Hellenic Club Limited

(A company limited by guarantee)

A.B.N. 71 000 017 407

Financial Statements
For The Year Ended
30 June 2026

Registered Office

251-253 Elizabeth Street
Sydney NSW 2000

Hellenic Club Limited
Directors' Report
For the Year Ended 30 June 2026

The directors have pleasure in presenting their report of Hellenic Club Limited (the "Company" or "Club") for the year ended 30 June 2026.

Directors

The following persons held office as directors of the company at any time during or since the end of the year and up to date of this report :

Nikolas Hatzistergos
Bill Kritharas
John Comino
George Katsaros (resigned 19 March 2026)
Christine Kanellakis
Greg Gav
Nicholas Pappas (resigned 19 March 2026)
James Stevens
Peter Kaliaropoulos
Graham Athanaseris (appointed 24 September 2026)
Bill Maloukis (appointed 24 September)

Principal activities

During the financial year the principal continuing activities of the company was the operation of a licensed club and ancillary services with the exclusive purpose of generating income to be applied to the advancement of the principal purpose of the company in order to promote Hellenism.

Review of Operations

During the year the company undertook activities of a charity and the advancement of the Hellenic Culture within the Australian community. The funding of these activities came mainly from the operation of the licensed club and rental of commercial property.

Operating Results

The Operating Profit for the company for the year ended 30 June 2026 was a loss of $361,752 (30 June 2025: profit $785,810).

	2026 $	2025 $
Revenue		
Beverage Sales	11,861	15,305
Food Sales	9,237	4,882
Poker Machine Income	3,393	3,911
Sales Social Games	11,963	4,168
Rental Revenue	1,798,139	1,672,769
	1,834,594	1,701,035
Other Income		
GST Assistance	414	515
Other Income	112,434	79,545
Licence Fee Received	400,000	1,433,333
	512,849	1,513,393
Total revenue and other income	**2,347,442**	**3,214,428**

Dividends

The company is a company limited by guarantee and does not have any share capital. No profits are returned to members by way of dividend or otherwise.

Short and long term objectives
Is to continue to promote and advance the Hellenic Culture within the Australian Community by carrying on commercial activities with the exclusive purpose of generating income which shall be applied for the furtherance of the Objects and in the advancement of the principal purposes of the company as described in the company's Memorandum of Association.

Measurement of success

Key achievements during the year included the continued activities for the promotion of the Hellenic Culture.

Future developments
It is intended to continue the activities and operations on a similar basis to the past financial year.

Auditor
BT & A Consultants are the current auditors and have been appointed since 4th November 2001.

Membership

	2026			2025
	Total Members	Financial Members	Non-Financial Members	Total Members
Full	231	199	32	262
Full Pension	24	22	2	32
Youth	0	0	0	2
Life	7	7	0	5
Social	27	26	1	20
Octogenarian	67	67	0	79
Honorary	2	2	0	2
	358	**323**	**35**	**402**

Environmental regulation

The company is not subject to any significant environmental regulation under Australian Commonwealth or State law. The directors are not aware of any significant breaches during the period covered by this report.

Significant changes in the state of affairs
In the opinion of the directors there were no significant changes in the state of affairs of the company that occurred during the financial year under review not otherwise disclosed in this report or the accounts.

After balance date events
Since the end of the financial year:
- In 2025 an option was granted and extended for the sale of the Hellenic Village for fees paid totalling in excess of $12 million, to which the Club has an entitlement in proportion to its unit holding. On settlement the Club will be entitled to receive that proportion of the net sale proceeds. Settlement is anticipated - but not certain - to occur in December 2026.

With the exception of the above there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the directors of the company, to affect significantly the operations of the company, the results of those operations, or the state of affairs of the company, in subsequent years.

Name:	George Katsaros
Title	Treasurer
Experience and expertise:	Accountant Director for 11 years (Resigned 19 March 2026)
Name:	John Comino
Title	Vice President
Experience and expertise:	Solicitor Director for 23 years
Name:	Greg Gav
Experience and expertise:	Company Director Director for 17 years
Name:	Nikolas Hatzistergos
Title	President
Experience and expertise:	Chartered Accountant Director for 12 years
Name:	Nicholas Pappas
Experience and expertise:	Solicitor Director for 12 years (Resigned 19 March 2026)
Name:	Bill Kritharas
Title	Vice President
Experience and expertise:	Solicitor Director for 12 years
Name:	Christine Kanellakis
Experience and expertise:	Lawyer Director for 9 years
Name:	James Stevens
Sydney 22 October 2026	Company Director Director for 4 years
Name:	Peter Kaliaropoulos
Experience and expertise:	Company Director Director for 2 years
Name:	Graham Athanaseris
Experience and expertise:	Company Director Director for 2 months (Appointed 24 September 2026)
Name:	Bill Maloukis
Experience and expertise:	Company Director Director for 2 months (Appointed 24 September 2026)

Club Secretary
Theofanis Papoulias has held the role of Club Secretary since 31 October 1999.

Meetings of directors
The number of meetings of the company's Board of Directors (excluding special and sub-committee meetings) and of each board committee held during the year ended 30 June 2026 was 12 and the number of meetings attended by each director were:

	Number Eligible to attend	Number attended
B. Kritharas	10	10
G. Katsaros	7	6
C. Kanellakis	10	7
J. Comino	10	9
G. Gav	10	10
N. Pappas	7	5
N. Hatzistergos	10	10
J. Stevens	10	9
P. Kaliaropoulous	10	9

Indemnification and Insurance of Officers and Auditors
During or since the financial year the company has paid premiums to insure each of the following persons against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity as an officer of the company, other than conduct involving a wilful breach of duty in relation to the company. The amount of the premium cannot be disclosed due to policy conditions.

B.Kritharas, G. Katsaros, C. Kanellakis, J. Comino, G. Gav, N. Pappas, N. Hatzistergos, J. Stevens, P. Kaliaropoulos, G. Athanaseris, B. Maloukis.

To the extent permitted by law, the Company has agreed to indemnify its auditors, BT & A Consultants as part of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount) other than a loss resulting for BT & A Consultants' negligent, wrongful or wilful acts or omissions. No payment has been made to indemnify BT & A Consultants during or since the financial year.

Directors' Benefits
Since the end of previous financial year no director of the company has received or become entitled to receive a benefit (other than a benefit included in the aggregate amount of emoluments received or due and receivable by directors shown in the accounts) by reason of a contract made by the Company or a related corporation with a director or with a firm of which he is a member, or with a company in which he has a substantial financial interest.

Auditor's independence declaration
The auditor's independence declaration for the year ended 30 June 2026 has been received and can be found on the following page of the financial report.

This report is made in accordance with a resolution of directors.

Nikolas Hatzistergos
President

Peter Kaliaropoulos
Treasurer

Sydney 22nd October 2026

Hellenic Club Limited
Auditor's Independence Declaration
Under Section 370C of the Corporations Act 2001

To the Board of Directors
Hellenic Club Limited
251-253 Elizabeth Street
SYDNEY NSW 2000

As lead auditor for the audit of Hellenic Club Limited for the financial year ended 30 June 2026, I declare to the best of my knowledge and belief, there have been:

(i) no contraventions of the auditor independence requirements as set out in Corporations Act 2001 in relation to the audit;

(ii) no contravention of any applicable code of professional conduct in relation to the audit; and

(iii) no non-audit services provided that contravene any applicable code of performance conduct in relation to the audit.

BT+A Consultants

BT & A CONSULTANTS
Accountants
Suite 3 / 644 Botany Road
ALEXANDRIA NSW 2015

G.Barbouttis

G M. Barbouttis OAM
Partner 28.10.2026
Sydney

Hellenic Club Limited
Statement of Profit or Loss and Other Comprehensive Income
For the Year Ended 30 June 2026

	Note	2026 $	2025 $
Revenue	3	2,347,442	3,214,428
Cost of sales		(21,423)	(25,871)
Cleaning		(49,963)	(50,308)
Rates and taxes		(299,333)	(241,195)
Employee expenses		(153,651)	(235,351)
Electricity and gas		(14,571)	(10,864)
Insurance		(99,236)	(376,378)
Repairs and maintenance		(204,841)	(112,275)
Other Expenses		(248,450)	(194,250)
		(1,091,468)	(1,246,494)
Results from operating activities (EBITDA)		1,255,974	1,967,934
Depreciation and amortisation expense	4	(799,388)	(400,690)
Finance costs	4	(818,338)	(781,434)
		(1,617,726)	(1,182,124)
Profit / (loss) before income tax expense		(361,752)	785,810
Income tax benefit / (expense)	5	(835,273)	-
Profit/Loss after income tax expense for the year	5	(1,197,025)	785,810
Total comprehensive income for the year		**(1,197,025)**	**785,810**

The Statement of Profit or Loss and Other Comprehensive Income is to be read in conjunction with the accompanying notes.

Hellenic Club Limited
Statement of Financial Position
For the Year Ended 30 June 2026

	Note	2026	2025
	-	$	$
Assets			
Current Assets			
Cash and Cash Equivalents	6	1,244,323	369,202
Trade and Other Receivables	7	434,092	440,170
Other Current Assets	8	23,902	10,141
Inventory	9	4,009	3,182
Assets Held for Sale	8	54,160	
Total Current Assets		**1,760,486**	**822,695**
Non-Current Assets			
Property, Plant and Equipment	10	17,962,199	18,760,442
Trade and Other Receivables	7	800,000	1,166,667
Other Non-Current Asset	11	-	54,160
Total non-current assets		**18,762,199**	**19,981,269**
Total assets		**20,522,685**	**20,803,964**
Liabilities			
Current liabilities			
Trade and Other Payables	12	791,651	1,113,789
ATO Liabilities	13	893,653	51,787
Provisions	14	23,192	33,706
Borrowings	15	15,309,853	571,500
Other Liabilities	16	510,846	435,648
Deferred Revenue (Hellenic Village Initial Distribution)	17	825,000	-
Total Current Liabilities		**18,354,195**	**2,206,430**
Non-current liabilities			
Borrowings	15	-	14,865,353
Other Liabilities	16	800,000	1,166,667
Total Non-Current Liabilities		**800,000**	**16,032,020**
Total liabilities		**19,154,195**	**18,238,451**
Net Assets		**1,368,489**	**2,565,514**
Equity			
Retained profits		(4,603,995)	(3,406,970)
Reserves		5,972,484	5,972,484
Total Equity		**1,368,489**	**2,565,514**

The Statement of Financial Position is to be read in conjunction with the accompanying notes.

Hellenic Club Limited
Statement of Changes in Equity
For the Year Ended 30 June 2026

	Retained Earnings $	Asset Revaluation Reserve $	Total Equity $
Balance at 1 July 2025	(3,406,970)	5,972,484	2,565,514
Total comprehensive income for the year	(1,197,025)	-	(1,197,025)
Balance at 30 June 2026	**(4,603,995)**	**5,972,484**	**1,368,489**

	Retained Earnings $	Asset Revaluation Reserve $	Total Equity $
Balance at 1 July 2024	(4,192,780)	5,972,484	1,779,704
Total comprehensive income for the year	785,810	-	785,810
Balance at 30 June 2025	**(3,406,970)**	**5,972,484**	**2,565,514**

The Statement of Changes in Equity is to be read in conjunction with the accompanying notes.

Hellenic Club Limited
Statement of Cash Flows
For the Year Ended 30 June 2026

	Note	2026 $	2025 $
Cash flows from operating activities			
Receipts from customers		2,671,547	3,214,427
Payments to suppliers and employees		(1,675,601)	(2,595,854)
Finance costs	4	(817,683)	(781,434)
Net cash from operating activities		178,262	(162,861)
Cash flows from investing activities			
Receipts from other investments	17	825,000	-
Payments for property, plant and equipment		(1,143)	-
Payments for other investments		-	(1,510)
Net cash from investing activities		823,857	(1,510)
Cash flows from financing activities			
Receipts from loan drawdowns		-	14,865,353
Repayment of loans		(127,000)	(14,535,685)
Net cash from financing activities		(127,000)	93,123
Net Increase in cash and cash equivalents		875,120	165,297
Cash and cash equivalents at the beginning of the financial year		369,202	203,905
Cash and cash equivalents at the end of the financial year	6	**1,244,323**	**369,202**

The Statement of Cash Flows is to be read in conjunction with the accompanying notes.

Note 1. Reporting Entity

The financial report of Hellenic Club Limited (the Company) for the year ended 30 June 2026 was authorised for issue by the directors on the date of the declaration signed by the directors.

Hellenic Club Limited is a company limited by guarantee and without any share capital. It is incorporated and domiciled in Australia. The Company is a not-for-profit entity. In accordance with the Constitution the liability of members in the event of the Company being wound up would not exceed $2.00 per member.

The nature of the operations and principal activities of the Company are the operation of a licensed club and licensed restaurant.

Note 2. Summary of Significant Accounting Policies

a) Basis of Preparation

This financial report is a general purpose financial report prepared in accordance with the requirements of the Corporations Act 2001, Australian Accounting Standards – Simplified Disclosures and other authoritative pronouncements of the Australian Accounting Standards Board and Urgent Issues Group Interpretations.

The financial report has been prepared on a historical cost basis. The financial report is presented in Australia dollars ($).

b) Revenue Recognition

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefit will flow to the company and the revenue can be reliably measured. The following specific recognition criteria must also be met before the revenue is recognised.

Sales of Goods
Sales Revenue comprises revenue earned from the Club's trading activities including bar sales, poker machines, rental and licenced restaurant receipts. It is recognised as income when earned.

Interest
Interest revenue is recognised when the company has control of the right to receive the interest payment.

Other revenue
Other revenue is recognised when it is received or when the right to receive payment is established.

c) Income Tax

The *Income Tax Assessment Act 1997* provides that under the concept of mutuality, companies are only liable for income tax on income derived from non-members and from outside entities. The assessable income of the Club for income tax purposes comprises only certain income deemed to be derived from non-member activities. Conversely, allowable deductions for income tax purposes are limited to certain expenses and statutory deductions.

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

Unrecognised deferred income tax assets are reassessed at each balance sheet date and are recognised to the extent that it has been probable that future taxable profit will allow the deferred tax asset to be recovered.

d) Cash and Cash Equivalents

Cash and cash equivalents in the balance sheet comprise cash at bank and in hand. For the purpose of the statement of cash flows, cash included deposits at call, which are readily convertible to cash on hand, and used in the cash management function on a day-to-day basis.

e) Trade and Other Receivables

Trade receivables, which generally have 60 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less an allowance for impairment.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that the Company will not be able to collect the debt.

f) Inventories

Inventories are measured at the lower of cost and net realisable value.

g) Property, plant and equipment

Property, plant and equipment are brought to account at cost or at independent or directors' valuation, less, where applicable, any accumulated depreciation or amortisation. The directors review the carrying amounts of property, plant and equipment annually to ensure it is not in excess of the recoverable amounts of these assets. The recoverable amount is assessed on the basis of the expected net cash flows, which will be received from the assets employment and subsequent disposal. The expected net cash flows have not been discounted to their present values in determining recoverable amounts.

Cutlery and crockery etc. are stated at cost with renewals, other than significant additions, being expensed. Other assets held for resale are valued at the lower of cost and net realisable value.

The depreciable amount of all fixed assets including building but excluding freehold land, are depreciated over their useful lives to the company commencing from the time the assets is held ready for use.

The depreciation rates used for each class of assets are:

Plant and equipment	7.50% - 100%
Furniture and fittings	7.50% - 100%
Construction and property	2.50%

The assets' residual values, useful lives and amortisation methods are reviewed, and adjusted if appropriate, at each financial year-end.

Disposal
An item of property, plant and equipment is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the year the asset is derecognised.

h) Impairment of Non-Financial Assets

Assets are tested for impairment whenever events of changes in circumstances indicate that the carrying amount may not be recoverable. The Directors conduct an annual internal review of asset values, which is used as a source of information to assess for any indicators of impairment. External factors, such as changes in economic conditions, are also monitored to assess indicators of impairment. If any indication of impairment exists, an estimate of the asset's recoverable amount is calculated.

i) Acquisition of Assets

All assets acquired including property, plant and equipment are initially recorded at their cost of acquisition at the date of acquisition, being the fair value of the consideration provided plus incidental costs directly attributable to the acquisition.

j) Subsequent Additional Costs

Costs incurred on assets subsequent to initial acquisition are capitalised when it is probable that future economic benefits in excess of the originally assessed performance of the asset will flow to the Company in future years. Costs that do not meet the criteria for capitalisation are expensed as incurred.

k) Trade and Other Payables

Trade payables and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Company prior to the end of the financial year that are unpaid and arise when the Company becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

l) Employee Benefits

(i) Wages, salaries and annual leave
Liabilities for wages, salaries including non-monetary benefits and annual leave expected to be settled within 12 months of the reporting date are recognised in respect of employees' services up to the reporting date. They are measured at the amounts expected to be paid when the liabilities are settled.

(ii) Long service leave
The liability for long service leave is recognised and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currencies that match, as closely as possible, the estimated future cash outflows.

m) Other Taxes

Revenues, expenses and assets are recognised net of the amount of goods and service tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). 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 are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the statement of financial position.

Cash flows are included in the statement of cash flows on a gross basis. The GST components of cash flows arising from investing and financing activities, which are recoverable from, or payable to the ATO are classified as operating cash flows.

Expenditure is only recognised as an asset when the entity controls future economic benefits as a result of the costs incurred, it is probable that those future economic benefits will eventuate, and the costs can be measured reliably. Costs attributable to feasibility and alternative approach assessments are expensed as incurred.

n) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings. Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

o) Borrowing Costs

Borrowing costs are recognised as an expense when incurred.

p) Statement of compliance

Certain Australian Accounting Standards and Interpretations have recently been issued or amended but are not yet effective and have not been adopted by the Club for the annual reporting period ended 30 June 2026. The directors have not early adopted any of these new or amended standards or interpretations.
The directors have not yet fully assessed the impact of these new or amended standards (to the extent relevant to the Club) and interpretations.

The financial report complies with Australian Accounting Standards – Simplified Disclosure Requirements and other authoritative pronouncements as issued by the Australian Accounting Standards Board and International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.

The company is a not-for-profit, private sector entity which is not publicly accountable. Therefore, the financial statements have been prepared in accordance with Australian Accounting Standards - Simplified Disclosures.

q) Going Concern

The financial report has been prepared on a going concern basis, which contemplates continuity of normal business activities and realization of assets and settlement of liabilities in the ordinary course of business.

As at 30 June 2026, the statement of profit and loss and other comprehensive income reflects a net loss of $361,752 (2025 : Profit $785,810). The Club's interest in Hellenic Village units has contributed to a tax liabiity of $835,273. It is noted that the income from this transaction has not been received as at the date of this report however as contracts had been exchanged prior to year end and will not be settled until December 2026, the capital gains tax has been reflected in these accounts.

The Board has prepared a cashflow forecast for the period extending beyond the date of issue of these financial statements. Based on anticipated levels of operational cash flow, the Board is of the opinion that the company has sufficient cash and available unused debt facilities to fund current operations for more than one year.

The Directors are confident that the company will achieve successful outcomes in relation to the above matters and that it is therefore appropriate to prepare the financial statements on the going concern basis and that the company will be able to pay its debts as and when they become due and payable from available cash resources and operating cash flows.

r) Significant Accounting Judgements, Estimates and Assumptions

The Preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements and estimates on historical experience and on other various factors it believes to be reasonable under the circumstances, the result of which form the basis of the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates under different assumptions and conditions.

Management has identified the following critical accounting policies for which significant judgements, estimates and assumptions are made. Actual results may differ from these estimates under different assumptions and conditions and may materially affect financial results or the financial position reported in future periods. Further details of the nature of these assumptions and conditions may be found in the relevant notes to the financial statements.

s) Significant Accounting Judgements

Impairment of Non-Financial Assets

The Company assesses impairment of all assets at each reporting date by evaluating conditions specific to the Company and to the particular asset that may lead to impairment. These include technology, economic and political environments. If an impairment trigger exists the recoverable amount of the asset is determined. If an impairment trigger exists the recoverable amount of the asset is determined.

Estimation of useful lives of assets

The estimate of the useful lives of assets has been based on historical experience as well as manufacturer's warranties (for plant and equipment), lease terms (for leased equipment) and turnover policies (for motor vehicles). In addition, the condition of the assets is assessed at least once per year and considered against the remaining useful life. Adjustments to useful lives are made when considered necessary.

t) Application of new and revised Accounting Standards

There are no new or amended Australian Accounting Standards and interpretations that apply for the first time this current year and having materially impact the financial statements of the company.

(u) Comparatives

Where necessary, comparative figures have been reclassified to conform with changes in presentation in the current year.

Note 3. Revenue & Other Income

	Note	2026 $	2025 $
Revenue			
Beverage Sales		11,861	15,305
Food Sales		9,237	4,882
Poker Machine Income		3,393	3,911
Sales Social Games		11,963	4,168
		36,454	28,266
Other income			
GST Assistance	19	414	515
License Fee Income		400,000	1,433,333
Rental Revenue		1,798,139	1,672,769
Other income		112,434	79,545
		2,310,988	3,186,162
Total revenue and other income		**2,347,442**	**3,214,428**

Note 4. Expenses

Profit before income tax includes the following significant expenses:

	2026 $	2025 $
Depreciation of non-current assets		
Depreciation Expense – Plant & Equipment	14,357	9,008
Depreciation Expense – Furniture & Fittings	62,531	-
Depreciation Expense - Improvement Castlereagh Street 1	111,462	118,953
Depreciation Expense – Improvement Castlereagh Street 2	259,721	259,153
Depreciation Expense – Elizabeth Street	351,317	13,576
	799,388	**400,690**
Finance Costs		
Interest	817,683	774,289
Bank fees and charges	655	7,145
	818,338	**781,434**

Note 5. Income Tax

a) Income Tax Expense

	2026 $	2025 $
The amount set aside for the income tax in the income statement has been calculated as follows:		
Operating profit / (loss) per the accounts	(361,752)	785,810
Add: Non-deductible expenses	963,305	400,690
Less: Other deductible expenses & Non-assessable income	(813,124)	(400,690)
Profit (Loss) Before Income Tax	(211,571)	785,810
Extraordinary Income - Sale Hellenic Village	6,644,878	
Tax losses deducted	(3,092,214)	(785,810)
Taxable Income (Loss) Before Income Tax	**3,341,093**	**-**
Income tax at 25%	(835,273)	-
Income tax for the year	**(835,273)**	**-**
Profit/(Loss) after income tax for the year	**2,505,820**	**-**

Note 6. Cash and Cash Equivalents

	2026 $	2025 $
Cash on hand	6,457	6,390
Cash at bank	1,237,866	362,812
	1,244,323	**369,202**

Note 7. Trade and Other Receivables

Accounts Receivable current	434,092	440,170
Accounts Receivable non current	800,000	1,166,667
	1,234,092	**1,606,837**

	2026 $	2025 $
Note 8. Other Current Assets		
Prepayments	17,500	609
Bonds	1,620	4,750
Security Deposit	4,782	4,782
Hellenic Village Unit Trust – 3 units held at cost - Held for Sale	54,160	-
	78,062	**10,141**
Note 9. Inventories		
Food/Beverage - at cost	4,009	3,182
	4,009	**3,182**
Note 10. Property, Plant & Equipment		
Land & Buildings		
Freehold Land and buildings		
(at deemed cost, 2001 independent valuation)		
251-253 Elizabeth Street, Sydney	4,232,600	4,232,600
238-240 Castlereagh Street, Sydney	2,550,638	2,550,638
	6,783,238	6,783,238
Construction and Property Improvement - at cost		
251 Elizabeth Street, Sydney	543,029	543,029
238-240 Castlereagh Street, Sydney - Alpha Restaurant	13,758,750	13,758,750
238-240 Castlereagh Street, Sydney - Beta Bar	1,147,668	1,147,668
Less: Accumulated depreciation	(4,760,527)	(4,038,028)
	10,688,920	11,411,419
Total Land & Buildings	**17,472,158**	**18,194,657**
Plant & Equipment		
Plant and equipment - at cost		
- Plant and equipment	1,188,896	1,187,753
- Plant and equipment - Alpha Restaurant	525,652	525,652
Less: Accumulated depreciation	(1,494,362)	(1,480,006)
	220,186	233,399
Furniture and fittings - at cost	856,781	856,781
Less: Accumulated depreciation	(606,658)	(544,127)
	250,123	312,654
Cutlery and crockery - at cost	19,732	19,732
	19,732	19,732
Total Plant & Equipment	**490,041**	**565,785**
Total Property, Plant & Equipment	**17,962,199**	**18,760,442**

Note 10. Property, Plant & Equipment (continued)

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

	Freehold Land and Buildings	Construction and Property Improvement	All Other Plant and Equipment	Total
	$	$	$	$
Balance at 1 July 2025	6,783,238	11,411,419	565,785	**18,760,442**
Additions	-	-	1,143	**1,143**
Depreciation expense	-	(722,500)	(76,888)	**(799,388)**
Balance at 30 June 2026	**6,783,238**	**10,688,919**	**490,040**	**17,962,197**
Balance at 1 July 2024	6,783,238	11,803,101	574,793	**19,161,132**
Additions	-	-	-	**-**
Depreciation expense	-	(391,682)	(9,008)	**(400,690)**
Balance at 30 June 2025	**6,783,238**	**11,411,419**	**565,785**	**18,760,442**

Note 11. Other Non-Current Assets	**2026**	**2025**
	$	$
Hellenic Village Unit Trust – 3 units held – at cost	-	54,160
	-	**54,160**

Note 12. Trade and Other Payables		
Trade Payables	49,197	442,973
Other Creditors	8,487	11,893
Accrued Expenditures	733,967	658,923
	791,651	**1,113,789**

Note 13. ATO Liabilities		
GST/PAYG Liabilities	58,380	51,787
Income Tax Payable	835,273	-
	893,653	**51,787**

Note 14. Provisions		
Current		
Employee Benefits	23,192	33,706
	23,192	**33,706**

Note 15. Borrowings		
Current		
Directors Loan	444,500	571,500
Bank Loans	14,865,353	-
	15,309,853	**571,500**
Non-Current		
Bank Loans	-	14,865,353
	-	**14,865,353**
	15,309,853	**15,436,853**

Note 16. Other Liabilities	**2026**	**2025**
Current	**$**	**$**
Bonds held	14,448	33,685
Prepaid Event Sales	129,731	-
Unearned Membership Income	-	1,963
Unearned Licence Fees	366,667	400,000
	510,846	**435,648**
Non-Current		
Unearned Licence Fees	800,000	1,166,667
	800,000	**1,166,667**
	1,310,846	**1,602,315**

Note 17. Hellenic Village

The initial distribution of $825,000 from Hellenic Village is not accounted for in this financial year as revenue, as profit from sale is accounted for at date of settlement. However the tax liability of $835,273 must be accounted for in 2026 and is due for payment in March 2027.

Note 18. Additional Financial Instrument Disclosures

a) Credit risk

Credit risk represents the loss that would be recognised if counter parties failed to perform as contracted. The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance date to recognised financial assets is the carrying amount as disclosed in the balance sheet and notes to the financial statements.

The company does not have any material credit risk exposure to any single debtor or group of debtors under financial instruments entered into by the economic entity.

On-balance sheet financial instruments

The company minimises concentrations of credit risk by undertaking transactions with a large number of members and customers.

b) Net fair values of financial assets and liabilities

For all financial assets and liabilities the fair net value approximates their carrying value. No financial assets and financial liabilities are readily traded on organised markets.

The aggregate net fair values and carrying amounts of financial assets and financial liabilities are disclosed in the balance sheet and in the notes to the financial statements.

c) Interest rate risk

The Company's financial assets and liabilities are subject to interest rate risk. These will fluctuate in accordance with movements in the market interest rates.

Note 18. Additional Financial Instrument Disclosures (continued)

Total Borrowing Capacity	2026	2025
Commonwealth Bank Loan	15,000,000	15,000,000
Total Borrowing Capacity	**15,000,000**	**15,000,000**
Total Used Portion		
Commonwealth Bank Loan	14,865,353	14,865,353
Total Used Portion	**14,865,353**	**14,865,353**
Total Unused Portion		
Commonwealth Bank Loan	134,647	134,647
Total Unused Portion	**134,647**	**134,647**

Loan Facilities
In April 2025 the Commonwealth Bank refinanced an existing loan with Bank of Sydney with a loan of $15,000,000. This facility is not in reduction and is for a period of 2 years from the date of funding.

The facility is secured by General Secuirty Interest by Hellenic Club Ltd comprising:
- First ranking charge over All Present & Acquired Property
- First Registered Mortgage by Hellenic Club Ltd over Non Residential Real Property located at 238-240 Castlereagh Street Sydney NSW 2000.
- First Registered Mortgage by Hellenic Club Ltd over Non Residential Real Property located at 251 Elizabeth Street Sydney NSW 2000.

d) Risk management
The company has not entered into any off balance sheet financial instruments during the financial year.

Note 19. GST rebate
GST rebate on gaming machine revenue is an assistance received from Revenue NSW for the GST paid on the first $200,000 of gaming machine revenue. The total assistance received from the Revenue NSW for the financial year ended 30 June 2026 was $414 (2025: $515). The GST rebate on gaming machine revenue will continue beyond 2026, subject to annual reviews in the budgetary process.

Note 20. Related Party Disclosures

Key management personnel disclosures
The following were key management personnel of the company at any time during the reporting period, and unless otherwise indicated were key management personnel for the entire period:

Non-Executive Directors
B.Kritharas, G. Katsaros (to March), C. Kanellakis, J. Comino, G. Gav, N. Pappas (to March), N. Hatzistergos, J. Stevens, P Kaliaropoulos.

Transactions with key management personnel
No director of the company receives any remuneration or retirement benefit.

Loans to/from key management personnel
In 2025 each director contributed a loan of $63,500. Mr Katsaros and Mr Pappas were repaid this year. All other directors were repaid in August 2026.

Other key management personnel transactions with the Company
Transactions between related parties are on normal commercial terms and conditions. No more favourable than those available to other parties unless otherwise stated.

Bill Kritharas is a partner at Sparke Helmore lawyers, during the year this firm provided legal advice for total fees of $21,310.

All directors had honorary unpaid positions.

Note 21. Membership Liability

The company is a company limited by guarantee under the Corporations Law and does not have any share capital. In accordance with the constitution of the company every member undertakes to contribute such amount (not exceeding $2.00) as may be required in the event of the winding up of the company during the time that he or she is a member or within one year thereafter. At 30 June 2026 there were 358 members (2025: 402 members).

Note 22. Segment Reporting

The principal activity of the Company is the operation of a licensed social club and ancillary services. The Company operates from only one location being Sydney, New South Wales, Australia.

Note 23. Events occurring after the reporting date

- In 2025 an option was granted and extended for the sale of the Hellenic Village for fees paid totalling in excess of $12 million, to which the Club has an entitlement in proportion to its unit holding. On settlement the Club will be entitled to receive that proportion of the net sale proceeds. Settlement is anticipated - but not certain - to occur in December 2026

With the exception of the above there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the directors of the company, to affect significantly the operations of the company, the results of those operations, or the state of affairs of the company, in subsequent years.

Note 24. Contingent liabilities
The Company has no contingent liabilities at 30 June 2026.

Note 25. Capital Commitments
The Company has no capital commitments at 30 June 2026.

Note 26. Core Property

Pursuant to Section 41E of the Registered Clubs Amendment Act 2006, the Club defines core property as follows:

	2026	2025
	$	$
	17,472,158	18,194,657

Core property includes the defined premises of the club and any facilities provided for the Club members. Accordingly, all property occupied by the Club is defined as core property.

Hellenic Club Limited
Consolidated entity disclosure statement
For the Year Ended 30 June 2026

Disclosure of subsidiaries and their country of tax residency, as required by the Corporations Act 2001, does not apply to the Company as the Company is not required by accounting standards to prepare consolidated financial statements.

Hellenic Club Limited
Directors' Declaration
For the Year Ended 30 June 2026

In accordance with a resolution of the directors of Hellenic Club Limited,
I state that:

In the directors' opinion:

a) The financial statements and notes of the Company are in accordance with the *Corporations Act 2001* , including;
   (i) giving a true and fair view of the Company's financial positions as at 30 June 2026 and of its performance for the year ended on that date; and
   (ii) complying with Australian Accounting Standards - Reduced Disclosure Requirements and the *Corporation Regulations 2001* ;

b) there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

On behalf of the Board

Nikolas Hatzistergos
President

Peter Kaliaropoulos
Treasurer

Sydney 22 October 2026

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Reduced Disclosure Requirements 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 Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company 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 the 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 this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment 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 control.*
- *Obtain an understanding of internal control 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 Company's internal control.*
- *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*

Independent Audit Report to the members of Hellenic Club Limited

Opinion

We have audited the financial report of Hellenic Club Limited which comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Company 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 2026 and of its

financial performance for the year ended on that date; and

b) complying with Australian Accounting Standards – Simplified Disclosure Requirements and the Corporations Regulations 2001.

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 Company 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 (including Independence Standards)(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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Financial Report and Auditor's Report Thereon

The directors are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial report and our auditor's report thereon. Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

- *report. However, future events or conditions may cause the Company 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 presentation.*

We communicate with the directors regarding, among other mattes, the planned scope and timing of the audit and significant deficiencies in internal control that we identify during our audit.

BT+A Consultants

BT & A Consultants

G Barbouttis

George Barbouttis OAM

Partner

Sydney 28.10.2016

B T & A C O N S U L T A N T S
A B N: 59 335 422 451

ACCOUNTANTS

Disclaimer on additional financial information

The additional financial information, being the attached Income and Expenditure and Trading Statements, has been compiled by the management of Hellenic Club Limited.

No auditor or review has been performed by us and accordingly no assurance is expressed.

To the extent permitted by law, we do not accept liability for any loss or damage which any person, other than Hellenic Club Limited may suffer arising from negligence on our part. No person should rely on the additional financial information without having an audit or review conducted.

BT & A Consultants

BT & A Consultants

George Barbouttis OAM

Partner

Sydney 28.10.2026

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LIABILTY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION

Hellenic Club Limited
Detailed Profit and Loss Statement
For the Year Ended 30 June 2026

	2026	2025
Sales	$	$
Bar Sales	11,861	15,305
Food Sales	9,237	4,882
Poker Machine Revenue	3,393	3,911
Social Games Revenue	11,963	4,168
	36,454	**28,266**
Less: Cost of Goods Sold		
Opening Stock	3,182	4,221
Bar Purchases	9,383	10,826
Food Purchases	12,867	12,206
Stocktake Fee	-	1,800
Closing Stock	(4,009)	(3,182)
	21,423	25,871
GROSS PROFIT FROM TRADING	**15,031**	**2,395**
Other Income		
GST Assistance	414	515
License Fee Received	400,000	1,433,333
Rents Received	1,798,139	1,672,769
Other income, refunds and claims	112,434	79,545
	2,310,988	3,186,162
TOTAL REVENUE	**2,326,019**	**3,188,557**

Hellenic Club Limited
Detailed Profit and Loss Statement (Continued)
For the Year Ended 30 June 2026

	2026	2025
Expenses	**$**	**$**
Accountancy and Audit Fees	24,000	76,763
Advertising & Marketing Promotion	9,731	2,400
Bad Debts	117,453	-
Cleaning	49,963	50,308
Electricity	13,414	8,813
Equipment Hire	9,803	9,024
Filing Fees	2,302	4,508
Flowers & Decorations	381	1,050
Gaming Machine Servicing	2,265	4,770
Gas	1,157	2,051
General Expenses	4,415	1,518
Insurance	99,236	376,378
IT & Computer Expenses	3,990	3,961
Kitchen & Other Replacements	995	-
Legal Costs	21,310	19,720
Letting Fees	-	966
License & Registration Fees	1,135	1,600
Linen	2,871	-
Members Functions	22,090	22,307
Merchant Fees	1,399	2,920
Other Staff Expenses	-	2,039
Postage & Delivery	1,016	1,100
Printing & Stationery	1,771	4,934
Rates & Taxes	299,333	241,195
Repairs & Maintenance	204,841	112,275
Rubbish Removal	9,442	2,100
Salaries & Wages	148,340	171,887
Staff Entitlements	(10,514)	-
Subscriptions	5,115	23,256
Superannuation Contributions	15,825	61,425
Telephone and Internet	3,148	5,902
Travel and other related expenses	3,818	5,451
Total Expenses	1,070,045	1,220,622
Operating Profit/(Loss) Before Interest, Tax and Depreciation (EBITDA)	**1,255,974**	**1,967,934**

Hellenic Club Limited

Detailed Profit and Loss Statement (Continued)
For the Year Ended 30 June 2026

	2026	2025
Other Expenses	**$**	**$**
Depreciation	799,388	400,690
Finance Costs	818,338	781,434
Total Other Expenses	**1,617,726**	**1,182,124**
Net Profit/(Loss) Before Income Tax	**(361,752)**	**785,810**