API Leisure & Lifestyle

EST 1923

100 ANNIVERSARY

2022-23 ANNUAL REPORT

Contents

For presentation and adoption at the 100th Annual General Meeting to be held on 29th November 2023. The financial report was authorised for issue by the Directors on the 25th October 2023. The company has the power to amend and reissue the financial report.

Australian Post-Tel Institute Qld Ltd
Associated Companies wholly owned by API Queensland Ltd.
ABN 57 064 558 210

API Promotions Pty Ltd - Second Floor, 160 Wharf Street, Brisbane.
ABN 11 010 096 821

(Left) - Uranagan, API Holiday Home

President’s Report

We have a great deal of people who have contributed much to this wonderful organisation over the years and I want to especially acknowledge our life members, former office bearers, and both former and current staff and management of API QLD for their contribution. I also want to acknowledge the long partnership with have had with API WA and API Limited over this time.

100 years of history in serving our communities is now entering a new era as we shared with you last year at our AGM and in our Annual Report. API QLD is committed to a future where we will focus our energies on creating thriving, child centred neighbourhood hubs, offering facilities and services to bring young families, elderly volunteers and local service providers together in more connected, healthier, happier communities.

Our first Intergenerational Care Çentre has passed town planning and we are pleased to share some images of what this new facility will look like. This Ipswich site will combine Childcare and Community spaces in close proximity to an Aged Care Home and a Hospice Care Centre. Construction and completion dates are in the process of being finalised.

We also have a number of other plans in place to acquire additional childcare centres that are well under way and we look forward to sharing these exciting acquisitions in the next year as our portfolio expands.

Intergenerational Care Facility concept

With much growth and expansion in our childcare and community presence planned, we felt that it was time for us to also review our branding of these services in market so they are competitive and attractive for parents and children. **canopy Early Education** is our new brand that draws on a strong inspiration from nature, and open spaces where children can play and learn; a core feature of our offering.

We will be doing a complete brand refresh through our existing Little Cribb Childcare Centre over the coming months and launching our new website very soon.

Over the last year our members have continued to enjoy the benefits from our programs including our holiday homes in Caloundra and Hervey Bay. The redevelopment of our Burleigh Heads apartment complex, ‘Burly’, has finally passed through council and pre-sales for the beautiful high-end complex have commenced. The project is estimated to be completed by the end of FY26.

canopy
Early Education

On behalf of the board, I express our sincere thanks to you, our members for your continued support and patronage of our program and services. We are committed to ensuring API Qld continues to deliver strong results for its members and the community and I look forward to sharing the exciting progress on our strategic direction with you next year.

I want to extend a special thank you to our CEO, Management and Operational teams, who have worked tirelessly during the year as we took steps to implement further our new strategic direction. I would also like to extend my thanks and appreciation to my fellow Board Members who give their time and expertise to our organisation and support me in the role of Chairman.

Claire Johnston
President
API Qld Ltd

Redevelopment Burleigh Heads apartment complex (render)

Chief Executive Officer's Report

I am pleased to present to you our 100th Annual Report for the financial year 2023. This report highlights our achievements, challenges, and future plans, as we navigate the evolving landscape of membership and childcare operations.

We also reflect through the report on the activities and actions from the last 100 years.

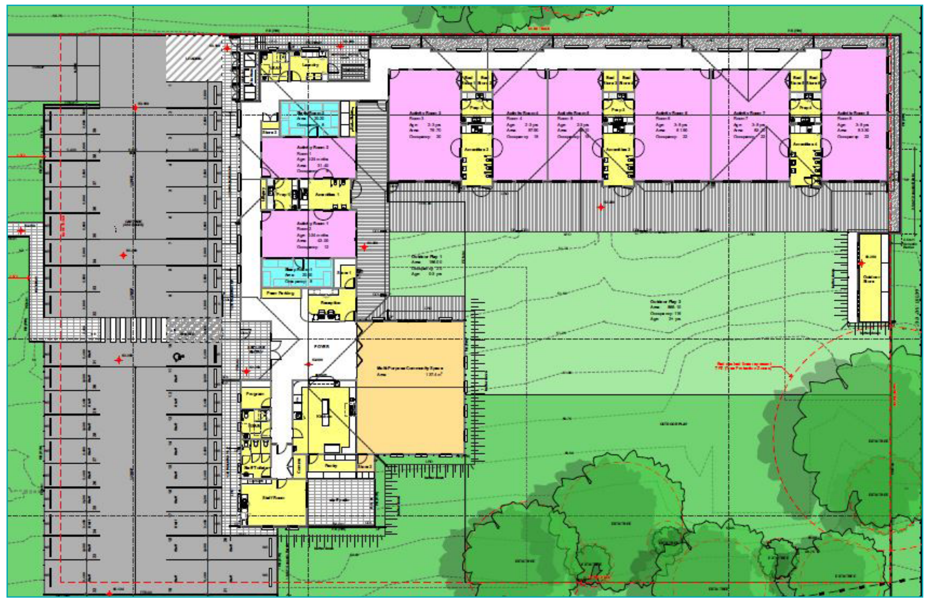
We continue to face a significant challenge with decreasing member numbers. This is a common occurrence with membership organisations nationally and I have been working with our management team and board to ensure we can continue to deliver for our existing member base into the future. We are determined to ensure the traditional community values of API, honoured since our inception in 1923, continue into the future.

Our childcare centres were again challenged throughout the year, by localised oversupply and the seemingly new phenomena of work from home. We have worked with our landlords and are currently finalising plans to amalgamate the two co-located centres at Milton; with plans to continue operating out of Little Cribb, a centre we have successfully run for over 30 years. By consolidating our childcare operations, we are better positioned to offer high-quality services while ensuring the long-term sustainability of our business. Childcare has for many years provided the financial security for the increasingly challenged membership services and an expanded geographically diverse offering is being explored to ensure sustainable operations.

In response to the changing landscape of our childcare services and the evolving needs of our member services, our team is ready to expand our childcare operations. Our staff has exhibited unwavering dedication and adaptability throughout the year in preparation for the coming changes. Their commitment to our vision and their passion for providing exceptional customer service is commendable. We believe that by expanding our childcare services, we can better support our future business sustainability and continue to serve our members with excellence.

Looking ahead, our focus is to stabilise and grow, by expanding our childcare operations strategically and leveraging our existing assets to ensure maximum organisational returns. This will ultimately allow API to reinvest into our communities as we have traditionally done and ensure those facing vulnerabilities are supported through a model of intergenerational connections.

To ensure we are socially responsible citizens, we are exploring community partnerships and our connecting this year includes organisations and individuals such as disengaged youth, families living at risk of homelessness and other vulnerabilities, and social supports for people disconnected from traditional family supports. This aligns to and expands on our traditional branch undertakings, which have greatly reduced over the last few years.

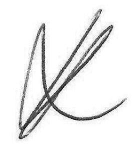


Eastern Heights plans

The development of Richards Court is progressing, with a DA secured and commencement onsite expected for late 2023, early 2024. This project is anticipated to be realised in 2026. Our remaining holiday homes continue to be well occupied by members and our team and board are assessing their suitability for continued use and the need for works on an ongoing basis.

In conclusion, I want to express my gratitude to our dedicated staff, loyal members, and supportive board of directors. Together, we will overcome the challenges we face and seize the opportunities that lie ahead. Our commitment to excellence and our dedication to the welfare of the children in our care and members are unwavering, and I am confident that we will achieve even greater success in the years to come.

Our history will guide us into the future, and we are excited about the coming years. Thank you for your trust in our organisation, and we look forward to a bright future together. Here's to another incredible 100 years of API Qld.



Peta Pitcher
Chief Executive Officer
API Qld Ltd

API Childcare Centres - Milton

Finance & Risk Management Committee Report

Our future vision and business model will require diverse revenue streams, a strong balance sheet and an appropriate risk appetite to capitalise on the changes we want to deliver. The Finance and Risk Management Committee remains focused on steering the organisation through this shift, and 2023 was another year of transition for the company.

Our operating profit for 2023 was $16,661,168 (2022: $497,566 operating loss), materially influenced by the revaluation of a real estate asset which has been earmarked for development. The remainder of our investment properties will be revalued in 2024 as planned, and are expected to materially influence the financial performance in that period.

When adjusting for the revaluation, our underlying business operations were comparable with 2022. This incorporates a $62,500 'loss' on the sale of a long-term investment property in Cairns, which equates to the quoted commission payable had a sales agent been involved in the sale. The asset itself had been held for decades and a gain of over $2,000,000 was made when compared to its initial purchase price, however a loss was recorded in 2023 compared to its most recent revaluation.

The ongoing operating activities from early education, property holdings and other member services remain strong assets to enable future growth for API and its members. The possible development of one of our real estate assets could be a source of significant revenue which can be reinvested into growing our core division of early education, as outlined in the Chairman's and CEO's reports.

API's financial position remains robust – our cash reserves are healthy ($1,672,322) and total assets are strong ($37,673,331), whilst we have only routine payables ($1,563,089) and zero debt as at 30 June 2023. This will allow API to pursue several business opportunities during 2024 and beyond, as well as improving our existing offerings to members.

Some restatements were made to our 2022 results, due to the application of different property asset accounting standard used in prior years. Whilst the net effect is largely immaterial in nature, the changes result in some movements between the Profit & Loss statement and Retained Earnings. The Committee, in conjunction with the executive team, continue to work to strengthen our internal controls as our business grows in the future.

From a risk management perspective, the Committee is playing an active role in supporting the executive team to understand business growth opportunities, establish a risk appetite consistent with our objectives, and ensure we retain the member value which has been accumulated over API's 100-year journey. This has seen the Committee oversee developments across API's strategic risk register, insurance coverage, audit and financial controls, cash management, delegations of authority policy, data capture and information technology improvements. All of these changes are designed to provide our team with maximum autonomy to make decisions and drive API forward, whilst ensuring member value is protected and enhanced.

API Place, 160 Wharf Street, Brisbane

HR & Governance Report

The Human Resources and Governance Committee and API Qld management team maintain high standards of corporate governance for members through effective strategic planning, transparency and corporate responsibility.

The governance practices have been regularly considered throughout the year as we embarked on our revitalised strategic direction at API Qld, continuing the tradition of delivering community support through reinvigoration of our offerings in the early education sector. This has been an important strategic focus as while we have renewed our Employee Benefits contract with Mackay Regional Council, total membership numbers have continued to decline.

The key areas of governance and human resource activities undertaken during 2022-23 included:

Strategic performance

- Continued planning to expand the early years part of the business to allow us to leverage our history of community support and partnerships, notably the completion of the development approval for the Eastern Heights site
- Progression of the redevelopment of the Burleigh Heads holiday home site

Our people

- Creation and recruitment of an Operations Manager position to predominately assist with the growth of the early years business and provide support to membership services
- Formalised Work Health and Safety processes within Head Office and the early education centres to support the health and wellness of the workforce
- Extension of skills, experience and capability of Board members with new Directors bringing experience in early education and legal sectors enhancing the guidance offered to the organisation

Governance

- Reviewed and updated relevant governance policies and practices, such as the introduction of the Authority of Delegation Matrix to support operations and consistent decision making
- Engaging and meeting with regulators

Social and Environment

- Established an API Qld Environmental, Social and Governance (ESG) statement, and identified and integrated ESG achievements within the early education and membership services businesses
- Reviewed opportunities to positively impact environmental issues in various high value projects associated with refurbishmens and future builds

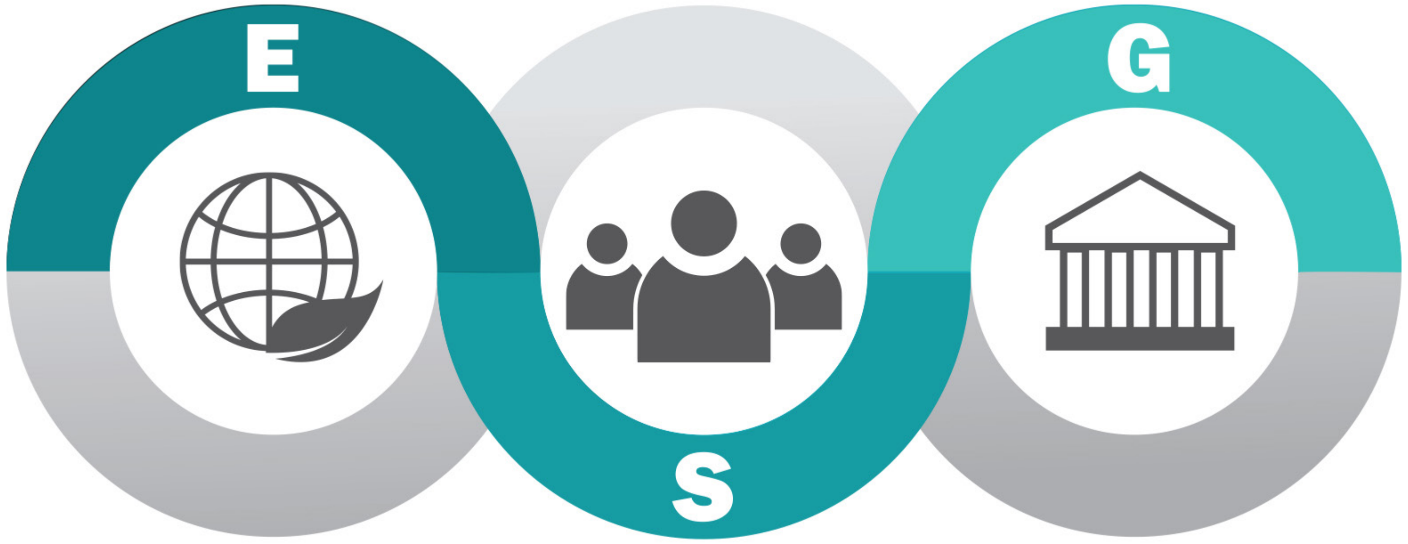
We are please to present the ESG statement, achievements and stories for 2022-23.

World Ocean Day - API Childcare Centres

ESG

As a long-standing community focused organisation that boasts a rich history in providing opportunities for social inclusion, API Leisure and Lifestyle (Qld) recognise our important role in sustainability, contributing to local social capital and good governance.

Consistent with our goal of being in the community and for the community, we have continued to provide engagement and support to members through our membership services and in our early education centres.



ENVIRONMENTAL	SOCIAL	GOVERNANCE

ENVIRONMENTAL

- Sensor and ‘sleep time’ lighting
- Rainwater plumbed to toilets
- Excursion access by public transport or walking
- Ecotourism and sustainability focussed *Lifestyle* magazine articles
- *Lifestyle* magazine printed on sustainably sourced paper fibre
- Circular economy participation through providing and receiving donations for ongoing use and reuse

SOCIAL

- Continuing affordable holiday accommodation accessible to members
- Reactivation of community partnerships with curriculum and multi-age experiences
- New community partnerships actively engaging through provision of information and services to support parents
- Philanthropic activities continued with donations of clothing and gifts to SEQ based charities exceeding $2000

GOVERNANCE

- New Board members commenced extending diversity of experience and expertise to guide strategic direction
- Operations Manager commenced to support CEO and organisation deliver on key operational priorities
- Review of governance framework to capture contemporary operating practice and regulatory changes in policy and procedures

ESG

Our stories

ENVIRONMENTAL

Spanning the organisation we have a variety of practices that contribute to positive, sustainable environmental outcomes by way of recycling, reuse and contributing to the circular economy.

Across membership services we have a sustainability focus in articles contributed to the *Lifestyle* magazine with examples focussing on ecotourism and sustainable practices such as composting. The magazine itself is printed on paper sourced from sustainably managed forests and packaged in plastics with enhanced biodegradation rates.

Within our early education centres recycling and reuse for sustainable operations features initiatives such as recycled materials for playground and art resources and rainwater connection for toilet flushing. This is supported by sustainable practices such as accessing excursions using public transport or walking.

Throughout the year, we have established sustainability partners to support our operations, from whom we receive and provide regular donations. These include magazines from Coles, cardboard and packaging materials from Officeworks, pipes and fittings from HR Plumbing – all resources that contribute to the education programs in the centres.

API Childcare “River walk”activies

ESG

Our stories (continued)

SOCIAL

Over the last year our membership services have continued to offer social opportunities for members through affordable access to our holiday homes in Caloundra and Hervey Bay.

The early education centres have rekindled local relationships with Milton State School, Petrie Terrace State School and Albert Park Flexible Learning Centre fostering joint curriculum activities and extending multi-age learning and socialisation for the children.

Additionally, we have welcomed new local community partners with LifeScope, Argus Family Services and Bessa regular contributors to our Parent Info Sessions, newsletter columns and support for centre initiatives.
Our philanthropic focus continued with strengthened relationships across the broader charities sector. We donated $1000 of label quality clothing to Women's Legal Service Queensland for their annual Labels on the Lawn fundraiser. Queensland Community Trust received approximately $1500 of childrens and womens gifts.

*" Our sincere thank you for the donations of Christmas gifts. Women's Legal Service Queensland provides free legal and social work support to women and their children impacted by domestic violence.
Women who are assisted by the service experience extreme risk and financial disadvantage.*

The special donated gifts made a significant difference to many women their children receiving assistance through our high-risk domestic violence units and financial abuse unit. Our social workers assisted with the delivery process and commented on the incredible impact for women: many of who had felt they had let their children down. Our sincere thank you for your kindness - it meant the world that Santa didn't leave anyone behind."
- Women's Legal Service Queensland.

Community partners - Albert Park Flexible Learning Centre

Community partners - Petrie Terrace State School

GOVERNANCE

Governance arrangements have been enhanced through both personnel changes and the evolution of the governance framework to guide strategic direction and operations.

New Board members have been welcomed in the year increasing the breadth of expertise and experience to guide the organisation and the Operations Manager position has been created and recruited to increase capacity to support the CEO and deliver key outcomes for the organisation.

The governance framework used within the organisation has been progressively reviewed and updated to capture contemporary operating practice and recent regulatory changes to ensure regulatory compliance and effective guidance for all team members.

Honorary Life Members

F.Robinson (decd)
F.Walker (decd)
1936 G.H. Gibson (decd)
1937 F.E. Tate (decd)
1943 J.M. Kelso (decd)
1944 R.L. Edwards (decd)
1947 E.M. Richards (decd)
1948 C.J. Teitzel (decd)
1952 V. Kettle (decd)
1955 J.H. Mallyon (decd)
1955 W.E. Dawes (decd)
1956 C.G. Brassington (decd)
1957 G.E.K. Dixon (decd)
1958 C.S. Walsh (decd)
1961 W.H.F. Durnford (decd)
1961 J.J. West (decd)
1963 C.H. Fuelling (decd)
1963 A.J.C. Phillips (decd)
1965 J.A. Maranta (decd)
1966 A.J.C. Harris (decd)
1967 B.A. Murphy (decd)
1968 E.M. Wood (decd)
1969 H.F. Flaskas (decd)
1971 C.E. Rudolph (decd)
1971 C.R. Brown (decd)
1971 F. Davison (decd)
1971 J.M. Devon (decd)
1974 B.C. Oehlman (decd)
1975 W.J. Bevan (decd)
1975 S.P.R. St. Johns Biggs (decd)
1975 M.W. Dearlove (decd)
1975 R.K. Funch (decd)
1975 P.R. McGuire (decd)
1975 K.F. O'Shaughnessy (decd)
1975 A.V. Scaroni (decd)
1976 L.G Camp (decd)
1976 A.C.A. Hansen (decd)
1976 G. Hawes (decd)
1976 E.A. McMillan (decd)
1976 R.K. Mellon (decd)
1976 R.A. Wightman
1976 D.G. Worthington
1978 P. Churchyard (decd)
1978 S.P. Mancktelow (decd)
1978 N.F. McCrystal (decd)
1978 R. Pacholke (decd)
1978 G.J. Poulter (decd)
1979 D.J. Fossey
1979 C.D. Gilbert (decd)
1979 H.J. Mourney (decd)
1979 D.N.P. Short (decd)
1981 R.A. Baxter (decd)
1981 J.H. McKain (decd)
1983 R.K. Warnock (decd)
1983 R.F. Finch
1984 W.D. Depper
1985 M.E. Nelson (Cox) (decd)
1986 W.L. Sleaford
1988 G.C. Webster
1988 H.J. Whitmore (decd)
1989 R.Bews
1989 G.F. Scrivener
1990 E. Hyland
1991 J. Hunter
1992 D.I. MacKenzie
1992 R.C. McCosker
1992 D.N. Harvey
1992 R.J. Clapham (decd)
1993 R.W. Aarons
1993 G.T. Kruger
1993 P. Dinwoodie (decd)
1995 L. Ison
1996 W. Fogarty
1998 J. McMonagle (decd)
1999 J. Cross (decd)
1999 R. Green
1999 H. Brodie
2000 R. Kable
2003 J. Lucas
2005 C. Shambrook (decd)
2010 D.K. Ham
2010 M.P. Landy
2011 P.J. Finch (decd)
2011 D.J. Copson
2015 S.R. Foster
2019 M. James

100 YEAR TIMELINE

A snapshot of our history of community support and social connections

1920's

OUR INCEPTION

- Australian Post-tel Institude in Queensland commenced in 1923 with a social focus centering around community activities with membership coming from workers and families of the PMG and the rest is history.

1930's

UP AND RUNNING

• Social/clubs
- Branch system introduced
- In 1938 Qld members attended the first Interstate Sporting Carnival in Sydney

•Member Services
- Educational class were formed
- First issue of the Postal Institude magazine was produced
- Member libraries open
- Sporting branches increased
- First API Christmas Treat
-Post Office Picinics held
- Post Office Balls commenced

• Membership
- Under 2,000

1940's

WAR TIMES

• Social/clubs
- Local branches contined to open across the state. Many social/sporting clubs were formed including chess, rifle, radio, basball, debating, badminton
- Over 2000 people attended the Post Office Ball in 1948

• Member Services
- Intoduction of block bookings for discounted entertainment

• Membership
- Exceeded 3,000

1950's

FAMILY CONNECTIONS

• Social/clubs
- Total number of branches reaches 42 in Qld and club activities continue to extend with the introduction of the marching girls and camera club
- First State Sporting Carnival

• Properties
- Kanagroo Point unit purchased

•Membership
- Numbers reach 10,000

1960's

GOOD SPORTS

• Social /clubs
-Over 46 country API branches in Qld
- Annual Bursaries

• Properties
- Two units built at Clifton Beach
- Two units built at Mooloolaba
- Holiday unit constructed at Kurrimine
- Land purchased at Burleigh Heads for construction of seven units

• Member Services
- Opening of 66 sub-libraries

• Membership
- Exceeded 11,000

1970's

SENSATIONAL SEVENTIES

• Social/clubs
- API Retired Offercers' Club and API Pilots Club introduced

• Properties
- Purchase of office building, Fortitude Valley
-Purchase of seven units at Alexandra Headlands
- Three units constructed at Yeppoon
- Hervey Bay two units purchased
- Nine units built at Burleigh Heads

- Units extended at Clifton Beach

• Commercial services
- API Co.Op Store opened
- API Insurance scheme launched
- API Travel Pty Ltd launched

• Membership Services
-Art Union introduced
- Launch of discounted medical benefits
- Launch of tool hire service
- Life Assurance Advisory introduced
- API Gymnasium established
- API 'Postal Institute News' became "API News" and released monthly

• Entity changes
- The Postmaster-General (PMG) devided into two corporations: the Postal and Telecommunications Commissions

• Membership
- Exceeded 13.000

Continued over

100 YEAR TIMELINE

Continued

1980's

BACK TO THE FUTURE

- **Properties**
- Purchase of 'Poulter Court' Caloundra
- Sold "Myora" Broadbeach units
- Purchase of two units 'Keana Lodge' Palm Beach

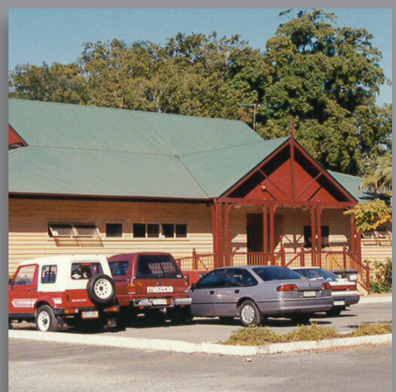
- **Member Services**
- Fitness testing sessions comenced
- Computer awarness courses held
- Introduction of a Buying Referral Service
- API School Holiday programmes comenced
- Offer of major theme park and entertainment discounted tickets and family fun days inc. Expo 88
- API Christmas Treat attracted over 3000 people in attendance
- API Fuel Card introduced

- **Commercial Services**
- API Corporate Health Service
- Opened and sold API Print
- Expansion and closure of the API Co. Op Store

- **Entity changes**
- Formation of API Promotions for commericial operations

- **Membership**
- ***Reached15,000***

1990's



ALL BUSINESS

- **Properties**
- Four units purchased at Palm Beach
- Fortitude Valley office sold
- Yeppoon Holiday Home sold
- Palm Beach Holiday Home sold

- **Commercial services**
- API Health Fund launches
- API Childcare opened at Milton
- API Child Care Referral commenced
- API Corporate Health Service ceased

- **Membership Services**
- Closure of the API Libary
- Fitness testing sessions ceased
- First member's Handbook distributed
- API Party Nights commenced
- API Christmas Treat 1,300 in attance
- Member magazine renamed 'API Living'
- Life Assurance Advisory ceased
- API School Holiday programmes ceased

- **Membership**
- ***Exceeded 13.000***

2000's

HIGH TECH

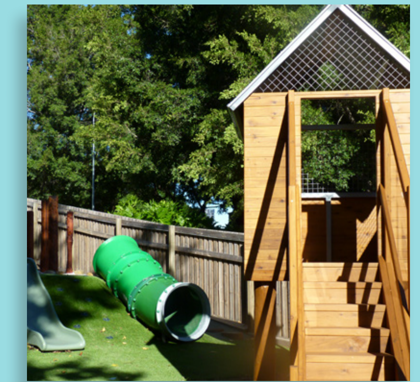
- **Properties**
- Holiday Homes sold at Alexandra Headlands and Innisfail
- Purchase of 160 Wharf Street, Brisbane
- Purchased third unit at Hervey Bay
- Sale of two vacant lots at Clifton Beach
- Holiday Home at Mooloolaba sold

- **Member Services**
- API website re-launched to incorporate online shopping service
- API Gyms ceased

- **Commercial Services**
- API Employee Benefit Program launched
-API Health Fund ceased

- **Membership**
- ***Reached 16,000***
including 6,000 (external corporate Employee Benefit Program members)

2010's



A CHANGE IS COMING

- **Commercial Services**
- API Insurance Brokers ceased operations
- API Travel 40th year in operation
-API Childare Aged Care Solutions ceased operations
- API Christmas Treat ceased
- Ekka ticket deal commenced
- API Big Cribb Childcare Centre opened

- **Member Services**
- API Buying Referral ceased

- **Membership**
- **Exceeded 13.000** at the start of the decade *including 6,000 (external corporate Employee Benefit Program members)*
- **Declined to 4000** *at the end of the decade*

2020's

GROWING TOGETHER

- **Properties**
- Cairns API Holiday Home sold
- Burleigh Heads API Holiday Homes re-development commenced

- **Commercial Services**
- API Travel sold

- **Membership**
- ***Currently at 2500***
including 500 (external corporate Employee Benefit Program members)

Our Director's

THE BOARD IS THE GOVERNING BODY OF API QLD LTD

CLAIRE JOHNSTON

BBUS(INTERNATBUS), MBA, GAICD

Claire is the President of API and is currently the Telstra Contact Centres Executive responsible for the Australian Call centres. Claire has had many roles over her 20+ year career at Telstra, across front line operations, business and customer service improvement and leading major organisational change and cost reduction programs.

Claire has completed university studies in International Business and an MBA specialising in strategy, entrepreneurship and project management. Claire has been awarded the qualification of GAICD by the Australia Institute of Company Directors and also been involved in volunteering for various charities and sporting clubs over many years.

DENIS DADDS

JP (C.DEC), B. COMM

Denis was elected Vice President in 2021 after serving as Chair of API Promotions and API Travel from 2018/19. He is also a member of the HR & Governance Committee. He has considerable experience in large telecommunications and recruitment organisations together with board and committee experience with RCSA, spanning risk, safety and finance. Denis holds a Bachelor of Commerce Degree, majoring in Finance and Accounting, and Human Resource Management.

With a strong interest in Management Systems Denis holds accreditation for OHSMS under AS/NZS4801 and has been involved in certification audits OH&S, Quality, and Environmental Management systems. Denis is a trained Lead Auditor for both Quality (ISO9001) and Health and Safety (AS/NZS:4801) Management Systems. In addition to his experience in human resource management, Denis' career was predominantly focused on risk management with particular emphasis on health and safety and worker's compensation management.

GAVIN DOUGLAS

GAICD

Gavin has over 30 years' experience in the IT and digital sectors. Starting his career in the UK working in sales and marketing roles with various companies including Apple and Adobe, he moved from London to Sydney in 1998. After meeting his wife and taking a year out to travel around Australia, they settled in Brisbane in 2001. Gavin has subsequently held senior sales, channel and program management roles with Microsoft, SAP & Amazon Web Services (AWS). He was recruited to lead the APAC Partner team for wiz.io in June 2022. Recently recognised as the fastest growing software company in history, Wiz is a leading cyber security startup, helping organisations to stay secure as they migrate to the cloud.

Outside of work, Gavin has two teenage daughters (both API Little Cribb alumni), is an active member and volunteer with various sporting clubs and has served on IT industry groups including AIIA and Queensland.NET. He is also an Advisory Board Member with Women In Digital, a global community dedicated to connecting, educating and empowering women in digital.

AARON RODMAN

BCom, CA, GAICD

Aaron is a Non-Executive Director and Chair of the Finance, Audit & Risk Management Committee at API. He is an accomplished CFO and Head of Strategy with extensive commercial and leadership experience spanning start-ups through to large corporates. With over 20 years' experience across a diverse range of sectors including sustainability and recycling, financial services and logistics, Aaron is currently working with an industry peak body to establish a national soft plastics recycling scheme. Previous roles include with Containers for Change establishing the container refund recycling scheme in QLD, as well as almost 8 years in logistics and mining services with ASX-listed company Aurizon. Aaron is a Chartered Accountant with commerce, accounting and corporate governance qualifications and is a graduate of the Australian Institute of Company Directors.

HILARY KNIGHTS

MBA(Executive)

Hilary has over 20 years' experience in the childcare sector as a specialised education marketing professional. During this time, she has worked with childcare entities such as the Queensland Professional Childcare Centres Association (now known as ACA Qld) and ABC Early Learning Centres as well as numerous independent centres. In addition, Hilary has been a Non-Executive Director on Sesame Lane Childcare's Board, Misso Institute's Board, Sunshine Coast Grammar School's New Leaf Early Learning Centre's Council, Brisbane North Institute of TAFE's Council and Queensland TAFE's Council. Hilary's extensive childcare, business and marketing experience has made her a well-respected and knowledgeable professional and a regular conference presenter. Hilary is well placed to guide, support and achieve strategic business objectives for stakeholders, at whatever stage of their childcare journey.

ERIN MULDOON

BA/LLB HONS, MAICD, JP

Erin is a corporate lawyer with over 20 years post-admission experience in both private practice and as inhouse counsel in Australia, the United Kingdom and France for various organisations including the UK Treasury Office and Wesfarmers Ltd. Currently the General Counsel for a commodity trading entity, Erin has significant experience in managing and advising on legal risk and compliance in a commercial setting and providing governance support and advice to a diverse range of stakeholders including boards, directors, executive teams and committees. Outside of work, Erin is kept busy managing her three young children and volunteering at various sporting clubs and schools. Erin holds a Bachelor of Arts (French & Criminology), Bachelor of Law, Diploma of Legal Practice and was admitted to the NSW Supreme Court in 2004.

EDWARD (SEAN) INGRAM

DIP T (PRIMARY), BA (ACCTG), GRAD DIP(ACCTG), FCPA, MAICD, JP

Sean holds a Diploma in Teaching, a Degree in Accounting, and a Graduate Diploma in Accountancy and was admitted as a Fellow of the CPA Australia in 2000. He is also a Member of the Australian Institute of Company Directors and a Justice of the Peace (South Australia). Sean has been a member of API for over 40 years and was the Vice Chairman of the former association API (SA&NT) and its subsidiaries. Sean is also a Director of API Ltd since 2009 and is the current chair of the Finance & Audit Risk sub-Committee on that Board. Sean worked for Australia Post for over 30 years and was Manager, Taxation for Australia Post SA, NT & WA Divisions until his departure in 2011. He is currently working for Nut Producers Australia Pty Ltd were he holds the position of Management Accountant.

Director's Report

THE DIRECTORS PRESENT THEIR REPORT ON THE COMPANY AND ITS CONTROLLED ENTITIES ("THE GROUP") FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023

INFORMATION ON DIRECTORS

The names of each person who has been a director during the year and to the date of this report are:

Claire Johnston (Chairman)
Denis Dadds
Christine Kelly - resigned on 30th November 2022
Edward Ingram
Gavin Deeprose - resigned on 30th November 2022
Gavin Douglas
Aaron Rodman - appointed on 15th July 2022
Jennifer Knights - appointed on 9th September 2022
Erin Muldoon - appointed on 22nd June 2023

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

ENVIRONMEMTAL ISSUES

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

PROCEEDINGS ON BEHALF OF GROUP

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

PRINCIPAL ACTIVITIES

The principal activity of the consolidated Group during the financial year was membership services, leisure & lifestyle benefits to members & non-members, such as childcare, holiday homes, discounted buying program, social events, commercial & residential property.

No significant changes in the nature of the Group's activity occurred during the financial year.

FUTURE DEVELOPMENTS AND RESULTS

Likely developments in the operations of the Group and the expected results of those operations in future financial years have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the Group.

RESULTS

The net profit before Income Tax of the consolidated Group for the financial year was $16,690,234 (2022 Loss: $602,661).

DIVIDENDS

The Australian Post-Tel Institute Queensland Ltd is a Company Limited by Guarantee and is prohibited by the Corporations Act 2001 from making distributions to members.

STATE OF AFFAIRS

The Director's note that the material change in profit is due to the revaluation of an investment property which has been earmarked for development. Various conditions associated with the development have been met, sufficient that the revaluation should occur in the FY2023.

MEETING ATTENDANCES

During the financial year, 11 meetings of Directors were held. Attendances by each Director during the year were as follows:

Director	Board Meetings	
	Attended	Eligible
Claire Johnston	11	11
Christine Kelly	5	5
Denis Dadds	11	11
Edward Ingram	8	11
Gavin Deeprose	5	5
Gavin Douglas	10	11
Aaron Rodman	11	11
Jennifer Knights	9	10
Erin Muldon	0	0

EVENT SUBSEQUENT TO BALANCE DATE

No events post balance date.

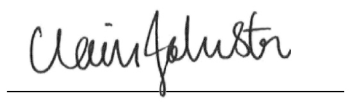
DIRECTORS' INDEMNIFICATION

During the year the association paid a combined premium for Management Liability Insurance which includes cover to insure directors, officers, and employees of the company in respect of costs and expenses which may be incurred by a director, officer or employee in relation to any wrongful acts that may be committed in their capacity as a director, officer or employee of the company.

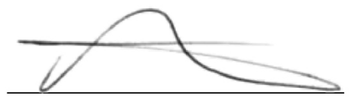
AUDITOR'S INDEPENDENCE DECLARATION

The lead auditor's independence declaration in accordance with section 307C of the Corporations Act 2001, for the year ended 30 June 2023 has been received and can be found on page 26 of the financial report.

Signed in accordance with a resolution of the directors:

Signed 

Date 25 October 2023

Signed 

Date 25 October 2023

Financials

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR YEAR ENDED 30 JUNE 2023

	Note	2023 $	Restated 2022 $
Revenue from Ordinary Activities	3	4,514,435	4,414,799
Revaluation Gain on Investment Properties	3	17,025,936	-
Employee benefits expense		(2,122,968)	(2,109,423)
Depreciation expense	6	(467,796)	(836,516)
Finance Costs	6	(65,064)	(77,604)
Administrative Expenses		(2,126,286)	(1,993,098)
PPE written-off	6	(5,523)	-
Net Loss on sale of Investment Property	6	(62,500)	-
Net Loss on disposal of PPE	6	-	(819)
Profit/(Loss) Before Income Tax		16,690,234	(602,661)
Income Tax Expense	5	(29,066)	105,095
Profit/(Loss) After Income Tax		**16,661,168**	**(497,566)**
Other comprehensive income, net of tax		-	-
Total Comprehensive Profit/(Loss)		**16,661,168**	**(497,566)**

The above Consolidated Statement of Comprehensive Income is to be read in conjunction with the accompanying notes.

Financials

CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR YEAR ENDED 30 JUNE 2023

	Note	2023 $	Restated 2022 $
ASSETS			
CURRENT ASSETS			
Cash assets	7	1,672,322	244,509
Trade and other receivables	8	129,365	384,140
Inventory	9	3,275	2,562
Tax Assets	4(a)	18,750	52,686
Other Assets	10	62,141	22,980
TOTAL CURRENT ASSETS		1,885,853	706,877
NON-CURRENT ASSETS			
Investment Properties	11	28,333,944	13,808,008
Property, plant and equipment	12	6,618,182	6,596,780
Deferred tax assets	4	101,231	130,297
Right-of-use assets	21	734,121	1,076,509
TOTAL NON-CURRENT ASSETS		35,787,478	21,611,594
TOTAL ASSETS		37,673,331	22,318,471
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	13	278,093	299,571
Financial Liabilities	14	-	685,411
Contract Liabilities	15	95,568	243,722
Lease Liabilities	21	448,803	412,246
Short-term provisions	16	145,060	196,039
TOTAL CURRENT LIABILITIES		967,524	1,836,989
NON-CURRENT LIABILITIES			
Lease Liabilities	21	554,204	1,003,007
Long-term provisions	16	41,361	29,401
TOTAL NON-CURRENT LIABILITIES		595,565	1,032,408
TOTAL LIABILITIES		1,563,089	2,869,397
NET ASSET		**36,110,242**	**19,449,074**
EQUITY			
Retained profits		36,110,242	19,449,074
TOTAL EQUITY		**36,110,242**	**19,449,074**

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

Financials

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
AS AT 30 JUNE 2023

	Note	Revaluation Reserve $	Retained Earnings $	Total $
Balance at 1 July 2021		2,369,350	17,576,802	19,946,152
Loss for the year after tax		-	(497,566)	(497,566)
Movement in Asset Revaluation		488	-	488
Prior year's adjustments	**19**	(2,369,838)	2,369,838	-
Balance at 30 June 2022		-	19,449,074	19,449,074
Profit for the year after tax		-	16,661,168	16,661,168
Balance at 30 June 2023		-	**36,110,242**	**36,110,242**

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

CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2023

	Note	2023 $	2022 $
CASH FLOWS FROM OPERATING ACTIVITIES			
Interest Received		32,288	3,481
Receipts from customers		4,588,768	4,642,704
Interest paid		(7,411)	(1,497)
Payments to suppliers and employees		(4,349,625)	(4,428,015)
Income taxes paid		33,936	(135,241)
NET CASH PROVIDED BY/ (USED IN) OPERATING CTIVITIES	**20(b)**	297,956	81,432
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for property, plant and equipment		(152,333)	(1,785,564)
Proceeds from sale of property, plant and equipment		2,437,500	-
NET CASH PROVIDED BY/ (USED IN) INVESTING ACTIVITIES		2,285,167	(1,785,564)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowings		(685,411)	685,411
Repayment of Lease Liability		(469,899)	(454,009)
NET CASH PROVIDED BY/ (USED IN) FINANCING ACTIVITIES		(1,155,310)	231,402
Net increase/(decrease) in cash held		1,427,813	(1,472,730)
Cash at the beginning of the financial year		244,509	1,717,239
Cash at the end of the financial year	**20(a)**	**1,672,322**	**244,509**

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

Financials

NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2023

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements and notes represents those of API Queensland Ltd and its Controlled Entity (the Group) and a seperate note for API Queensland Ltd as an individual parent entity. API Queensland Ltd Limited is a company limited by guarantee, incorporated and domiciled in Australia.

The functional and presentation currency of the Group is Australian dollars.

Comparatives are consistent with prior years, unless otherwise stated.

Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards Simplified Disclosures and the Corporations Act 2001.

Australian Accounting Standards set out accounting policies that the Australian Accounting Standards Board has concluded would result in financial statements containing relevant and reliable informations about transactions, events and conditions. Material accounting policies adopted in the preparation of the financial statements are presented below and have been consistently applied unless stated otherwise.

The financial statements, except for the cash flow information, have been prepared on an accrual basis and are based on historical costs, modified, where applicable by the measurement at fair value of selected non current assets, financial assets and financial liabilities. The amount presented in the financial statements have been rounded to the nearest dollar.

(a) Income Tax

The tax expense recognised in the statement of profit or loss and other comprehensive income comprises current income tax expense plus deferred tax expense.

Current tax is the amount of income taxes payable (recoverable) in respect of the taxable profit (loss) for the year and is measured at the amount expected to be paid to (recovered from) the taxation authorities, using tax rates and laws that have been enacted or substantively enacted by the end of the reporting period. Current tax liabilities (assets) are measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

Current and deferred tax is recognised as income or an expense and included in profit or loss for the period except where the tax arises from a transaction which is recognised in other comprehensive income or equity, in which case the tax is recognised in other comprehensive income or equity respectively.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(b) Business combinations

Business combinations are accounted for by applying the acquisition method which requires an acquiring entity to be identified in all cases. The acquisition date under this method is the date that the acquiring entity obtains control over the acquired entity. The fair value of identifiable assets and liabilities acquired ar recognised in the consolidated financial statements at the acquisition date.

All acquisition related costs are recognised as expenses in the periods in which the costs are incurred except for costs to issue debt or equity securities.

(c) Revenue and other income

Revenue from contracts with customers

The core principle of AASB 15 is that revenue is recognised on a basis that reflects the transfer of promise goods or services to customers at an amount that reflects the consideration the Company expects to receive in exchange for those goods or services. Revenue is recognised by applying a five step model as follows:

1. Identify the contract with the customer
2. Identify the performance obligations
3. Determine the transaction price
4. Allocate the transaction price to the performance obligations
5. Recognise revenue as and when control of the performance obligations is transferred

Generally the timing of the payment for sale of goods and rendering of services corresponds closely to the timing of satisfaction of the performance obligations, however where there is a difference, it will result in the recognition of a receivable, contract asset or contract liability.

None of the revenue streams of the Company have any significant financing terms as there is less than 12 months between receipt of funds and satisfaction of performance obligations.

Specific revenue streams

The revenue recognition policies for the principal revenue streams of the Company are:

Childcare Revenue

Revenue from the rendering of childcare services is recognised over time as performance obligations are satisfied, which is upon delivery of the service, primarily on a daily or monthly basis.

Rental income from holiday homes

Rental income corresponds to all the revenues received from guests/tenants of the holiday homes. The services rendered are distinct performance obligations, for which prices invoiced to the guests/tenants are representative of their stand-alone selling prices. These obligations are fulfilled over time when they relate to room/unit rentals, that is over the stay within the holiday homes, and at a point in time for other services, when they have been delivered or rendered.

Financials

NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Commercial lease
Lease income is recognised on a straight-line basis over the lease term, unless another systematic basis is more representative of the time pattern in which benefit derived from the leased asset is diminished.

Interest revenue is recognised on an accrual basis. Other income is recognised on an accruals basis when the Company is entitled to it.

(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).

Receivables and payable are stated inclusive of GST.

Cash flows in the statement of cash flows are included 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 is classified as operating cash flows.

(e) 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.

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 measured using the revaluation model are carried at fair value at the revaluation date less any subsequent accumulated depreciation and impairment losses. Revaluations are performed whenever there is a material movement in the value of an asset under the revaluation model.

Freehold land and buildings

Freehold land and buildings are measured using the revaluation model.

Plant and equipment

Plant and equipment are measured using the cost model.

Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight line basis for buildings and diminishing value basis for remaining assets over the assets useful life to the Company, commencing when the asset is installed ready for use.

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

NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fixed asset class	Depreciation rate
Plant and equipment	10%-33%

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.

Intangibles

Software is recorded at cost. It has a finite life and is carried at cost less accumulated amortisation and any impairment losses. Software has an estimate useful life of between one and five years. It is assessed annually for impairment.

Mortgages on Title

Mortgages are registered on properties – 160 Wharf Street, Brisbane QLD 4000 & 264 The Esplanade, Miami QLD 4220 due to the bank overdraft accounts and property development agreement.

(f) Investment property

Investment property is initially measured at cost and subsequently at fair value with any change therein recognised in profit or loss.

Any gain or loss on disposal of investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss. When investment property that was previously classified as property, plant and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

(g) Financial instruments

Financial instruments are recognised initially on the date that the Company becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

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

Classification
On initial recognition, the Company classifies its financial assets into the following categories, those
- amortised cost
- fair value through other comprehensive income – equity instrument (FVOCI – equity)

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets.

Amortised cost
Assets measured at amortised cost are financial assets where:
- the business model is to hold assets to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows are solely payments of principal and on the principal amount outstanding.

NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The Company's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the statement of financial position.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, foreign exchange gains or losses and impairment are recognised in profit or loss. Gain or loss on derecognition is recognised in profit or loss.

Equity instruments

The Group has a number of strategic investments in listed and unlisted entities over which are they do not have significant influence nor control. The Group has made an irrevocable election to classify these equity investments as fair value through other comprehensive income as they are not held for trading purposes.

Impairment of financial assets

At the end of the reporting period the Company assesses whether there is any objective evidence that a financial asset or group of financial assets is impaired.

Financial assets at amortised cost

If there is objective evidence that an impairment loss on financial assets carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the financial assets original effective interest rate.

Impairment on loans and receivables is reduced through the use of an allowance accounts, all other impairment losses on financial assets at amortised cost are taken directly to the asset.

Subsequent recoveries of amounts previously written off are credited against other expenses in profit or loss.

Financial liabilities

The Company measures all financial liabilities initially at fair value less transaction costs, subsequently financial leasures are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Company comprise trade and other payables, bank and other loans and finance lease liabilities, which are measured at amortised cost using the effective interest rate method.

(h) Impairment of non-financial assets

At the end of each reporting period the Company determines whether there is an evidence of an impairment indicator for non financial assets.

Where an indicator exists and regardless for indefinite life intangible assets and intangible assets not yet available for use, the recoverable amount of the asset is estimated.

Where assets do not operate independently of other assets, the recoverable amount of the relevant cash generating unit (CGU) is estimated.

The recoverable amount of an asset or CGU is the higher of the fair value less costs of disposal and the value in use. Value in use is the present value of the future cash flows expected to be derived from an asset or cash generating unit.

NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Where the recoverable amount is less than the carrying amount, an impairment loss is recognised in profit or loss. Reversal indicators are considered in subsequent periods for all assets which have suffered an impairment loss.

(i) Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

(j) Inventories

Inventories are measured at the lower of cost and current replacement cost. Inventories acquired at no cost or for nominal consideration are measured at the current replacement cost as at the date of acquisition.

(k) Leases

At inception of a contract, the Company assesses whether a lease exists i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration.

This involves an assessment of whether:

- The contract involves the use of an identified asset this may be explicitly or implicitly identified within the agreement. If the supplier has a substantive substitution right then there is no identified asset.
- The Company has the right to obtain substantially all of the economic benefits from the use of the asset throughout the period of use.
- The Company has the right to direct the use of the asset i.e. decision making rights in relation to changing how and for what purpose the asset is used.

At the lease commencement, the Company recognises a right of use asset and associated lease liability for the lease term. The lease term includes extension periods where the Company believes it is reasonably certain that the option will be exercised.

The right of use asset is measured using the cost model where cost on initial recognition comprises of the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration less any lease incentives received.

The right of use asset is depreciated over the lease term on a straight line basis and assessed for impairment in accordance with the impairment of assets accounting policy.

The lease liability is initially measured at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Company's incremental borrowing rate is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is remeasured whether there is a lease modification, change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI) or a change in the Company's assessment of lease term.

Where the lease liability is remeasured, the right of use asset is adjusted to reflect the remeasurement or is recorded in profit or loss if the carrying amount of the right of use asset has been reduced to zero.

NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Exceptions to lease accounting

The Company has elected to apply the exceptions to lease accounting for both short term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low value assets. The Company recognises the payments associated with these leases as an expense on a straight line basis over the lease term.

(l) Employee benefits

Provision is made for the Company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be wholly settled within one year have been measured at the amounts expected to be paid when the liability is settled.

Employee benefits expected to be settled more than one year after the end of the reporting period have been measured at the amounts expected to be paid with probability of estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may satisfy vesting requirements. Changes in the measurement of the liability are recognised in profit or loss.

(m) Provisions

Provisions are recognised when the Company has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured at the present value of management's best estimate of the outflow required to settle the obligation at the end of the reporting period.

Critical Accounting Estimates and Judgments

The directors make estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

The significant estimates and judgements made have been described below.

Key estimates - provisions for expenses

As described in the accounting policies, provisions are measured at management's best estimate of the expenditure required to settle the obligation at the end of the reporting period. These estimates are made taking into account a range of possible outcomes and will vary as further information is obtained.

Key estimates - provision for receivables

The receivables at reporting date have been reviewed to determine whether there is any objective evidence that any of the receivables are impaired. An provision for doubtful debts is included for any receivable where the entire balance is not considered collectible. The provision for doubtful debts is based on the best information at the reporting date.

NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023

Key judgments - taxes

Deferred tax assets

Determining income tax provisions involves judgment on the tax treatment of certain transactions. Deferred tax is recognised on tax losses not yet used and on temporary differences where it is probable that there will be taxable revenue against which these can be offset. Management has made judgments as to the probability of future taxable revenues being generated against which tax losses will be available for offset based on budgets, current and future expected economic conditions.

NOTE 2: FINANCIAL RISK MANAGEMENT

The Board of Directors is responsible for monitoring and managing the company's compliance with its risk management strategy. The Board of Directors overall risk management strategy is to assist the company in meeting its financial targets while minimising potential adverse effects on financial performance. Risk management policies are approved and reviewed by Board of Directors on a regular basis. These include credit risk policies and future cash flow requirements.

Special Financial Risk Exposures and Management

The main risks the Group is exposed to through its financial instruments are credit risk, liquidity risk and market risk relating to interest rate risk and other price risk.

There have been no substantive changes in the types of risks the Group is exposed to, how these risks arise, or the board's objectives, policies and processes for managing or measuring the risks from the previous period.

(a) Credit risk

Exposure to credit risk relating to financial assets arises from the potential non-performance by counterparties of contract obligations that could lead to a financial loss for the Group. the Group has no significant concentration of credit risk. The Group has policies in place to ensure that sales of products and services are made to customers with an appropriate credit history.

Credit Risk Exposures

The maximum exposure to credit risk by class of recognised financial assets at the end of the reporting period is equivalent to the carrying amount and classification of those financial assets (net of any provisions) as presented in the statement of financial position.

Accounts receivable and other debtors that are neither past due nor impaired are considered to be of high credit quality. the Group has no significant concentrations of credit risk exposure to any single counterparty or group of counterparties.

(b) Liquidity risk

Liquidity risk arises from the possibility that the Group might encounter difficulty in settling its debts or otherwise meeting its obligations in relation to financial liabilities. Prudent liquidity risk management implies maintaining sufficient cash. The Group continually monitors the cash position.

(c) Cash flow and fair value interest rate risk

(i) Cash flows realised from financial assets reflect management's expectation as to the timing of realisation. Actual timing may therefore differ from that disclosed.

(ii) Exposure to interest rate risk arises on financial assets and financial liabilities recognised at the end of the reporting period whereby a future change in interest rates will affect future cash flows or the fair value of fixed rate financial instruments.

As the Group has significant interest-bearing assets, the Group's income and operating cash flows are dependent on changes in market interest rates.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

	2023 $	Restated 2022 $
NOTE 3: REVENUE		
Revenue from Ordinary Activities		
Revenue from contracts with customers	4,436,344	4,307,061
Interest received	32,288	3,481
Other Revenue	45,803	104,257
Total Revenue from Ordinary Activities	4,514,435	4,414,799
Revaluation Gain on Investment Properties	17,025,936	-
Total Revenue	21,540,371	4,414,799
NOTE 4: TAX		
(a) Current tax asset		
Income Tax receivable/(payable)	18,750	52,686
(b) Deferred tax asset		
Balance at the beginning	130,297	-
Movement for the year	(29,066)	130,297
Balance at the end of the year	101,231	130,297
NOTE 5: INCOME TAX EXPENSE		
(a) The major components of tax expense/(income) comprise:		
Current income tax	-	25,202
Deferred tax	29,066	(130,297)
Income tax expense	29,066	(105,095)
(b) Reconciliation of income tax to accounting profit:		
Prima facie tax payable on profit from ordinary activities before income tax at 25% (2022: 25%)	(50,825)	(129,676)
Add: Tax effect of:		
- other non allowable items	50,825	154,878
Current income tax expense	-	25,202
NOTE 6: RESULT FOR THE YEAR		
The result for the year includes the following specific expenses:		
Depreciation property, plant and equipment	125,409	119,870
Depreciation right of use asset	342,387	716,646
	467,796	836,516
Interest expense on lease liability under AASB 16	57,653	76,107
Interest expense on overdraft	7,411	1,497
	65,064	77,604
PPE written-off	5,523	-
Net Loss on disposal of PPE	-	819
Net Loss on sale of Investment Property	62,500	-

** API Qld first recorded ownership of the Cairns property in 1971, the site was periodically revalued in line with organisational policy. The site was valued at $1.85m in 2017 and $2.5m in 2021. The sale price in 2022 was the valuation less selling fees of $62k. Profit was recorded on the site and accounting adjustments made in 2021 and 2022.*

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

	2023 $	Restated 2022 $
NOTE 7: CASH AND CASH EQUIVALENTS		
Cash at bank	1,671,543	244,080
Petty Cash	779	429
	1,672,322	244,509
NOTE 8: TRADE AND OTHER RECEIVABLES		
Sundry debtors	1,018	10,061
Trade debtors	111,190	146,561
Deposit Paid	-	55,145
GST Asset	17,157	172,373
	129,365	384,140
NOTE 9: INVENTORY		
Stock on hand	3,275	2,562
NOTE 10: OTHER ASSETS		
Prepayments	62,141	22,980
NOTE 11: INVESTMENT PROPERTIES		
** Reclassfication of Holiday Homes and Equity Securities from PPE to Investment Properties under AASB140*		
Freehold Land & Buildings - Holiday Homes		
- at Cost / Revaluation	28,325,000	13,800,000
Equity Securities		
- at Cost / Revaluation	8,944	8,008
	28,333,944	13,808,008

	Land & Buildings - Holiday Homes 2023 $	Equity Securities 2023 $	Total 2023 $
Balance at the beginning of the year	13,800,000	8,008	13,808,008
Revaluation	17,025,000	936	17,025,936
Disposals	(2,500,000)	-	(2,500,000)
Carrying Amount at the end of the year	**28,325,000**	**8,944**	**28,333,944**

** Commercial revaluation was conducted of 264 The Esplanade Miami (April 2023) as part of the redevelopment program.*

	2023 $	Restated 2022 $
NOTE 12: PROPERTY, PLANT & EQUIPMENT		
Freehold Land & Buildings - Commercial		
- at Cost / Revaluation	6,687,323	6,549,460
Accumulated Depreciation under AASB116	(174,096)	(83,958)
	6,513,227	6,465,502
Furniture & Fittings		
- at Cost / Revaluation	367,912	403,875
Accumulated Depreciation	(288,678)	(297,157)
	79,234	106,718

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

NOTE 12: PROPERTY, PLANT & EQUIPMENT (continued)	2023	Restated 2022
Plant & Equipment	$	$
- at Cost / Revaluation	181,696	234,678
Accumulated Depreciation	(155,975)	(210,118)
	25,721	24,560
	6,618,182	6,596,780

	Land & Buildings - Commercial 2023	Furniture & Fittings 2023	Plant & Equipment 2023	Total 2023
	$	$	$	$
Balance at the beginning of the year	6,549,461	106,718	24,560	6,680,739
Prior adjustment	(83,958)	-	-	(83,958)
Total	6,465,503	106,718	24,560	6,596,781
Additions	137,862	2,929	11,542	152,333
Disposals	-	(5,523)	-	(5,523)
Depreciation expense	(90,138)	(24,890)	(10,381)	(125,409)
Carrying Amount at the end of the year	**6,513,227**	**79,234**	**25,721**	**6,618,182**

NOTE 13: PAYABLES	2023	Restated 2022
	$	$
Trade Creditors	98,876	136,871
Sundry Creditors	176,417	162,700
GST Liability	2,800	-
	278,093	299,571

Trade and other payables are unsecured, non-interest bearing and are normally settled within 30 days. The Carrying value of trade and other payables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

NOTE 14: FINANCIAL LIABILITIES	2023	Restated 2022
CURRENT	$	$
Overdraft	-	685,411

NOTE 15: CONTRACT LIABILITIES		
CURRENT		
Deposit Received	-	100,000
Deferred Income	95,568	143,722
	95,568	243,722

NOTE 16: PROVISIONS		
Short-Term Provisions		
Provision for Annual Leave	116,572	133,590
Provision for Long Service Leave	28,488	62,449
	145,060	196,039

NOTE 16: PROVISIONS (continued)	2023	Restated 2022
Long-Term Provisions	$	$
Provision for Long Service Leave	41,361	29,401
Movements in Provision of Annual Leave:		
Balance at the beginning of the year	133,590	136,932
Additional provisions	162,018	221,439
Provisions reversed	(65,248)	(67,804)
Provisions utilised	(113,788)	(156,977)
Balance at 30 June 2022	116,572	133,590
Movements in Provision of Long Service Leave:		
Balance at the beginning of the year	91,850	84,760
Additional provisions	53,556	22,004
Provisions reversed	(39,493)	(10,165)
Provisions Utilised	(36,064)	(4,749)
Balance at 30 June 2022	69,849	91,850

NOTE 17: REMUNERATION OF AUDITORS	2023	Restated 2022
Amounts received or due and Receivable by the auditor for		
Auditing and reviewing the financial report	21,302	18,400
Taxation Lodgement	1,320	1,450
	22,622	19,850

NOTE 18: CONTROLLED ENTITIES

	Country of Incorporation	Percentage Owned	Investment at Cost 2023	Investment at Cost 2022	Contribution to Consolidated Profit/(Loss) from ordinary activities before income tax 2023	Contribution to Consolidated Profit/(Loss) from ordinary activities before income tax Restated 2022
Parent Entity:	%	%	$	$	$	$
The Australian Post-Tel Institute (Queensland) Ltd	-	-	-	-	16,646,363	(373,884)
Subsidiaries of The Australian Post-Tel Institute (Queensland) Ltd:						
API Promotions Pty Ltd	100	100	5	5	43,871	(267,881)
* API Travel Pty Ltd	-	-	-	-	-	39,104
			5	**5**	**16,690,234**	**(602,661)**

** API Travel Pty Ltd was sold on 17th December 2021.*

Financials

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 19: PRIOR YEAR'S ADJUSTMENTS

	Revaluation Reserve		Retained Earning		Profit or Loss	
	Original Balance 2022	Restated balance 2022	Original Balance 2022	Restated balance 2022	Original Balance 2022	Restated balance 2022
Balance as at 1 July 2021	2,369,350	2,369,350	17,576,802	17,576,802	(413,608)	(413,608)
Loss for the year	-	-	(413,608)	(497,566)	-	-
Recalss - AASB140	488	(2,369,350)	-	2,369,838	-	-
Depreciation - AASB116	-	-	-	-	-	(83,958)
Balance as at 30 June 2022	2,369,838	-	17,163,194	19,449,074	(413,608)	(497,566)

** Reallocating of properties between Investment Properties and Property, Plant and Equiment and additional depreciation for prior year.*

NOTE 20: CASHFLOW INFORMATION

(a) Reconciliation of Cash

Cash at the end of the financial year as shown in the Statement of Cash Flows, is reconciled to the related items in the Statement of Financial Position as follows:

	2023	Restated 2022
	$	$
Cash at bank	1,671,544	244,080
Cash on hand	779	429
	1,672,323	244,509

(b) Reconciliation of cash flow from operations with profit/(loss) after income tax

	2023	Restated 2022
Profit / (Loss) after income tax	16,661,168	(497,566)
Non-cash flows in profit/(loss) from ordinary activities:		
Depreciation - plant and equipment	125,409	119,870
Depreciation - Right of use assets	342,387	716,646
Revaluation Gain on Investment Properties	(17,025,936)	-
Net Loss on sale of Investment Property/PPE	62,500	819
PPE Written-Off	5,523	-
Interest on lease liability	57,653	76,107
Changes in assets and liabilities:		
(Increase)/decrease in trade and other receivables	254,775	(199,320)
(Increase)/decrease in other assets	(39,161)	3,228
Decrease/(increase) in inventory	(713)	3,339
Decrease/(increase) in deferred tax assets	29,066	(130,297)
Increase/(decrease) in provision for income tax	33,936	(110,039)
Increase/(decrease) in trade and other payables	(21,478)	17,814
Increase/(decrease) in provision for employee benefits	(39,019)	3,748
Increase/(decrease) in other liabilities	(148,154)	77,083
Net cash provided by operating activities	**297,956**	**81,432**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 21: LEASES

Company as a lessee

The Company holds leases over buildings.

The Company has chosen not to apply AASB 16 to leases of intangible assets.

Information relating to the leases in place and associated balances and transactions are provided below.

Terms and conditions of leases

The building leases are in respect of commercial leases. All leases incorporate extension options with a range of initial terms from 10 to 15 years. A number of building leases also incorporate fixed yearly increases to rent of 3.5%.

	Buildings	Total
Year ended 30 June 2023	$	$
Balance at beginning of year	1,076,509	1,076,509
Depreciation charge	(342,388)	(342,388)
Remeasurement of lease liability	-	-
Balance at end of year	734,121	734,121

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

	< 1 year	1 - 5 years	> 5 years	Total undiscounted lease liabilities
2023	$	$	$	$
Lease liabilities	448,803	554,204	-	1,003,007
2022				
Lease liabilities	412,246	1,003,007	-	1,415,253

Extension options

A number of the building leases contain extension options which allow the Company to extend the lease term by up to twice the original non cancellable period of the lease.

The Company includes options in the leases to provide flexibility and certainty to the Company operations and reduce costs of moving premises and the extension options are at the Company's discretion.

At commencement date and each subsequent reporting date, the Company assesses where it is reasonably certain that the extension options will be exercised.

	2023	2022
Right of use assets:	$	$
Non-Current	734,121	1,076,509
Balance at 30 June 2022	734,121	1,076,509

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

NOTE 22: PARENT ENTITY

The following information has been extracted from the books and records of the parent and has been prepared in accordance with Accounting Standards:

	2023
Results of parent entity	**$**
Net Profit for the period	16,646,363
Current Assets	332,592
Non-Current Assets	34,878,489
Total Assets	35,211,081
Current Liabilities	415,772
Non-Current Liabilities	16,389
Total Liabilities	432,161
Net Assets	34,778,920

NOTE 23: CONTINGENT ASSETS & LIABILITIES

The directors are not aware of any contingent assets or contingent liabilities of the Group.

NOTE 24: COMPANY DETAILS

The registered office and principal place of business is:
Level 2
160 Wharf Street
SPRING HILL, QLD 4000

DIRECTORS' DECLARATION

The Directors of the company declare that:

1. The financial statements and notes, as set out on pages 4 to 22, are in accordance with the Corporations Act 2001 and:

   a. comply with Australian Accounting Standards – Simplified Disclosure Requirements and;

   b. give a true and fair view of the financial position as at 30 June 2023 and of the performance for the year ended on that date of the Company.

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

This declaration is made in accordance with a resolution of the Board of directors:

Signed Claire Johnston ______________________

Dated: 25 October 2023

Signed ______________________

Dated: 25 October 2023

Financials

INDEPENDENT AUDIT REPORT TO THE MEMBERS OF THE AUSTRALIAN POST-TEL INSTITUTE (QUEENSLAND) LTD AND ITS CONTROLLED ENTITIES

REPORT ON THE AUDIT OF THE FINANCIAL REPORT

Opinion

We have audited the financial report of The Australian Post-Tel Institute (Queensland) Ltd and its Controlled Entities (the Company), which comprises the statement of financial position as at 30 June 2023, 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, 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 2023 and of its financial performance for the year ended; and

(ii) complying with Australian Accounting Standards - Simplified Disclosures and the *Corporations Regulations 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Company, would be in the same terms if given to the directors 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.

Responsibilities of 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 - Simplified Disclosures and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters 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 have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with 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, international omissions, misrepresentations, or the override or 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.

- Conclude on the appropriateness of 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 those charged with governance 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 have 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, actions taken to eliminate threats or safeguards applied.

FELSERS
Chartered Accountants

Vindran Vengadasalam
Registered Company Auditor

Sydney, Australia
25 October 2023

AUSTRALIAN POST-TEL INSTITUTE (QUEENSLAND) LTD
AND CONTROLLED ENTITIES
A.B.N. 57 064 558 210

AUDITOR'S INDEPENDENCE DECLARATION UNDER SETION 307C OF THE CORPORATIONS ACT 2001 TO THE DIRECTORS OF THE AUSTRALIANPOST-TEL INSTITUTE (QUEENSLAND) LTD AND IT CONTROLLED ENTITIES

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2023, there have been:

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

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

Felsers

FELSERS
Chartered Accountants

Vindran Vengadasalam
Registered Company Auditor

25 October 2023

Sydney