

McCabe Street Limited

General Purpose Financial Report

for the financial year ended

30 June 2022



Corporate Directory

McCabe Street Limited

A.B.N. 63 123 603 154

Website Address – www.taskersliving.com

Directors

Mr Brett McKeon, Chairman

Ms Lisa Bevan, Director and Company Secretary

Mr David Bailey, Director

Registered Office and Principal Place of Business

Unit 12A, 151 Herdsman Parade,
Wembley, Western Australia, 6014

Shareholder Contact

admin@greenlanegroup.com.au

Auditor

Hall Chadwick WA Audit Pty Ltd
283 Rokeby Road
Subiaco, Western Australia, 6008

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Directors' Report

The Directors of McCabe Street Limited (the Company) submit herewith the annual report of the Company for the financial year ended 30 June 2022. In order to comply with the provisions of the *Corporations Act 2001*, the Directors report as follows:

Directors and Company Secretary

The names and particulars of the Directors of the Company in office during or since the end of the financial year are:

Mr Brett McKeon (Director/Chairman)

Mr McKeon is the Chairman. Mr McKeon has worked for more than 31 years in the financial services industry. He has considerable management, capital raising, public company and sales experience and is an experienced director in both the public and private arenas.

During the past three years Mr. McKeon has also served as a non executive director of Australian Finance Group Limited, where he was appointed in June 1996.

Ms Lisa Bevan (Director/Company Secretary)

Ms Bevan is the Managing Director as well as the Company Secretary. Ms Bevan is a Chartered Accountant and has a Diploma of Corporate Governance from the Governance Institute of Australia. Ms Bevan has been involved in property development and funding for over 15 years.

Mr David Bailey (Director)

Mr Bailey is a Director, he is a Fellow of the Institute of Chartered Accountants of Australia and New Zealand and also a Fellow of FINSIA (Financial Services Institute of Australasia) with over 25 years' professional experience.

Mr Bailey is the Chief Executive Officer of Australian Finance Group Limited and in that role is responsible for one of Australia's largest mortgage broking groups.

Mr Bailey has also been a member of the Western Australian Cricket Association ("WACA") for over two decades and is also a member of the WACA Board.

The above-named Directors held office during the whole of the financial year and since the end of the financial year.

Directors' meetings

The number of Directors' meetings and number of meetings attended by each of the Directors of the Company during the financial year are:

Director	Board Meetings	
	A	B
Brett McKeon	7	7
David Bailey	7	7
Lisa Bevan	7	7

A. Number of meetings attended

B. Number of meetings held during the time the Director held office during the financial period.

Directors' Report (continued)

Principal activities

The Company's principal activity in the course of the financial year was the development of adjoining properties located in McCabe Street, North Fremantle, Western Australia.

Significant changes in the state of affairs

Other than those noted in "review and results of operations" section of the report, there were no significant changes in the state of affairs of the Company that occurred during the financial year under review.

Review of operations and results

The Company's loss after tax for the year ending 30 June 2022 was \$289 thousand (2021 : loss \$219 thousand).

During the year ended 30 June 2022 there were no settlements within the stages on McCabe Street Limited land as the Regent, Tekona and the Townhouses were all sold in previous financial years.

However, following practical completion of Stage 3, Siskas, on 22nd October 2021, fifty out of the total fifty-five apartments on the land owned by the Joint Venture partner settled during the year ending 30 June 2022.

At the 30 June 2022, there were 5 apartments remaining to settle, one of which was sold, pending settlement and the remaining four were being actively marketed.

Likely developments and expected results of operations

The Company will continue as an active participant in the Joint Venture until such time that the final apartment sales are concluded and the entity is successfully wound up.

Capital structure

No ordinary shares were issued during the financial year under review (2021: nil).

Following shareholder approval received by the Company on 3 March 2022, the Company executed a capital reduction, which resulted in a cash payment of 70 cents per share to each member as an equal reduction of capital.

Dividends

No dividends were paid or declared during the current or prior financial period.

On 19 July 2022, the Company paid a fully franked dividend of 0.35 cents per share to be paid to all shareholders in July 2022.

Options

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

Directors' Report (continued)

Indemnification of officers and auditors

During the financial year, the Company paid a premium in respect of a contract insuring the Directors of the Company against a liability incurred as such as a Director to the extent permitted by the Corporations Act 2001. The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

The Company has not otherwise, during or since the financial period, indemnified or agreed to indemnify an officer or auditor of the Company or of any related body corporate against a liability incurred as such an officer or auditor.

Subsequent events

On 4 July 2022, McCabe Street Limited received a fully franked dividend from Taskers Living Development Corporation of \$5.146m.

On 13 July 2022, the Directors of McCabe Street Limited declared that a fully franked dividend of 35c per partly paid share be paid to all shareholders. The total dividend of \$5.075m was remitted to shareholders on 19 July 2022.

Subsequent to the end of the financial year, one apartment has settled and two apartments have been sold, pending settlement, with 2 apartments remaining to be sold.

Other than the matters noted above, there has not been any matter or circumstance occurring subsequent to the end of the financial year that has 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.

Rounding

The Company is a company of the kind referred to in *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*, dated 24 March 2016, and in accordance with that Corporations Instrument amounts in the Directors' report and the financial statements are rounded off to the nearest thousand dollars, unless otherwise indicated.

Proceedings on behalf of the Company

No person has applied to the Court under section 237 of the *Corporations Act 2001* for leave to bring proceedings on behalf of the Company, or to intervene in any proceedings to which the Company is a party, for the purpose of taking responsibility on behalf of the Company for all or part of those proceedings.

No proceedings have been brought or intervened in on behalf of the Company with leave of the Court under section 237 of the *Corporations Act 2001*.

Directors' Report (continued)

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under s 307C of the *Corporations Act 2001* is set out on page 37.

This Directors' report is signed in accordance with a resolution of Directors made pursuant to s.295(5) of the *Corporations Act 2001*.

On behalf of the Directors



Lisa Bevan

Director

Perth, 25 October 2022

Statement of Profit or Loss and Other Comprehensive Income For the year ended 30 June 2022

	Notes	2022 \$'000	2021 \$'000
Finance Income	3	99	-
Continuing operations			
Administrative expenses		(73)	(44)
Project management fees	4,16	(405)	(180)
Selling and marketing		-	(41)
Finance expenses	4	(7)	(14)
Operating loss before income tax		(386)	(279)
Income tax benefit	6	97	60
Loss for the year from continuing operations		(289)	(219)
Other comprehensive income, net of tax		-	-
Total comprehensive loss for the period		(289)	(219)
 Earnings per share from continuing operations			
Basic/Diluted	15	(0.02)	(0.02)

The Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the attached notes to the financial statements.

Statement of Financial Position

As at 30 June 2022

	Notes	2022 \$'000	2021 \$'000
Assets			
Current assets			
Cash and cash equivalents	7	9,604	42
Trade and other receivables	8	5	25
Receivable from joint operation partner	18	3,163	96,738
Prepayments		18	19
Deferred tax asset	6	206	-
Total current assets		12,996	96,824
Non-current assets			
Deferred tax asset	6	-	109
Other assets	11	-	72
Total non-current assets		-	181
Total assets		12,996	97,005
Liabilities			
Current liabilities			
Trade and other payables	9	617	3,695
Income tax payable	10	274	-
Amounts due to related parties	16	709	531
Amounts due to shareholders	13ii	181	-
Interest-bearing liabilities	12	-	4,786
Liability to joint operation partner	18	6,357	72,696
Total current liabilities		8,138	81,708
Total liabilities		8,138	81,708
Net assets		4,858	15,297
Equity			
Issued capital	13	4,350	14,500
Capital raising costs	14	(151)	(504)
Retained earnings	14	659	1,301
Total equity		4,858	15,297

The Statement of Financial Position should be read in conjunction with the attached notes to the financial statements.

Statement of Changes in Equity For the year ended 30 June 2022

	Fully Paid Ordinary Shares	Capital Raising Costs	Partly Paid Ordinary Shares	Accumulated losses	Total equity
	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 July 2020	14,500	(504)	-	1,520	15,516
Loss for the year	-	-	-	(219)	(219)
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive loss for the year	-	-	-	(219)	(219)
Balance at 30 June 2021	14,500	(504)	-	1,301	15,297
Balance at 1 July 2021	14,500	(504)	-	1,301	15,297
Loss for the year	-	-	-	(289)	(289)
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive income attributable to members of the parent for the year	-	-	-	(289)	(289)
Transactions with owners, recorded directly in equity					
Transfer	(14,500)	353	14,500	(353)	-
Return of capital	-	-	(10,150)	-	(10,150)
Total transactions with owners	(14,500)	353	4,350	(358)	(10,150)
Balance at 30 June 2022	-	(151)	4,350	(659)	4,858

The Statement of Changes in Equity should be read in conjunction with the attached notes to the financial statements.

Statement of Cash Flows

For the year ended 30 June 2022

	Notes	2022 \$'000	2021 \$'000
Cash flows from operating activities			
Payments to suppliers and employees		(2,824)	(6,606)
Interest received		99	-
Interest paid		(7)	(14)
Income tax refunded		274	-
Net cash used in operating activities	7	(2,458)	(6,620)
Cash flows from financing activities			
Repayment of borrowings to external parties		(4,717)	(2,675)
Repayment of borrowings to related parties		(531)	-
Return of capital to shareholders		(9,969)	-
Repayment of issue of borrowings from related parties		27,237	7,478
Net cash generated by financing activities		12,020	4,803
Net increase/(decrease) in cash and cash equivalents		9,562	(1,817)
Cash and cash equivalent at the beginning of the year		42	1,859
Cash and cash equivalent at the end of the year	7	9,604	42

The Statement of Cash Flows should be read in conjunction with the attached notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

1. General information

The financial report of McCabe Street Limited (“the Company” or “McCabe”) for the financial year ended 30 June 2022 was authorised for issue in accordance with a resolution of the Directors on 25 October 2022.

McCabe Street Limited is an Australian Company limited by shares incorporated for the sole purpose of purchasing and developing land in McCabe Street, North Fremantle, Western Australia.

The registered office is Unit 12A, 151 Herdsman Parade, Wembley, Western Australia, 6014.

For the purposes of preparing the financial statements, the Company is a for-profit entity.

(a) Financial reporting framework and statement of compliance

The financial report is a general-purpose financial report, which has been prepared on a historical cost basis, in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (‘AASB’) and the Corporations Act 2001, as appropriate for for-profit oriented entities. The financial report of the Company complies with the International Financial Reporting Standards (IFRS) and interpretations adopted by the International Accounting Standards Board (IASB).

The amounts presented in the financial statements are rounded to the nearest thousand dollars, unless otherwise indicated.

(b) Basis of preparation

Critical accounting estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on the historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period; or in the period of the revision and future periods if the revision affects both current and future periods.

The preparation of financial statement requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company’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 note 2(c) below.

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated. All amounts are presented in Australian dollars, unless otherwise noted.

NOTES TO THE FINANCIAL STATEMENTS

Going concern

The financial report has been prepared on a non-going concern basis, because of the circumstances that occurred after the financial year end detailed below.

The development at 9 McCabe Street, North Fremantle is now complete, having successfully finished construction of Siskas (the final stage) in 2022.

Since then, the primary goal of the joint venture partners has been to sell the Siskas apartments. Currently, there are only two apartments remaining to sell and an additional two apartments pending settlement. Pending the sale and settlement of the final two apartments it is the expectation of the Directors that Taskers Living Development Company Pty Ltd will undertake a voluntary liquidation, which will then allow McCabe Street Limited to finalise any final distributions to shareholders and proceed to wind up. The timing of these events are driven by the market appetite for the unsold product. The above-mentioned course of action is in line with the original project objectives and those disclosed in the original prospectus.

Under the non-going concern basis, assets have been recorded at their net realizable values and liabilities are recorded at their contractual settlement amounts. In addition, all assets and liabilities have been classified as current since it is expected that the assets will be converted into cash and the liabilities will be settled within twelve months after the date of signing this financial report.

2. Significant accounting policies

(a) Adoption of new and revised Accounting Standards

The Company has adopted all the amendments to Australian Accounting Standards issued by the Australian Accounting Standards Board, which are relevant to and effective for the Company's financial statements for the annual period beginning 1 July 2021.

None of the new standards or amendments to standards that are mandatory for the first time materially affected any of the amounts recognised in the current period or any prior period.

(b) Standards and Interpretations issued but not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2022 reporting periods and have not been early adopted by the Company. These standards are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

(c) Accounting policies

i. Interest in joint operations

The Company's interest in its joint operation is accounted for by recognising the Company's assets and liabilities from the joint operation, as well as expenses incurred by the Company and the Company's share of income earned from the joint operation, in the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

Significant accounting policies (continued)

ii. Revenue

Revenue is measured based on the consideration to which the Company expects to be entitled in a contract with a customer and excludes amounts collected on behalf of third parties. The Company recognises revenue when it transfers control of a product or service to a customer.

The following specific recognition criteria must also be met before revenue is recognised:

Proceeds from the sale of property

Revenue from the sale of residential property is recognised on settlement of the sale. This represents the point when risks and rewards have passed to the buyer.

Interest

Revenue is recognised as the interest accrues (using the effective interest method, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument) to the net carrying amount of the financial asset.

iii. Income taxes

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

Deferred income tax is provided on all temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for the financial reporting purposes.

Deferred income tax liabilities are recognised for all taxable temporary differences except where the deferred income tax liability arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred income tax assets are recognised for all deductible temporary differences, carry-forward of unused tax assets and unused tax losses, to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences, and the carry-forward of unused tax assets and unused tax losses can be utilised except where the deferred income tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Income taxes relating to items recognised directly in equity are recognised in equity and not in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

Significant accounting policies (continued)

iv. Cash and cash equivalents

Cash and call deposits in the balance sheet comprise cash at bank and on hand and call deposits with an original maturity of three months or less.

For the purposes of the Statement of Cash Flows, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts.

v. Trade and other receivables

The Company always recognises lifetime ECL for trade receivables. The expected credit losses on these financial assets are estimated using a provision matrix based on the Company's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

vi. Trade and other payables

Liabilities are recognised for amounts to be paid in the future for goods and services received. Liabilities expected to be settled within the normal trading cycle are carried at cost, and those expected to be settled beyond 12 months are measured at amortised cost.

vii. Financial Instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

viii. Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

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

a. *Classification of financial assets*

Debt instruments that meet the following conditions are measured subsequently at amortised cost:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount of outstanding.

NOTES TO THE FINANCIAL STATEMENTS

Significant accounting policies (continued)

Debt instruments that meet the following conditions are measured subsequently at fair value through other comprehensive income (FVTOCI):

- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling the financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

By default, all other financial assets are measured subsequently at fair value through profit or loss (FVTPL).

Despite the foregoing, the Company may make the following irrevocable election at initial recognition of the financial asset:

- the Company may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if certain criteria are met; and
- the Company may irrevocably designate a debt investment that meets the amortised cost or FVOCI criteria as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

b. Amortised cost and effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period.

The amortised cost of a financial asset is the amount at which the financial asset is measured at initial recognition minus the principal repayments, plus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount, adjusted for any loss allowance. The gross carrying amount of a financial asset is the amortised cost of a financial asset before adjusting for any loss allowance.

Interest income is recognised using the effective interest method for debt instruments measured subsequently at amortised cost and at FVTOCI.

c. Equity instruments designated as at FVTOCI

On initial recognition, the Company may make an irrevocable election (on an instrument by instrument basis) to designate investments in equity instruments as at FVTOCI. Designation at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognised by an acquirer in a business combination. A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has evidence of a recent actual pattern of short term profit taking; or
- it is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

NOTES TO THE FINANCIAL STATEMENTS

Significant accounting policies (continued)

Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the investments revaluation reserve. The cumulative gain or loss is not be reclassified to profit or loss on disposal of the equity investments, instead, it is transferred to retained earnings. Dividends on these investments in equity instruments are recognised in profit or loss in accordance with AASB 9, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividends received are included in the 'finance income' line item (note 3) in profit or loss.

The Company has designated all investments in equity instruments that are not held for trading as at FVTOCI on initial application of AASB 9.

d. Impairment of financial assets

The Company recognises a loss allowance for expected credit losses on financial assets that are measured at amortised cost or at FVTOCI. The amount of expected credit losses is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial instrument.

The Company always recognises lifetime ECL for trade receivables. The expected credit losses on these financial assets are estimated using a provision matrix based on the Company's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

For all other financial instruments, the Company recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12 month ECL.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12 month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

e. Derecognition

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss. On derecognition of an investment in equity instrument which the Company has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in

NOTES TO THE FINANCIAL STATEMENTS

Significant accounting policies (continued)

the investments revaluation reserve is not reclassified to profit or loss but is transferred to retained earnings.

ix. Financial liabilities

Financial liabilities measured subsequently at amortised cost

Financial liabilities are measured at amortised cost using the effective interest method. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortised cost of a financial liability.

Derecognition

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit and or loss.

When the Company exchanges with the existing lender one debt instrument into another one with the substantially different terms, such exchange is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, the Company accounts for substantial modification of terms of an existing liability or part of it as an extinguishment of the original financial liability and the recognition of a new liability. It is assumed that the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective rate is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability. If the modification is not substantial, the difference between: (1) the carrying amount of the liability before the modification; and (2) the present value of the cash flows after modification should be recognised in profit or loss as the modification gain or loss within other gains and losses.

x. Other taxes

Revenues, expenses and assets are recognised net of the amount of GST except:

- where the GST incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables are stated with the amount of GST included.
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The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

Cash flows are included in the Statement of Cash Flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority, are classified as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

NOTES TO THE FINANCIAL STATEMENTS

Significant accounting policies (continued)

xi. Issued capital

Issued capital is recognised at the fair value of the consideration received by the Company.

Any transaction costs arising on the issue of ordinary shares are recognised directly in equity as a reduction of the proceeds received.

xii. Earnings per share

Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to the owners of Company Name Pty Ltd, excluding any costs of servicing equity other than ordinary shares, by the weighted average number of ordinary shares outstanding during the financial year, adjusted for bonus elements in ordinary shares issued during the financial year.

Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account the after income tax effect of interest and other financing costs associated with dilutive potential ordinary shares and the weighted average number of shares assumed to have been issued for no consideration in relation to dilutive potential ordinary shares.

xiii. Finance expenses

Finance expenses comprise interest payable on borrowings. Interest expense is recognised as it accrues.

xiv. Critical accounting judgements and key sources of estimation uncertainty

In the application of Australian Accounting Standards, management is required to make judgments, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Fair value measurement hierarchy

The Company is required to classify all assets and liabilities, measured at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being: Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date; Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and Level 3: Unobservable inputs for the asset or liability. Considerable judgement is required to determine what is significant to fair value and therefore which category the asset or liability is placed in can be subjective.

NOTES TO THE FINANCIAL STATEMENTS

Significant accounting policies (continued)

The fair value of assets and liabilities classified as Level 3 is determined by the use of valuation models. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unobservable inputs.

Income tax

The Company is subject to income taxes in the jurisdictions in which it operates. Significant judgement is required in determining the provision for income tax. There are many transactions and calculations undertaken during the ordinary course of business for which the ultimate tax determination is uncertain. The Company recognises liabilities for anticipated tax audit issues based on the Company's current understanding of the tax law. Where the final tax outcome of these matters is different from the carrying amounts, such differences will impact the current and deferred tax provisions in the period in which such determination is made.

Recoverability of deferred tax assets

The future recoverability of deferred tax assets are dependent upon a number of factors, including the fulfilment of tax legislation requirements and generation of future taxable profits to recoup those tax benefits. Management makes assumptions regarding future compliance with tax legislations and evaluates forecasted profits.

To the extent that deferred tax assets are determined not to be recoverable in the future, this will reduce profits and net assets in the period in which this determination is made.

NOTES TO THE FINANCIAL STATEMENTS (continued)

3. Revenue and other income

	2022	2021
	\$'000	\$'000
Interest received/receivable	99	-

4. Expenditure

	2022	2021
	\$'000	\$'000
<i>a. Auditors' remuneration</i>		
For audit of financial report Hall Chadwick	18	18
	18	18
<i>b. Finance costs</i>		
Other finance costs	1	-
Interest on loans from related parties	6	14
	7	14
<i>c. Management Fees</i>		
Management fees paid to related party	405	180

5. Segment information

For management purposes, the Company operates within one business segment and within one geographic segment. The Directors monitor the operating results of the business as a whole for the purpose of making decisions about resource allocation and performance assessment.

No separate disclosure of Operating Segments per AASB 8 has been presented.

6. Income tax

The major components of income tax expense for the years ended 30 June 2022 and 2021 are:

	2022	2021
	\$'000	\$'000
Current tax benefit	97	60
Income tax benefit reported in the statement of profit or loss	97	60

Reconciliation of tax expense and the accounting loss multiplied by the domestic tax rate for 2022 and 2021:

Accounting loss for the year before income tax	(386)	(279)
<i>Income tax benefit calculated at 25% (2021:26%)</i>	97	73
<i>Other adjustments</i>		
Change in tax rate	-	(13)
	97	60
Net loss after tax	(289)	(219)

The tax rate used in the above reconciliation is the corporate tax rate of 25% (30 June 2021: 26%) payable by Australian corporate entities on taxable profits under Australian tax law.

Deferred tax

Deferred tax relates to the following:

	2022	2021
	\$'000	\$'000
Losses available for offsetting against future taxable income	206	109
Deferred tax expense	206	109

The deferred tax asset on carried forward tax losses has been recognised only to the extent of the taxable temporary differences (arising from fair value gains on available-for-sale financial assets) that will result in taxable amounts against which the unused tax losses can be utilised.

7. Cash and cash equivalents

For the purposes of the Statement of Cash Flows, cash and cash equivalents comprise the following:

	2022 \$'000	2021 \$'000
Cash at bank and on hand	9,604	42
	<u>9,604</u>	<u>42</u>

Cash at bank and in hand earns interest at floating rates based on daily bank rates.

Reconciliation of net profit after tax to the net cash flows from operations

	2022 \$'000	2021 \$'000
Loss after tax	(289)	(219)
<i>Movement in working capital items:</i>		
Decrease/(increase) in receivables	21	(10,771)
Decrease/(increase) in tax balances	177	(61)
Decrease in other assets	2	-
(Decrease)/increase in payables	(2,369)	4,431
Net cash used in operating activities	<u>(2,458)</u>	<u>(6,620)</u>

Reconciliation of liabilities arising from financing activities

All movements in liabilities arising from financing activities is due to cash flows during the period.

No non-cash changes occurred.

8. Trade and other receivables

	2022 \$'000	2021 \$'000
GST receivables	5	24
Other receivables	-	1
	<u>5</u>	<u>25</u>

9. Trade and other payables

	2022 \$'000	2021 \$'000
Trade payables	1	286
Accruals	21	2,065
GST payable	595	1,344
	617	3,695

Trade payables are non-interest-bearing and are normally settled on 30-day terms.

Non-trade payables are non-interest-bearing and are normally paid on a 30-day basis.

The Company's exposure to liquidity risk related to trade and other payables is disclosed in note 20.

10. Income tax payable

	2022 \$'000	2021 \$'000
Income tax payable by development company	274	-

11. Other non-current assets

	2022 \$'000	2021 \$'000
Borrowing costs capitalised	-	72

During the year ended 30 June 2022, the borrowing costs were written off following the repayment of the senior debt facility to which the borrowing costs were linked.

12. Financial Liabilities : Interest-bearing liabilities

			2022 \$'000	2021 \$'000
Current interest-nearing loans and borrowings	Interest Rate	Maturity		
	%			
<i>Borrowings from financial institutions</i>				
National Australia Bank (i)	1.8+BBSY	27 Nov 2021	-	4,717
Overdraft facility (ii)	1.8+BBSY	27 Nov 2021	-	69
<i>Borrowings from related parties</i>				
Australian Finance Group Limited (iii)	2.3+BBSW	7 Dec 2021	-	229
Greenlane Group Pty Ltd (iv)	2.3+BBSW	9 Dec 2021	-	302
			-	5,317

For the period ending 30 June 2022, the following interest-bearing liabilities were in place;

- (i) On 7 October 2020, Taskers Living Development Company entered into a loan facility with the National Australia Bank for \$31m for the purpose of funding the construction of Stage 3, Siskas. The balance owing as at 30 June 2022 was nil (30 June 2021: \$10.998m) of which, McCabe Street Limited's portion is nil (30 June 2021: \$4.717m). The facility was secured by a first registered mortgage over unsold properties (development work in progress at Siskas). The interest charged on the overall facility was 1.80%, calculated on a daily basis on the facility limit and also a floating rate of interest of 1.80%, plus BBSY rate (0.0776%), charged on the amount drawdown. Interest and other associated costs for 30 June 2022 were \$394,716 (30 June 2021: \$350,810)

Interest incurred during the year ending 30 June 2022 was \$394,716 (30 June 2021: \$350,810), none of which is attributable to McCabe Street Limited. This facility was repaid on 27 November 2021.

- (ii) During the year, Taskers Living Development Company had a fluctuating overdraft facility in place with a facility limit of \$0.85m. The overdraft reference rate was 1.8% per annum (30 June 2021: 1.8%). The facility was secured by a first registered mortgage over unsold properties (development work in progress at Siskas) and closed on 27 November 2021.
- (iii) During the year ended 30 June 2022, the existing debt with Australian Finance Group Limited (AFG) was repaid in full. The final balance owing of \$0.232m was repaid on 7 December 2021. Interest incurred on the facility for the year was \$2,998 (30 June 2021: \$5,556). The facility was unsecured and the interest was charged at the current bank bill swap rate, plus 2.3%.
- (iv) During the year ended 30 June 2022, the existing debt owing to Greenlane Group Pty Ltd (previously Establish Property Group Pty Ltd), was repaid in full. The final balance owing of \$0.326m was repaid on 9 December 2021. Interest incurred on the facility for the year was \$3,492 (30 June 2021: \$8,558). The facility was unsecured and the interest was charged at the current bank bill swap rate, plus 2.3%.

Financing activity reconciliation:

	Balance as at 1 July 2021 \$'000	Drawdowns through the year \$'000	Interest on loan \$'000	Cost incurred \$'000	Repayments from cashflows \$'000	Balance as at 30 June 2022 \$'000
Loan from AFG	229	-	3	-	(232)	-
Loan from EPG	302	-	3	21	(326)	-
NAB Facility Taskers Dev	4,717	7,145	-	-	(11,862)	-

13. Issued capital

	2022	2021
	\$'000	\$'000
Nil fully paid ordinary shares (30 June 2021: 14,500,010)	-	14,500
14,500,010 partly paid ordinary shares (30 June 2021: nil)	4,350	-
	No. of shares	No. of shares
<i>(a) Fully paid ordinary shares</i>		
At the beginning of the reporting period	14,500,010	14,500,010
Converted into partly paid shares (i)	(14,500,010)	-
At the end of the reporting period	-	14,500,010
	2022	2021
	No. of shares	No. of shares
<i>(b) Partly paid ordinary shares</i>		
At the beginning of the reporting period	-	-
Converted into partly paid shares (i)	14,500,010	-
At the end of the reporting period	14,500,010	-

Ordinary shares entitle the holder to participate in dividends and the proceeds on winding up of the Company in proportion to the number of and amounts paid on the shares held. At shareholders' meetings, each ordinary share is entitled to one vote when a poll is called; otherwise each shareholder has one vote on a show of hands.

The Company does not have authorised capital or par value in respect of its issued shares.

All issued shares are partly paid and rank equally with regard to the Company's residual assets.

Partly paid ordinary shares carry the right to participate in dividends and are allocated voting rights in the proportion of the amount paid per share compared to the total amount payable per share.

(i) Return of capital

On 10 March 2022, following shareholder approval, McCabe Street Limited made a return of capital to all shareholders. The total amount was \$10.150m, representing 70c per share.

As at 30 June 2022, the Company had 14,500,010 shares on issue with a paid up value of 30c per share, representing \$4.35m.

Issued capital (continued)

(ii) Amounts due to shareholders

	Amounts due to shareholders \$'000
Balance at 1 July 2021	-
Return of capital – 10 March 2022	181
Balance at 30 June 2022	<u>181</u>

As at 30 June 2022, there were 24 shareholders, representing a total shareholding of 257,953 fully paid ordinary shares that were entitled to a return of capital, as paid on 3 March 2022. The Company has not been able to contact these shareholders and the funds due, at 70c per share has been recorded as a liability.

(iii) Dividends Declared

During the year there were no dividends paid or declared (30 June 2021: nil)

On 19 July 2022, a dividend of \$35c per share was paid to all shareholders, totalling \$5.07m.

Capital Management Policy

The Board's policy is to maintain a strong capital base so as to maintain investor, confidence. In so doing, the Board's strategy has been to investigate various alternatives for funding the development of McCabe St land, which include equity finance, debt finance or a combination of the two. The Board's objective continues to maintain a balance between the higher returns that might be possible and the advantages and security afforded by a sound capital position.

As at reporting date the Company is not subject to any externally imposed capital requirements.

Working Capital

The working capital position of the Company was as follows:

	Notes	2022 \$'000	2021 \$'000
Cash and cash equivalents	7	9,604	42
Trade and other receivables	8	5	25
Receivable from joint operation partner	18	3,163	96,738
Prepayments		18	19
Deferred tax assets	6	206	-
Total current assets		<u>12,996</u>	<u>96,824</u>
Trade and other payables	9	617	3,695
Income tax payable	10	274	-
Amounts due to related parties	16	709	531
Amounts due to shareholders	13ii	181	-
Interest-bearing liabilities	12	-	4,786
Liability to joint operation partner	18	6,357	72,696
Total current liabilities		<u>8,138</u>	<u>81,708</u>
Working Capital Position		<u>4,858</u>	<u>15,116</u>

14. Reserved and retained earnings

	2022
	\$'000
Capital Raising Costs	
Opening balance	(504)
Transfer to retained earnings (i)	353
Closing balance	(151)
Retained Earnings	
Opening balance	1,301
Transfer to retained earnings	(353)
Net loss for the year	(289)
Closing balance	659

- (i) During the year ended 30 June 2022 McCabe Limited completed a return of capital to all shareholders which resulted in 70c per share being repaid to all shareholders. Consequently, the capital raising costs that had been capitalised to the balance sheet at the inception of the Company were transferred to retained earnings as a result of a 70% reduction of the original amount capitalised.

15. Earnings per share (EPS)

Basic EPS is calculated by dividing the profit or loss for the year attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the year. The Company does not have any dilutive potential ordinary shares.

The following table reflects the income and share data used in the basic and diluted EPS calculations:

	2022	2021
	000's	000's
Loss from continuing operations attributable to ordinary equity holders of the parent:	289	219
	No.	No.
Weighted average number of ordinary shares for basic EPS	14,500,010	14,500,010
Basic/Diluted (cents per share)	(0.02)	(0.02)

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of authorisation of these financial statements.

16. Related party disclosures

		Interest Paid	Amount owed to Related Parties
		‘000s	‘000s
Loans from related parties			
Greenlane Group Pty Ltd	2022	3	-
Greenlane Group Pty Ltd	2021	9	302
Australian Finance Group Limited (AFG)	2022	3	-
Australian Finance Group Limited (AFG)	2021	5	229
Management fees due to related parties			
Greenlane Group Pty Ltd	2022	n/a	709
Greenlane Group Pty Ltd	2021	n/a	264

Terms and conditions of transactions with related parties

During the year ended 30 June 2022, Greenlane Group Pty Limited (“Greenlane”) continued to provide an unsecured loan facility on commercial arm’s length terms. The interest on the facility was charged at bank bill swap rate, plus 2.3%. This loan was repaid in full on 9 December 2021. EPG is a related party as the Directors of the Company are Directors of Greenlane Group Pty Ltd.

During the financial year ended 30 June 2022, Australian Finance Group Limited (AFG) agreed to extend the unsecured loan facility on commercial arm’s length. The interest on the facility was charged at the current bank bill swap rate, plus 2.3%. The facility was repaid in full on 7 December 2021. AFG is a related party as the Directors of the Company are Directors or Key Management Personnel of Australian Finance Group Limited.

		Management Fees Incurred
		‘000s
<i>Associate:</i>		
Greenlane Group Pty Ltd	2022	405
Greenlane Group Pty Ltd	2021	240

Fixed management fees arise because Greenlane is responsible for the management of McCabe’s investment in the joint operation, as disclosed in the original prospectus. The outstanding fees as at June 30, 2022, were paid in full on 31 August 2022.

17. Events after the reporting period

On 4 July 2022, McCabe Street Limited received a fully franked dividend from Taskers Living Development Corporation of \$5.146m.

On 13 July 2022, the Directors of McCabe Street Limited declared that a fully franked dividend of 35c per partly paid share be paid to all shareholders. The total dividend of \$5.075m was remitted to shareholders on 19 July 2022.

Subsequent to the end of the financial year, one apartment has settled and two apartments have been sold, pending settlement, with 2 apartments remaining to be sold.

Other than the matters noted above, there has not been any matter or circumstance occurring subsequent to the end of the financial year that has 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.

18. Joint operation arrangements

Following the acquisition of Rolly Tasker Sales Pty Ltd by McCabe Street Investments No.2 Pty Ltd, the Company, McCabe Street Investments Pty Ltd (“MSI”) and Gary Dempsey Developments Pty Ltd entered into a Deed of Variation of Joint Venture Agreement on 13 February 2014.

The purpose of the joint operation arrangement continues to be the development of the following lots: Lot 315 and 326 McCabe St presently owned by McCabe Street Limited; and Lot 18 McCabe Street presently owned by MSI. Dempsey Building Pty Ltd continues to be engaged to manage the development project.

The joint arrangement provided the Company and MSI a 42.89% and 57.11% respective share in the joint operation in all situations except in relation to the sharing of expenses of development of the lots and the resulting revenue from the sale of the lots. The sharing of expenses of development and resulting revenue is determined by reference to the unit entitlement ratio. The unit entitlement ratio is calculated according to the percentage of the building that is on each respective lot.

During 2013, the joint operators agreed to form a ‘bare trust’ in order to enable a single entity to manage the development and the sales processes. This has involved the incorporation of Tasker Living Pty Ltd, the Trustee of the bare trust (the Trustee). The Trustee has an issued capital of 10,000 ordinary shares, with 42.89% of these shares held by the Company and the balance 57.11% of the shares held by MSI Tasker. In accordance with the trust terms and conditions, the legal title of the land was transferred to the Trustee.

Although the legal title of the land has been transferred to the Trustee, the Company continues to have rights over the land and hold interest in the assets, liabilities as its share of 42.89% through the bare trust conduit. In accordance with AASB 11 Joint Arrangements the Company continues to recognise the land and development costs incurred to date as inventory.

During 2014, the joint operators incorporated Taskers Living Development Company Pty Ltd (Dev Co) to undertake the development of the land in accordance with McCabe Development Agreement. Dev Co has an issued capital of 100,000 ordinary shares at 1c per the share, with 42,890 (42.89%) of these shares held by the Company and the balance 57,110 (57.11%) held jointly by MSI. The issued capital is in proportion to the joint operators’ respective share of the land.

Joint operation arrangements (continued)

The participants to the joint arrangement have jointly guaranteed the debts arising in the property development project undertaken by Dev Co. Consequently, the Company's assets are potentially exposed to the shortfall in assets of other joint participants.

As at 30 June 2022, the arrangement result in the following two balances:

	2021 \$'000	2021 \$'000
Receivable from joint operation partner (i)	3,163	96,738
Payable to joint operation partner (ii)	(6,357)	(72,696)
	(3,194)	24,042

- (i) Receivable from the joint operation partner relates to;
 - (a) amounts generated from the sale of apartments on McCabe Street Limited land; and
 - (b) amounts generated from McCabe's share of the joint operation that has been reinvested to continue the funding in the joint operation until the completion of the development project.
- (ii) Payable to the joint operation partner relates to;
 - (a) development fees payable over the life of the project on the McCabe Street land; and
 - (b) amounts payable in relation to the current development that the joint operation partner has funded over the life of the project, as at 30 June 2022.

During the year ending 30 June 2022, these joint operation partner balances were partly repaid with funds derived from the sales of the final stage, Siskas.

McCabe Street Limited received two repayments as follows \$12,867,000 on 6 December 2021 and \$2,144,500 on 18 January 2022 in partial repayment of balances outstanding.

19. Capital and other commitments and contingent liabilities

	2022	2021
	\$'000	\$'000
<i>Expenditure commitments</i>		
Payable not later than one year	-	180

As at the date of signing this report, there are no other capital or expenditure commitments or contingent liabilities.

20. Risk management objectives and policies

The Company has limited exposure to financial risks. The Company does not use derivative financial instruments such as foreign exchange contracts and interest rate swaps to hedge certain risk exposure. The principal financial instruments of the Company comprise receivables, payables, interest-bearing liabilities, and cash and cash equivalents.

The Board of Directors has overall responsibility for the establishment and oversight of the risk management framework. The Company manages its exposure to key financial risks in accordance with the Company's financial risk management policy. The objective of the policy is to support the delivery of the Company's financial targets whilst protecting future financial security.

A summary of the Company's financial asset and liabilities is shown below:

	Floating Interest rate \$'000	Fixed Interest Rate \$'000	Non- Interest bearing \$'000	Total \$'000
30 June 2022				
Financial Assets				
Cash and cash equivalents	9,604	-	-	9,604
Trade and other receivables	-	-	5	5
Receivable from joint operation partner	-	-	3,163	3,163
Total	9,604	-	3,168	12,772
Financial Liabilities				
Trade and other payables	-	-	617	617
Amounts due to related parties	-	-	709	709
Amounts due to shareholders	-	-	181	181
Liability to joint operation partner	-	-	6,357	6,357
Total	-	-	7,864	7,864

Risk management objectives and policies (continued)

	Floating Interest rate \$'000	Fixed Interest Rate \$'000	Non- Interest bearing \$'000	Total \$'000
30 June 2021				
Financial Assets				
Cash and cash equivalents	42	-	-	42
Trade and other receivables	-	-	25	25
Receivable from joint operation partner	-	-	96,738	96,738
Total	42	-	96,763	96,805
Financial Liabilities				
Trade and other payables	-	-	3,695	3,695
Amounts due to related parties	-	-	531	531
Interest-bearing liabilities	-	4,786	-	4,786
Liability to joint operation partner	-	-	72,696	72,696
Total	-	4,786	76,922	81,708

Through its financial instruments, the Company is exposed to the following risks:

- Liquidity risks on account of its payables;
- Liquidity risks on account of its interest-bearing liabilities;
- Interest rate risk on account of its cash and cash equivalents; and
- Credit risks on account of its receivables.

Interest rate risk

Changes in interest rates have an insignificant effect on the Company's results.

Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has a strict code of credit, including obtaining agency credit information, confirming references and setting appropriate credit limits. The Company obtains guarantees where appropriate to mitigate credit risk. The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the statement of financial position and notes to the financial statements. The Company does not hold any collateral.

The Company has adopted a lifetime expected loss allowance in estimating expected credit losses to trade receivables through the use of a provisions matrix using fixed rates of credit loss provisioning. These provisions are considered representative across all customers of the Company based on recent sales experience, historical collection rates and forward-looking information that is available.

Generally, trade receivables are written off when there is no reasonable expectation of recovery. Indicators of this include the failure of a debtor to engage in a repayment plan, no active enforcement activity and a failure to make contractual payments for a period greater than 1 year.

Risk management objectives and policies (continued)

Liquidity risk

The following are the contractual maturities of financial liabilities based on contractual undiscounted payments, including estimated interest payments:

	Weighted Avg Interest rate (%)	Carrying amount (\$'000)	6 mths or less (\$'000)	6-12 mths (\$'000)	1-2 years (\$'000)
30 June 2022					
Non-interest bearing	nil	892	891	-	-
Amounts due to related parties	nil	709	709	-	-
Amounts due to shareholders	nil	181	-	181	-
Liability to joint operation partner	nil	6,357	-	6,357	-
		8,139	1,600	6,538	-
30 June 2021					
Non-interest bearing	nil	3,695	3,695	-	-
Amounts due to related parties	2.38	531	-	531	-
Interest bearing liabilities	3.67	4,717	-	4,717	-
Interest bearing liabilities	1.8	69	69	-	-
Liability to joint operation partner	nil	72,696	-	-	72,696
		81,708	3,764	5,248	72,696

All cash flows included in the maturity analysis are not expected to occur significantly earlier, or at significantly different amounts.

For terms and conditions relating to trade and other payables refer to note 9.

For terms and conditions relating to interest-bearing liabilities, refer to note 12.

On account of the low amount owed to the related parties and volume of transactions and nature of Company's financial instruments at reporting date, the risks arising from the other financial instruments are considered to be immaterial.

Sensitivity Analyses

The Company is not exposed to any material sensitivities.

Fair value

The Directors consider that the carrying amounts of financial assets and financial liabilities recognised in the consolidated financial statements approximate their fair values.

21. Director and executive disclosure

Detail of specified Directors and Executives

Specified Directors:

Mr Brett McKeon	Executive Director
Ms Lisa Bevan	Managing Director and Company Secretary
Mr David Bailey	Non- Executive Director

There are no specified executives.

Remuneration

The Directors have authority and responsibility for planning, directing and controlling the activities of the Company. The Directors and the Secretary of the Company do not receive any compensation in relation to services rendered to the Company.

No shares, and no options or rights over equity instruments were granted as remuneration during the financial year ending 30 June 2022 (2021: Nil).

Apart from the details disclosed in this note, no Director has entered into material contract with the Company since the end of the previous financial period.

Shareholdings

The ordinary shares in the Company held by each Director in office during the financial year, including their personally related parties, are as follows:

Year ended 30 June 2022

	Opening No.	Movement No.	Closing No.
Brett McKeon	1,242,210	-	1,242,210
David Bailey	50,209	-	50,209
Lisa Bevan	2,608	-	2,608
	1,295,027	-	1,295,027

Year ended 30 June 2021

	Opening No.	Movement No.	Closing No.
Brett McKeon	1,242,210	-	1,242,210
David Bailey	50,209	-	50,209
Lisa Bevan	2,608	-	2,608
	1,295,027	-	1,295,027

Directors' Declaration

In accordance with a resolution of the directors of McCabe Street Limited, the Directors of the Company declare that:

1. The financial statements and notes, as set out on pages 8 to 35, are in accordance with the *Corporations Act 2001* and:
 - a. comply with Australian Accounting Standards;
 - b. are in accordance with International Financial Reporting Standards issued by the International Accounting Standards Board, as stated in note 1(a) to the financial statements; and
 - c. give a true and fair view of the financial position as at 30 June 2022 and of the performance for the year ended on that date of the Company.

In the Directors' opinion there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors made pursuant to section 295(5)(a) of the *Corporations Act 2001*.

On behalf of the Directors



L Bevan
Director

Perth, 25 October 2022

To the Board of Directors

Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

As lead audit director for the audit of the financial statements of McCabe Street Limited for the financial year ended 30 June 2022, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- any applicable code of professional conduct in relation to the audit.

Yours Faithfully,

Hall Chadwick
HALL CHADWICK WA AUDIT PTY LTD

Mark Delaurentis
MARK DELAURENTIS CA
Director

Dated in Perth, Western Australia this 25th day of October 2022

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MCCABE STREET LIMITED

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of McCabe Street Limited ("the Company"), which comprises the statement of financial position as at 30 June 2022, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion:

- a. the accompanying financial report of the Company is in accordance with the Corporations Act 2001, including:
 - (i) giving a true and fair view of the Company's financial position as at 30 June 2022 and of its financial performance for the year then ended; and
 - (ii) complying with Australian Accounting Standards and the Corporations Regulations 2001.
- b. the financial report also complies with International Financial Reporting Standards as disclosed in Note 1(a).

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* (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.

Emphasis of Matter on Going Concern

Without qualifying our opinion, we draw attention to Note 1(b) in the financial report, which indicates that the financial statements have been prepared on a non-going concern basis, as a result of the successful completion of the construction of Siskas (the final stage) in 2022. Our opinion is not modified in respect of this matter.

Other Information

The directors 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 2022, 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.

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 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 Note 1(a), the directors also state in accordance with Australian Accounting Standard *AASB 101 Presentation of Financial Statements*, that the financial report complies with International Financial Reporting Standards.

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 related 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 has 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 judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal 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 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company to express an opinion on the financial report. We are responsible for the direction, supervision and performance of the Company audit. We remain solely responsible for our audit opinion.

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

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Hall Chadwick

HALL CHADWICK WA AUDIT PTY LTD

Mark Delaurentis

MARK DELAURENTIS CA
Director

Dated in Perth, Western Australia this 25th day of October 2022