FINANCIAL STATEMENT FOR THE YEAR ENDED 30 JUNE 2026

OF ADDER HOLDINGS PTY LTD AS TRUSTEE FOR GRV PROPERTY TRUST

AS ADMINISTRATOR AND PROVIDER

TO THE OWNERS HARBOUR PINES RETIREMENT VILLAGE (AUDITED)

Sinking Fund Account

HARBOUR PINES

Geraldton's Beachside Living at its best

Harbour Pines Retirement Village

Sinking Fund Account

Financial Year Ended 30 June 2026

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ABN 85 970 902 981

PG Accounting & Audit

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Sole Trader: Alan King, FCA- Registered Tax Agent Registered Company Auditor, Registered SMSF Auditor

HARBOUR PINES RETIREMENT VILLAGE

FOR THE YEAR ENDED 30 JUNE 2026

AUDITOR'S REPORT

To the members of the ADDER HOLDINGS PTY LTD as trustee for the GRV PROPERTY TRUST (as Administrator and Provider)

Scope

We have audited the attached financial statements, being a special purpose financial report for Harbour Pines Retirement Village Administrator and Provider for the year ended 30 June 2026.

We report to the members of Adder Holdings Pty Ltd as trustee of the GRV Property Trust that we have audited the **Sinking Fund** account financial statements. Our audit is intended as a special purpose report to members in regard to their activities as Administrator and Provider and should therefore not be relied upon by any other parties or organisations.

The administrator and provider is responsible for the preparation and presentation of these financial statements and has determined that the accounting policies are consistent with the financial reporting requirements of the provider and administrator and are appropriate to meet their needs.

The financial statements have been prepared for distribution to the members. We disclaim any assumption of responsibility for any reliance on this report to which it relates to any person other than the members or for any purpose other than that for which it was prepared.

Our audit has been planned and performed in accordance with Australian Auditing Standards to provide a reasonable level of assurance as to whether the financial statements are free of material misstatement. Our procedures included an examination,

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on a test basis, of evidence supporting the income and expenditure items. These procedures have been undertaken to form an opinion whether in all material respects, the reports are presented fairly in accordance with accounting policies adopted by the community. These policies do not require the application of all accounting standards.

The audit opinion expressed in this report has been formed on the above basis.

Independence

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

Qualification

1. The figures provided in regard to the budget for 2026 have not been audited by us and we express no opinion as to their accuracy or otherwise.
2. The ability to continue as a going concern is dependent on the ongoing support of the operator and manager and it is our understanding that this support is available and will continue.
3. We refer you to the Administrator's Certification of the audit report.

In our opinion, except for the above the report is in accordance with the requirements of the administrator and provider including:

(a) Giving a true and fair view of the income and expenditure for year ended 30 June 2026; and
(b) That the financial records kept by the administrator and provider are such as to enable financial statements to be prepared in accordance with Australian Accounting Standards.

Basis of 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 this report.

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Responsibility of Management and Those Charged with Governance for the Financial report

Management is responsible for the preparation of the financial report that gives a true and fair view and have determined that the basis of preparation described in the notes to the financial statements and that the report is appropriate to meet the requirements of the members.

Management is responsible for the preparation of the financial report in accordance with Australian Accounting Standards and for such internal control as management determines necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

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 accounting 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 aggregate, they could reasonably be expected to influence the economic decision of users on the basis of this 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 in the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, obtain audit evidence that is sufficient and appropriate to provide a basis of our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations the override of internal controls.

. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not to express an opinion on the effectiveness of the Administrator and Operator's internal control.

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. Evaluate the overall presentation, structure and content of financial report, including the disclosures, whether the report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with management regarding, among other matters, the planned scope and timing of the audit and significant deficiencies in internal control if we identify any during our audit.

P G Accounting & Audit

26/10/26

ALAN D KING FCA
REGISTERED COMPANY AUDITOR

KA 26/10

HARBOUR PINES RETIREMENT VILLAGE

ANNUAL ADMINISTRATOR AND PROVIDER CERTIFICATION OF AUDITED FINANCIAL STATEMENTS

FOR YEAR ENDED 30 JUNE 2026

I hereby certify to the best of my knowledge, information and belief that:

- The information reported in the accompanying Statement of Income & Expenditure and Accompanying Notes the Sinking Fund Account has been prepared from proper accounts to present fairly the financial transactions for the period 01 JULY 2025 to 30 JUNE 2026 and has been prepared in accordance with the appropriate Australian Accounting Standards.

- At the date of this statement, there are reasonable grounds to believe that the village will be able to pay its debts as and when they fall due.

- The ability of the village operations to continue as a going concern is dependent on the support of the manager and the manager will continue this support.

Office Bearer Signature: _____

Office Bearer Name: **Mr Lindsay Quann**

Office Bearer Position: **Director**

Organisation Name: Adder Holdings Pty Ltd atf GRV Property Trust

Date: **26th October 2026**

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Harbour Pines Retirement Village
20 Francis Street, Geraldton
Sinking Fund Income & Expenditure as @ 30th June 2026

	Actual 2025	Budget 2026			Actual 2026	Notes
$	**1519**		**Opening Balance at Bank**	$	**90**	
			GST Receipts			
	13464	13,464	Sinking Fund Fees ex Ops		8,532	R01
$	**13,464**	**13,464**	**Total GST Receipts**	$	**8,532**	
			Non - GST Receipts			
			BAS Adjustments		1,628	R02
$		**0**	**Total Non GST Receipts**	$	**1,628**	
$		**13,464**	**Total Receipts**	$	**10,160**	
$	**14983**	**13,464**	**Sub total**	$	**10,250**	
			Less : GST Expenditure			
	1100	1,100	Administration Fees			E01
	990	550	Audit Fees		330	E02
$	**2090**	**1,650**	**GST Expenditure**	$	**330**	
			Non- GST Expenses			
	3	2	Bank Fees		2	
			BAS Adjustments		3,216	R02
			Debtor Arrears			
	7300		Repay Adder Advance			
	5500	6,000	Working Capital - Ops Account		6,000	
$	**12803**	**6,002**	**Total Non Gst Payments**	$	**9,218**	
$	**14893**	**7,652**	**Total Expenditure**	$	**9,548**	
$	**90**	**5,812**	**Closing Balance at Bank**	$	**702**	
			BAS Payable 2026	$	**746**	

HARBOUR PINES

Geraldton's Beachside Living at its best

Sinking Fund

Income & Expenditure Notes 2026

Receivables Notes:

R01	**Sinking Fund Fees ex Operations**
	Sinking Fund contributions of $13,464 were approved for the 2026 financial year. At 30 June 2026, $4,932 remained outstanding from residents.
R02	**BAS Adjustments**
	Following matters raised at the meeting held on 17 December 2025, Adder Holdings Pty Ltd reviewed the financial records back to 2021 in relation to the GST treatment of transactions.
	The resulting BAS/GST adjustments have been reflected in the 2026 financial statements

Expenditure Notes:

E01	**Administration Fee**
	The approved budget included an administration fee of $1,100 payable to Adder Holdings Pty Ltd. Due to the financial position of the Sinking Fund, this fee was not paid during the 2026 financial year.
E02	**Audit Fees**
	The audit expense of $330 relates to the independent audit of the Sinking Fund accounts for the first six months of the 2026 financial year.
	The 2026 budget of $550 was based on the prior year's audit expenditure. No non-audit services were provided.