Annual Report 2026





METRO HOTELS

TRANSMETRO CORPORATION LIMITED

ABN 45 001 809 043



METRO HOTELS

Metro Hospitality Group operates a network of accommodation hotels in key locations and major cities across Australia including Sydney, Perth and Darwin.

Year on year, the chain's national portfolio of hotels and apartments continues to attract a broadening range of corporate and leisure guests.

Metro Hotels attracts guests from both the domestic and international markets for corporate and leisure stays as well as in select locations, conferences and functions. Metro Hotels group offers a unique range of hospitality from fully serviced hotels to spacious self-contained CBD located apartments.

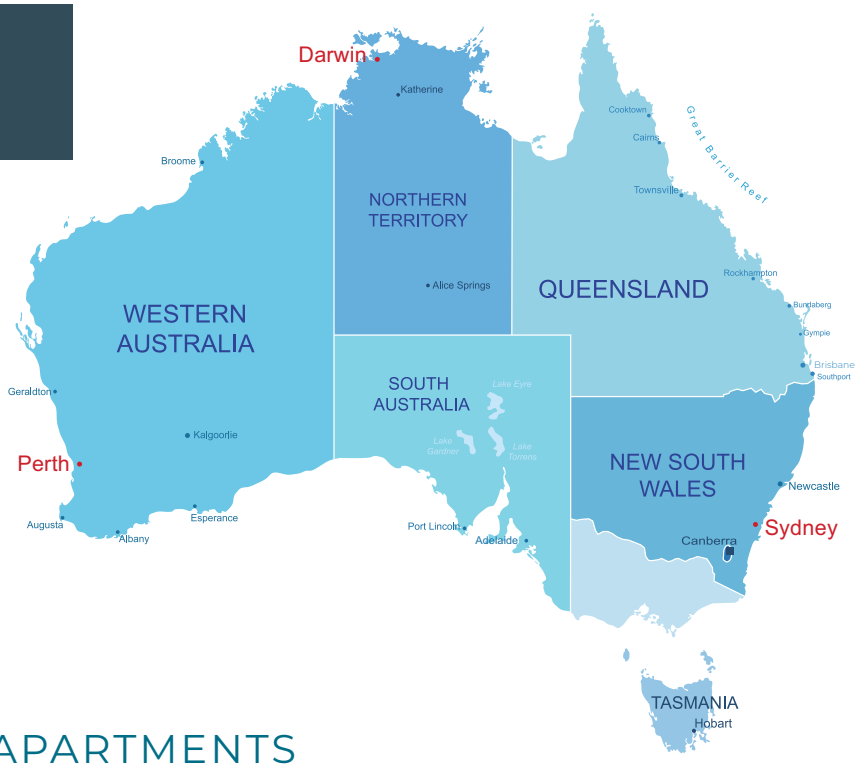
The company is dedicated to building client relationships and offers a unique range of long-established and well recognised brands.

Argyle

As part of a strategic alliance, Argyle Hotel Group (AHG) has been a gateway for Transmetro Corporation into the Asian market since 2007. AHG is the premier Australian exporter of hotel and resort services in Asia, with 3.4 billion USD in assets under management and 140 hotels in all segments of the market from 5-star hotels and resorts, mid-scale business hotels to serviced apartments. The Argyle Hotel Group also provides tertiary education and training in hospitality including partnerships with renowned universities across China.



Metro Hotels
OUR OPERATIONS



METRO HOTELS AND APARTMENTS

Based in capital cities or larger regional centres, Metro Hotels are generally 4 star properties catering mainly for corporate guests, travellers, and holidaymakers.

The fully-serviced hotels include restaurants, meeting rooms, and business facilities. Some properties include comprehensive conference and function space.

Metro Apartments complexes are located in major cities and cater for corporate and leisure guests looking for longer term stays.

Properties are ranked in the 3.5 to 4.5 star bracket, and are fully equipped with kitchen facilities, separate living room and bedroom space as well as laundry facilities, making Metro's apartment properties an ideal 'home away from home'.

DIRECTORS' REVIEW 2026

DIRECTORS' REVIEW 2026

The 2025/26 financial year marks a significant milestone for the Company: our 50th anniversary of operating hotels, inns, and apartments in Australia. Since founding our group in 1976, we have grown, adapted, and evolved, and it is a privilege to reflect on this half-century of hospitality as we report another year of strong financial performance.

OUR 50-YEAR JOURNEY AND STRATEGIC FOCUS

Over the past five decades, the Company has navigated numerous economic cycles, always with a focus on prudent management and long-term value. In recent years, we have strategically refined our property portfolio, prioritising profitability over a broad geographic footprint. This disciplined approach has concentrated our primary activity in two of the country's most dynamic markets: Perth and the nation's global gateway, Sydney.

Our Darwin operation has faced a more challenging environment. The city and the Northern Territory have seen a sharp reduction in flights and a resulting increase in airfares. While we remain committed to our presence there, we have adjusted our operations to align with the current market reality.

ECONOMIC AND TOURISM OUTLOOK

The economic landscape in which we operate has been complex. The war with Iran, which began on 28 February 2026, had an immediate and major impact on global travel, particularly in the conflict's early stages. In recent months, however, the market has rebounded.

Inflation, higher interest rates and pressure on household budgets may constrain leisure travel. Nevertheless, resilient demand in our primary markets and our strong balance sheet position us well for the period ahead.

FINANCIAL PERFORMANCE

Continuing operations delivered EBITDA of **$10.59 million** and **net profit** after tax of **$4.49 million**.

Earnings per share rose to **33.54 cents** from **22.38 cents** in the previous year.

Three-year results are summarised below:

	FY2025/26	FY2024/25	FY2023/24	Change (FY26 vs FY25)	Change (FY25 vs FY24)
EBITDA	A$10.59 million	A$8.58 million	A$7.21 million	+23 percent	+19 percent
Net Profit (after tax)	A$4.49 million	A$2.99 million	A$1.75 million	+50 percent	+71 percent
Earnings per Share (after tax)	33.54 cents	22.38 cents	13.13 cents	+50 percent	+70 percent
Dividend (fully franked)	6 cents per share	5 cents per share	3 cents per share	+20 percent	+67 percent

DIRECTORS' REVIEW 2026

BALANCE SHEET AND CAPITAL MANAGEMENT

With **no debt** and substantial cash reserves, and the majority of properties in strong markets, the Company has considerable capacity to pursue growth.

We declared a fully franked dividend of **6 cents per share**, up 20 per cent, and retain **$9.2 million in franking credits**.

PORTFOLIO AND OPERATIONAL UPDATE

We continue to consider portfolio growth opportunities. The new **Metro Hotel Martin Place** Sydney, built within the historic CTA building, will soon open and strengthen our Sydney presence.

The owner of the 220-room **Metro Hotel Marlow Sydney Central** has also committed to a multi-million-dollar refurbishment, reinforcing a management partnership of more than 20 years.

ACKNOWLEDGEMENTS

We thank our hotel and head-office colleagues, including many long-serving team members, as well as our suppliers, contractors and business partners.

We also thank our nearly 500 shareholders - many with us since the 1987 ASX listing - and the property owners whose hotels we have operated, in some cases for decades, including one for 48 years.

Above all, we thank the millions of guests who have stayed with us over the last 50 years. Their loyalty underpins this milestone and the foundation on which we will build the next 50 years.



DIRECTORS' REPORT 2026

Your directors have pleasure in submitting their report together with the financial statements on the consolidated entity (referred to here after as 'consolidated entity' or 'consolidated group' consisting of Transmetro Corporation Limited (referred to here after as the 'company' or 'parent entity') and the entities it controlled at the end of, or during, the year ended 30 June 2026.

DIRECTORS

The names of the directors of the company in office during the whole of the financial year and up to the date of this report unless otherwise stated:
D Lloyd
JAC McEvoy
A Notley
S Notley (alternate for A Notley)

MEETINGS OF DIRECTORS

The following table sets out the numbers of meetings of the company's directors held during the year ended 30 June 2026 and the numbers of meetings attended by each director.

Director	Number Eligible to attend	Number Attended
D Lloyd	11	11
JAC McEvoy	11	11
A Notley	10	10
S Notley	1	1

As at the date of this report the company does not have an audit committee as the Board, consisting of three directors, feels that all matters of audit significance can be adequately dealt with by the Board.

PRINCIPAL ACTIVITIES

The principal activities of the consolidated group are the operation of Hotels, Serviced Apartments.

RESULTS FOR THE YEAR

Profit before interest, depreciation, amortisation, and tax from continuing operations was $10.59 million. After interest, depreciation, amortisation, and tax the net profit of the consolidated entity from continuing operations was $4.49 million.

DIVIDENDS

A fully franked final dividend for the 2024/25 year of 5 cents per share was paid on 30 June 2025. A fully franked final dividend for the 2025/26 year of 6 cents per share was paid on 30 June 2026.

EARNINGS PER SHARE

Earnings per share was 33.54 cents per share (after interest, depreciation, amortisation and tax) compared to 22.38 cents for the previous financial year.

FINANCIAL POSITION

The net assets of the consolidated group have increased by $3.686 million during the year ended 30 June 2026 due to:
consolidated group net profit after tax attributable to members of $4.489 million and a dividend paid of $0.803 million.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

Other than as noted above, there were no significant changes in the state of affairs of the consolidated group during the financial year.

EVENTS SUBSEQUENT TO BALANCE DATE

No matters or circumstances have arisen since the end of the financial year other than those disclosed in note 29 to the financial report.

FUTURE DEVELOPMENTS, PROSPECTS AND BUSINESS STRATEGIES

Likely developments, future prospects and business strategies of the operations of the consolidated group and the expected results of those operations have not been included in this report as the directors believe, on reasonable grounds, that the inclusion of such information would be likely to result in unreasonable prejudice to the consolidated group.

ENVIRONMENTAL ISSUES

The consolidated group's operations are not subject to any significant environmental regulation under Commonwealth or State law.

INFORMATION ON DIRECTORS

JOHN McEVOY

Chairman and Managing Director

John has spent more than four decades in the hospitality industry in Australia. He founded the Metro group in 1976 while in his twenties. He has served as chairman and managing director of Transmetro Corporation since it was incorporated in 1979. Additionally, John has extensive experience in marketing and the media, having held a number of executive roles with Consolidated Press's then-radio network, and Channel 9 Sydney.

ALAN NOTLEY

FCPA ACA (NZ) FAIM, Non-Executive Director

Alan is a former Executive Director of Ansett Transport Industries Limited serving on the Ansett board from 1981 to 1992. Alan also served as Executive Chairman of Traveland International Pty Ltd, which operated 250 travel agencies, Chairman of Ansett Pioneer Bus Lines and Executive Chairman of Diners Club Australia. Alan is presently Chairman of Ansett Aircraft Spares and Services Inc.

DAVID LLOYD

Non-Executive Director

David has widespread commercial experience with several chartered accounting firms in Adelaide, Brisbane and Sydney as a division manager and consultant specialising in corporate investigations, planning and reconstruction.

SUSAN NOTLEY

(B.A. University of Sydney), Non-Executive Director (Alternate director to Alan Notley)

Susan has had over 20 years' experience in the tourism industry at the wholesale distribution level. She currently operates her own consultancy in tourism industry marketing.

COMPANY SECRETARIES

David Lloyd and Jakin Agus.

David Lloyd is also a director, and his qualifications and experience are shown above.

JAKIN AGUS

CPA, Company Secretary

Jakin Agus has a Bachelor of Commerce degree and has been in the hospitality industry for more than twenty years. He joined Transmetro Corporation Ltd in 2000 as Management Accountant based at the company's head office. A year later he was appointed Financial Controller of the company's Pubs division. In 2005 he was appointed Group Accountant of Metro Hospitality Group. In 2012 he was appointed Group Financial Controller of Metro Hospitality Group.

INDEMNIFYING OFFICERS OR AUDITOR

An insurance policy is in place to cover directors and officers, however the terms of the policy prohibit disclosure of the details of the insurance cover and the premiums paid.

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

DIRECTORS' INTERESTS AND BENEFITS

Shares held by directors and director-related entities at the date of the directors' report are:

Director	Number of Shares held directly	Number of Shares held indirectly
D Lloyd	-	-
JAC McEvoy	5,942,114	5,695,549
A Notley	9,000	-
S Notley	-	-

Since the end of the previous financial year, no director of the company has received or become entitled to receive any benefit by reason of a contract made by the company or a related corporation with the director or with a firm of which the director is a member, or with a company in which the director has a substantial interest.

BUSINESS RISK

There are risks and uncertainties that may affect the consolidated group which are:

- Deterioration of economic, cyclical nature of hospitality industry that affect demand for travel and lodging, and related hospitality related services;
- Labor shortages in related hospitality service skills;
- Changes in desirability of particular location of travel patterns of customers; and
- Low consumer confidence, higher levels of unemployment.

REMUNERATION REPORT

This report details the nature and amount of remuneration for each director and key management personnel (KMP) of Transmetro Corporation Limited.

Remuneration Policy

The remuneration policy of Transmetro Corporation Limited has been designed to align director and KMP objectives with shareholder and business objectives by providing a fixed remuneration component and offering specific long-term incentives based on key performance areas affecting the Consolidated Entity's financial results. The board of Transmetro Corporation Limited believes the remuneration policy to be appropriate and effective in its ability to attract and retain the best KMP and directors to run and manage the Consolidated Entity, as well as create goal congruence between directors, KMPs and shareholders.

The following table shows the gross revenue and results for the last two years for the listed entity, as well as the share price at the end of the respective financial years.

	2026	2025
Revenue from continuing operations	$27,467,715	$24,879,394
Net profit from continuing operations	$4,488,873	$2,995,514
Share price at year end	$2.60	$1.86

The board's policy for determining the nature and amount of remuneration for board members and KMP of the Consolidated Entity is as follows:

The remuneration policy, setting the terms and conditions for the KMP directors and other senior KMPs, was developed by the remuneration committee, which currently is the entire board.

All KMPs receive a total remuneration package, which may include a base salary (commensurate with their expertise and experience), superannuation, fringe benefits and performance incentives. The remuneration committee reviews KMP packages annually by reference to the Consolidated Entity's performance, KMP performance and comparable information from industry sectors and other listed companies in similar industries.

The performance of KMPs is measured with each KMP and is based predominantly on the forecast growth of the company financial performance and shareholders' value. All bonuses and incentives must be linked to predetermined performance criteria. Any changes must be justified by reference to measurable performance criteria. The policy is designed to attract the highest calibre of KMPs and reward them for performance that results in long-term growth in shareholder wealth.

The company does not have a KMP share option scheme. Directors and KMP do not receive share options.

KMP receive a superannuation guarantee contribution required by the government, which is 12% for the year ended 30 June 2026. Some individuals, however, have chosen to sacrifice part of their salary to increase payments towards superannuation.

KMP are paid employee benefit entitlements accrued to the date of retirement

All remuneration paid to directors and KMP is valued at the cost to the company and expensed.

The board policy is to remunerate non-KMP directors and employees at market rates for comparable companies for time, commitment and responsibilities. The remuneration committee determines payments to the non-KMP directors and employees and reviews their remuneration annually, based on market practice, duties and accountability. Fees for non-KMP directors and employees are not linked to the performance of the Consolidated Entity.

Employment Contracts of Directors and KMPs

The employment conditions of the chief KMP are formalised in contracts of employment. All KMPs are permanent employees of Transmetro Corporation Limited. No contract is for a fixed term. Each contract states it can be terminated by the company by giving up to three to six month notice and by paying a redundancy of between three to six months.

Key Management Personnel compensation

Names and positions held of economic and parent entity key management personnel in office at any time during the financial year are:

Key Management Person	Position
JAC McEvoy	Chairman and Managing Director
A Notley	Non-Executive Director
D Lloyd	Non-Executive Director
J Agus	Company Secretary and Group Financial Controller

DIRECTORS' REMUNERATION

The following table discloses the remuneration of Directors of the company for the year ended 30 June 2026, as specified for disclosure by AASB 124. The information contained in this table is audited.

Directors	Salary, Fees & Commissions $	Superannuation Contribution $	Long service leave Benefit $	Bonus $	Non-cash Benefits $	Total $
JAC McEvoy						
-2025	-	-	-	-	-	-
-2026	-	-	-	-	-	-
A Notley						
-2025	27,720	-	-	-	-	27,720
-2026	29,106	-	-	-	-	29,106
D Lloyd						
-2025	27,720	-	-	-	-	27,720
-2026	29,106	-	-	-	-	29,106
Total 2025	**55,440**	**-**	**-**	**-**	**-**	**55,440**
Total 2026	**58,212**	**-**	**-**	**-**	**-**	**58,212**

KMP SHAREHOLDINGS

Number of shares held by Key Management Personnel

Key Management Person	Balance 1.7.25	Net Change	Balance 30.6.26
JAC McEvoy	11,637,663	-	11,637,663
A Notley	9,000	-	9,000
D Lloyd	-	-	-
J Agus	-	-	-
TOTAL	**11,646,663**	**-**	**11,646,663**

KMPS' REMUNERATION

The following table discloses the remuneration of the KMP of the company and the consolidated entity for the year ended 30 June 2026, as specified for disclosure by AASB 124. The information in this table is audited.

KMP	Salary & Fees $	Short-term Benefits		Post-Employment Benefits			Total $	Percentage of Remuneration Performance Related
		Bonuses $	Other $	Super-annuation $	Long Service Leave $	Termination Benefits $		
J Agus								
2025	162,000	-	-	18,630	5,297	-	185,927	-
2026	166,000	-	-	19,920	4,219	-	190,139	-
TOTAL 2025	**162,000**	**-**	**-**	**18,630**	**5,297**	**-**	**185,927**	**-**
TOTAL 2026	**166,000**	**-**	**-**	**19,920**	**4,219**	**-**	**190,139**	**-**

There were no other transactions with directors and KMP during the financial year.

NON-AUDIT SERVICES

The Board of Directors is satisfied that the provision of non-audit services during the year is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001.

The directors are satisfied that the services disclosed below did not compromise the external auditor's independence as the nature of the services provided do not compromise the general principles relating to auditor independence set out in APES 110: Code of ethics for Professional Accountants set by Accounting Professional and Ethical Standards Board.

Fees of $6,500 were payable to Stirling International during the year ended 30 June 2026 for the preparation of income tax returns, and fees of $1,750 were payable for other services.

AUDITOR'S INDEPENDENCE DECLARATION

The lead auditor's independence declaration for the year ended 30 June 2026 is attached to this report.

Signed at Sydney this 24th day of September 2026 in accordance with a resolution of the directors.



J McEvoy
Chairman

DIRECTORS' DECLARATION

The directors of the company declare that:

1. The accompanying financial statements and notes are in accordance with the Corporations Act 2001 and:
   (a) comply with Accounting Standards and the Corporations Regulations 2001; and
   (b) give a true and fair view of the financial position as at 30 June 2026 and of the performance for the year ended on that date of the company and consolidated group.

2. The Managing Director and Group Financial Controller have each declared that:
   (a) the financial records of the company for the financial year have been properly maintained in accordance with section 286 of the Corporations Act 2001;
   (b) the financial statements and notes for the financial year comply with International Financial Reporting Standards; and
   (c) the financial statements and notes for the financial year give a true and fair view.
   (d) the consolidated entity disclosure statement required by section 295(3A) of the Corporations Act, is true and correct.

3. 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 and is signed for and on behalf of the directors by:



J McEvoy
Managing Director
Signed at Sydney this 24th day of September 2026

INDEPENDENT AUDITOR'S REPORT

STIRLING INTERNATIONAL
CHARTERED ACCOUNTANTS

To the members of Transmetro Corporation Limited

Report on the Audit of the Financial Report

OPINION

We have audited the financial report of Transmetro Corporation Limited (the Company) and its subsidiaries (collectively the Group), which comprises the consolidated balance sheet as at 30 June 2026, the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies, the consolidated entity disclosure statement and the directors' declaration.

In our opinion, the accompanying financial report of the Group is in accordance with the Corporations Act 2001, including:

i. giving a true and fair view of the Group's financial position as at 30 June 2026 and of its financial performance for the year then ended; and
ii. complying with Australian Accounting Standards 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 Group 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 audits of the financial report of public interest entities 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.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current year. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of Freehold Properties

As disclosed in note 13, the Group holds freehold property of $17,004,796 as at 30 June 2026 and this is a significant asset of the Group. The property was valued by independently licensed valuers for the year ended 30 June 2024. Hotel properties valuations are sensitive to the key assumptions applied in valuations, in particular, capitalisation rates, growth forecasts and the discounted cash flow outcomes.

To address this risk our audit procedures included the following:

- we reviewed the valuation methodology used by the independent licenced valuers;
- we checked the reliability of the underlying assumptions used in the valuation;
- we compared the inputs in the valuation, including the capitalisation rates, discount rates and net income yields to historical data and available industry data and discussed with management any factors that would significantly affect these underlying assumptions; and
- we considered the adequacy of disclosures in the financial statements.

Carrying value of right of use assets

As disclosed in note 6, the Group holds right of use assets of $4,894,225 as at 30 June 2026 and these are substantial assets of the Group that are subject to an impairment assessment in accordance with AASB 136 "Impairment of Assets".

The impairment assessment of right of use assets requires valuation that is subjective and based on a number of assumptions, specifically cash flow projections, growth rates and discount rates which are affected by future events and economic conditions.

To address this risk our audit procedures included the following:

- we assessed management's determination of the Group's cash generating units (CGUs);
- we reviewed and evaluated the methodology used by the management and reviewed the mathematical accuracy of management's cash flow forecasts;
- we evaluated the key assumptions used by management in their cash flow forecast to determine the recoverability of right of use assets and agreed the data to relevant supporting documents;
- we considered the historical reliability of prior period cash flow forecasts;
- we considered the sensitivity of the key assumptions such as growth rates and discount rates used in the cash flow forecast; and
- we assessed the adequacy of the Group's disclosure in relation to the carrying value of right of use assets.

OTHER INFORMATION

The directors are responsible for the other information. The other information comprises the information included in the Group'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 THE DIRECTORS FOR THE FINANCIAL REPORT

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of the Group 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 Group or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL REPORT

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar2.pdf.

INDEPENDENT AUDITOR'S REPORT

REPORT ON THE REMUNERATION REPORT

Opinion on the Remuneration Report

We have audited the Remuneration Report included in the directors' report for the year ended 30 June 2026.

In our opinion, the Remuneration Report of Transmetro Corporation Limited, for the year ended 30 June 2026, complies with section 300A of the Corporations Act 2001.

Responsibilities

The directors of the Company are responsible for the preparation and presentation of the Remuneration Report in accordance with section 300A of the Corporations Act 2001. Our responsibility is to express an opinion on the Remuneration Report, based on our audit conducted in accordance with Australian Auditing Standards.

Stirling International
Chartered Accountants



Peter Turner
Suite 1405, 370 Pitt Street Sydney NSW 2000
24th September 2026
Liability limited by a scheme approved under Professional Standards Legislation

LEAD AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001 TO THE DIRECTORS OF TRANSMETRO CORPORATION LIMITED

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

(i) no contraventions of the auditor independence requirements as set out in 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.

This declaration is in respect of Transmetro Corporation Limited and the entities it controlled during the year.

Signed this 24th day of September 2026 at Sydney, New South Wales.

Stirling International
Chartered Accountants



Peter Turner
Partner
Liability limited by a scheme approved under Professional Standards Legislation

CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR THE YEAR ENDED 30 JUNE 2026

CONSOLIDATED GROUP	NOTE	2026 $	2025 $
REVENUE FROM CONTINUING OPERATIONS			
Sales revenue		26,142,602	23,777,544
Other income		900,942	859,273
Interest income		424,171	242,577
Total revenue	**5**	**27,467,715**	**24,879,394**
Cost of sales		(586,112)	(561,440)
Employee benefits expense			
- Superannuation		(783,699)	(715,833)
- Salary and wages		(7,347,749)	(6,955,460)
Other expenses	7	(8,158,102)	(8,064,770)
EBITDA		**10,592,053**	**8,581,891**
Gain on sale of Bank Place units		121,165	178,205
Depreciation		(848,459)	(765,546)
Amortisation of right of use assets	6	(3,412,728)	(3,328,778)
Finance costs – lease liabilities		(466,867)	(671,978)
Profit before income tax		**5,985,164**	**3,993,794**
Income tax expense	8	(1,496,291)	(998,280)
Profit from continuing operations		**4,488,873**	**2,995,514**
Profit from operations attributable to:			
Members of the parent entity		**4,488,873**	**2,995,514**
EARNINGS PER SHARE			
Basic earnings per cents per share:			
- From continuing operations	23	33.54	22.38
		33.54	**22.38**

The accompanying notes form part of this financial report.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2026

CONSOLIDATED GROUP	2026 $	2025 $
Profit for the period	4,488,873	2,995,514
OTHER COMPREHENSIVE INCOME		
Items that will not be reclassified subsequently to profit or loss:		
Revaluation increment on freehold property	-	-
Income tax relating to component of other comprehensive income	-	-
Total comprehensive income for the period	4,488,873	2,995,514
Total comprehensive income attributable to: Members of the parent entity	4,488,873	2,995,514

The accompanying notes form part of this financial report.



CONSOLIDATED BALANCE SHEET AS AT 30 JUNE 2026

CONSOLIDATED GROUP	NOTE	2026 $	2025 $
CURRENT ASSETS			
Cash and cash equivalents		13,936,605	10,141,311
Trade and other receivables	12	713,924	1,034,116
Inventories		98,810	90,616
TOTAL CURRENT ASSETS		**14,749,339**	**11,266,043**
NON-CURRENT ASSETS			
Trade and other receivables	12	597,359	-
Property, plant and equipment	15	20,099,729	20,278,436
Deferred tax assets	18	578,856	608,797
Right of use assets	6	4,894,225	8,239,128
Other financial assets	14	506	506
Other non-current assets	16	250,000	250,000
TOTAL NON-CURRENT ASSSETS		**26,420,675**	**29,376,867**
TOTAL ASSETS		**41,170,014**	**40,642,910**
CURRENT LIABILITIES			
Trade and other payables	17	2,057,114	2,158,967
Lease liabilities	6	3,492,337	3,528,363
Current tax liabilities		755,136	448,955
Provisions	19	482,546	443,771
TOTAL CURRENT LIABILITIES		**6,787,133**	**6,580,056**
NON-CURRENT LIABILITIES			
Deferred tax liabilities	18	1,811,058	1,762,411
Lease liabilities	6	2,234,205	5,675,555
Provisions	19	367,992	341,168
TOTAL NON-CURRENT LIABILITIES		4,413,255	7,779,134
TOTAL LIABILITIES		11,200,388	14,359,190
NET ASSETS		**29,969,626**	**26,283,720**
EQUITY			
Issued capital	20	6,855,964	6,855,964
Reserves	21	4,068,364	4,068,364
Retained earnings		19,045,298	15,359,392
TOTAL EQUITY		**29,969,626**	**26,283,720**

The accompanying notes form part of this financial report.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2026

	Issued Capital Ordinary $	Asset Revaluation Reserve $	Capital Contribution Reserve $	Retained Earnings $	Total $
Balance at 1.7.2024	6,855,964	3,689,901	378,463	13,033,017	23,975,345
Total comprehensive income for the period	-	-	-	2,995,514	2,995,514
Dividend paid				(669,139)	(669,139)
Balance at 30.06.2025	**6,855,964**	**3,689,901**	**378,463**	**13,359,392**	**26,283,720**
Balance at 1.7.2025	6,855,964	3,689,901	378,463	13,359,392	26,283,720
Total comprehensive income for the period	-	-	-	4,488,873	4,488,873
Dividend paid	-	-	-	(802,967)	(802,967)
Balance at 30.06.2026	**6,855,964**	**3,689,901**	**378,463**	**19,045,298**	**29,969,626**

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2026

CONSOLIDATED GROUP	NOTE	2026 $	2025 $
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		27,855,849	24,445,098
Payments to suppliers and employees		(18,009,586)	(15,675,174)
Interest received		424,171	242,577
Interest paid on lease liabilities		(466,867)	(671,978)
Income tax paid		(1,111,522)	(805,544)
Net cash provided by operating activities	**26**	**8,692,045**	**7,534,979**
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of Bank Place units		263,634	482,287
Purchase of non-current assets		(812,219)	(492,103)
Net cash (used) in investing activities		**(548,585)**	**(9,816)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of lease principal		(3,545,199)	(3,115,667)
Dividends paid		(802,967)	(1,338,278)
Net cash (used) in financing activities		**(4,348,166)**	**(4,453,945)**
Net increase in cash held		3,795,294	3,071,218
Cash and cash equivalents at beginning of period		10,141,311	7,070,093
Cash and cash equivalents at end of period	**27**	**13,936,605**	**10,141,311**

The accompanying notes form part of this financial report.

1. REPORTING ENTITY

Transmetro Corporation Limited is a company domiciled in Australia. The consolidated financial statements of the Company as at and for the year ended 30 June 2026 comprise the Company and its controlled entities (together referred to as the Consolidated Entity). The Consolidated Entity is primarily involved in the hospitality sector.

2. BASIS OF PREPARATION

a. Statement of compliance

The financial report is a general purpose financial report which has been prepared in accordance with Australian Accounting Standards (AASBs) (including Australian Interpretations) adopted by the Australian Accounting Standards Board and the Corporations Act 2001, as appropriate for for-profit oriented entities. The financial report of the Consolidated Entity and the financial report of the Company comply with International Financial Reporting Standards and Interpretations adopted by the International Accounting Standards Board.

b. Basis of measurement

The consolidated financial statements have been prepared on accruals 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 labilities.

c. Functional and presentation currency

These consolidated financial statements are presented in Australian dollars, which is the Company's functional currency.

d. Use of judgments and estimates

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is described in the following areas:

- Fair value measurement
- Impairment

The financial statements for the year ended 30 June 2026 were approved and authorised for issue by the directors of the company on 24 September 2026.

3. MATERIAL ACCOUNTING POLICIES

The accounting policies that are material to the Consolidated Entity are set out in the respective notes below.

The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements and have been applied consistently by all entities in the Consolidated Entity.

a. Basis of consolidation

Controlled entities

Controlled entities are entities controlled by the Company. Control exists when the Company has power, directly or indirectly, to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable or convertible are taken into account. The financial statements of controlled entities are included in the consolidated financial statements from the date that control commences until the date that control ceases. Investments in controlled entities are carried at their cost of acquisition in the Company's financial statements.

Transactions eliminated on consolidation

Intra-group balances and any unrealised gains and losses or income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

b. Revenue recognition

Revenue from the rendering of a service is recognised when the performance obligation to transfer control of the goods and services to the customer is satisfied at point of sale or delivery. All revenue is stated net of the amount of goods and services tax (GST).

Revenue

Revenue comprises revenue earned (net of returns, discounts and allowances) from the provision of accommodation services, sale of food and beverages, management and performance fees from property management contracts. Revenue from the sale of goods is recognised upon provision of goods to customers and delivery of service. All income is recognised at point in time other than other income.

Other income

Income from property management agreements is recognised over time as the management services are provided. Performance fee is recognised at point in time when performance KPIs are satisfied.

c. Goods and services tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the taxation authority. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of the expense. Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the relevant taxation authority is included as a current asset or liability in the balance sheet. Cash flows are included in the statement of cash flows on a gross basis. The GST components of cash flows arising from investing and financing activities, which are recoverable from, or payable to, the relevant taxation authority are classified as operating cash flows.

d. Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits with an original maturity of three months or less.

e. Provisions

A provision is recognised in the balance sheet when the Consolidated Entity has a present legal or constructive obligation as a result of a past event that can be measured reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation.

Amortisation

Amortisation is recognised in the income statement on a straight-line basis over the estimated useful lives of the intangible assets from the date they are available for use unless such lives are indefinite. Intangible assets with an indefinite useful life are systematically tested for impairment annually.

f. Impairment

The carrying amounts of the Consolidated Entity's assets, other than inventories (see accounting policy (j)) are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated (see below).

An impairment loss is recognised whenever the carrying amount of an asset or its cash generating unit exceeds its recoverable amount. Impairment losses are recognised in the income statement unless the asset has previously been revalued, in which case the impairment loss is recognised as a reversal to the extent of that previous revaluation with any excess recognised through the income statement. Impairment losses recognised in respect of cash generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash generating unit or a group of units and then, to reduce the carrying amount of the other assets in the unit or a group of units on a pro-rata basis.

Calculation of recoverable amount

Receivables

The recoverable amount of the Consolidated Entity's investments in receivables carried at amortised cost is calculated as the present value of estimated future cash flows, discounted at the original effective interest rate (i.e. the effective interest rate computed at initial recognition of these financial assets). Receivables with a short duration are not discounted. The Consolidated Entity has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

Other assets

The recoverable amount of other assets is the greater of their fair value less costs to sell, and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generate cash flows from continuing use that are largely independent of the cash flows of other assets or groups of assets (cash generating units). The goodwill acquired in a business combination, for the purpose of impairment testing is allocated to the cash generating units that are expected to benefit from the synergies of the combination. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash generating unit to which the asset belongs.

Reversals of impairment

An impairment loss in respect of a receivable carried at amortised cost is reversed if the subsequent increase in recoverable amount can be related objectively to an event occurring after the impairment loss was recognised. An impairment loss in respect of goodwill is not reversed. In respect of other assets, an impairment loss is reversed when there is an indication that the impairment loss may no longer exist and there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

g. Property, plant and equipment

Owned assets

Items of property, plant and equipment are stated at cost less accumulated depreciation (see below) and impairment losses (see accounting policy (f)).

Property

Freehold land and buildings are shown at their fair value (being the amount for which an asset could be exchanged between knowledgeable willing parties in an arm's length transaction), based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation for buildings.

Plant and equipment

Plant and equipment are measured on the cost basis.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have been discounted to their present values in determining recoverable amounts.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the consolidated group and the cost of the item can be measured reliably.

All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of land and buildings are credited to a revaluation reserve in equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the income statement.

Depreciation

The depreciable amount of all fixed assets including building and capitalised lease assets, but excluding freehold land, is depreciated on a straight-line basis over their useful lives to the consolidated group commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

The depreciation rates used for each class of depreciable assets are:

Buildings	- 50 years
Leasehold improvements, office equipment, furniture, fittings, plant and equipment	- 3 to 10 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the income statement. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

h. Goodwill

Goodwill and goodwill on consolidation are recorded initially at the amount by which the purchase price for a business or for an ownership interest in a controlled entity exceeds the fair value attributed to its net assets at date of acquisition. The balances are reviewed annually for impairment.

i. Inventories

Inventories comprise food, beverages, linen and consumables, all of which are valued at cost.

Cost includes expenditure incurred in acquiring the inventories and bringing them to their existing condition and location.

j. Employee benefits

Provision is made for the company's liability for employee entitlements arising from services rendered by employees to balance date. Employee entitlements expected to be settled within one year together with entitlements arising from wages and salaries and annual leave which will be settled after one year have been measured at their nominal amount. Other employee entitlements payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those entitlements.

Contributions made by the economic entity to employee superannuation funds are charged as expenses when incurred.

k. Receivables

Trade and other receivables are stated at amortised cost less expected credit losses (see accounting policy (f)).

l. Taxation

Income tax expense in the income statement for the periods presented comprises current and deferred tax. Income tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity. Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is calculated using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Temporary differences are not provided for the initial recognition of goodwill and other assets or liabilities in a transaction that affects neither accounting nor taxable profit, or differences relating to investments in subsidiaries to the extent that it is probable that they will not reverse in the foreseeable future.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based upon the laws that have been enacted at reporting date. A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realised. Additional income taxes that arise from the distribution of dividends are recognised at the same time as the liability to pay the related dividend is recognised.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity or on a different tax entity but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

m. Payables

Trade and other payables are stated at amortised cost.

n. Financial instruments

The Consolidated Entity classifies its financial assets in the following categories:

(i) Financial assets at amortised cost;

(ii) Financial assets at fair value through other comprehensive income;

(iii) Financial assets at fair value through profit or loss.

Financial assets at amortised cost

Financial assets included in this category need to meet two criteria:

- The financial asset is held in order to collect contractual cash flows; and
- The cash flows are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through other comprehensive income

At initial recognition an election may be made to present in other comprehensive income subsequent changes in the fair value of an investment in an equity instrument that is not held for trading. After initial recognition investments are measured at fair value with gains or losses being recognised as a separate component of equity until the investment is derecognised.

Financial assets at fair value through profit or loss

Financial assets are classified as financial assets at fair value through profit or loss where the assets are not measured at amortised cost or classified as financial assets at fair value through other comprehensive income.

Financial liabilities

Non-derivative financial liabilities are recognised at amortised cost, comprising original debt less principal repayments.

o. Finance income and expense

Interest income is recognised as it accrues in the income statement using the effective interest method.

p. Earnings per share

The Consolidated Entity presents basic earnings per share (EPS) for its ordinary shares. Basic EPS is calculated by dividing the net profit attributable to equity holders of the parent for the financial period, after excluding any costs of servicing equity (other than ordinary shares) by the weighted average number of ordinary shares of the Company.

q. Segment reporting

The Consolidated Entity determines and presents operating segments based on the information that internally is provided to the Board of Directors, who are the Consolidated Entity's chief operating decision maker.

An operating segment is a component of the Consolidated Entity that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Consolidated Entity's other components if separately reported and monitored. An operating segment's operating results are reviewed regularly by the Board of Directors to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

Segment results that are reported to the Board of Directors include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly corporate head office results.

r. Share capital

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares and share options are recognised as a deduction from equity, net of any income tax benefit.

s. 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 consolidated entity 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 Consolidated Entity 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.

t. Lease liabilities

A lease liability is recognised at the commencement date of a lease. The lease liability is initially recognised at the present value of the lease payments to be made over the term of the lease, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the consolidated entity's incremental borrowing rate.

Lease payments comprise fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, amounts expected to be paid under residual value guarantees, exercise price of a purchase option when the exercise of the option is reasonably certain to occur, and any anticipated termination penalties. The variable lease payments that do not depend on an index or a rate are expensed in the period in which they are incurred. Lease liabilities are measured at amortised cost using the effective interest method. The carrying amounts are remeasured if there is a change in the following: future lease payments arising from a change in an index or a rate used; residual guarantee; lease term; certainty of a purchase option and termination penalties. When a lease liability is remeasured, an adjustment is made to the corresponding right-of use asset, or to profit or loss if the carrying amount of the right-of-use asset is fully written down

u. New standards and interpretation not yet adopted

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the consolidated entity for the annual reporting period ended 30 June 2026. The consolidated entity has assessed that none of the new or amended Accounting Standards and Interpretations will have a financial impact on the consolidated entity.

v. New, revised and amending accounting standards and interpretations adopted

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

Any new, revised or amending Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

4. FINANCIAL RISK MANAGEMENT

Overview

The Company and Consolidated Entity have exposure to the following risks from the use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the Company's and the Consolidated Entity's exposure to each of above risks, their objectives, policies and processes for measuring and managing risk, and the management of capital. Further quantitative disclosures are included throughout these consolidated financial statements. The Board of directors has overall responsibility for the establishment and oversight of the risk management and monitors operational and financial risk management throughout the Consolidated Entity. Monitoring risk management includes ensuring appropriate policies and procedures are published and adhered to. The Management reports to the Board of directors.

The Board aims to manage the impact of short-term fluctuations on the Company's and the Consolidated Entity's earnings. Over the longer term, permanent changes in market rates will have an impact on earnings.

The Company and the Consolidated Entity are exposed to risks from movements in exchange rates and interest rates that affect revenues, expenses, assets, liabilities and forecast transactions. Financial risk management aims to limit these market risks through ongoing operational and finance activities.

Exposure to credit, foreign exchange and interest rate risks arises in the normal course of the Company's and the Consolidated Entity's business. Derivative financial instruments are not used to hedge exposure to fluctuations in foreign exchange rates.

The Board of directors oversees the adequacy of the company’s risk management framework in relation to the risks faced by the Company and the Consolidated Entity.

Credit Risk

Credit risk is the risk of financial loss to the Company or the Consolidated Entity if a customer, controlled entity or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Company's and the Consolidated Entity's receivables from customers.

Trade and Other Receivables

The Company's and Consolidated Entity's exposure to credit risk is influenced mainly by the characteristics of individual customers. The Consolidated Entity does not have a significant concentration of credit risk with a single customer.

Policies and procedures of credit management and administration of receivables are established and executed at a regional level. Individual regions deliver reports to management and the Board on debtor ageing and collection activities on a monthly basis.

In monitoring customer credit risk, the ageing profile of total receivables balances is reviewed by management by region on a monthly basis. Regional management are responsible for identifying high risk customers and placing restrictions on future trading, including suspending future services and administering service on a prepayment basis.

The Company and the Consolidated Entity have established an allowance for impairment that represents their estimate of incurred losses in respect of trade and other receivables.

Liquidity Risk

Liquidity risk is the risk that the Consolidated Entity will not be able to meet its financial obligations as they fall due. The Consolidated Entity's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Consolidated Entity's reputation.

The Consolidated Entity monitors cash flow requirements and produces cash flow projections for the short and long term with a view to optimising return on investments. Typically, the Consolidated Entity ensures that it has sufficient cash on demand to meet expected operational net cash flows for a period of at least 30 days, including the servicing of financial obligations. This excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rates, interest rates and equity prices will affect the Company's and the Consolidated Entity's net profit or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Currency Risk

The Consolidated Entity is not exposed to currency risk on financial instruments that are denominated in a currency other than the respective functional currencies of the controlled entities, Australian dollars (AUD).

Interest Rate Risk

The Consolidated Entity is exposed to interest rate risks in Australia.

Capital Management

The Consolidated Entity's objectives when managing capital are to safeguard its ability to continue as a going concern, to provide returns to shareholders, to provide benefits to other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

The Board aims to maintain and develop a capital base appropriate to the Consolidated Entity. In order to maintain or adjust the capital structure, the Consolidated Entity can issue new shares. The Board of directors undertakes periodic reviews of the Consolidated Entity's capital management position to assess whether the capital management structure is appropriate to meet the Consolidated Entity's medium and long-term strategic requirements. Neither the Company nor any of its controlled entities are subject to externally imposed capital requirements. There were no significant changes in the Consolidated Entity's approach to capital management during the year.

5. REVENUE

Consolidated	2026 $	2025 $
Revenue from contracts with customers;		
Sales of goods and services	26,142,602	23,777,544
Marketing and management fees	900,942	859,273
Rendering services	27,043,544	24,636,817
Other revenue:		
- Interest received - other corporations	424,171	242,577
Other revenue	424,171	242,577
Total revenue	27,467,715	24,879,394
Disaggregation of revenue:		
Major income streams:		
Accommodation services	23,828,978	21,428,509
Food and beverages	1,638,879	1,592,256
Gaming permit rental and sundries	674,745	756,779
Marketing and management fees	900,942	859,273
	27,043,544	24,636,817
Timing of services:		
Goods transferred at a point of time	26,142,602	23,777,544
Services transferred over time	900,942	859,273
	27,043,544	24,636,817



6. LEASES

The consolidated group has entered into a number of property leases which are generally fixed-term non-cancellable leases with options for renewal, with lease payments adjusted annually by CPI and periodic adjustment of lease payments to market rental.

Information about leases for which the consolidated group is a lessee is presented below.

Consolidated	2026 $	2025 $
Right of use assets		
Opening balance	8,239,128	11,533,116
Amortisation charge for the year	(3,412,727)	(3,328,778)
Additions to right of use assets	67,824	34,790
Closing balance	**4,894,225**	**8,239,128**
Lease liabilities		
Opening balance	9,203,918	12,284,794
Additions of lease liabilities	67,824	34,790
Payments made	(4,012,067)	(3,787,644)
Interest expense	466,867	671,978
Closing balance	**5,726,542**	**9,203,918**
Current	3,492,337	3,528,363
Non-current	2,234,205	5,675,555
Total	**5,726,542**	**9,203,918**



Maturity Analysis – Contractual Undiscounted Cashflows

The table below presents the contractual undiscounted cash flows associated with the consolidated group's lease liabilities, representing principal and interest.

Consolidated	2026 $	2025 $
Less than one year	3,734,224	3,961,480
One to five years	2,282,133	7,258,084
More than five years	-	-
Total undiscounted lease liabilities	**6,016,357**	**11,219,564**

Amounts recognised in Profit or Loss

The consolidated statement of profit or loss includes the following amounts in relation to leases:

Consolidated	2026 $	2025 $
Interest expense	(466,867)	(671,978)
Amortisation of right of use assets	(3,412,728)	(3,328,778)

7. OTHER EXPENSES

Consolidated	2026 $	2025 $
Other direct costs	3,677,920	3,420,161
Sales and marketing	598,216	800,240
Administration and general	949,304	968,795
Rental and occupancy	1,303,580	1,313,029
HLP and maintenance	1,629,082	1,562,545
	8,158,102	**8,064,770**



8. INCOME TAX

Consolidated	2026 $	2025 $
The components of tax expense comprise:		
Current tax	(1,417,703)	(989,430)
Deferred tax	(78,588)	(8,850)
Income tax (expense)	**(1,496,291)**	**(998,280)**
Income tax (expense) - continuing operations	(1,496,291)	(998,280)
Income tax benefit - discontinued operations	-	-
Total	**(1,496,291)**	**(998,280)**
The prima facie tax on profit from continuing operations before income tax is reconciled to the income tax expense as follows:		
Prima facie tax expense on profit at 25% (2025:25%)	(1,496,291)	(998,449)
Other items	-	169
Income tax (expense)	**(1,496,291)**	**(998,280)**

9. KEY MANAGEMENT PERSONNEL COMPENSATION

Key management personnel compensation and the Consolidated Entity's remuneration policy is disclosed in the Remuneration Report section of the Directors Report.

10. OPERATING SEGMENTS

The consolidated group has identified its operating segments based on the internal reports that are reviewed and used by the Board of Directors (chief operating decision makers) in assessing performance and determining the allocation of resources.

The consolidated group is managed primarily on the basis of service offerings and operating segments are therefore determined on the same basis.

Transmetro Corporation Limited's operation during the year related to operation of Hotels & Serviced Apartments.

Reportable segments disclosed are based on aggregating operating segments where the segments are considered to have similar economic characteristics.

Basis of accounting for purposes of reporting by operating segments

Accounting policies adopted

Unless stated otherwise, all amounts reported to the Board of Directors as the chief decision maker with respect to operating segments are determined in accordance with accounting policies that are consistent to those adopted in the annual financial statements of the consolidated group.

Unallocated items

The following items of income and expense are not allocated to operating segments as they are not considered part of the core operations of any segment:

- Depreciation and amortisation;
- Finance costs; and
- Income tax expense.

SEGMENT PERFORMANCE (CONTINUING OPERATIONS) FOR THE YEAR ENDED 30 JUNE 2026

	Hotels & Apartments $	Total $
Revenue		
External sales	25,929,660	25,929,660
Other revenue	1,113,884	1,113,884
Inter-segment sales	388,134	388,134
Interest income	424,171	424,171
Total segment revenue	**27,855,849**	**27,855,849**
Reconciliation of segment revenue to consolidated group revenue		
Inter-segment elimination	(388,134)	(388,134)
Total consolidated group revenue	27,467,715	27,467,715
Segment result before tax	**10,713,218**	**10,713,218**
Reconciliation of segment result to consolidated group net profit/(loss)		
Amounts not included in segment result but reviewed by the Board:		
Unallocated items: · Depreciation		(848,459)
· Amortisation		(3,412,728)
· Finance costs		(466,867)
· Income tax		(1,496,291)
Net profit after tax from continuing operations		**4,488,873**

FOR THE YEAR ENDED 30 JUNE 2025

	Hotels & Apartments $	Total $
Revenue		
External sales	23,337,011	23,337,011
Other revenue	1,299,806	1,299,806
Inter-segment sales	349,926	349,926
Interest income	242,577	242,577
Total segment revenue	**25,229,320**	**25,229,320**
Reconciliation of segment revenue to consolidated group revenue		
Inter-segment elimination	(349,926)	(349,926)
Total consolidated group revenue	24,879,394	24,879,394
Segment result before tax	**8,760,096**	**8,760,096**
Reconciliation of segment result to consolidated group net profit/(loss)		
Amounts not included in segment result but reviewed by the Board:		
Unallocated items: · Depreciation		(765,546)
· Amortisation		(3,328,778)
· Finance costs		(671,978)
· Income tax		(999,280)
Net profit after tax from continuing operations		**2,995,514**

11. AUDITORS' REMUNERATION

Consolidated	2026 $	2025 $
Remuneration of auditors of the entity for:		
· Auditing or reviewing the accounts and consolidated accounts	78,000	78,000
· Taxation and secretarial services	8,250	7,850
	86,250	85,850

12. TRADE AND OTHER RECEIVABLES

Consolidated	2026 $	2025 $
Current		
Trade receivables	371,919	539,024
Provision for expected credit losses	-	-
	371,919	539,024
Other receivables	240,001	395,100
Prepayments	102,004	99,992
	713,924	1,034,116
NON-CURRENT		
Loan advances	597,359	-

13. FAIR VALUE MEASUREMENT

The Consolidated Entity measures and recognises the following assets and liabilities at fair value on a recurring basis after initial recognition:

- financial assets; and
- freehold properties.

Fair Value Hierarchy

AASB 13 Fair Value Measurements requires the disclosure of fair value measurements by level of the fair value hierarchy that reflects the significance of the inputs used in determining their fair value. The fair value hierarchy is made up of the following three levels:

Level 1 – quoted prices (unadjusted) in active markets for identical assets and liabilities that the entity can access at measurement date;
Level 2 – inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
Level 3 - unobservable inputs for the asset or liability (not based on observable market data).

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The Consolidated Entity selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Consolidated Entity are consistent with one or more of the following valuation approaches:

- Market approach: valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.
- Income approach: valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.
- Cost approach: valuation techniques that reflect the current replacement cost of an asset at its current service capacity.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Consolidated Entity gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

The following tables provide the fair values of the Consolidated Entity's assets and liabilities measured and recognised on a recurring basis after initial recognition and their categorisation within the fair value hierarchy:

Fair Value Measurement

30 June 2026 Consolidated	Note	Level 1
Shares in listed corporations	14	506
Freehold properties	15	17,004,796

Valuation techniques used to derive level 3 fair values

Asset Category	Fair Value $	Valuation Technique	Significant Unobservable Inputs	Range	Relationship of Unobservable Inputs to Fair Value
Freehold Properties	17,004,796	Income Approach using discounted cashflow methodology and capitalisation approach.	Adopted capitalisation rate	9.00%	A significant increase or decrease in the adjustment would result in a significantly lower (higher) fair value.
			Adopted terminal yield	9.00%	
			Adopted discount rate	9.00%	

Term	Definition
Discounted Cash Flow (DCF) method present value.	A method in which a discount rate is applied to future expected income streams to estimate the present value.
Income capitalisation method	A valuation approach that provides an indication of value by converting future cash flows to a method single current capital value.
Capitalisation rate	The return represented by the income produced by an investment, expressed as a percentage.
Terminal yield	A percentage return applied to the expected net income following a hypothetical sale at the end of the cash flow period.
Discount rate	A rate of return used to convert a future monetary sum or cash flow into present value.

Valuation process

The Board reviews the freehold property valuation process on a semi-annual basis. All valuations are performed either by independent professionally qualified external valuers or the directors. If the external valuation is more than three years old then the property is externally valued. For those with an external valuation less than three year old an assessment is made as to which properties are likely to have had material movements in the book value reported at the last reporting period to determine whether they should be revalued externally. At each reporting date the management will perform initial desktop assessment of current value through a capitalisation of income and discounted cashflow approach. If the result is materially different external independent valuation is conducted.

Sensitivity of Inputs

Asset Category	Valuation technique	Significant unobservable inputs	Sensitivity of fair value measurement to changes in significant unobservable inputs
Freehold Properties	Income Approach using discounted cashflow methodology and capitalisation approach.	Adopted capitalisation rate Adopted terminal yield Adopted discount rate	A significant increase or decrease in the adjustment would result in a significantly lower/higher fair value.

Reconciliation from opening balances to closing balances for recurring Level 3 fair value measurements

CONSOLIDATED	2026
Freehold Properties	$
Opening Balance	17,240,356
Transfer into Level 3	-
Transfer out of Level 3	-
Deduction by selling	-
Net revaluation adjustment	-
Depreciation	(235,560)
Closing Balance	**17,004,796**

14. OTHER FINANCIAL ASSETS

Consolidated	2026 $	2025 $
Listed investments, at fair value		
- shares in listed corporations	506	506
	506	**506**

15. PROPERTY, PLANT & EQUIPMENT

Consolidated	2026 $	2025 $
Freehold properties		
At independent valuation June 2024	19,478,816	19,478,816
Less: accumulated depreciation	(2,474,020)	(2,238,460)
	17,004,796	17,240,356
Buildings		
At cost	1,331,812	1,541,323
Less: accumulated depreciation	(348,708)	(389,115)
	983,104	1,152,208
Leasehold Improvements, Plant & Equipment, Office Furniture Fittings		
At cost	14,418,768	13,606,549
Less: accumulated depreciation	(12,306,939)	(11,720,677)
	2,111,829	1,885,872
Total Property, Plant Equipment (Non Current)	**20,099,729**	**20,278,436**

Movements in Carrying Amounts:

Consolidated	Freehold Properties $	Buildings $	Leasehold Improvements, Plant & Equipment, Office Furniture and Fittings $	Total $
Balance at 1 July 2024	17,475,916	1,492,690	1,887,355	20,855,961
Additions	-	-	492,103	492,103
Written down value of assets sold	-	(304,082)	-	(304,082)
Depreciation	(235,560)	(36,400)	(493,586)	(765,546)
Carrying amount at 30 June 2025	**17,240,356**	**1,152,208**	**1,885,872**	**20,278,436**
Balance at 1 July 2025	17,240,356	1,152,208	1,885,872	20,278,436
Additions	-	-	812,219	812,219
Written down value of assets sold	-	(142,468)	-	(142,468)
Depreciation	(235,560)	(26,636)	(586,262)	(848,458)
Carrying amount at 30 June 2026	**17,004,796**	**983,104**	**2,111,829**	**20,099,729**

(i) Freehold property at Perth was valued by an independent valuer on 11 June 2024 resulting in a revaluation increment of $698,363 as at 30 June 2024, which is recognised in the revaluation reserve.

16. OTHER NON CURRENT ASSETS

Consolidated	2026 $	2025 $
Gaming machine licences, at cost	250,000	250,000
	250,000	250,000

17. TRADE AND OTHER PAYABLES

Consolidated	2026 $	2025 $
CURRENT		
Trade payables	924,007	1,129,258
Other payables and accruals	1,133,107	1,029,709
	2,057,114	2,158,967

All amounts due for current payables are not interest bearing and generally on 30 day terms.



18. TAX

(a) Deferred tax assets and liabilities

	Assets		Liabilities		Net	
	2026 $	2025 $	2026 $	2025 $	2026 $	2025 $
Recognised deferred tax assets and liabilities						
Property, plant and equipment	83,987	95,008	(1,811,058)	(1,762,411)	(1,727,071)	(1,667,403)
Provisions	286,789	272,591	-	-	286,789	272,591
Right of use (ROU) assets	(1,223,556)	(2,059,782)	-	-	(1,223,556)	(2,059,782)
Lease liabilities for ROU assets	1,431,636	2,300,980	-	-	1,431,636	2,300,980
Deferred tax assets/ (liabilities)	**578,856**	**608,797**	**(1,811,058)**	**(1,762,411)**	**(1,232,202)**	**(1,153,614)**

b. Reconciliations

Consolidated	2026 $	2025 $
(i) Gross Movements The overall movement in deferred tax accounts is as follows:		
Opening balance	(1,153,614)	(1,144,764)
(Charge)/credit to income statement	(78,588)	(8,850)
(Charge)/credit to equity	-	-
Closing balance	(1,232,202)	(1,153,614)
(ii) Amounts recognised in income statement Deferred tax (charged) / credited to the income statement relates to:		
Temporary differences for depreciation of property, plant and equipment	(59,668)	(72,988)
Provisions	14.198	15,860
Capital losses	-	(5,000)
Right of use (ROU) assets	836,226	823,497
Lease liabilities for ROU assets	(869,344)	(770,219)
	(78,588)	(8,850)
(iii) Amounts recognised in equity Deferred tax (charged) / credited to the equity relates to:		
Revaluation adjustment	-	-

(c) Liabilities

CURRENT		
Income tax payable	755,136	448,955

19. PROVISIONS

Consolidated	2026 $	2025 $
Annual leave	482,546	443,771
Long service leave	367,992	341,168
	850,538	784,939

20. ISSUED CAPITAL

Consolidated	2026 $	2025 $
13,382,778 (2025: 13,382,778) ordinary shares fully paid	6,855,964	6,855,964

The company has authorised share capital amounting to 50,000,000 ordinary shares of no par value.

Ordinary shares participate in dividends and the proceeds on winding up of the company in proportion to the number of shares held.

At shareholders meetings each ordinary share is entitled to one vote when a poll is called, otherwise each shareholder has one vote on a show of hands

a. Capital Management

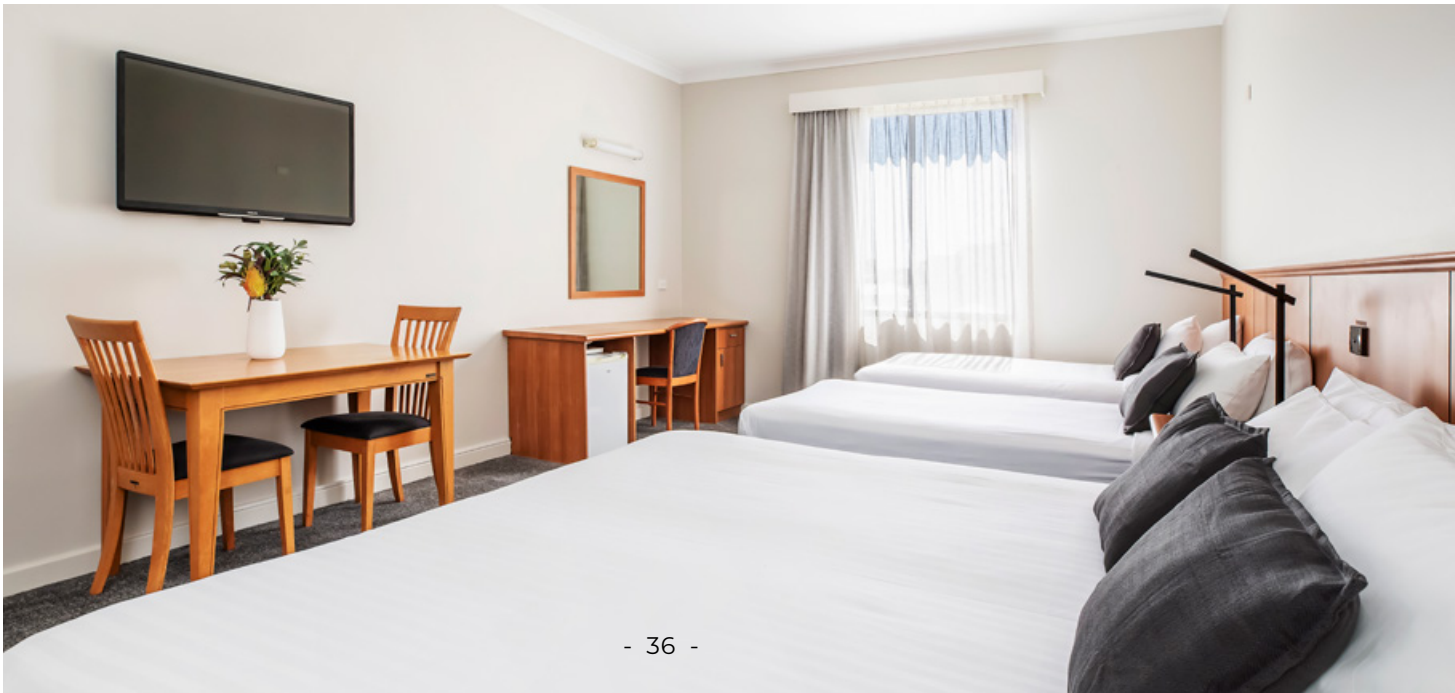
The consolidated group's debt and capital include ordinary share capital and financial liabilities, supported by financial assets.

There are no externally imposed capital requirements.

Management effectively manages the consolidated group's capital by assessing the consolidated group's financial risks and adjusting its capital structure in response to changes in these risks and in the market. These responses include the management of debt levels, distributions to shareholders and share issues.

There have been no changes in the strategy adopted by management to control the capital of the consolidated group since the prior year. This strategy is to ensure that the consolidated group's gearing ratio remains between 30% and 60%.

The consolidated group did not have any debts for the year 2025/26 (Nil: 2024/25).



21. RESERVES

Consolidated	2026 $	2025 $
a. Asset Revaluation Reserve		
Balance at the beginning of the year	3,689,901	3,689,901
Revaluation of freehold property	-	-
Movement in deferred tax liability relating to revaluations	-	-
Balance at the end of the year	3,689,901	3,689,901

The asset revaluation reserve records revaluations of non-current assets.

b. Capital Contribution Reserve		
Balance at the beginning of the year	378,463	378,463
Capital contribution during the year	-	-
Balance at the end of the year	378,463	378,463
The capital contribution reserve records the difference between the gross proceeds and the fair value of interest free loan.		
Total reserves	4,068,364	4,068,364

22. DIVIDENDS

Consolidated	2026 $	2025 $
Fully franked final dividend of six cents (2025: five cents) per share	802,967	669,139
	802,967	669,139
Franking credits available at the end of the year adjusted for franking credits arising from income tax payable and franking debits arising from payment of proposed dividends	9,198,476	8,048,429

23. EARNINGS PER SHARE

Consolidated	2026 $	2025 $
Profit from continuing operations	4,488,873	2,995,514
(Loss) from discontinued operations	-	-
Profit attributable to members of the parent entity	4,488,873	2,995,514
Weighted average number of ordinary shares outstanding during the year used in calculation of basic earnings per share	13,382,778	13,382,778
Basic and diluted earnings per share from continuing operations	33.54	22.38
Basic and diluted earnings per share from discontinued operations	-	-
Basic and diluted earnings per share attributable to members of the parent entity	33.54	22.38

24. CONTINGENT LIABILITIES

As at 30 June 2026 no other contingent liabilities exited, except that various bank guarantees have been given in the ordinary course of business. It is not expected that these guarantees will be called upon.

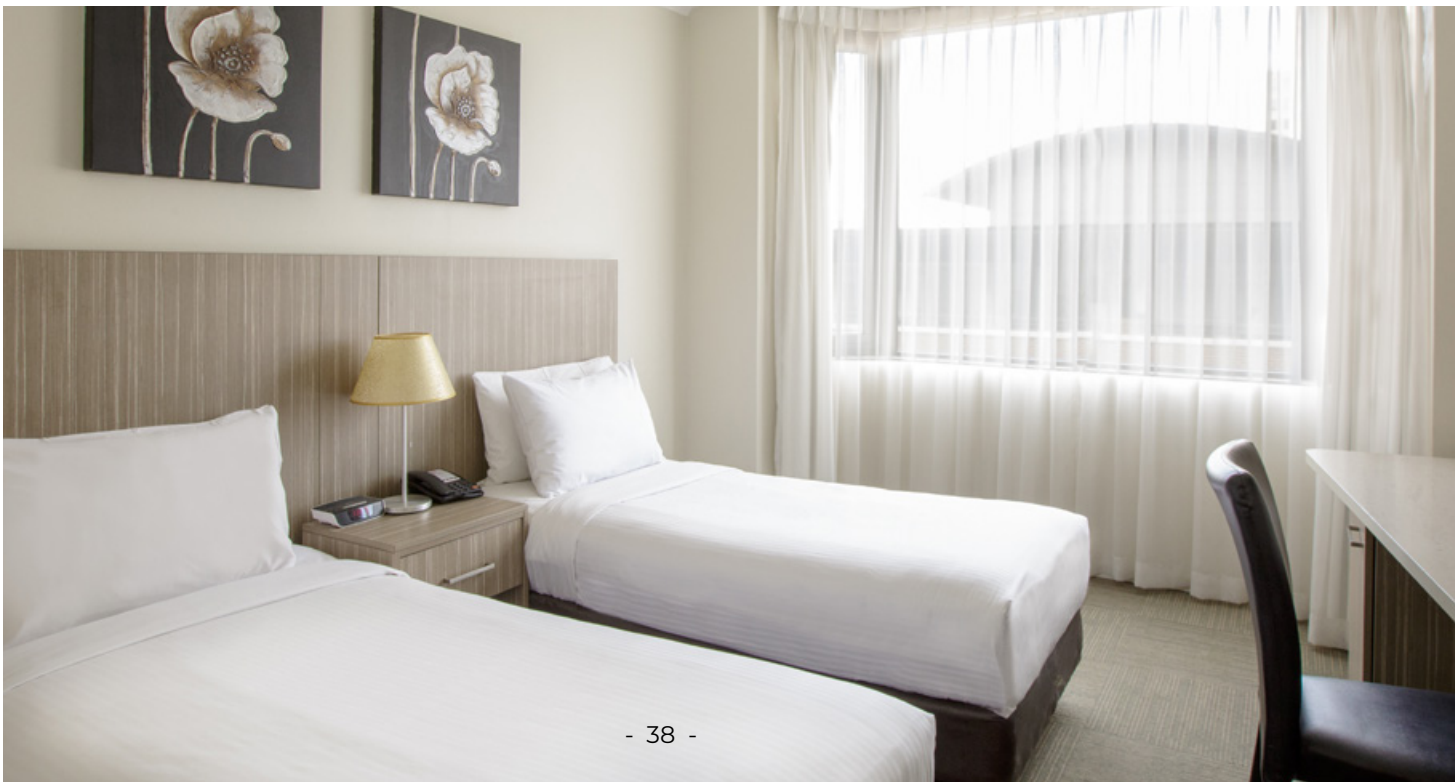
25. COMMITMENTS

Capital Commitments

No capital commitments existed at 30 June 2026.

26. RECONCILIATION OF CASH FLOW FROM OPERATIONS WITH PROFIT AFTER INCOME TAX

Consolidated	2026 $	2025 $
Profit after income tax	4,488,873	2,995,514
(Profit) on sale of Bank Place units	(121,165)	(178,205)
Depreciation	848,458	765,546
Amortisation of right of use assets	3,412,729	3,328,779
Movement in deferred tax accounts	78,588	8,850
Increase/(decrease) in income tax payable	306,181	183,886
Increase/(decrease) in provisions	65,599	63,997
(Increase)/decrease in receivables and prepayments	(277,170)	108,296
(Increase)/decrease in inventories	(8,194)	(19,311)
Increase/(decrease) in creditors	(101,854)	277,627
Net cash provided/(used) by operating activities	**8,692,045**	**7,534,979**



27. RECONCILIATION OF CASH

Consolidated	2026 $	2025 $
Cash at the end of the year as shown in the cash flow statement is reconciled to items in the balance sheet as follows:		
Cash at bank and on hand	13,936,605	10,141,311
Bank overdraft	-	-
	13,936,605	10,141,311

28. FINANCING FACILITIES

No financing facilities were available to the consolidated group at the end of the financial year.

29. EVENTS SUBSEQUENT TO BALANCE DATE

No other matter or circumstances has arisen since the end of the financial year.

30. FINANCIAL INSTRUMENTS

Financial instrument composition and maturity analysis:

The tables below reflect the undiscounted contractual settlement terms for financial instruments of a fixed period of maturity, as well as management's expectations of the settlement period for all other financial instruments. As such, the amounts may not reconcile to the balance sheet.

Consolidated	Effective Interest Rate		Carrying Amount		Within 1 Year		1 to 5 Years		Over 5 Years	
	2026 %	2025 %	2026 $	2025 $	2026 $	2025 $	2026 $	2025 $	2026 $	2025 $
Financial Assets										
Cash and Cash Equivalents	4.04	3.10	13,936,605	10,141,311	13,936,605	10,141,311	-	-	-	-
Receivables			713,924	1,034,116	713,924	1,034,116	-	-	-	-
Loan advances			597,359	-	-	-	597,359	-	-	-
Investments			506	506	-	-	-	-	506	506
Total Financial Assets			15,248,394	11,175,933	14,650,529	11,175,427	597,359	-	506	506
Financial Liabilities										
Short-term borrowings	-	-	-	-	-	-	-	-	-	-
Trade and Other Payables			2,057,114	2,158,967	2,057,114	2,158,967	-	-	-	-
Total Financial Liabilities			2,057,114	2,158,967	2,057,114	2,158,967	-	-	-	-

Credit Risk

Exposure to Credit Risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

Consolidated	2026 $	2025 $
Cash and equivalents	13,936,605	10,141,311
Trade receivables	371,919	539,024
Other receivables	240,001	395,100
Loan advances	597,359	-
	15,145,884	**11,075,435**

Impairment Losses

The aging of the trade receivables at the reporting date was:

Gross receivables		
Not past due date	336,419	459,770
Past due 0 – 30	22,038	64,507
Past due 31 – 60	2,280	10,996
Past due 60 – 90	5,615	1,762
Past due 90 days and over	5,567	1,989
	371,919	539,024
Impairment	-	-
Trade receivables net of impairment loss	**371,919**	**539,024**

Impairment losses recognised in the year relate to significant individual customers, which have been assessed as impaired under the consolidated group's accounting policy as detailed in Note 3(f).

Based upon past experience, the consolidated group believes that no impairment allowance other than as provided in these accounts is necessary in respect of trade receivables not past due.

The allowance accounts used in respect of trade receivables are used to record impairment losses unless the consolidated group is satisfied that no recovery of the amount owing is possible; at that point, the amount considered non-recoverable is written off against the financial asset directly.



Foreign Currency Risk

The consolidated group is not exposed to foreign currency risk.

Interest Rate Risk

Profile

At the reporting date, the interest rate profile of the company's and consolidated group's interest bearing financial instruments was:financial instruments was:

Consolidated	2026 $	2025 $
Carrying amount; variable rate instruments		
Financial assets	307,450	307,450
Financial liabilities	-	-

Other Price Risk

The consolidated group invests surplus cash in publicly traded listed securities and in doing so it exposes itself to the fluctuations in price that are inherent in such a market. The Board makes investment decisions on advice from professional advisors.

The consolidated group's exposure to equity price risk is as follows:

Carrying amount		
Listed securities (ASX)	506	506

Sensitivity Analysis

Interest Rate Risk, Foreign Currency Risk and Price Risk

The consolidated group has performed sensitivity analysis relating to its exposure to interest rate risk, foreign currency risk and price risk at balance date. This sensitivity analysis demonstrates the effect on the current year results and equity which could result from a change in these risks.

Interest Rate Sensitivity Analysis

At 30 June 2026, the effect on profit and equity as a result of changes in the interest rate, with all other variables remaining constant would be as follows:

Consolidated	2026 $	2025 $
Change in profit		
- Increase in interest rate by 2%	278,732	51,106
- Decrease in interest rate by 2%	(278,732)	(51,106)
Change in equity		
- Increase in interest rate by 2%	278,732	51,106
- Decrease in interest rate by 2%	(278,732)	(51,106)

Foreign Currency Risk Sensitivity Analysis

The consolidated group is not exposed to fluctuations in foreign currencies.

Price Risk Sensitivity Analysis

At 30 June 2026, the effect on profit and equity as a result of changes in the price risk, with all other variables remaining constant would be as follows:

Consolidated	2026 $	2025 $
Change in profit		
- Increase in price of ASX listed securities by 5%	-	-
- Decrease in price of ASX listed securities by 5%	-	-
Change in equity		
- Increase in price of ASX listed securities by 5%	25	25
- Decrease in price of ASX listed securities by 5%	(25)	(25)

The above interest rate and foreign exchange rate and price risk sensitivity analysis has been performed on the assumption that all other variables remain unchanged.

In managing interest rate risks, the consolidated group aims to reduce the impact of short-term fluctuations on the consolidated group's earnings. Over the longer term however, permanent changes in interest rates will have an impact on the result.

Fair Values

The fair values of financial assets and liabilities, together with carrying amounts shown in the balance sheet are as follows:

Consolidated	2026		2025	
	Carrying amount $	Fair value $	Carrying amount $	Fair value $
Cash and equivalents	13,936,605	13,936,605	10,141,311	10,141,311
Trade and other receivables – current	713,924	713,924	1,034,116	1,034,116
Trade and other receivables – non-current	597,359	597,359	-	-
Trade and other payables	(2,812,250)	(2,812,250)	(2,607,922)	(2,607,922)
Investments	506	506	506	506
Total	12,436,144	12,436,144	8,568,011	8,568,011

Basis for determining fair values

The following summarises the significant methods and assumptions used in estimating the fair values of financial instruments reflected in the table above.

Non-derivate financial assets and liabilities

The fair value of cash, receivables, payables and short-term borrowings is considered to approximate their carrying amount because of their short maturity.

The directors consider the carrying amount of long-term borrowings recorded in the financial statements approximated their fair value.

31. PARENT ENTITY DISCLOSURES

At and throughout the financial year ended 30 June 2026, the parent company was Transmetro Corporation Limited.

Result of the parent entity	30 June 2026 $	30 June 2025 $
Net profit	4,907,874	3,539,687
Other comprehensive income	-	-
Total comprehensive income	**4,907,874**	**3,539,687**
Financial position of the parent entity at year end		
Current assets	15,249,040	11,042,464
Total assets	42,342,627	40,921,702
Current liabilities	1,411,932	2,585,928
Total liabilities	**5,266,621**	**7,950,603**
Total equity of the parent entity comprising of:		
Issued capital	6,855,964	6,855,964
Reserves	4,068,364	4,068,364
Retained earnings	26,151,678	22,046,771
Total Equity	**37,076,006**	**32,971,099**

Parent entity contingencies

As at 30 June 2026 no other contingent liabilities existed, except that various bank guarantees have been given in the ordinary course of business. It is not expected that these guarantees will be called upon.

32. RELATED PARTY TRANSACTIONS

There are no related party transactions.



CONSOLIDATED ENTITY DISCLOSURE STATEMENT

Entity Name	Entity Type	Country of Incorporation	Country of Tax Residence	% Owned
Controlled Entities of Transmetro Corporation Limited:				
Metro Motor Inns Hotels & Motels Pty ATF Metro Inns Trust	Body corporate	Australia	Australia	100
Metro Inns Trust	Trust	Australia	Australia	100
M.H.G. Albany Pty Limited	Body corporate	Australia	Australia	100
Metro Hotel Sydney Pty Limited	Body corporate	Australia	Australia	100
Bank Place Apartments Pty Limited	Body corporate	Australia	Australia	100
RHS Hospitality Pty Limited	Body corporate	Australia	Australia	100
MHG Operations Pty Limited	Body corporate	Australia	Australia	100
MHG Ipswich Pty Ltd ATF Ipswich International Trust	Body corporate	Australia	Australia	100
Ipswich International Trust	Trust	Australia	Australia	100
MHG Karratha Pty Ltd ATF MHG Unit Trust	Body corporate	Australia	Australia	100
M.H.G Unit Trust	Trust	Australia	Australia	100
MHG Brisbane Pty Ltd ATF Gladstone Hotel Trust	Body corporate	Australia	Australia	100
Gladstone Hotel Trust	Trust	Australia	Australia	100
MHG Karratha Pty Ltd ATF Karratha Hotel Trust	Body corporate	Australia	Australia	100
Karratha Hotel Trust	Trust	Australia	Australia	100
MHG Brisbane Pty Ltd ATF Melbourne Hotel Trust	Body corporate	Australia	Australia	100
Melbourne Hotel Trust	Trust	Australia	Australia	100
MHG Brisbane Pty Ltd ATF Brisbane Hotel Trust	Body corporate	Australia	Australia	100
Brisbane Hotel Trust	Trust	Australia	Australia	100
Controlled Entities of Metro Inns Trust:				
Meldon Nominees Pty Ltd ATF The Irish Pub Unit Trust	Body corporate	Australia	Australia	100
The Irish Pub Unit Trust	Trust	Australia	Australia	100
Lanegreen Holdings Pty Ltd ATF The Sydney Unit Trust	Body corporate	Australia	Australia	100
The Sydney Unit Trust	Trust	Australia	Australia	100
Elwick Holdings Pty Ltd ATF The Duck Inn Unit Trust	Body corporate	Australia	Australia	100
The Duck Inn Unit Trust	Trust	Australia	Australia	100
Strathaven Holdings Pty Ltd ATF The Palace Hotel Unit Trust	Body corporate	Australia	Australia	100
The Palace Hotel Unit Trust	Trust	Australia	Australia	100
Blarney Holdings Pty Ltd ATF The Rundle Adelaide Trust	Body corporate	Australia	Australia	100
The Rundle Adelaide Trust	Trust	Australia	Australia	100

STOCK EXCHANGE INFORMATION

At 31 August 2026 the issued capital was 13,382,778 ordinary shares held by 495 shareholders.

Range of holdings	No. of Shareholders
1 - 1,000	317
1,001 - 5,000	134
5,001 - 10,000	14
10,001 - 100,000	26
100,001 - 9,999,999,999	4
TOTAL	495
Holding less than a marketable parcel	15

The Register of Substantial shareholders disclose the following:

Shareholder	Unit
Mr John McEvoy	5,942,114
Taweva Pty Ltd	3,553,500
Endeavour Fund Pty Ltd	2,010,000

The names of the Company Secretaries are Jakin Agus and David Lloyd

TWENTY LARGEST EQUITY SECURITY HOLDERS

The names of the 20 largest holders of ordinary shares at 01 August 2026

	Shareholder	Unit	% of
1	Mr John McEvoy	5,942,114	44.40%
2	Taweva Pty Ltd	3,553,500	26.55%
3	Endeavour Fund Pty Ltd	2,010,000	15.02%
4	HSBC Custody Nominees (Australia) Ltd	660,000	4.93%
5	Lasono Pty Ltd	100,000	0.75%
6	Reubensfield Pty Ltd (Hisrt self-managed S/F A/C)	59,141	0.44%
7	Garrison Securities Pty Ltd	49,010	0.37%
8	Mr Geoffrey Marr	40,000	0.30%
9	Midwest Radio Pty Ltd	30,000	0.23%
10	Mrs Marianne Brockwell	28,000	0.21%
11	Capel Court Corporation Pty Ltd (PEJ Murray Super Fund)	27,183	0.20%
12	Mr Peter Joseph Mcinally & Mrs Dale Susan Mcinally	22,907	0.17%
13	Estate late Beryl McEvoy	22,500	0.17%
14	Guritali Pty Ltd	22,500	0.17%
15	Little Bright Stars Pty Ltd (HD & E Ting Family A/C)	22,459	0.17%
16	Longbourne Pty Ltd	21,815	0.16%
17	Mr Frank Chung Leung Ng & Mr Gloria Man Yung Ng	21,367	0.16%
18	Mainstream Pty Ltd	20,500	0.15%
19	Madison Hotel Group Pty Ltd	20,097	0.15%
20	Ms Rebecca Mercia Brockwell	20,000	0.15%
		12,693,093	94.85%

STOCK EXCHANGE INFORMATION

Address of the principal registered office is :
Suite 53, Level 3
330 Wattle Street, Ultimo
Sydney NSW 2007

A Registry of Shareholders is also held by:
Share Registrar
Computershare Investor Services Pty Ltd
Level 4, 44 Martin Place Sydney NSW 2000

CORPORATE DIRECTORY

METRO HOSPITALITY GROUP OFFICE
Suite 53, Level 3, 330 Wattle Street,
Ultimo, Sydney NSW 2007
T: 61 2 8217 3333
F: 61 2 8217 3300

CONTACT DETAILS
Metro Hotels
www.metrohotels.com.au
Toll Free Reservations: 1800 00 4321
Email: reservations@metrohg.com

DIRECTORS
John McEvoy, Alan Notley and David Lloyd

COMPANY SECRETARIES
David Lloyd and Jakin Agus

MANAGING DIRECTOR
John McEvoy

GROUP FINANCIAL CONTROLLER
Jakin Agus

SHARE REGISTRY
Computershare Investor Services Pty Ltd
Level 4, 44 Martin Place Sydney NSW 2000

BANKERS
Commonwealth Bank of Australia
Level 8, CBP South, 11 Harbour Street Sydney
NSW 2000

AUDITORS
Stirling International
Suite 1405, 370 Pitt Street
Sydney NSW 2000 Australia

STOCK EXCHANGE LISTING
Australian Securities Exchange (ASX)
20 Bridge Street, Sydney NSW 2000
Listing Code: TCO Market Call code 2898

VOTING RIGHTS

Ordinary shareholders are entitled to one vote for each share held. On a show hands every member present in person or by proxy shall have one vote and upon a poll, every member so present shall have one vote for every share held.

ANNUAL GENERAL MEETING

Thursday 26 November 2026 at 10 am

To be held at: Suite 53, Level 3, 330 Wattle Street, Ultimo Sydney NSW 2007

METRO HOTELS

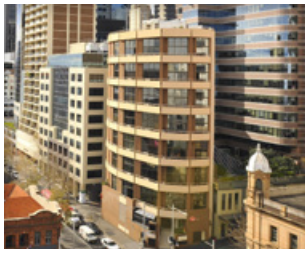
SYDNEY



Metro Hotel Marlow Sydney Central
431-439 Pitt Street
Sydney
NSW 2000
T: 61 2 9281 6999



Metro Aspire Hotel Sydney
383-389 Bulwara Rd
Ultimo, Sydney
NSW 2007
T: 61 2 9211 1499



Metro Apartments Darling Harbour
132-136 Sussex Street
Darling Harbour,
Sydney NSW 2000
T: 61 2 9290 9200



Metro Apartments on King
27-29 King Street
Darling Harbour,
Sydney NSW 2000
T: 61 2 9290 9200



Metro Hotel Miranda
Cnr Kingsway &
Jackson Avenue,
Miranda
Sydney, NSW 2228
T: 61 2 9525 7577

PERTH

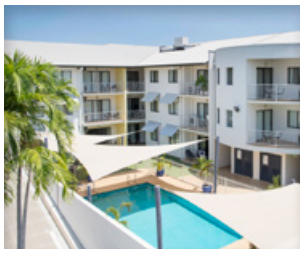


Metro Hotel Perth, South Perth
61 Canning Highway
South Perth
WA 6151
T: 61 8 9367 6122



Metro Hotel Perth City
200 Hay Street,
Perth
WA 6004
T: 61 8 6182 2333

DARWIN



Metro Advance Apartments & Hotel Darwin
55 Cavenagh Street
Darwin, NT 0800
T: 61 8 7979 2222