. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the needs of the members. We conducted our audit in accordance with 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 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 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, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to members for the purpose of fulfilling the directors' financial reporting under the Corporations Act 2001. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

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

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001. We confirm that the independence declaration required by the Corporations Act 2001, provided to the directors of The Sisters Of Our Lady Of China Health Care Pty Ltd on 23 October 2024, would be in the same terms if provided to the directors as at the date of this auditor's report.

INDEPENDENT AUDITOR'S REPORT

to the members of The Sisters Of Our Lady Of China Health Care Pty Ltd (continued)

Auditor's Opinion

In our opinion, the financial report of The Sisters Of Our Lady Of China Health Care Pty Ltd is in accordance with the Corporations Act 2001, including:

- (a) giving a true and fair view of the company's financial position as at 30 June 2024 and of its performance for the year ended on that date in accordance with the accounting policies described in Note 1; and
- (b) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) to the extent described in Note 1 and the Corporations Regulations 2001.

K. B. CHAN & CO.

Chartered Accountant

A handwritten signature in black ink, appearing to read 'Patrick Chan', written in a cursive style.

Patrick Chan

FCA

ASIC Auditor Number 4566

Dated this 23 October 2024

Sydney