Habitat for Humanity Australia Ltd

ACN 131 976 004

Annual Report - 30 June 2026

Habitat for Humanity Australia Ltd
Contents
30 June 2026

Directors' report	2
Auditor's independence declaration	7
Statement of comprehensive income	8
Statement of financial position	9
Statement of changes in equity	10
Statement of cash flows	11
Notes to the financial statements	12
Directors' declaration	22
Independent auditor's report to the members of Habitat for Humanity Australia Ltd	23

General information

The financial statements cover Habitat for Humanity Australia Ltd as an individual entity. The financial statements are presented in Australian dollars, which is Habitat for Humanity Australia Ltd's functional and presentation currency.

Habitat for Humanity Australia Ltd is a not-for-profit unlisted public company limited by guarantee, incorporated and domiciled in Australia. Its registered office and principal place of business is:

Level 4
5D, 1-59 Quay Street
Haymarket, NSW 2000

A description of the nature of the Company's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors, on 21 October 2026. The directors have the power to amend and reissue the financial statements.

Habitat for Humanity Australia Ltd
Directors' report
30 June 2026

The directors present their report, together with the financial statements, on Habitat for Humanity Australia Ltd ("the Company") for the year ended 30 June 2026.

Directors
The following persons were directors of the company during the whole of the financial year and up to the date of this report, unless otherwise stated:

John Douglas
Ian Thomas Graham
Paul Raymond Mulroney
Bart Mead
Phil Burns (resigned 30 January 2026)
Michael Arman
Negaya Chorley
Christa Avery
Elizabeth Satow
Diana Sacrasmo (appointed 13 July 2026)

Details of directors' qualifications and experience can be found on page 5 of this report.

Solicitors
Ashurst Australia, 225 George Street, Sydney, NSW 2000 Australia

Bankers
ANZ Bank, Walker Street, North Sydney, NSW 2060 Australia

Auditors
HLB Mann Judd Assurance (NSW) Pty Ltd, Level 5, 10 Shelly Street, Sydney, NSW 2000 Australia

Objectives and Strategy
The Company's long-term objective is to create a world where everyone has a safe place to live. It does this by working in partnership with communities to address housing poverty and to support integrated community development.

The Company's short-term objectives are to build or renovate simple, decent, affordable homes and domestic violence accommodation centres, help in the recovery and build resilience for survivors of bushfires and other disasters, advocate on behalf of those in need of housing, engage the community and volunteers to donate and assist in program delivery, deliver clean water and sanitation solutions, and to enhance livelihood and educational access.

The Company's strategy for achieving these objectives includes programs to achieve the following outcomes:

1. Build Community Impact - to deliver improved housing to poor communities overseas and in Australia.
2. Build Sector Impact - to build an evidence-base and network of partners to advance change.
3. Build Societal Impact - to educate, motivate and mobilise the community to advocate for better housing solutions.
4. Build a Sustainable Organisation - to fund the mission, grow skills and leadership capabilities and operate with excellence.

Principal activities
During the financial year the principal continuing activities of the Company consisted of:
- International aid and development delivered by working in partnership with families and communities to provide affordable sustainable housing to low income families.
- Disaster recovery and resilience programs to support those impacted by the 2019/20 Black Summer Bush Fires in Australia. We also provide support to local Affiliates to achieve the same objectives.
- Build a domestic violence accommodation centre and accommodation for homeless youth.
- Pilot a social enterprise in Australia, training vulnerable women on the tools so they can access jobs in the construction sector.
- To raise funds from the Australian community, government and companies for the purpose of delivering aid and development programs.

Performance measures
Management and the Board measure performance of the Company through the establishment and monitoring of program targets annually. Program effectiveness is assessed against stated program objectives through regular monitoring and evaluation processes conducted by staff and partner staff. Overall Company performance measures include the key high-level measures below:

1. Number of people served in growing sustainable overseas projects.
2. Number of people served in growing sustainable projects within Australia.
3. Number of volunteers and partner organisations engaged in our work both overseas and in Australia.
4. Number and reach of advocacy activities (media articles, government submissions, speaking events) to promote and influence understanding and policy on poverty housing, aid & development policies.
5 Efficiency and control of the Company's administrative costs and return on investment of its fundraising activities.

Review of operations
The summary financial statements of the Company for the year ended 30 June 2026 were:

	2026 $	2025 $
Revenue	5,453,022	5,329,043
Expenditure	(6,097,564)	(5,515,172)
Deficit for the year	(644,542)	(186,129)
Total equity	5,108,742	5,753,284
Cash and cash equivalents	3,046,959	1,654,967

Dividends
The Company’s constitution does not permit dividends to be paid.

Liability of Members
In the event of winding up of HFHA, the members undertake (including for a year after membership expiry) to contribute an amount up to but not exceeding $50 each towards the payment of the debts and liabilities of the Company or the costs, charges and expenses of the winding up of the Company in addition to the amount of unpaid membership fees. At the date of this report, the maximum amount that members may be required to contribute is $2,800 (56 x $50) (in 2025: $2,800 (56 x $50)).

Significant Changes in the State of Affairs
No significant changes in the Company's state of affairs occurred during the financial year.

Significant Events after Balance Date
The directors are not aware of any material events occurring after balance date of this report that would require further disclosure in these financial statements.

Likely development and expected results
We have gained registration as a Community Housing Provider which we expect will unlock future funding opportunities in the construction area and Social Housing area.

Environmental regulation and performance
The Company is subject to various state and federal environmental regulations in Australia. The Directors are not aware of any material non-compliance with environmental regulations pertaining to the operations or activities during the period covered by this report.

Indemnity and insurance of officers and auditor
During the financial year, the Company has agreed to indemnify directors, independent board committee members and officers and paid premiums in respect of a contract insuring them against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of director and independent Board committee members other than conduct involving wilful breach of duty. The total amount of insurance contract premium paid was $2,517 in 2026 (2025: $1,159).

Directors' benefits
The directors did not receive any remuneration for their services. Some expenses incurred by directors in carrying out their duties as directors in attending Company meetings are reimbursed on a cost only basis.

Meetings of directors
The number of Board of Directors' meetings and Board subcommittee meetings held and attended by each of the Directors during the financial year is provided below:

	Board of Directors Meetings		Finance, Audit & Risk Committee		International Program Advisory Committee	
	Held	Attended	Held	Attended	Held	Attended
John Douglas	4	4	4	3	4	1
Michael Arman	4	4	-	-	-	-
Elizabeth Satow (Liz)	4	3	-	-	4	4
Paul Raymond Mulroney	4	4	-	-	-	-
Ian Thomas Graham	4	3	4	4	-	-
Christa Avery	4	4	-	-	4	3
Negaya Chorley	4	2	-	-	4	4
Bart Mead	4	2	-	-	-	-
Phil Burns	3	1	1	1	-	-

Meetings of directors (continued)

	Governance & Nominations Committee	
	Held	Attended
John Douglas	3	3
Paul Raymond Mulroney	3	3
Bart Mead	3	3

Held: represents the number of meetings held during the time the director held office.

Directors' experience and qualifications

John Douglas MBA from London Business School and a Bachelor of Civil Engineering with First Class Honours from Adelaide University. He also attended the Advanced Management Program at Harvard Business School.
John most recently served as Chief Executive Officer of RPS Group Plc, a UK-listed consultancy firm delivering high-end solutions in energy transition, water, and program management, from 2017 to 2023. He is currently a Non-Executive Director of Tetra Tech, a global leader in consulting and engineering services across water, environment, and sustainable infrastructure.

With more than 30 years of corporate and strategic leadership experience, John has developed deep expertise in governance, commercial strategy, and organisational transformation. He joined the Board of HFHA in October 2024 and was appointed Chair in February 2025. He also serves as Chair of the Governance and Nominations Committee.

Ian Thomas Graham CPA, MAICD, AGIA
Ian Graham has a professional accounting and management background. Ian was the CEO/MD of QBELMI (a major subsidiary of the QBE Group) for 21 years. He has also worked in senior management and finance roles in the AMP Group. Ian retired as CEO of QBELMI in 2012 and in the same year became a non-executive Director of Habitat For Humanity NSW. Ian joined the HFHA Board in November 2016 and became Chair of the Finance and Audit Committee in February 2021.

Paul Raymond Mulroney B Com, LLB
Paul has been actively involved with Habitat for Humanity since 2001. He has extensive experience of governance in not-for-profit organisations. His professional life has made him aware of the needs of people experiencing disadvantage. He has served two previous terms on the board, and has been a member and chair of the board of HFH NSWQ Ltd. Paul has volunteered in construction, repairs and maintenance and bushfire recovery activities and has been on many Global Village builds, most as Team Leader. Paul is a former NSW Magistrate and is a member of the Uniting Church in Bondi Junction, for which he has held various responsible positions as well as holding responsible roles in the wider church. Paul re-joined the board of HFHA in November 2020, and became Chair of the Australian Program Advisory Committee in February 2021.

Bart Mead Bbus (Valuation & Administration) AAPI, CPV, MAICD
Bart has more than 30 years' experience in Professional Property Advisory with Residential property being a core focus. Bart's current role with a multi-national is a Global position giving a unique perspective of Residential property around the world. With over 15 years' experience on both Corporate and Not-for-profit Boards, Bart brings Governance, Financial, Strategy and Technology experience to the Board. Bart has been a director of Habitat for Humanity NSWQ for the past 3 years and was a director of Habitat for Humanity QLD prior to that. Bart joined the HFHA Board in November 2020.

Phil Burns B.Build
Phil has had a successful career in the construction, property development and project management space. He has a strong understanding of project origination and feasibility, risk assessment and project delivery. In 1986 Phil co-founded Burns Bridge, an active project management and delivery business. In 2004 he founded Sinclair Brook where he is Group Director, responsible for the group's strategic leadership. Phil has been a director of Entrust, a not-for-profit organisation supporting projects in Asia for children at risk, leadership development and community building. Phil has been a member of the Habitat for Humanity Victoria Board since 2020 and joined the Habitat for Humanity Australia Board in November 2021.

Michael Arman BUrbRgnlPlan (Hons), GDip (Bus), MAICD
Michael has over 15 years' experience in strategy, program design and project management. He has held senior roles with the Local Government Association of SA, Australian Red Cross and in consultancy leading major projects in the areas of urban planning, emergency management and community resilience. Michael's experience includes a two-year posting in the Philippines building organisational capacity in disaster risk reduction. Michael has served as a Director on Habitat for Humanity's South Australian Board since 2017, and he also serves on a Council Development Assessment Panel in South Australia. Michael joined the Habitat for Humanity Board in November 2021.

Negaya Chorley BA Hons (International Development), MA (International Development Policy)
Negaya Chorley has 20 years' experience in international development and human rights spanning Asia, Africa and the Pacific Islands. She is passionate about creating spaces for people at the margins to inform policy-making at the local, national and global level. Negaya has led a number of organisations spanning refugees, youth development and women's rights and is currently the CEO of Results International Australia. She holds a BA Hons in International Development, a Masters in International Development Policy from Duke University and Graduate Certificates in Peace and Conflict Resolution and Non-Profit Leadership. Negaya joined the Habitat for Humanity Australia Board in March 2022.

Christa Avery **GAICD, MA (Environmental Management), BA Hons (PSci), Cert4 Carbon Management**

Christa has over 20 years experience in corporate, not-for-profit, social enterprise and private sector development in the Asia Pacific region. Christa assists companies with environmental, social and governance (ESG) strategies that aim to achieve the globally agreed Sustainable Development Goals for an equitable future. She is passionate about human rights and brings her experience of multilateral programme compliance and diverse stakeholder collaboration to the Habitat Board. Christa joined the Habitat for Humanity Australia Board in June 2023.

Elizabeth (Liz) Satow **BA Political Science, MA International Development**

Liz joined the Habitat for Humanity Australia Board in March 2025. She brings more than 20 years of experience leading multinational teams and driving operational strategies. Liz has a strong track record in securing resources from institutional donors, a capability that will be invaluable as Habitat strengthens its strategic partnerships and funding base. She has also led successful change initiatives that improved organisational health, accountability, and disaster response.

Liz currently serves as Area Vice President for Asia and the Pacific at Habitat for Humanity International, a role that is instrumental in deepening impact, expanding influence, growing resources, leveraging innovation, and maximising organisational effectiveness across the region.

Auditor's independence declaration

The Directors have received a declaration of independence from the auditors of the Company, HLB Mann Judd Assurance (NSW) Pty Ltd, which is included on page 7 of the financial report.

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

On behalf of the directors

John Douglas
Chair

21 October 2026
Sydney, NSW

Auditor's Independence Declaration

We declare that, to the best of our knowledge and belief, there have been no contraventions of any applicable code of professional conduct in relation to the audit of the financial report of Habitat for Humanity Australia Ltd for the year ended 30 June 2026.

HLB Mann Judd

HLB Mann Judd Assurance (NSW) Pty Ltd
Chartered Accountants

V M Abboud
Director

Sydney, NSW
21 October 2026

Habitat for Humanity Australia Ltd
Statement of comprehensive income
For the year ended 30 June 2026

	Note	2026 $	2025 $
Revenue			
Donations and gifts		2,646,096	3,404,846
Bequest and legacies		-	299,635
Government grants - Department of Foreign Affairs and Trade (DFAT)		873,439	815,096
Government grants - Other		500,137	10,880
Other overseas		1,082,026	436,302
Other income		-	114,971
Investment income	3	143,717	112,893
Donations from affiliates		37,201	43,510
Sale of land		170,406	90,910
Total revenue		**5,453,022**	**5,329,043**
Expenditure			
Funds to international programs		(1,846,719)	(1,423,651)
International program support costs		(370,856)	(379,110)
Domestic program expenditure and support cost		(1,431,029)	(1,727,643)
Volunteer program support		(361,928)	(425,015)
Community education		(84,628)	(85,017)
Fundraising costs		(1,078,723)	(688,818)
Bank charges		(19,790)	(31,702)
Depreciation and amortisation	3	(172,707)	(167,297)
Financing costs	3	(25,768)	(23,225)
Accountability and administration		(611,408)	(494,852)
Cost of sale of land		(94,008)	(68,842)
Total expenditure		**(6,097,564)**	**(5,515,172)**
Operating deficit before in-kind services revenue and expenses		(644,542)	(186,129)
In kind services - Revenue		495,145	545,677
In kind services - Expenses		(495,145)	(545,677)
Deficit for the year		(644,542)	(186,129)
Other comprehensive income for the year		-	-
Total comprehensive loss for the year		**(644,542)**	**(186,129)**

The above statement of comprehensive income should be read in conjunction with the accompanying notes

Habitat for Humanity Australia Ltd
Statement of financial position
As at 30 June 2026

	Note	2026 $	2025 $
Assets			
Current assets			
Cash and cash equivalents	4	3,046,959	1,654,967
Trade and other receivables	5	145,673	155,426
Inventories	6	185,809	374,560
Loan receivables	7	190,736	351,215
Other assets	10	1,306,383	3,341,840
Total current assets		4,875,560	5,878,008
Non-current assets			
Property, plant and equipment	8	800,015	868,987
Right-of-use assets	9	343,793	265,324
Loan receivables	7	1,776,985	1,897,595
Other assets	10	175,296	5,000
Total non-current assets		3,096,089	3,036,906
Total assets		7,971,649	8,914,914
Liabilities			
Current liabilities			
Trade and other payables	11	296,617	211,632
Lease liabilities	12	108,218	70,102
Employee benefits	13	153,351	115,171
Deferred revenue	14	1,520,714	1,959,755
Borrowings	15	55,152	55,152
Total current liabilities		2,134,052	2,411,812
Non-current liabilities			
Trade and other payables	11	52,183	54,035
Lease liabilities	12	262,560	210,963
Employee benefits	13	19,938	36,244
Borrowings	15	394,174	448,576
Total non-current liabilities		728,855	749,818
Total liabilities		2,862,907	3,161,630
Net assets		5,108,742	5,753,284
Equity			
Retained surpluses		5,108,742	5,753,284
Total equity		5,108,742	5,753,284

The above statement of financial position should be read in conjunction with the accompanying notes

Habitat for Humanity Australia Ltd
Statement of changes in equity
For the year ended 30 June 2026

	2026 $	2025 $
Total equity at the beginning of the financial year	5,753,284	5,939,413
Deficit for the year	(644,542)	(186,129)
Other comprehensive income for the year	-	-
Total comprehensive loss for the year	(644,542)	(186,129)
Total equity at the end of the financial year	5,108,742	5,753,284

The above statement of changes in equity should be read in conjunction with the accompanying notes

Habitat for Humanity Australia Ltd
Statement of cash flows
For the year ended 30 June 2026

	Note	2026 $	2025 $
Cash flows from operating activities			
Grants, donations, gifts and fees for service		4,828,234	6,285,154
Payments to suppliers and employees		(5,529,069)	(5,398,004)
Interest received		143,717	119,210
Interest paid on lease liability		(25,768)	(23,225)
Net cash (used in)/from operating activities		(582,886)	983,135
Cash flows from investing activities			
Payments for property, plant and equipment	8	(6,640)	(57,285)
Acquisition of financial assets		(203,596)	-
Proceeds from/(transfer to) term deposits		2,046,128	(2,278,129)
Net cash from/(used in) investing activities		1,835,892	(2,335,414)
Cash flows from financing activities			
Repayments of loans		(56,254)	(54,215)
Loan provided to partner families		-	(32,448)
Repayment proceeds from partner family loans		281,091	252,975
Repayments of lease liabilities		(85,851)	(79,481)
Net cash from financing activities		138,986	86,831
Net increase/(decrease) in cash and cash equivalents		1,391,992	(1,265,448)
Cash and cash equivalents at the beginning of the financial year		1,654,967	2,920,415
Cash and cash equivalents at the end of the financial year	4	3,046,959	1,654,967

The above statement of cash flows should be read in conjunction with the accompanying notes

Note 1. Corporate information

The financial report of Habitat for Humanity Australia Ltd for the year ended 30 June 2026 was authorised for issue in accordance with a resolution of the Directors on 21 October 2026.

Habitat for Humanity Australia Ltd (the 'Company' or 'HFHA') is a Company limited by guarantee incorporated in Australia and a not-for-profit entity.

The nature of the operations and principal activities of the Company are described in the Directors' Report.

Note 2. Summary of significant accounting policies

The accounting policies that are material to the Company are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The Company has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted, other than as noted below.

Basis of preparation

The financial report has been prepared on a historical cost basis.

The financial report is presented in Australian dollars which is the Company's functional currency.

Where applicable, certain comparative figures are restated in order to comply with current period's presentation of the financial statements.

This general purpose financial report has been prepared in accordance with the financial reporting requirements under the Australian Council for International Development (ACFID) Code of Conduct, Australian Charities and Not-for-profits Commission ('ACNC') Act 2012, Australian Accounting Standards - Simplified Disclosures, Australian Accounting interpretations and other authoritative pronouncements of the Australian Accounting Standard Board.

Significant accounting judgments and estimates

The preparation of financial statements require management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of the assets, liabilities, income and expenses. These assumptions and estimates are based on historical experience and other factors that are believed to be reasonable under the circumstances, the result 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 estimates are 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.

Estimates and adjustments have been made with regard to loans and other financial assets in relation to timing of future cash flows and applicable interest rates. In order to estimate the timing of the future cash flows, adjustments are made to the calculation periodically to reflect actual repayments received and then used as a forecast of future cash inflows expected.

Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to HFHA and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised:

Note 2. Summary of significant accounting policies (continued)

(i) Cash contributions received or receivable are recognised as revenue when:
a. HFHA obtains control of the contribution or the right to receive contribution;
b. It is probable that the economic benefits comprising the contribution will flow to HFHA; and
c. The amount of the contribution can be measured reliably.

Income is measured at the fair value of the contributions received or receivable.

(ii) Legacies are recognised when the Company receives the legacy.
Revenue from legacies may comprise bequests of cash, shares or other property and are recognised at fair value, being the market value of the shares or property at the date the Company becomes legally entitled to the shares or property.

(iii) HFHA receives grants from third parties under the following arrangements:
a. Grants received from Habitat for Humanity International ('HFHI') for designated purposes.
b. Grants received from Government organisations, corporate sponsors and donors for domestic and international projects.
c. Grants received from individual donors for specific projects or countries.

Grant revenue arising from an agreement which contains enforceable and sufficiently specific performance obligations is recognised when each performance obligation is satisfied. Assets arising from grants in the scope of AASB 1058 are recognised at fair value when the asset is received.

(iv) Income arising from the contribution of assets or services (gifts in-kind) is recognised when all the following conditions have been satisfied:
a. HFHA obtains control of the contribution or the right to receive the contribution;
b. It is probable that the economic benefits comprising the contribution will flow to the HFHA; and
c. The amount of the contribution can be measured reliably;

Income is measured at the fair value of the contributions received or receivable.

(v) Investment income
Finance income on financial assets is recognised as it accrues using the effective interest rate method.
Interest income from banks is recognised as and when it accrues to the Company.

(vi) Global village
Volunteer hours contributed by the Global Village volunteers in building homes for low income families in the Asia Pacific region have been translated into monetary terms by applying DFAT criteria. The total value of such contributions, taking into account the number of days on site is $223,682 (2025: $371,675) and is recognised as income.

Expenditure
Fundraising costs are those incurred in seeking voluntary contributions by donations and do not include costs of disseminating information relating to the activities carried on by the Company.

Accountability and administration costs are those incurred in connection with administration of the Company and compliance with constitutional and statutory requirements.

Transfers to overseas partner organisations are recognised as expenses when the funds are spent in accordance with the relevant funding agreement.

Foreign exchange gain/loss
Foreign currency transactions are translated into Australian dollars using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at financial year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

Note 2. Summary of significant accounting policies (continued)

Lease liabilities
The Company used the incremental borrowing rate of 7.88% as similar to fixed rate of small business per Reserve Bank of Australia published business lending rates at the time of the lease commencement.

Cash and cash equivalents
Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Income tax
The Company has separate endorsements per *Division 50 of the Income Tax Assessment Act 1997 (ITAA)* as an income tax exempt charitable entity for international and domestic funding and as such incurs no liability to pay income tax. Both international and domestic funds have deductible gift recipient status.

Right-of-use assets
A right-of-use asset is recognised at the commencement date of a lease. The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, and, except where included in the cost of inventories, an estimate of costs expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Where the Company expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

The Company has elected not to recognise a right-of-use asset and corresponding lease liability for short-term leases with terms of 12 months or less and leases of low-value assets. Lease payments on these assets are expensed to profit or loss as incurred.

Property, plant and equipment
Land and buildings are shown at fair value, based on periodic, at least every 3 years, valuations by external independent valuers, less subsequent depreciation and impairment for buildings. The valuations are undertaken more frequently if there is a material change in the fair value relative to the carrying amount. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. Increases in the carrying amounts arising on revaluation of land and buildings are credited in other comprehensive income through to the revaluation surplus reserve in equity. Any revaluation decrements are initially taken in other comprehensive income through to the revaluation surplus reserve to the extent of any previous revaluation surplus of the same asset. Thereafter the decrements are taken to profit or loss.

Valuations of land and building
The land and building were last revalued on 24 May 2024 based on independent assessments by a member of the Australian Property Institute having recent experience in the location and category of land and buildings being valued. The directors do not believe that there has been a material movement in fair value since the revaluation date. Valuation is based on current prices for similar properties in the same location and condition.

Plant and equipment is stated at cost less accumulated depreciation and any impairment in value.

Depreciation is calculated on a straight-line basis over the estimated useful lives to the Company commencing from the time the asset is held ready to use. The estimated useful lives are as follows:

Furniture and fixtures	5 years
Computer hardware	3 1/3 years
Vehicles	5 years
Containers and trailers	5 years

Note 2. Summary of significant accounting policies (continued)

Deferred revenue
If conditions are attached to a grant which must be satisfied before the company is eligible to recognise the contribution, the grant will be recognised as deferred revenue until those conditions are satisfied. This is usually within 12 months of receipt of the grant.

Where the amount received for which service is provided over a period exceeding 12 months after the reporting date, the amount is discounted and presented as a non-current liability.

Note 3. Revenue and expenses

	2026 $	2025 $
a. Investment income		
Bank interest received	143,717	112,893
b. Depreciation expense		
Furniture and fittings	16,284	12,214
Computers	11,130	15,739
Motor vehicles	48,198	52,795
Right-of-use assets	97,095	86,549
Total depreciation expense	172,707	167,297
c. Financing costs		
Interest on leases	25,768	23,225

Note 4. Cash and cash equivalents

	2026 $	2025 $
Cash at bank	1,913,022	1,654,967
Short term deposits	1,133,937	-
	3,046,959	1,654,967

The balance includes the amount received which the company restricts usage for designated projects. Cash at bank earns interest at floating rates based on daily bank deposit rates. Short term deposits earn interest at market rates and are invested with ANZ Bank.

Note 5. Trade and other receivables

	2026 $	2025 $
Current		
Trade and other receivables	145,534	145,570
GST receivable	139	9,856
	145,673	155,426

Trade receivables include items which are intended to be used within the next 12 months.

Note 6. Inventories

	2026 $	2025 $
Current assets		
Land	62,000	114,000
Work in progress	123,809	260,560
	185,809	374,560

Note 7. Loan receivables

	2026 $	2025 $
Current		
Loans to partner families	190,736	351,215
Non-current		
Loans to partner families	1,776,985	1,897,595

Loan to Partner Families are granted interest free, secured by the underling properties and have average repayment terms ranging between 15 to 20 years.

Note 8. Property, plant and equipment

	2026 $	2025 $
Non-current assets		
Land and buildings - at valuation	725,000	725,000
Furniture and fixtures - at cost	86,753	86,753
Less: Accumulated depreciation	(66,397)	(50,113)
	20,356	36,640
Motor vehicles - at cost	277,193	277,193
Less: Accumulated depreciation	(237,216)	(189,018)
	39,977	88,175
Computer equipment - at cost	104,052	97,411
Less: Accumulated depreciation	(89,370)	(78,239)
	14,682	19,172
Other fixed assets - at cost	8,189	8,189
Less: Accumulated depreciation	(8,189)	(8,189)
	-	-
	800,015	868,987

Note 8. Property, plant and equipment (continued)

Reconciliations
Reconciliations of the written down values at the beginning and end of the current financial year are set out below:

	Motor Vehicles $	Computer Equipment $	Furniture and Fixtures $	Land and Building $	Total $
Balance at 1 July 2025	88,175	19,172	36,640	725,000	868,987
Additions during the year	-	6,640	-	-	6,640
Depreciation expense	(48,198)	(11,130)	(16,284)	-	(75,612)
Balance at 30 June 2026	39,977	14,682	20,356	725,000	800,015

The fair value of the land and building was obtained by an independent valuer on 24 May 2024 and reviewed by the directors at 30 June 2026.

Management has valued the land and building (which was constructed by the Company to fulfill its obligation under a government grant received from the Department of Social Services for Safe Places Emergency Accommodation) based on the last revaluation.

Note 9. Right-of-use assets

	2026 $	2025 $
Right-of-use assets - at cost	522,056	346,492
Less: Accumulated depreciation	(178,263)	(81,168)
	343,793	265,324

Reconciliations
Reconciliations of the written down values at the beginning and end of the current financial year are set out below:

	Right-of-use assets $
Balance at 1 July 2025	265,324
Additions	175,564
Adjustment on change of lease	-
Depreciation expense	(97,095)
Balance at 30 June 2026	343,793

The Company entered into a new 5 year lease agreement for office space in Gosford which commenced on 15 December 2025.

Note 10. Other assets

	2026 $	2025 $
Current assets		
Prepayments	41,082	63,711
Term deposits	1,265,301	3,278,129
	1,306,383	3,341,840
Non-current assets		
Security deposit	175,296	-
Term deposits	-	5,000
	175,296	5,000

The term deposits earn interest at market rates, with original terms of 3 to 6 months, and are invested with Macquarie Bank and ANZ.

Note 11. Trade and other payables

	2026 $	2025 $
Current		
Trade creditors	19,620	12,048
PAYG payable	74,700	26,316
Other payables and accruals	202,297	173,268
	296,617	211,632
Non-current		
Deferred GST payable	52,183	54,035

Note 12. Lease liabilities

	2026 $	2025 $
Current liabilities		
Liability for premise and printer lease	108,218	70,102
Non-current liabilities		
Liability for premise and printer lease	262,560	210,963
Future lease payments		
Future lease payments are due as follows:		
Within one year	132,740	70,102
One to five years	300,293	210,963
	433,033	281,065

Note 13. Employee benefits

	2026 $	2025 $
Current liabilities		
Annual leave	129,478	107,945
Long service leave	23,873	7,226
	153,351	115,171
Non-current liabilities		
Long service leave	19,938	36,244

The annual leave balance and a portion of the long service leave balance has been classified as a current liability. The Company does not have an unconditional right to defer settlement of these liabilities for at least 12 months after the end of reporting period. The Company expects that the non-current portion of the long service liability will be utilised more than 12 months following the end of the reporting period.

Note 14. Deferred revenue

	2026 $	2025 $
Current liabilities		
Grants received in relation to future projects	1,520,714	1,959,755

Note 15. Borrowings

	2026 $	2025 $
Current liabilities		
Bank loan	55,152	55,152
Non-current liabilities		
Bank loan	394,174	448,576

The ANZ Bank provided the Company with a $700,000 loan facility which is secured by mortgage over two properties and expires on 31 March 2051. The facility bears interest at a floating rate of 8.13% (2025: 7.88%) and is repayable in monthly instalments.

Note 16. Contingent assets

In respect of the loans to Partner Families which are secured by underlying properties, additional consideration will be payable to the Company for its share on the capital appreciation over the property in case the property is sold, transferred or assigned before the loan is paid in full.

The asset is not recognised as the receipt of the additional consideration is not virtually certain as it is dependent on the occurrence of future events.

Note 17. Commitments

Capital commitments

There are no capital commitments at year end (2025: Nil)

Note 18. Members' guarantee

HFHA has 56 (2025: 56) members as at the end of the year, and there is no limit on the number of members allowed under the HFHA Constitution. All directors are members of HFHA.

In the event of winding up of HFHA, the members undertake to contribute $50 each towards the payment of debts and liabilities of the Company or the cost, charges and expenses of the winding up of the Company in addition to the amount of unpaid membership fees. The maximum value members may be required to contribute amounts to $2,800 (56 x $50) (in 2025: $2,800 for 56 members).

Note 19. Financial risk management

The Company is not exposed to any significant financial risks in respect to the financial instruments that it held at the end of the reporting period.

The Board of Directors have the overall responsibility for identifying and managing operational and financial risks.

The Company's financial instruments consist mainly of deposits with banks, trade receivables, loans receivables, trade payables, loan payables and lease liabilities.

The carrying amounts for each category of financial instruments are as follows:

	2026 $	2025 $
Financial assets		
Cash and cash equivalents	3,046,959	1,654,967
Trade and other receivables	145,673	155,426
Loans receivable	1,967,721	2,248,810
Other assets	1,440,597	3,278,129
	6,600,950	7,337,332

	2026 $	2025 $
Financial liabilities		
Trade and other payables	348,800	265,667
Borrowings	449,326	503,728
Lease liabilities	370,778	281,065
	1,168,904	1,050,460

Note 20. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by, the auditor of the Company:

	2026 $	2025 $
Audit services - HLB Mann Judd Assurance (NSW) Pty Ltd		
Audit of the financial statements	49,500	48,000
Assistance with preparation of the financial report	2,500	-
	52,000	48,000

Note 21. Related party transactions

(i) Key management personnel compensation

	2026 $	2025 $
Total key management personnel compensation	887,319	828,692

Key management personnel are any person who has the authority and responsibility for planning, directing and controlling the activities of the company directly or indirectly. Key management personnel are entitled to superannuation benefits, but not to any share-based payments. The total number of key management personnel included in the above aggregated compensation is 8 (2025: 6)

(ii) Directors' compensation

The Directors act in an honorary capacity and receive no compensation. During the year, there were no (2025: $Nil) reimbursements for travel expense incurred by the Directors in fulfilling their roles.

The directors of the company from time to time make donations to the company under the same terms and conditions as donations received from members of the public and corporate organisations.

Note 22. Events subsequent to the reporting date

No matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect the Company's operations, the results of those operations, or the Company's state of affairs in future financial years.

Habitat for Humanity Australia Ltd
Directors' declaration
30 June 2026

In the directors' opinion:

(a) the attached financial statements and notes comply with the *Australian Charities and Not-for-Profits Commission Act 2012*, including

(i) giving a true and fair view of the Company's financial position as at 30 June 2026 and of its performance for the year ended on that date;

(ii) complying with the Australian Accounting Standards - Simplified Disclosures and the *Australian Charities and Not-for-Profits Commission Regulation 2022*; and

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

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

John Douglas
Chair

21 October 2026
Sydney, NSW

Independent Auditor's Report to the Members of Habitat for Humanity Australia Ltd

REPORT ON THE AUDIT OF THE FINANCIAL REPORT

Opinion

We have audited the financial report of Habitat for Humanity Australia Ltd ("the Company") which comprises the statement of financial position as at 30 June 2026, the statement of 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 material accounting policy information, and the Director's declaration.

In our opinion, the accompanying financial report of the Company has been prepared in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

(a) giving a true and fair view of the Company's financial position as at 30 June 2026 and of its financial performance for the year then ended; and

(b) complying with Australian Accounting Standards – Simplified Disclosures and Division 60 of the *Australian Charities and Not-for-profits Commission Regulations 2022.*

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 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 confirm that the independence declaration required by Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, which has been given to those charged with governance, would be in the same terms if given 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.

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

The Directors are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 30 June 2026, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

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 Management and 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 the Australian Accounting Standards – Simplified Disclosures and the *Australian Charities and Not-for-profits Commission Act 2012,* and for such internal control as management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is 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 management either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The Board is responsible for overseeing the Company's financial reporting process.

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 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 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 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 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.

HLB Mann Judd

HLB Mann Judd Assurance (NSW) Pty Ltd
Chartered Accountants

Sydney, NSW
23 October 2026

V M Abboud
Director