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Samaritans Housing

ABN 70 614 051 641

Financial Statements

For the Year Ended 30 June 2026

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Contents
For the Year Ended 30 June 2026

	Page
Financial Statements	
Board Members' Report	1
Auditor's Independence Declaration	8
Independent Audit Report	9
Board Members' Declaration	12
Statement of Surplus or Deficit and Other Comprehensive Income	13
Statement of Financial Position	14
Statement of Changes in Funds	15
Notes to the Financial Statements	16

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Board Members' Report
30 June 2026

General information

The financial affairs of Samaritans Housing are included in this financial report.

The Newcastle Anglican Church Corporation (NACC) was established on 1 October 2017 as a Standing Committee of the Diocesan Council pursuant to the Diocesan Council Ordinance 1929 (amended February 2018). Effective 1 October 2020 the NACC was renamed the Newcastle Anglican Corporation (NAC) pursuant to the Diocesan Council Newcastle Anglican Church Corporations Ordinance 2017 Governance Amendment Ordinance 2020. The NAC was provided with full delegation of the Diocesan Council to oversee the operations of Samaritans Foundation Diocese of Newcastle and its Controlled Entities.

Information on Board Members

Bishop Peter Stuart	Board member since 11 May 2017 President since 2 February 2018 Chairman of the Board from 1 October 2020
Qualifications	B.Com, B.D, M.Management, Ed.D, GAICD
Experience	Dr Peter Stuart became the Bishop of Newcastle on 2 February 2018 after having served as Assistant Bishop from 2 February 2009. He has administered the Diocese on two occasions (2013 and 2017). He has considerable experience in not-for-profit governance, risk management, policy development, communication and financial administration. He has previously served on the Board of Anglicare Tasmania Inc, Glenview Nursing Home Inc (Tas), Julia Farr Services (SA), the Julia Farr Association (SA), St Peters College (SA). He has previously been a member of the Diocesan Council in the Diocese of Tasmania and Adelaide as well as member of the Long Service Leave Board of General Synod. In Newcastle, he has served as the chair of each of the Diocesan Schools, the Samaritans Foundation, the Trustees of Church Property and the Diocesan Council.
Bishop Charlie Murry	Appointed 10 May 2018 (non-voting member from 1 October 2020)
Qualifications	BMus, BTh, MAICD
Experience	Appointed Assistant Bishop of Newcastle – Coastal Episcopate on 10 May 2018. He has served on the Diocesan Council and the Clergy Emoluments Board since 2011. While the Rector of Singleton 2010 – 2018, he was for periods Area Dean and then Archdeacon for the Upper Hunter.
Bishop Sonia Roulston	Appointed 1 October 2020 (non-voting member)
Qualifications	B.AppSci BD MMin
Experience	Appointed Assistant Bishop of Newcastle – Inland Episcopate on 10 May 2018. She has served on the Diocesan Council and the Diocesan Ministry Council. Prior to her appointment as Assistant Bishop, she held the offices including Archdeacon of Newcastle and Rector of Morpeth. Sonia graduated from the AICD course in 2015.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Board Members' Report
30 June 2026

Mark Hedges	Appointed 1 October 2020
Qualifications	M.App.Fin, MBA, B.Bus.Stud, CPA, GAICD
Experience	Comprehensive experience and successful track record in finance roles in large manufacturing and media organisations. He has deep commercial experience and expertise in financial markets, particularly Corporate funding. He has proven judgement and understanding of risk as well as consistent high-level contribution to strategic thinking. In 2015 he concluded his role as Group Treasurer for Fairfax Media Limited. He was the Deputy Chair of Hunter United Credit Union until April 2020. Mark is a Director and Deputy Chair of Lifeline (Harbour to Hawkesbury, Sydney) until October 2025. He also sits on the Audit and Risk committee of the Hunter New England Local Health District. Mark also serves on the Board of the Newcastle Anglican Church Redress Corporation.
Helen Murray	Appointed 1 October 2020
Qualifications	B.A, LLB
Experience	Helen retired from the partnership at Sparke Helmore Lawyers on 31 March 2024 after more than 40 years in practice. During that time, she acted for State and Local government, global corporations, utilities, leading private developers and Newcastle families and individuals. She has advised in major land portfolio strategic management, transformation, and regeneration. She has previously served on the Board of a local financial institution. In that role the focus was on governance, risk management and compliance. She also served on the Board of the Newcastle Anglican Schools Corporation until 30 September 2020.
Fiona Williams	Appointed 1 October 2020
Qualifications	BBus GAICD
Experience	Experienced Senior Leader with expertise in the Strategy, Human Resources and Learning & Development areas. Currently the Associate Director People Strategy and Organisational Development at the University of Newcastle. Fiona has over 20 years' leadership experience across a range of industries including Not for Profit, Health, Education, Rail, Manufacturing, Insurance, Travel and Local Council. She served on the Board of Anglican Care until 30 September 2020.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Board Members' Report
30 June 2026

Vicki Eckart	Appointed 8 November 2023
Qualifications	Registered nurse & non-practicing midwife Bachelor of Health Science Nursing Masters Health Management Certified Assessor for the: -Australian Council on Healthcare Standards -Primary and Community Care Standards -Rainbow Tick, and Evaluation and Quality Improvement Program (International)
Experience	Vicki is an experienced healthcare professional who has worked in executive positions for more than 25 years predominantly in the not-for-profit religious sector. Most recent executive leadership roles have been in the residential, community, and retirement living sectors undertaking service realignment, establishing clinical governance systems and processes, integrating services, and improving financial performance. Other executive roles include general management and clinical service management in acute private hospitals and for corporate business improvement.
Cliff Barclay	Appointed 11 December 2024
Qualifications	BTH, Grad Dip Soc Sci (Drug Dep), GAICD
Experience	Cliff has been involved in the community services sector for 40 years.He has been CEO for three organisations for 20 years and in senior leadership for a further seven years. His expertise is in youth services, drug and alcohol and housing and homelessness services. He has run early childhood services, an Australian Disability Enterprise, a Lifeline service, drug and alcohol, mental health, youth, welfare and home based care services. He is known for his entrepreneurial approach. He established three youth residential specialist services including Australia's first funded youth foyer. He was the founder of Uniting Housing Vic TAS and across three different agencies has been responsible for the acquisition and delivery of more than 400 social and affordable housing units. He is the recipient of three state or national awards. In 2014, the Australian Institute of Management named him Not for Profit Manager of the Year for Victoria.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Board Members' Report
30 June 2026

Bruce White	Appointed 11 December 2024
Qualifications	MBA, GAICD
Experience	Bruce is an accomplished non-executive director and senior executive with extensive experience in governance, IT transformation, and financial services. A Graduate of the Australian Institute of Company Directors, Bruce has held pivotal roles including Chief Information Officer and Board Member across various industries. Renowned for his expertise in cybersecurity, digital transformations, and regulatory compliance, he has led complex projects and operational enhancements, fostering innovation and efficiency. As a strategic leader, Bruce has consistently contributed to the success of organizations by delivering robust governance frameworks and driving industry best practices. Bruce is Chair of the Audit & Risk Committee, where he provides leadership in financial oversight, governance frameworks, and risk management, ensuring accountability and operational excellence within the Diocese.
Nat McGregor	Appointed 1 November 2025
Qualifications	B.com, GAICD, Fellow (FGIA), CPA, ANZIIF (Assoc) CIP. MCIPS
Experience	Nat is an experienced Non-Executive Director and CEO/COO, with a strong financial and commercial background, deep expertise in governance, risk and compliance combined with excellent communication and leadership and advanced strategic planning capability. With 17 years' NED experience, bringing a well-honed ability to contribute effectively in a Boardroom setting and add value through considered, thoughtful governance and strategic advice. Other executive roles include Chief Operating Officer of Black Dog Institute and consultant for NM Business Solutions
Dr Anita Watts	Appointed 1 November 2025
Qualifications	B. Med. FRACGP
Experience	Anita Watts is a Wiradjuri woman, working on Awabakal country in Newcastle as a General Practitioner in both a large mainstream urban general practice and in the Aboriginal Community Controlled Health Sector. She is a board member of Hunter New England Central Coast Primary Health Network. Anita is a previous Council member of the Aboriginal and Torres Strait Islander Health Council of the Royal Australian College of General Practitioners (RACGP) and was a previous board member of the Australian Indigenous Doctors Association. From 2005 to 2019 Anita was a Senior lecturer at the University of Newcastle, teaching Aboriginal and Torres Strait Islander Health. She has an interest in the provision of health care to under serviced communities.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Board Members' Report
30 June 2026

Dr Alan Woodward	Appointed 1 November 2025
Qualifications	PhD, MPS, BBus (PubAdmin), AdipA, FAES, GAICD
Experience	Dr Woodward has worked in mental health and suicide prevention for 25 years as a policy advisor, executive in not-for-profit organisations, evaluator and researcher. He is an expert on crisis helpline services and community-based supports. He is a recipient of the 2022 UNSW Mental Health Prize (Professional). He has a deep appreciation of the social determinants of health and wellbeing, including family, social, and cultural factors in our lives. Dr Woodward is an experienced non-executive director and strategic advisor to governments, including to the National Suicide Prevention Office, Defence Joint Health Command, and as a former National Mental Health Commissioner. Dr Woodward has a particular interest in how people experience health and social services and the extent to which these create positive outcomes. This is reflected in his research interests and his work as an evaluator.
Professor Emeritus John Marley	Appointed 1 February 2023 Term Expired 31 October 2025
Qualifications	MD, MB ChB, Dr Med (Honoris causa), FRCP(Edin), FRACGP, DObstRCOG, DA, FACRRM, FP Cert
Experience	Former Pro Vice-Chancellor, Faculty of Health with the University of Newcastle and currently appointed with the University of Queensland. He has extensive clinical experience including as a GP/SMO/Emergency Department physician in rural and remote locations and currently spends time working in hospitals in remote ATSI locations in Cape York and the Kimberley. Has extensive strategic experience including a prior appointment as the Director of Strategy and Role Redesign for the Clinical Services Redesign Program at NSW Health. He was awarded a Medal of the Order of Australia (OAM) for service to medical education.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Board Members' Report
30 June 2026

Meetings of Board Members

During the financial year, 12 meetings of the NAC Board were held. Attendances by each Board Member during the year were as follows:

	Board Meetings	
	Number eligible to attend	Number attended
Bishop Peter Stuart	12	11
Bishop Charlie Murry	12	11
Bishop Sonia Roulston	12	10
Mark Hedges	12	12
Helen Murray	12	11
Fiona Williams	12	10
Vicki Eckart	12	11
Cliff Barclay	12	12
Bruce White	12	11
Nat McGregor	7	7
Dr Anita Watts	7	7
Dr Alan Woodward	7	7
Professor Emeritus John Marley (term expired 31 October 2025)	4	3

Principal Activities

The principal activity of Samaritans Housing, during the financial year, was to provide benevolent relief to those suffering poverty of distress (such as sickness, disability, destitution, suffering, misfortune or helplessness). Samaritans Housing provides housing support to many people in need including young people and families, those with disability or mental health challenges, people experiencing homelessness or crisis, and the wider community. There have been no significant changes in the nature of the entity's activity during the financial year.

Operating Results and Review of Operations for the Year

Operating Results

The operating deficit for the year was $690,971 (2025: $41,864).

Review of Operations

The financial result for the year includes a significant non-recurring loss from the sale of property assets. As sale proceeds were required to be remitted to the relevant department under funding arrangements, the transaction adversely impacted the reported result. Excluding this one off item, operating performance was consistent with underlying service delivery activities.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Board Members' Report
30 June 2026

Other items

Significant Changes in State of Affairs

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

Events after the Reporting Date

There are no matters or circumstances that have arisen since the end of the financial year which significantly affected or may significantly affect the operations of Samaritans Housing, the results of those operations or the state of affairs of Samaritans Housing in future financial years.

Environmental Issues

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

Future Developments

Likely developments in the operations of Samaritans Housing and the expected results of those operations in future financial years have not been included in this report.

Auditor's independence declaration

The auditor's independence declaration for the year ended 30 June 2026 has been received and can be found on page 8 of the financial report

Signed in accordance with a resolution of the Board:

Board Member:..... DocuSigned by: 94B181ED9F8742C... Board Member:..... DocuSigned by: F8F59E479FD54C0...

Dated this ..... day of 2026

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Auditor's Independence Declaration

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

(i) no contraventions of the auditor independence requirements as set out in section 60-40 of the *Australian Charities and Not-for-profits Commission Act 2012* in relation to the audit; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

HLB Mann Judd Assurance (Newcastle) Pty Ltd
(An authorised audit company)

M. J. O'Connor CA
Director

16 October 2026

NEWCASTLE

HLB MANN JUDD
ADVISORY AND ACCOUNTING

HLB Mann Judd Assurance (Newcastle) Pty Ltd 37 126 556 330
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Liability Limited by a scheme approved under Professional Standards Legislation.

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Samaritans Housing

ABN 70 614 051 641

Independent Audit Report to the members of Samaritans Housing

Report on the Audit of the Financial Report

Opinion

We have audited the accompanying financial report, being a special purpose financial report of Samaritans Housing, which comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income and the statement of changes in funds for the year then ended, notes comprising a summary of material accounting policies and other explanatory information, and the Board Members' declaration.

In our opinion, the financial report presents fairly, in all material respects, the financial position of Samaritans Housing as at 30 June 2026, and its financial performance for the year ended in accordance with the accounting policies described in Note 1 of the financial statements.

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 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 confirm that the independence declaration required by the ACNC Act, which has been given to the Board Members, would be in the same terms if given to the Board Members 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.

Basis of Accounting

Without modifying our opinion, we draw attention to Note 1 to the financial statements, which describes the basis of accounting. The financial statements have been prepared to assist Samaritans Housing meet its financial reporting responsibilities under the ordinances of the Anglican Diocese of Newcastle. As a result, the financial statements may not be suitable for another purpose.

Other Information

The Board Members are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 30 June 2026, 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.

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Samaritans Housing

ABN 70 614 051 641

Independent Audit Report to the members of Samaritans Housing

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 on the other information obtained prior to the date of this auditor's report, 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.

Responsibilities of Board Members for the Financial Report

The Board Members of the Company are responsible for the preparation of the financial report in accordance with Accounting Standards and ensuring they are appropriate to meet the needs of Synod of the Anglican Diocese of Newcastle. The Board Members responsibility also includes such internal control as the Board determines is necessary to enable the preparation and fair presentation 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 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 risk 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 management.

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Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Independent Audit Report to the members of Samaritans Housing

- Conclude on the appropriateness of the management's 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 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 Board Members regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

HLB Mann Judd Assurance (Newcastle) Pty Ltd
(An authorised audit company)

M.J. O'Connor CA
Director

22 October 2026

NEWCASTLE

HLB MANN JUDD
ADVISORY AND ACCOUNTING

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Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Board Members' Declaration

In the opinion of Board Members' of Samaritans Housing:

a. Samaritans Housing is not a reporting entity:

b. the financial statements and notes thereto, set out on pages 13 - 23 are in accordance with the basis of accounting described in Note 1, give a true and fair view of the financial position as at 30 June 2026 and of the performance for the year ended on that date of Samaritans Housing; and

c. In the Board Members' opinion, there are reasonable grounds to believe that Samaritans Housing will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Board Members:

DocuSigned by:
Board Member..... 94B181ED9F8742C... Board Member..... DocuSigned by: F8F59E479FD54C0...

Dated this ..... day of 2026

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Statement of Surplus or Deficit and Other Comprehensive Income
For the Year Ended 30 June 2026

	Note	2026 $	2025 $
Revenue	3	**762,971**	723,560
Other income	4	**1,113,964**	1,074,817
Depreciation and amortisation expense	5	**(195,463)**	(201,729)
Administration expense		**(135,437)**	(98,869)
Contractors expense		**(13,274)**	(4,183)
Rental expense		**(604,364)**	(602,061)
Repairs and maintenance		**(675,825)**	(600,488)
Utilities expense		**(366,269)**	(218,473)
Other expense		**(89,334)**	(114,438)
Gain/(loss) on sale of property		**(487,940)**	-
Surplus / (Deficit) for the year		**(690,971)**	(41,864)
Total comprehensive income for the year		**(690,971)**	(41,864)

The accompanying notes form part of these financial statements.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Statement of Financial Position
As At 30 June 2026

	Note	2026 $	2025 $
ASSETS			
CURRENT ASSETS			
Trade and other receivables	6	**1,381,994**	1,649,559
TOTAL CURRENT ASSETS		**1,381,994**	1,649,559
NON-CURRENT ASSETS			
Property, plant and equipment	7	**5,211,494**	5,463,788
TOTAL NON-CURRENT ASSETS		**5,211,494**	5,463,788
TOTAL ASSETS		**6,593,488**	7,113,347
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	8	**950,590**	819,478
Provision for make good		**200,000**	160,000
TOTAL CURRENT LIABILITIES		**1,150,590**	979,478
NON-CURRENT LIABILITIES			
TOTAL LIABILITIES		**1,150,590**	979,478
NET ASSETS		**5,442,898**	6,133,869
FUNDS			
Accumulated surplus		**5,442,898**	6,133,869
TOTAL FUNDS		**5,442,898**	6,133,869

The accompanying notes form part of these financial statements.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Statement of Changes in Funds
For the Year Ended 30 June 2026

2026

	Accumulated Surplus	Total
	$	$
Opening balance at 1 July 2025	**6,133,869**	**6,133,869**
Surplus/(deficit) for the year	**(690,971)**	**(690,971)**
Balance at 30 June 2026	**5,442,898**	**5,442,898**

2025

	Accumulated Surplus	Total
	$	$
Opening balance at 1 July 2024	6,175,733	6,175,733
Surplus/(deficit) for the year	(41,864)	(41,864)
Balance at 30 June 2025	6,133,869	6,133,869

The accompanying notes form part of these financial statements.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Notes to the Financial Statements
For the Year Ended 30 June 2026

1 Basis of Preparation

In the opinion of the Board Members, Samaritans Housing is not a reporting entity. The financial report has been drawn up as a special purpose financial report for the purpose of fulfilling the reporting requirements of the Synod of the Diocese of Newcastle.

The financial report has been prepared on the accrual basis of accounting as defined in AASB 108 Accounting Policies using the historical cost convention and a going concern assumption. Except where stated, it does not take into account changing money values or current valuations of non-current assets. The accounting policies have been consistently applied and are consistent with those of the previous year.

Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless otherwise stated.

The financial report does not include the disclosure requirements of the following pronouncements:

AASB 7	-	Financial Instruments: Disclosures
AASB 9	-	Financial Instruments
AASB 16	-	Leases
AASB 101	-	Presentation of Financial Statements
AASB 107	-	Statement of Cash flows
AASB 124	-	Related Party Disclosures
AASB 132	-	Financial Instruments: Presentation

2 Material Accounting Policies

The principle accounting policies which have been adopted in the preparation of this financial report are set out below.

(a) Income Tax

Samaritans Housing is exempt from Income Tax under Div 50-5 of the Income Tax Assessment Act 1997.

(b) Impairment of non-financial assets

Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Notes to the Financial Statements
For the Year Ended 30 June 2026

2 Material Accounting Policies

(c) Leases

At inception of a contract, Samaritans Housing assesses if the contract contains or is a lease. If there is a lease present, a right of use asset and a corresponding lease liability is recognised by Samaritans Housing where Samaritans Housing is the lessee. However all contracts that are classified as short-term leases (lease with remaining lease term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Samaritans Housing receives rental income from participants under service delivery contracts specific to the program or service the income relates to.

(d) Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services 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 acquisition of the asset or as part of an item of the expense.

Trade 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 balance sheet.

(e) Critical accounting estimates and judgments

The preparation of financial statements requires the use of certain critical accounting estimates. The Board Members evaluate estimates and judgements incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and based on current trends and other data, obtained both externally and within Samaritans Housing. It also requires management to exercise its judgement in the process of applying Samaritans Housing's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in the financial statements as required.

i. Useful lives of property, plant and equipment

As described in Note 7 (f), Samaritans Housing reviews the estimated useful lives of property, plant and equipment at the end of each reporting period.

ii. Performance obligations under AASB 15

To identify a performance obligation under AASB 15, the promise must be sufficiently specific to be able to determine when the obligation is satisfied. Management exercises judgement to determine whether the promise is sufficiently specific by taking into account any conditions specified in the arrangement, explicit or implicit, regarding the promised goods or services. In making this assessment, management includes the nature/type, cost/value, quantity and the period of transfer related to the goods or services promised.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Notes to the Financial Statements
For the Year Ended 30 June 2026

2 Material Accounting Policies

(e) Critical accounting estimates and judgments

iii. Lease term and option to extend under AASB 16

The lease term is defined as the non-cancellable period of a lease together with both periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option; and also periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option. The options that are reasonably going to be exercised are a key management judgement that Samaritans Housing will make. Samaritans Housing determines the likeliness to exercise the options on a lease-by-lease basis looking at various factors such as which assets are strategic and which are key to future strategy of Samaritans Housing.

3 Revenue

	2026	2025
	$	$
Fee for service	**529,589**	678,781
Government grants	**233,382**	44,779
	762,971	723,560

Revenue is recognised at fair value of the consideration received net of the amount of goods and services tax (GST) payable to the taxation authority.

Operating grants, fee for service, donations and bequests

When Samaritans Housing receives operating grant revenue, it assesses whether the contract is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 Revenue from Contracts with Customers.

When both these conditions are satisfied, Samaritans Housing:

- identifies each performance obligation relating to the grant
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations

Where the contract is not enforceable or does not have sufficiently specific performance obligations, the Company:

- recognises the asset received in accordance with the recognition requirements of other applicable accounting standards (e.g. AASB 9, AASB 16, AASB 116 and AASB 138)
- recognises related amounts (being lease liability, financial instruments, provisions, revenue or contract liability arising from a contract with a customer)

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Notes to the Financial Statements
For the Year Ended 30 June 2026

3 Revenue

Operating grants, fee for service, donations and bequests

- recognises income immediately in surplus of deficit as the difference between the initial carrying amount of the asset and the related amount

If a contract liability is recognised as a related amount above, Samaritans Housing recognises income in statement of surplus or deficit when or as it satisfies its obligations under the contract.

Samaritans Housing receives assets from the Government and other parties for nil or nominal consideration in order to further its objectives. These assets are recognised in accordance with the recognition requirements of other applicable accounting standards. On initial recognition of an asset, Samaritans Housing recognises related amounts and recognises income immediately in surplus or deficit as the difference between the initial carrying amount of the asset and the related amount.

4 Other income

	2026	2025
	$	$
Rental income	**1,113,964**	1,074,817

Rental income

Rental income from Samaritans Housing properties is recognised upon receipt from tenants.

Interest income

Interest income is recognised using the effective interest rate method.

5 Expenses

Surplus/(deficit) includes the following specific expenses:

Depreciation and amortisation of:		
Buildings	**133,435**	128,091
Plant and equipment	**33,333**	26,587
Leasehold improvements	**28,695**	47,051
	195,463	201,729

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Notes to the Financial Statements
For the Year Ended 30 June 2026

6 Trade and Other Receivables

	2026	2025
	$	$
Trade receivables		
Amounts receivable from parent entity		
- Samaritans Foundation	**1,338,697**	1,622,143
Prepayments	**15,663**	15,663
Trade and other receivables	**27,634**	11,753
	1,381,994	1,649,559

The collectability of debts is assessed at year-end and specific provision is made for any doubtful accounts. A provision for impairment is established where there is objective evidence that Samaritans Housing will not be able to collect all amounts due according to the original terms of the receivables. Trade receivables are due in 7-30 days depending on type of service and customers.

7 Property, plant and equipment

Freehold land		
At cost	**1,514,724**	1,779,724
Buildings		
At cost	**5,045,020**	5,310,986
Accumulated depreciation	**(1,872,901)**	(1,927,949)
	3,172,119	3,383,037
Plant and equipment - at cost	**299,379**	228,828
Accumulated depreciation	**(179,094)**	(145,761)
	120,285	83,067
Motor vehicles - at cost	**-**	19,214
Accumulated depreciation	**-**	(18,013)
	-	1,201
Leasehold improvements - at cost	**812,789**	572,055
Accumulated depreciation	**(408,423)**	(379,728)
	404,366	192,327
Capital works in progress	**-**	24,432
Total property, plant and equipment	**5,211,494**	5,463,788

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Notes to the Financial Statements
For the Year Ended 30 June 2026

7 Property, plant and equipment

(a) Movements in carrying amounts of property, plant and equipment

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	Buildings	Leasehold Improvements	Plant and Equipment	Motor Vehicles	Capital Works in Progress	Total
	$	$	$	$	$	$	$
Year ended 30 June 2026							
Balance at the beginning of year	1,779,724	3,383,037	192,327	83,067	1,201	24,432	5,463,788
Additions	-	145,457	216,302	70,551	-	-	432,310
Disposals - written down value	(265,000)	(222,940)	-	-	(1,201)	-	(489,141)
Transfers	-	-	24,432	-	-	(24,432)	-
Depreciation expense	-	(133,435)	(28,695)	(33,333)	-	-	(195,463)
Balance at the end of the year	1,514,724	3,172,119	404,366	120,285	-	-	5,211,494

	Freehold Land	Buildings	Leasehold Improvements	Plant and Equipment	Motor Vehicles	Capital Works in Progress	Total
	$	$	$	$	$	$	$
Year ended 30 June 2025							
Balance at the beginning of year	1,779,724	3,220,907	135,389	63,624	1,201	-	5,200,845
Additions	-	290,221	103,989	46,030	-	24,432	464,672
Disposals - written down value	-	-	-	-	-	-	-
Depreciation expense	-	(128,091)	(47,051)	(26,587)	-	-	(201,729)
Balance at the end of the year	1,779,724	3,383,037	192,327	83,067	1,201	24,432	5,463,788

(b) Transfers

As of the 1st of July 2015 Samaritans Housing was registered as a new subsidiary company of Samaritans Foundation and is a Community Housing Provider. In accordance with community housing legislative requirements, title in assisted property, plant and equipment, being those assets where a Government Department has provided funding as a contribution to the acquisition of the assets and has also registered an equitable interest in the property, was transferred to Samaritans Housing on the 1st of July 2015.

(c) 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.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Notes to the Financial Statements
For the Year Ended 30 June 2026

7 Property, plant and equipment

(c) Property, plant and equipment

Where the cost model is used, the asset is carried at its cost less any accumulated depreciation and any impairment losses. Costs include purchase price, other directly attributable costs and the initial estimate of the costs of dismantling and restoring the asset, where applicable.

Assets purchased with a value less than $1,000 are expensed in the period acquired.

(d) Land and buildings

Land and buildings are measured using the cost model.

Freehold land and buildings that have been contributed at no cost or for nominal cost are valued and recognised at the fair value of the asset at the date it is acquired.

(e) Plant and equipment

Plant and equipment are measured using the cost model.

Plant and equipment that have been contributed at no cost or for nominal cost are valued and recognised at the fair value of the asset at the date it is acquired.

(f) Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the asset's useful life to the Company, commencing when the asset is ready for use.

Leased assets and leasehold improvements are amortised over the shorter of either the unexpired period of the lease or their estimated useful life.

Leased assets and leasehold improvements are amortised over the shorter of either the unexpired period of the lease or their estimated useful life.

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

Fixed Asset	Depreciation rate
Buildings	2.5%
Plant and Equipment	10% - 50.0%
Motor Vehicles	25.0%
Leasehold improvements	2.5%-20.0%

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

Docusign Envelope ID: EC8D78ED-6F67-808F-83A9-173A15931AB4

Samaritans Housing

ABN 70 614 051 641

Notes to the Financial Statements
For the Year Ended 30 June 2026

8 Trade and Other Payables

	2026	2025
	$	$
Trade payables		
Project liabilities	**497,952**	497,952
Sinking fund	**(32,770)**	64,762
trade and other payables	**485,408**	256,764
	950,590	819,478

Liabilities are recognised for amounts to be paid in the future for goods or services received. Trade accounts payable are normally settled within 30 days. The carrying amount of accounts payable approximates net fair value.

9 Contingent Liability

Capital funding has previously been provided by the Department of Community Services - Ageing, Disability and Home Care (DFACS - ADHC) for the purpose of purchasing property. Guidelines from DFACS - ADHC provide that the capital funding will only be repaid to DFACS - ADHC upon disposal of the property, in proportion to the purchase funded by DFACS - ADHC.

A property liability will only be recognised in future periods should the sale of a property occur and the funds not yet be returned to DFACS - ADHC. The proportional written down value of the property funded by DFACS - ADHC at 30 June 2026 is $4,618,019 (2025: $5,123,536).

10 Events Occurring After the Reporting Date

The financial report was authorised for issue on 21 October 2026 by the Board Members.

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 future financial years.

11 Entity details

Samaritans Housing is a subsidiary of Samaritans Foundation – Diocese of Newcastle. Samaritans Foundation - Diocese of Newcastle is a not-for-profit entity, incorporated under the Anglican Church of Australia (Bodies Corporate) Act 1938.

The registered office of the entity is:
Samaritans Housing
36 Warabrook Boulevard
WARABROOK NSW 2304