



ABN 78 075 176 653

# Cleared for Take Off

Annual Financial Report  
For the year ended 30 June 2025

# Financial report contents

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## Directors' Report

Your Directors present their report on the consolidated entity consisting of Adelaide Airport Limited and the entities it controlled at the end of, or during, the year ended 30 June 2025 (referred to hereafter as the Group or Adelaide Airport Limited or 'AAL').

### Directors

The following persons were Directors of Adelaide Airport Limited during the financial year and up to the date of this report:

Alan Wu  
 Andrew Parker (Appointed 25 February 2025)  
 Brenton Cox  
 James (Jay) Hogan  
 John Ward (passed away 17 August 2024)  
 Lisa Brock  
 Michael Gorman  
 Michael (Mike) Hirst  
 Robert Chapman  
 Vivien Cheung  
 Abbie Sui (Alternate for Vivien Cheung from 1 August 2024)  
 Kate McCawe (Alternate for Alan Wu)  
 Sandra Lee (Alternate for Michael Gorman, Mike Hirst and John Ward until 17 August 2024 and Andrew Parker from 25 February 2025)

### Principal activities

The Group acts principally within the airport industry in Australia by virtue of holding the leasehold interests in Adelaide and Parafield airports.

### Dividends

Dividends provided for during the financial year were as follows:

	<b>30 June 2025 \$'000</b>	30 June 2024 \$'000
Final ordinary dividend of \$15.75 (2024: \$10.87) per fully paid share paid on 27 December 2024	<b>30,000</b>	20,700
Redeemable Preference Share dividend (in quarterly instalments)	<b>16,499</b>	21,574
	<b>46,499</b>	42,274

Dividends on Redeemable Preference Shares (RPS), which are classified as finance costs, amounting to \$16.5 million were provided for during the year (30 June 2024: \$21.6 million).

The RPS interest payments are made up of the September 2024 to March 2025 quarters, which were made within the original 90-day payment terms, as well as the initial interest payment for the new 10 year RPS instrument covering the period from 18 June 2024 to 30 June 2024 due to the maturity of the previous RPS on 18 June 2024.

The Group made a payment of a fully franked dividend of \$30.0 million in December 2024, providing shareholders \$12.9 million in franking credits in addition to the \$30.0 million cash.

## Significant changes in the state of affairs

There were no significant changes in the state of affairs of the Group during the year.

## Review of operations

### Net Operating Results

The Group's full year earnings before interest, income tax, depreciation and amortisation (EBITDA) excluding changes in fair value of investment properties was \$192.8 million, outperforming the prior year by +\$19.3 million or +11.1%.

The increase in EBITDA included a +\$33.6 million or +11.8% increase in revenue, partially offset by a \$(14.2) million or (12.8)% increase in operating cost.

### Passenger Numbers

Total passenger volumes during FY25 reached 8.7 million, an increase of 2.3% compared to prior year, reflecting the addition of international services, as well as expanded capacity on existing routes.

Passenger numbers on the Group's domestic routes rose by 1.9% year-on-year as a result of improved load factors. Demand for domestic travel has remained strong despite a reduction in overall domestic capacity following the withdrawal of Rex from the domestic market from 30 July 2024.

International passenger numbers increased by 7.7% compared to the previous year, driven by significant capacity growth across existing networks and the return of services by Emirates and China Southern.

### Revenues

Total revenue has increased from prior year by +\$33.6 million or +11.8% due to passenger driven revenue streams including aeronautical charges (including mandated security charges), car parking and turnover rent on retail. This revenue growth was also supported by pricing escalations tied to inflation.

Revenue growth was also supported by an increase in non-passenger linked revenue sources including growth in property revenue due to new developments, lease renewals and the impact of annual rent reviews.

### Expenses

Operating expenditure for the full year was \$125.5 million, an increase of 12.8% compared to FY24 due to increased activity across the organisation and additional resources to support operations. This includes the full-year cost of the Valet operations that commenced in April 2024.

The increase also reflects inflationary pressures on the cost base and changes in the regulatory and operating environment, such as higher costs related to staged increases to the screening workforce to operate the new screening equipment.

Additionally, the cost base was impacted by market adjustments reflecting the current labour market, the annualised impact of the electricity pricing under the renewable Power Purchase Agreement from 1 January 2024, and increased utility expenses associated with higher site valuations. The Power Purchase Agreement includes additional costs for Large-Scale Generation Certificates for the renewable energy which has eliminated carbon emissions from the Group's own electricity use.

### Liquidity and Capital Management

The Group held unrestricted cash balances of \$103.1 million at 30 June 2025. There have been \$92.6 million of additional bank debt drawdowns in FY25 to support capital expenditure requirements and ensure cash balances remained above the minimum policy thresholds. The cash balance together with undrawn bank debt facilities of \$552.4 million are forecast to provide sufficient liquidity to meet operational and capital requirements for the foreseeable future.

The Group secured \$300.0m of new 7-year bilateral bank facilities in May 2025 to repay \$143.0m (net of hedges) of USPP Bonds maturing in September 2025 and to facilitate debt funding of future capital expenditure. The \$143.0m USPP Bonds have been classified as current liabilities at 30 June 2025 given that the facilities mature in September 2025 and will therefore be settled within twelve months.

**Statutory profit adjusted for the investment properties fair value movement and consequential tax impacts was as follows:**

	<b>30 June 2025 \$'000</b>	30 June 2024 \$'000
Profit after tax	<b>106,607</b>	83,477
Less:		
Changes in fair value of investment properties (net of tax)	<u>(47,349)</u>	<u>(29,103)</u>
<b>Profit after tax (before investment property revaluation)</b>	<b><u>59,258</u></b>	<b><u>54,374</u></b>

**Matters subsequent to the end of the financial year**

There were no further subsequent events to report since the end of the financial year to the date of signing.

**Likely developments and expected results of operations**

The Group will continue to pursue its long-term objectives consistent with the Adelaide and Parafield Airport Masterplans. The documents, published every eight years, outline the vision for the development of the airports to support the continued growth of the State's economy, aviation activities, commercial development, environmental sustainability, and infrastructure delivery. The Adelaide Airport Master Plan was approved in March 2020 and Parafield Airport Master Plan was approved in August 2024.

Information on other likely developments in the operations of the Group, and the expected results of these developments, has not been included in these financial statements because the Directors believe it would be likely to result in unreasonable prejudice to the Group.

### Environmental regulation

All compliance obligations, including those under the *Airports Act 1996* and *Airports (Environment Protection) Regulations 1997*, are rigorously pursued and monitored through our Environment Management System, and we continue to meet and, where possible, exceed relevant compliance standards.

### Information on directors

<b>Alan Wu, M.Com., CFA, GAICD Director</b>	
Experience and expertise	<p>Alan joined the Board on 23 February 2022 as a non-executive director nominated by Igneo Infrastructure Partners. Alan was previously an alternate director of Adelaide Airport since 30 March 2011. Alan is a Director, Infrastructure Investments, at Igneo Infrastructure Partners.</p> <p>Alan is responsible for the management of transport and utilities infrastructure assets and evaluation of new investment opportunities within the Infrastructure Investments team. Alan has been involved in the investment, management and divestment of infrastructure assets, as well as portfolio management since 2000. Alan was also actively involved in the establishment and growth of Igneo Infrastructure Partners flagship infrastructure funds in Australia.</p>
Other directorships and positions	Alan currently serves as a director on a number of Boards including Brisbane Airport Corporation and coNEXA Infrastructure Partners. Alan has also previously served as a director of Bankstown and Camden Airports and International Parking Group.
Special responsibilities	<p>Member of the Audit &amp; Compliance Committee</p> <p>Member of the Property, People and Customer Committee</p> <p>Member of the Infrastructure Committee</p>

<b>Andrew Parker, MAICD Director</b>	
Experience and expertise	<p>Andrew was appointed on 25<sup>th</sup> February 2025 as a non-executive director nominated by UniSuper Ltd. Andrew has over two decades of aviation industry experience understanding both the national and global aviation landscape and was most recently Chief Sustainability Officer for Qantas Airways overseeing sustainability, ESG and climate change strategies as a member of the Group's leadership team, Andrew's previous roles have included global roles for Emirates Airlines based in Dubai and as a long term member of the Qantas Executive Team.</p>
Other directorships and positions	Andrew is currently a director and Chair of the Financial and Risk Committee of Street Side Medics and has held a number of previous corporate, government and not for profit Director roles.
Special responsibilities	<p>Member of the Audit &amp; Compliance Committee</p> <p>Member of the Property, People and Customer Committee</p> <p>Member of the Infrastructure Committee</p>

Information on directors (continued)

<b>Brenton Cox, LLM (Cantab), LLB (Hons), GDLP, B.Com. (Acc), B.Fin Managing Director</b>	
Experience and expertise	Brenton has been Managing Director of Adelaide Airport since the end of 2021. He joined Adelaide Airport and the executive team in 2013 and has performed a number of Executive General Manager responsibilities whilst with Adelaide Airport, including Chief Financial Officer, General Counsel and Company Secretary. Brenton was previously an executive with Sydney Airport, Macquarie Airports in Sydney and Macquarie Capital in London, where he had a particular focus on European Airports. He has also acted as a nonexecutive director of Sydney Airport and Hobart Airport. Brenton has a Master of Law from Cambridge University in the UK, a First Class Honours Degree in Law from Adelaide University as well as a Bachelor of Commerce (Accounting and Corporate Finance) and Bachelor of Finance from Adelaide University. Brenton is admitted to practise as a solicitor and barrister of the Supreme Court of South Australia and the High Court of Australia.
Other directorships and positions	Brenton is a Director of the Adelaide Festival (Chair of Audit and Risk), a Board member of Adelaide University Business School Advisory Board and a Director of Seymour College.
Special responsibilities	Managing Director Member of the Audit & Compliance Committee Member of the Infrastructure Committee Member of the Property, People and Customer Committee

<b>James (Jay) Hogan, MBA, AFAMI, JP Director</b>	
Experience and expertise	Jay was appointed on 29 July 2009 as a non-executive director nominated by Host-Plus Pty Ltd. Jay has over 40 years' experience in the property development and construction industry around Australia and overseas, across a broad range of property asset classes. He has occupied Chief Operating Officer roles with high profile national ASX listed companies including Jennings Group and Stockland.
Other directorships and positions	Jay is currently Chair of Kangaroo Island Lodge Pty Ltd and Sevenhill Wines. Jay has been a member of numerous private and public sector Boards, Joint Venture Committees and Government Advisory Committees including the Natural Resource Council of Australia and Chair of the Urban and Regional Development Advisory Committee to Government.  He was previously Chair of the Land Management Corporation, Chair of the South Australian Housing Trust, Chair of the Torrens Catchment Water Management Board, Deputy Chair of Homestart Finance and a Past President of the Urban Development Institute of Australia. In 1998 Jay was awarded Life Member of the Urban Development Institute of Australia in recognition of his contribution and services to the development industry and leadership in Urban Sustainability.
Special responsibilities	Chair of the Infrastructure Committee Member of the Property, People and Customer Committee Member of the Remuneration Committee Member of the Audit & Compliance Committee

**Information on directors (continued)**

<b>Lisa Brock, B.Sc. (Hons), MAppFin, ACA, GAICD Director</b>	
Experience and expertise	<p>Lisa was appointed to the Board as an independent non-executive director on 25 May 2021. Lisa has over 20 years senior executive experience with Qantas across a broad range of roles including Executive Manager Qantas Freight, Chief Commercial Officer Jetstar and more recently as Executive Manager Commercial Airports and Procurement with Qantas. Lisa has held a number of other aviation and freight board roles including for Jetstar Pacific, StarTrack Express and Australian Air Express.</p> <p>Lisa has a Master of Applied Finance at Macquarie University, is a Chartered Accountant in England and Wales and holds a Honours Degree majoring in Maths at the University of Birmingham.</p>
Other directorships and positions	Lisa is a director of the Macquarie Technology Group and was a director of WiseTech Global Limited until February 2025.
Special responsibilities	<p>Member of the Audit &amp; Compliance Committee</p> <p>Member of the Property, People and Customer Committee</p> <p>Member of the Infrastructure Committee</p>

<b>Michael Gorman, B.Sc. (Arch), B.Arch., MBA, AMP, FAICD, FAPI Director</b>	
Experience and expertise	<p>Michael was appointed on 5 December 2017 as a non-executive director nominated by UniSuper Ltd. Michael has experience in both real estate and public equity and debt markets. He has held roles as Chief Investment Officer and Deputy Chief Executive Officer of a significant Australian Real Estate Investment Trust. Michael's experience extends beyond the investment in real estate to the master planning, management and development of large public property assets, including shopping complexes, as well as monitoring the ongoing management of retail environments to optimise the customer experience.</p> <p>Michael holds a Bachelor of Science (Architecture) from the University of New South Wales, a Bachelor of Architecture awarded with First Class Honours and University Medal from the University of New South Wales, a Master of Business Administration from the Australian Graduate School of Management and completed the Advanced Management Programme at INSEAD.</p>
Other directorships and positions	Michael is chair of the Charter Hall Convenience Retail Fund, a director of the Charter Hall Retail REIT, and GPT Funds Management Limited (until December 2024). He is also a Fellow of the Royal Society of Arts.
Special responsibilities	<p>Chair of the Property, People and Customer Committee</p> <p>Member of the Infrastructure Committee</p> <p>Member of the Remuneration Committee</p> <p>Member of the Audit &amp; Compliance Committee</p>

**Information on directors (continued)**

<b>Michael (Mike) Hirst, B.Com Director</b>	
Experience and expertise	<p>Mike Hirst was appointed on 29 August 2023 as a non-executive director as nominated by UniSuper Ltd. Mike has more than 40 years of experience in board and senior executive leadership roles within retail banking, treasury, funds management and financial markets.</p> <p>Mike was the Managing Director of Bendigo and Adelaide Bank from 2009 to 2018 and prior to this, he worked in senior executive and management positions with Colonial Limited, Westpac Banking Corporation and Chase AMP Bank. Mike was a Commissioner on the Federal Government's National COVID-19 Commission Advisory Board, a member of the Federal Government's Financial Sector Advisory Council and was Deputy Chair of the Australian Banking Association and Treasury Corporation of Victoria.</p>
Other directorships and positions	<p>Mike also has considerable experience in both South Australia and across a wide range of directorships, currently with AMP (Chair from April 2024), GMHBA Health Insurance, and AMCIL (a publicly listed investment company) and previously with Racing Victoria, Australian Banking Association and Colonial First State, among others.</p>
Special responsibilities	<p>Chair of the Audit &amp; Compliance Committee</p> <p>Member of the Infrastructure Committee</p> <p>Member of the Property, People and Customer Committee</p>

<b>Robert (Rob) Chapman, AssocDipBus, FAICD, FFSIA Chair</b>	
Experience and expertise	<p>Rob was appointed to the Board as Chair on 25 February 2014. Rob has enjoyed an extensive executive career within the financial services industry, having acted as both the Chief Executive Officer of St George Banking Group (2010 to 2012) and the Managing Director of BankSA (2002 to 2010). Prior to these roles Rob worked in Prudential Corporation, Colonial State Bank and the Commonwealth Bank across a variety of positions.</p> <p>Rob is a Fellow of the Australian Institute of Company Directors and Senior Fellow of the Financial Services Institute of Australasia and holds an Associate Diploma in Business from the South Australian Institute of Technology.</p>
Other directorships and positions	<p>Rob currently serves as a Director on a number of prominent South Australian Boards including: Chapman Capital Partners (Chair), ZeroCo (Chair), Fusetec (Chair), Coopers Brewery Limited (Director), EFA (Director), Ultra Golf Championships (Director), AFL Max (Director), Litigation Lending Services Limited (Director) and is the former Chair of BankSA and the Adelaide Football Club.</p>
Special responsibilities	<p>Chair of the Board</p> <p>Member of the Audit &amp; Compliance Committee</p> <p>Acting Chair of the Remuneration Committee (from 27 August 2024)</p> <p>Member of the Infrastructure Committee</p> <p>Member of the Property, People and Customer Committee</p>

**Information on directors (continued)**

<b>Vivien Cheung, B.Com., B.Ec</b> <i>Director</i>	
Experience and expertise	Vivien Cheung was appointed on 30 August 2022 as a non-executive director appointed by IFM Investors. Vivien brings considerable knowledge to the Board through her experience with IFM Investors' Infrastructure team. She has developed a strong reputation for her aviation infrastructure asset management expertise. Vivien's asset management responsibilities have included energy and utility assets, toll roads and major capital city airports across Australia, including more than nine years' experience managing IFM Investors' investment in Adelaide Airport.  Vivien holds a Bachelor of Commerce and Bachelor of Economics (Finance and Economics majors) at Monash University and brings strategic thinking, analytical decision making and a track record of industry advocacy to the role.
Special responsibilities	Member of the Property, People and Customer Committee  Member of the Infrastructure Committee  Member of the Audit & Compliance Committee

<b>Abbie Sui, B.Mgt., MBA</b> <i>Alternate Director</i>	
Experience and expertise	Abbie was appointed as an alternate director for Vivien Cheung from 1 August 2024. Abbie is a senior member of the Infrastructure Portfolio Management Team, responsible for a broad set of portfolio construction, risk management and fund analysis outcomes across all of IFM Investors' infrastructure products as well as asset management of Adelaide Airport.

<b>Kate McCawe, B.Com., CFA</b> <i>Alternate Director</i>	
Experience and expertise	Kate was appointed as an alternate director to Alan Wu on 23 February 2022. Kate is an Associate Director at Igneo Infrastructure Partners and joined in December 2015. Kate is responsible for transaction origination and execution, and the ongoing asset management of Igneo's portfolio assets. Kate previously held positions at Commonwealth Bank of Australia, CLSA and KPMG.
Other directorships and positions	Kate currently serves as a director at Quantem and International Parking Group.

<b>Sandra Lee, B.Econ., CPA, GAICD</b> <i>Alternate Director</i>	
Experience and expertise	Sandra was appointed as an alternate director for John Ward, Michael Gorman and Michael Hirst from 29 August 2023.  Sandra is Head of Private Markets at UniSuper and has over 25 years' experience in the investment management and financial services industry. She has responsibility over UniSuper's infrastructure and private equity investments, currently totalling over \$15 billion.
Other directorships and positions	Sandra also currently serves as a Director on Sydney Airport and is an alternate director for Aquasure and Plenary Health.

Information on company secretaries

<b>Alicia Bickmore, LLB (Hons), GDLP, B.BehavSc. (Psych), LLM (Applied Law), GAICD <i>Company Secretary</i></b>	
Experience and expertise	<p>Alicia is Adelaide Airport's Executive General Manager - Corporate and General Counsel (appointed on 10 December 2021) and was appointed Company Secretary in February 2017 after joining Adelaide Airport in July 2015. Alicia was previously Legal Counsel for Viterra &amp; Glencore Grain and a solicitor at Thomson Geer Lawyers. Alicia has a Bachelor of Laws and Legal Practice Honours and a Bachelor of Behavioural Science (Psychology) from Flinders University.</p> <p>Alicia has completed a Masters of Law (In House Practice) at the College of Law and is a graduate and member of the Australian Institute of Company Directors. Alicia is admitted to practise as a solicitor and barrister of the Supreme Court of South Australia and the High Court of Australia.</p>
Other directorships and positions	<p>Alicia is a Councillor of the Property Council of South Australia and current committee member of the Adelaide Football Club Governance, Risk and Integrity Committee.</p>

<b>Sarah Westmoreland, B.Com., CA <i>Company Secretary</i></b>	
Experience and expertise	<p>Sarah is Adelaide Airport's Head of Finance and was appointed Company Secretary in December 2021 after joining Adelaide Airport in December 2015.</p> <p>Prior to joining Adelaide Airport, Sarah held roles as Financial Controller at Santos Limited, RAA Insurance and Manager at PricewaterhouseCoopers. Sarah is a Chartered Accountant and holds a Bachelor of Commerce (Accounting and Corporate Finance) from the University of Adelaide.</p>

### Meetings of directors

The numbers of meetings of the Company's Board of Directors and of each board committee held during the year ended 30 June 2025, and the numbers of meetings attended by each Director were:

	Meetings of committees				
	Full meetings of directors	Audit and Compliance Committee	Remuneration Committee	Property, People & Customer Committee	Infrastructure Committee
		Attended/Held	Attended/Held	Attended/Held	Attended/Held
Alan Wu	12 of 12	5 of 5	n/a	10 of 10	10 of 10
Andrew Parker	6 of 6	2 of 2	n/a	4 of 4	4 of 4
Brenton Cox	12 of 12	5 of 5	n/a	9 of 10	10 of 10
James Hogan	12 of 12	5 of 5	3 of 3	10 of 10	10 of 10
John Ward	0 of 1	n/a	n/a	0 of 1	0 of 1
Lisa Brock	12 of 12	5 of 5	n/a	9 of 10	9 of 10
Michael Gorman	12 of 12	5 of 5	3 of 3	10 of 10	9 of 10
Michael Hirst	12 of 12	5 of 5	n/a	10 of 10	10 of 10
Robert Chapman	12 of 12	5 of 5	3 of 3	10 of 10	10 of 10
Vivien Cheung**	1 of 1	n/a	n/a	1 of 1	1 of 1
Abbie Sui *	11 of 11	5 of 5	n/a	9 of 9	9 of 9
Katherine McCawe *	n/a	n/a	n/a	n/a	n/a
Sandra Lee *	n/a	n/a	n/a	n/a	n/a

\*Alternate Director

\*\* Vivien Cheung was granted special leave by the Board from 1 August 2024 to 24 June 2025. Abbie Sui acted for her during this time.

### Insurance of officers

During the financial year, Adelaide Airport Limited paid a premium to insure the directors and officers of the company and its controlled entities. The terms of the policy prohibit disclosure of the premiums paid.

The liabilities insured are legal costs that may be incurred in defending civil or criminal proceedings that may be brought against the officers in their capacity as officers of entities in the Group, and any other payments arising from liabilities incurred by the officers in connection with such proceedings. This does not include such liabilities that arise from conduct involving a wilful breach of duty by the officers or the improper use by the officers of their position or of information to gain advantage for themselves or someone else or to cause detriment to the company. It is not possible to apportion the premium between amounts relating to the insurance against legal costs and those relating to other liabilities.

### Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 51.

### Rounding of amounts

The Company is of a kind referred to in *Instrument 2016/191*, issued by the Australian Securities and Investments Commission, relating to the 'rounding off' of amounts in the Directors' report. Amounts in the Directors' report have been rounded off in accordance with that Instrument to the nearest thousand dollars, or in certain cases, to the nearest dollar.

This report is made in accordance with a resolution of Directors, pursuant to s.298(2) of the *Corporations Act 2001*.



Michael Hirst  
Director



Brenton Cox  
Director

Adelaide  
30 September 2025

Financial Statements

Consolidated Statement of Profit or Loss and Other Comprehensive Income  
For the year ended 30 June 2025

		Consolidated	
		30 June 2025 \$'000	30 June 2024 \$'000
	Notes		
<b>Revenue</b>	5	<b>318,206</b>	284,610
Changes in fair value of investment properties	9	<b>67,642</b>	41,576
Other income		<b>50</b>	59
Employee benefits expense		<b>(27,325)</b>	(24,464)
Services & utilities		<b>(74,908)</b>	(61,690)
Consultants & advisors		<b>(2,889)</b>	(2,886)
General administration		<b>(10,940)</b>	(11,178)
Increase of expected credit loss		<b>641</b>	(1,929)
Leasing & maintenance		<b>(9,891)</b>	(8,967)
(Loss)/Gain on disposal of property, plant & equipment		<b>(182)</b>	(127)
<b>Earnings before interest, taxes, depreciation and amortisation (EBITDA)</b>		<b>260,404</b>	215,004
Interest income	16	<b>6,009</b>	6,191
Finance costs	16	<b>(65,231)</b>	(72,206)
Depreciation & amortisation	8, 10, 11	<b>(47,512)</b>	(29,348)
Impairment of assets	8, 10	<b>(310)</b>	(24)
Changes in fair value of financial instruments		<b>(916)</b>	(194)
<b>Profit before income tax</b>		<b>152,444</b>	119,423
Income tax expense	6	<b>(45,837)</b>	(35,946)
<b>Profit for the year</b>		<b>106,607</b>	83,477
<b>Other comprehensive income</b>			
<i>Items that may be reclassified to profit or loss</i>			
Changes in the fair value of cash flow hedges, net of tax	18	<b>(21,469)</b>	(2,111)
Changes in the fair value of foreign currency basis spread reserve, net of tax	18	<b>(13)</b>	429
<b>Other comprehensive income for the year, net of tax</b>		<b>(21,482)</b>	(1,682)
<b>Total comprehensive income for the year</b>		<b>85,125</b>	81,795

The above consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

**Consolidated Balance Sheet**  
**As at 30 June 2025**

		<b>Consolidated</b>		
		<b>30 June</b>	30 June	
		<b>2025</b>	2024	
		<b>\$'000</b>	\$'000	
Notes				
<b>Current assets</b>				
	Cash and cash equivalents	12	103,140	339,600
	Trade and other receivables	13	48,463	33,475
	Current tax receivable		1,737	-
	Derivative financial instruments	17	22,140	13,270
	<b>Total current assets</b>		<b>175,480</b>	<b>386,345</b>
<b>Non-current assets</b>				
	Derivative financial instruments	17	54,981	76,622
	Property, plant and equipment	8	748,460	623,740
	Investment properties	9	704,260	615,190
	Intangible assets	10	183,180	183,868
	Capitalised lease - operational land	11	117,253	118,869
	<b>Total non-current assets</b>		<b>1,808,134</b>	<b>1,618,289</b>
	<b>Total assets</b>		<b>1,983,614</b>	<b>2,004,634</b>
<b>Current liabilities</b>				
	Trade and other payables	14	47,433	42,201
	Borrowings	15	160,021	199,991
	Derivative financial instruments	17	21,285	11,578
	Current tax liabilities		-	24,490
	Provisions	24	7,151	6,094
	Deferred revenue		10,086	6,561
	<b>Total current liabilities</b>		<b>245,976</b>	<b>290,915</b>
<b>Non-current liabilities</b>				
	Borrowings	15	1,189,853	1,236,270
	Deferred tax liabilities	7	213,203	184,723
	Provisions	24	3,814	2,400
	Derivative financial instruments	17	2,302	14,352
	Deferred revenue		591	3,224
	<b>Total non-current liabilities</b>		<b>1,409,763</b>	<b>1,440,969</b>
	<b>Total liabilities</b>		<b>1,655,739</b>	<b>1,731,884</b>
	<b>Net assets</b>		<b>327,875</b>	<b>272,750</b>
<b>Equity</b>				
	Contributed equity		1,905	1,905
	Other reserves	18	24,178	45,660
	Retained earnings		301,792	225,185
	<b>Total equity</b>		<b>327,875</b>	<b>272,750</b>

*The above consolidated balance sheet should be read in conjunction with the accompanying notes.*

**Consolidated Statement of Changes in Equity  
For the year ended 30 June 2025**

Consolidated	Notes	Attributable to owners of Adelaide Airport Limited			
		Share Capital <sup>1</sup> \$'000	Other reserves \$'000	Retained earnings \$'000	Total equity \$'000
<b>Balance at 1 July 2023</b>		1,905	47,342	162,408	211,655
Profit for the year		-	-	83,477	83,477
Other comprehensive income	18	-	(1,682)	-	(1,682)
<b>Total comprehensive income for the year</b>		-	(1,682)	83,477	81,795
<b>Transactions with owners in their capacity as owners:</b>					
Dividends provided for or paid	19	-	-	(20,700)	(20,700)
<b>Balance at 30 June 2024</b>		<b>1,905</b>	<b>45,660</b>	<b>225,185</b>	<b>272,750</b>
<b>Balance at 1 July 2024</b>		1,905	45,660	225,185	272,750
Profit for the year		-	-	106,607	106,607
Other comprehensive income	18	-	(21,482)	-	(21,482)
<b>Total comprehensive income for the year</b>		-	(21,482)	106,607	85,125
<b>Transactions with owners in their capacity as owners:</b>					
Dividends provided for or paid	19	-	-	(30,000)	(30,000)
<b>Balance at 30 June 2025</b>		<b>1,905</b>	<b>24,178</b>	<b>301,792</b>	<b>327,875</b>

<sup>1</sup> Share capital comprises 1,904,676 fully paid ordinary shares (2024: 1,904,676 fully paid ordinary shares). Each fully paid ordinary share carries one vote per share and right to dividends.

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

**Consolidated Statement of Cash Flows**  
**For the year ended 30 June 2025**

		<b>Consolidated</b>	
		<b>30 June</b>	<b>30 June</b>
		<b>2025</b>	<b>2024</b>
Notes		<b>\$'000</b>	<b>\$'000</b>
<b>Cash flows from operating activities</b>			
	Receipts from customers (inclusive of GST)	<b>353,374</b>	320,986
	Payments to suppliers and employees (inclusive of GST)	<b>(154,485)</b>	(129,899)
		<b>198,889</b>	191,087
	Interest paid	<b>(49,569)</b>	(35,573)
	RPS dividend	<b>(12,928)</b>	(28,342)
	Interest received	<b>7,889</b>	4,305
	Income taxes paid	<b>(34,377)</b>	(17,178)
12	Net cash inflow from operating activities	<b>109,904</b>	114,299
<b>Cash flows from investing activities</b>			
	Payments for property, plant and equipment, intangible assets and investment properties	<b>(208,718)</b>	(106,829)
	Payments for other non-current assets	<b>(857)</b>	-
	Proceeds from sale of property, plant and equipment/ other non-current assets	<b>611</b>	-
	Net cash outflow from investing activities	<b>(208,964)</b>	(106,829)
<b>Cash flows from financing activities</b>			
	Proceeds from borrowings	<b>92,600</b>	340,000
	Payment of borrowings	<b>(200,000)</b>	(60,000)
19	Dividends paid to company's shareholders	<b>(30,000)</b>	(20,700)
	Net cash inflow/(outflow) from financing activities	<b>(137,400)</b>	259,300
	Net increase/(decrease) in cash and cash equivalents	<b>(236,460)</b>	266,770
	Cash and cash equivalents at the beginning of the financial year	<b>339,600</b>	72,830
12	<b>Cash and cash equivalents at the end of the financial year</b>	<b>103,140</b>	339,600

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

## Notes to the Financial Statements

### Basis of Preparation

This section provides information about the basis of preparation of the financial statements, and certain accounting policies that are not disclosed elsewhere in the financial statements. Accounting policies specific to individual elements of the financial statements are located within the relevant section of the report.

#### 1 Statement of compliance

These general purpose financial statements have been prepared in accordance with *the Corporations Act 2001*, Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB), and comply with other requirements of the law. Adelaide Airport Limited is a for-profit entity for the purpose of preparing the financial statements.

The presentation currency used in these financial statements is Australian dollars (\$).

##### (a) Compliance with AASB

The financial statements comply with the recognition and measurement requirements of Australian Accounting Standards, the presentation requirements in those Standards as modified by AASB 1060 General Purpose Financial Statements - Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities (AASB 1060) and the disclosure requirements in AASB 1060. Accordingly, the financial statements comply with Australian Accounting Standards – Simplified Disclosures.

##### (b) Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain financial assets and liabilities (including derivative instruments and US dollar debt hedged by cross-currency interest rate swaps) and investment properties at fair value.

##### (c) Going concern

The financial statements have been prepared on a going concern basis, which contemplates the continuity of normal business activity and the realisation of assets and the settlement of liabilities in the normal course of business.

At 30 June 2025, the Group was in a net asset position of \$327.9 million (30 June 2024: \$272.8 million). The Group had current liabilities in excess of current assets as at 30 June 2025 amounting to \$70.5 million. The deficiency is due to the classification of \$160.0 million of USPP Bonds as a current liability as they mature in September 2025.

The Group has \$552.4 million in undrawn bank debt facilities and \$103.1 million of available cash providing sufficient liquidity for repayment of the USPP Bonds maturing in September 2025 and to facilitate debt funding of future capital expenditure. The directors are satisfied that there are reasonable grounds to believe that funds will be available to pay debts as and when they become due and payable.

#### 2 Principles of consolidation

The consolidated financial statements incorporate the assets and liabilities of all subsidiaries of Adelaide Airport Limited ('Company' or 'Parent Entity') as at 30 June 2025 and the results of all subsidiaries for the year then ended. Adelaide Airport Limited and its subsidiaries together are referred to in this financial report as the Group or the consolidated entity.

#### 3 Rounding of amounts

The Company is of a kind referred to in *ASIC Corporations (Rounding in Financials/Directors' Reports) Instrument 2016/191*, dated 24 March 2016, relating to the 'rounding off' of amounts in the financial statements. Amounts in the financial statements have been rounded off in accordance with that Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

#### 4 Critical accounting estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Group's accounting policies. Information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are disclosed in the following notes:

- Impairment of goodwill assessment (note 10)
- Fair value measurement of investment properties (note 9)
- Fair value measurement of financial instruments (note 17)

##### *Fair value measurement hierarchy*

In fair value measurement, the Group uses the following fair value measurements hierarchy that reflects the significance of the inputs used in making the measurements:

- Level 1: quoted prices (unadjusted) in an active market for identical assets or liabilities;
- Level 2: valuation techniques based on observable inputs, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3: valuation techniques using inputs that are not based on observable market data (unobservable inputs).

## Earnings before Interest, Taxes, Depreciation and Amortisation

This section focuses on the operating results and financial performance of the Group. It includes disclosures of revenue and the relevant accounting policy.

### 5 Revenue

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
<b>Revenue (Services transferred over time)</b>		
Aeronautical revenue	<b>160,003</b>	136,972
Commercial trading revenue	<b>34,505</b>	32,338
Property revenue	<b>73,469</b>	68,989
Car parking revenue	<b>40,398</b>	37,462
Other revenue	<b>9,831</b>	8,849
	<b>318,206</b>	284,610

#### Revenue recognition

Revenue Stream	Nature	Recognition
Aeronautical revenue	Aeronautical revenue is comprised of landing fees based on the Maximum Take Off Weight (MTOW) of aircraft or passenger numbers; terminal charges based on passenger numbers and a recovery of Government mandated security charges on a per passenger basis.	Revenue is recognised on an accruals basis in the period when the services are provided, net of rebates. Rebates are provided in line with terms of contracts with airlines and are generally based on passenger numbers. Revenues from passenger charges are therefore variable consideration and estimated monthly. Variable revenue is only recognised when it is highly probable the revenues will not reverse.
Commercial trading revenue	Commercial trading revenue is comprised of rental income from car rental and retail tenants, whose sale activities include duty free, food and beverage, banking and currency and advertising services.	Revenue is recognised on an accruals basis when the service is provided. Contingent revenue is recognised when the contingent event occurs. These contracts contain lease components and are recorded in line with AASB 16.
Property revenue	Property revenue is comprised of rental and outgoings from airport terminals, buildings and other leased areas.	Revenue is accounted for on a straight-line basis over the lease term. These contracts contain lease components and are recorded in line with AASB 16.
Car parking	Car parking revenue is generated from passengers and staff for the provision of car parking.	Revenue is recognised over the period of time the car parking service obligation is satisfied.
Other revenue	Other revenue consists of revenue generated from Adelaide Airport non-terminal facilities such as ground facilities fees (bus, taxi and ride share service fee), fuel throughput charges and other miscellaneous revenue.	Revenue is recognised on an accruals basis in the period when the services are provided.

## Taxation

### 6 Income tax expense

	<b>30 June 2025 \$'000</b>	30 June 2024 \$'000
Current tax on profit for the year	<b>30,812</b>	33,082
Adjustments for current tax of prior periods	<b>(22,661)</b>	301
	<b>8,151</b>	<b>33,383</b>
Deferred income tax expense included in income tax expense comprises:		
Decrease/(increase) in deferred tax assets	<b>8,491</b>	491
Increase in deferred tax liabilities	<b>6,510</b>	2,343
Adjustment for deferred tax of prior periods	<b>22,685</b>	(271)
	<b>37,686</b>	<b>2,563</b>
<b>Income tax expense</b>	<b>45,837</b>	<b>35,946</b>

Income tax expense is calculated at the applicable corporate tax rate of 30%, which was the tax rate enacted at reporting date. Income tax expense comprises both current and deferred tax expense:

- Current tax expense represents the expense relating to the expected current year taxable income.
- Deferred tax expense represents the expense relating to the future tax consequences of all transactions undertaken in the current year, regardless of when their tax impact may occur.

Income tax expense is recognised in profit or loss except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

#### Tax consolidation

Adelaide Airport Limited is head of the tax consolidated group, formed as of 1 July 2003, which includes its wholly owned Australian entities. As a consequence, all members of the tax consolidated group are taxed as a single entity.

Members of the tax consolidated group have also entered into tax sharing and tax funding agreements.

Under the tax funding agreement Adelaide Airport Limited is compensated by members for any of their current tax payables assumed. Equally, members are compensated by Adelaide Airport Limited for any current tax receivables and deferred tax assets arising from unused tax losses transferred to Adelaide Airport Limited. The funding amounts received or paid are determined based on the amounts recognised in member entities' financial statements and settled via intercompany receivables or payables.

In the event of default by Adelaide Airport Limited on its tax obligations, the tax liabilities of members of the tax consolidated group will be governed by the tax sharing agreement.

**(a) Numerical reconciliation of income tax expense to prima facie tax payable**

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
Profit from continuing operations before income tax expense	<b>152,444</b>	119,423
Tax at the Australian tax rate of 30.0% (2024: 30.0%)	<b>45,733</b>	35,827
Tax effect of amounts which are not deductible/(taxable) in calculating taxable income:		
Non-deductible expense	<b>80</b>	90
Under/(over provided) in prior years balance	<b>24</b>	30
Income tax expense	<b>45,837</b>	35,947

**(b) Amounts recognised directly in equity**

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
Aggregate current and deferred tax arising in the reporting period and not recognised in net profit or loss or other comprehensive income but directly debited or credited to equity:		
Deferred tax: Hedges and interest bearing liabilities	<b>(9,206)</b>	(721)
	<b>(9,206)</b>	(721)

**7 Deferred tax balances**

The carrying amount of assets and liabilities for accounting purposes and the amounts used for taxation purposes are not always the same. These differences result in temporary tax differences which usually reverse over time. The amount of these temporary differences is based upon the expected manner of realisation or settlement of the carrying amount of assets and liabilities. Until these differences reverse a deferred tax asset or liability must be recognised on the balance sheet using the applicable tax rates enacted or substantially enacted at reporting date. This is referred to as the balance sheet liability method.

Deferred tax is not recognised for the following temporary differences:

- initial recognition of goodwill;
- the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (other than in a business combination); and
- differences relating to investments in subsidiaries to the extent that they are unlikely to reverse in the foreseeable future.

A deferred tax asset is also only recognised to the extent it is probable that future taxable amounts will be available against which those temporary differences can be utilised.

Deferred tax assets and liabilities are offset by the Group as:

- it has a legally enforceable right to offset current tax assets and liabilities, and
- deferred tax balances relate to the same taxation authority.

Deferred tax assets and liabilities are attributable to the following:

	Deferred tax assets		Deferred tax liabilities	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>As at 30 June</b>				
Investment property revaluations*	-	-	(192,518)	(171,912)
Capitalised lease - operational land	-	-	(35,176)	(35,661)
Property, plant and equipment	9,156	28,114	-	-
Intangible assets	-	-	(1,011)	(1,087)
Accrued revenue and expenses	1,640	1,375	-	-
Cash flow hedges	337	-	-	(9,164)
Fair value hedges	5,510	10,108	-	-
Borrowings	-	-	(5,456)	(9,827)
Provisions	4,138	3,202	-	-
Other	177	129	-	-
Tax value of recognised tax losses	-	-	-	-
<b>Recognised deferred tax assets/liabilities</b>	<b>20,958</b>	<b>42,928</b>	<b>(234,161)</b>	<b>(227,651)</b>
Set-off of deferred tax assets	(20,958)	(42,928)	20,958	42,928
<b>Net deferred tax liabilities</b>	<b>-</b>	<b>-</b>	<b>(213,203)</b>	<b>(184,723)</b>

\* Deferred tax in relation to investment property that is measured at fair value is determined assuming the property will be recovered entirely through sale.

**Movement in temporary differences during the financial year**

	Deferred tax assets		Deferred tax liabilities	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
Opening balance at 1 July	42,928	38,421	(227,651)	(221,302)
Recognised in profit & loss	(31,176)	3,786	(6,510)	(6,349)
Recognised in equity	9,206	721	-	-
Franking deficit tax	-	-	-	-
Tax value of recognised tax losses	-	-	-	-
<b>Closing balance at 30 June</b>	<b>20,958</b>	<b>42,928</b>	<b>(234,161)</b>	<b>(227,651)</b>

## Capital Expenditure and Investment Properties

This section includes information about the assets used by the Group to generate profits and revenue, specifically information relating to property, plant and equipment, investment properties, intangible assets and capitalised lease – operational land.

### 8 Property, plant and equipment

	<b>Capital works in progress (CWIP) \$'000</b>	<b>Leasehold buildings and improvements \$'000</b>	<b>Plant and equipment \$'000</b>	<b>Total \$'000</b>
Useful life (years)		8 yrs - balance of lease term	3 -25	
<b>Year ended 30 June 2025</b>				
Opening net book amount	135,207	448,026	40,508	623,741
Additions	170,175	-	-	170,175
Transfers to/from CWIP	(96,801)	75,070	21,731	-
Disposals	(201)	-	-	(201)
Depreciation charge	-	(16,724)	(28,524)	(45,248)
Impairment loss (b)	-	-	(7)	(7)
Closing net book amount	<b>208,380</b>	<b>506,372</b>	<b>33,708</b>	<b>748,460</b>
<b>At 30 June 2025</b>				
Cost (net of impairment)	208,381	756,286	197,793	1,162,460
Accumulated depreciation	-	(249,915)	(164,085)	(414,000)
Net book amount	<b>208,381</b>	<b>506,371</b>	<b>33,708</b>	<b>748,460</b>
<b>At 30 June 2024</b>				
Cost (net of impairment)	135,206	681,216	176,070	992,492
Accumulated depreciation	-	(233,190)	(135,562)	(368,752)
Net book amount	135,206	448,026	40,508	623,740

#### (a) Recognition and measurement

The Group recognises items of property, plant and equipment at cost less accumulated depreciation. The cost of self-constructed assets includes the cost of materials, labour and associated oncosts, capitalised borrowing costs and any other costs directly attributable to bringing the asset to a working condition for their intended use.

Except for the low value asset pool, depreciation of property, plant and equipment is on a straight-line basis in profit or loss over the estimated useful lives of each component from the date that they are installed and are ready to use, or in respect of internally constructed assets that are completed and ready to use.

Subsequent expenditure is capitalised only when it is probable that future economic benefit will flow to the Group. Ongoing repairs and maintenance are expensed as incurred.

#### (b) Impairment and write-offs

The carrying amount of the Group's property, plant and equipment is reviewed at each reporting date to determine whether there is any indication of impairment. If such indication exists, the asset's recoverable amount is estimated. At 30 June 2025, there were no indicators of impairment in the property, plant and equipment portfolio. The Group has reassessed the capital work in progress portfolio and, for the year ended 30 June 2025, has reported write-

offs of \$0.01 million (30 June 2024: \$0.2 million). The impairment assessment methodology was consistent with the prior year and the Group considered the following factors, including the extent to which projects:

- are designed, approved, currently active and intended to be completed;
- are still contemplated by the airport masterplan or are a strategic priority; and
- for aeronautical-related projects, whether or not they are still expected to be included in the aeronautical asset base.

Following any impairment of property, plant and equipment and any write-offs of capital work in progress, the Group has also considered whether there is any further indication of impairment at the cash-generating unit level. The Group has assessed Parafield and Adelaide Airports and investment property as separate cash-generating units. An impairment loss is recognised in the statement of profit or loss and other comprehensive income in relation to Parafield Airport.

The Group also considered its enterprise market valuation and the long-term nature of its assets and concluded that there is no further impairment at the cash-generating unit level.

**(c) Capital expenditure commitments**

At reporting date, the Group had capital expenditure commitments of \$307.250 million (2024: \$74.038 million).

**9 Investment properties**

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
<b>Investment properties movements</b>		
<b>At fair value</b>		
Opening balance 1 July	<b>615,190</b>	568,160
Capitalised subsequent expenditure	<b>21,428</b>	5,477
Disposals	-	(23)
Net gain from fair value adjustments	<b>67,642</b>	41,576
Reclassification from investment to operating	-	-
	<b>704,260</b>	615,190

**Nature**

Investment property is held to earn rental income or for capital appreciation, but not for sale. Investment property is comprised of land, buildings and plant and equipment intended to be leased to third parties and are not occupied by the Group. This includes commercial, industrial, offices and other non-aviation tenants and facilities, aircraft maintenance and freight facilities. Investment property excludes owner occupied and operational property (including terminal, carpark, fuel facility and retail property) and land held for strategic purposes which is held at cost in property, plant and equipment. The basis of the valuation of the properties is fair value, with the valuations based on independent assessments made by an accredited independent valuer annually.

Contractual obligations to purchase, construct or develop investment property are included in note 8(c).

Land or property reclassified from investment property to operating land is described in note 11(b).

**(a) Recognition and measurement**

Investment properties are initially recognised at cost and are subsequently measured at fair value with any changes therein recognised in profit or loss.

At each balance date, management update their assessment of the fair value, taking into account an external

independent valuation conducted by Knight Frank Pty Ltd ('Knight Frank'). Knight Frank undertake a full scope valuation of investment properties once every three years and adopt a 'desktop' review method in years 2 and 3. Financial year 2025 represents the first year of the cycle whereby a Full scope valuation was performed.

'Desktop' valuation processes adjust and flex full valuations with reference to building price indices, inflation, interest rates and other factors which may impact market values. 'Full scope' valuation processes incorporate all of the above plus site inspections.

In undertaking the valuation Knight Frank use a variety of valuation methods:

Valuation Approach	Description
Capitalisation	<p>A valuation method that determines fair value by capitalising actual or imputed net rental income at an appropriate yield. The capitalisation rate adopted is derived from drawing comparisons with similar investment sales that have transacted in the market place with subsequent capital adjustments to reflect the specific characteristics of the property. Such adjustments include rental shortfalls/profit rent being received (as compared with the market rents adopted in the valuation calculations), leasing fees, loss of rental during the potential let-up period and incentives to reflect the value of the tenancies with vacant possession and any imminent lease expiries, as opposed to existing long-term leases.</p> <p>The Group adopted a capitalisation rate ranging between 5.75%-8.50% for Adelaide Airport and 6.50%-10.25% for Parafield Airport.</p>
Discounted Cash Flow (DCF)	<p>A valuation method carried out over an investment horizon of ten years. The discounted cash flow approach assesses the overall cost consequences of an investment, considering the amount and timing of inflows and outflows and the targeted rate of return over the notional holding period of ten years, and allows for a terminal value. The value derived by the DCF approach is assessed by discounting the net cash flow over the investment horizon to a present value at a rate reflecting the desired return, or overall yield, commensurate with the quality of the property and the stature of the lease covenants.</p> <p>The Group adopted a discount rate ranging between 6.50%-9.25% for Adelaide Airport and 8.50%-10.75% for Parafield Airport.</p>
Direct Comparison	<p>A valuation method used for valuing freehold land and involves comparing sales of similar properties in the same or similar areas.</p>

The fair value measurement hierarchy used in calculating fair value has been classified as level 3 on the basis that there are significant inputs that are not based on observable market data. Unobservable inputs include:

Inputs	Impact of increase in input
Capitalisation rate	Decrease fair value
Discount rate	Decrease fair value
Annual net property income per square metre	Increase fair value

**(b) Leasing arrangements**

The investment properties range from short-term ground leases to long-term leases of the Group's owned assets with a weighted average life expiry of 14.93 years across the Adelaide Airport portfolio and 15.15 years across the Parafield Airport portfolio. The investment properties are leased to tenants under operating leases with rental payments monthly. There are no purchase options in the lease. To reduce credit risk, the Group may obtain bank guarantees from the tenants, which are held for the terms of the leases. Most leases include a clause to enable upward revision of the rental charge on contractual rent review dates according to prevailing market conditions.

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
Minimum lease payments under non-cancellable operating leases of investment properties not recognised in the financial statements are receivable as follows:		
Within one year	<b>42,501</b>	42,676
Later than one year but not later than 5 years	<b>186,672</b>	182,288
Later than five years	<b>267,278</b>	263,532
	<b>496,451</b>	488,496

These amounts do not include variable percentage rentals which may become receivable under certain leases on the basis of turnover in excess of stipulated minimums and do not include recovery of outgoings.

## 10 Intangible assets

	<b>Goodwill</b>	<b>Master plan costs</b>	<b>Property leases</b>	<b>Other</b>	<b>Total</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Useful life (years)	Indefinite	8	Balance of lease term	Finite (until sold or surrendered)	
<b>Year ended 30 June 2025</b>					
Opening net book amount	179,410	2,054	2,404	-	183,868
Additions	-	23	-	834	857
Transfers	-	-	(421)	421	-
Disposals	-	-	-	(593)	(593)
Impairment	-	-	-	(303)	(303)
Amortisation charge	-	(480)	(169)	-	(649)
<b>Closing net book amount</b>	<b>179,410</b>	<b>1,597</b>	<b>1,814</b>	<b>359</b>	<b>183,180</b>
<b>At 30 June 2025</b>					
Cost	179,410	7,040	20,853	359	207,662
Accumulated amortisation and impairment	-	(5,443)	(19,039)	-	(24,482)
<b>Net book amount</b>	<b>179,410</b>	<b>1,597</b>	<b>1,814</b>	<b>359</b>	<b>183,180</b>

### (a) Nature

<b>Intangible asset</b>	<b>Nature</b>
Goodwill	Goodwill on acquisition of the operating leases predominantly for Adelaide Airport.
Property leases	Excess value of certain revenue generating operating leases acquitted with the operating leases for Adelaide and Parafield airports over the fair value of those leases.
Master plan costs	Under the <i>Airports Act 1996</i> Adelaide and Parafield Airports are required to prepare a Master Plan every 8 years. All fees and costs incurred in the development of Adelaide and Parafield Airport master plan are included as an intangible asset.
Other	Large-scale Generation Certificates recognised as intangible assets representing the right to sell or surrender certificates under the Renewable Energy Target scheme. Measured at fair value, they are held until sold or surrendered.

### (b) Recognition and measurement

Goodwill arises on acquisition of a business. It is subsequently measured at cost less accumulated impairment losses and tested for impairment annually.

Except for goodwill, the Group recognises intangible assets at cost directly attributable to the acquisition of the asset, unless they are measured at fair value as described below. Intangible assets are measured at cost and subsequently carried at cost less accumulated amortisation and any accumulated impairment losses. Amortisation is accounted for on a straight-line basis in profit or loss over the assets' estimated useful lives from the date they are available for use.

Large-scale generation certificates (LGCs) generated through the production or purchase of renewable energy, are recognised as other intangible assets when acquired and are measured initially at cost, and subsequently at their revalued amounts, being the fair value at the date of revaluation, less any subsequent accumulated impairment losses. Revaluations are performed with sufficient regularity such that the carrying amounts do not differ materially from those that would be determined using fair values at the end of each reporting period. In estimating the fair value of the LGCs, prevailing market spot rates at each reporting date are used.

A revaluation increase is recognised to the revaluation reserve through other comprehensive income except to the extent that it reverses a revaluation decrease for the LGCs previously recognised as an expense, in which case the increase is credited to profit or loss to the extent of the decrease previously expensed. A revaluation decrease is recognised in profit or loss to the extent that it exceeds the balance, if any, held in the revaluation reserve relating to a previous revaluation of the LGCs.

### **(c) Impairment of intangible assets**

The carrying amounts of the Group's intangible assets other than deferred tax assets are reviewed at each reporting date to determine any indication of impairment. Assets with finite lives are subject to amortisation and are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Assets that have an indefinite useful life (including goodwill) are not subject to amortisation and are tested for impairment annually or more frequently if events or changes in circumstances indicate that they may be impaired.

For intangible assets measured at cost, an impairment loss is recognised in profit or loss for the amount by which the asset's carrying amount exceeds its recoverable amount, being the higher of fair value less costs to sell and value in use.

For intangible assets measured at fair value (such as LGCs), the fair value measurement at each reporting date inherently reflects any impairment, as it is based on observable market prices at the balance date.

As described in note 8(b), for the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (CGU).

Impairment losses recognised in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the CGU and then to reduce the carrying amounts of other assets in the CGU on a pro-rata basis.

An impairment loss in respect of goodwill is never reversed. For other assets, 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. For the year ended 30 June 2025 \$0.3 million intangible assets were impaired relating to the market value of the LGCs (30 June 2024: nil).

### **(d) Critical estimates and assumptions - impairment test for goodwill**

Assessing value in use requires management to make significant estimates and assumptions. A discounted cash flow methodology has been adopted to value the Group's investment. Under this methodology, estimated cash flows are discounted to their present value using a discount rate which reflects the risks pertaining to the Group's operations.

Value in use calculations are based on a long term financial model using forward estimates of cash flows arising from the Group's operations and economic assumptions. Projected revenue growth is primarily driven by the passenger traffic forecast. Growth in passenger numbers over the forecast period is based on information provided by an independent specialist.

With regard to the assessment of value in use, the Group believes that no reasonably possible change in any of the above key assumptions would cause the carrying value of goodwill to materially exceed its recoverable amount.

An independent valuation of the Group's equity value at 30 June 2025 supports the net asset position, including the carrying value of goodwill. The valuation includes assumptions regarding passenger numbers, revenue, operating expenses, capital expenditure and interest rates. There were no changes to the valuation methodology. The result of the updated valuation indicated that significant headroom remains and hence no impairment was required.

## 11 Capitalised lease – operational land

	<b>30 June 2025 \$'000</b>	30 June 2024 \$'000
<b>Capitalised lease - operational land movements</b>		
Opening balance 1 July	<b>118,868</b>	120,487
Reclassification from investment to operating	-	-
Amortisation	<b>(1,615)</b>	(1,619)
	<b>117,253</b>	118,868

### Nature

The Group operates Adelaide Airport under a lease granted by the Commonwealth Government for an initial period of 50 years commencing 29 May 1998 with a free option exercisable at the Group's discretion, to extend for a further 49 years.

#### (a) Recognition and measurement

The lease is a right-of-use asset and recognised at the original (May 1998) valuation of the land that still remains operational. The lease amount is amortised on a straight-line basis over the term of the lease. The lease was prepaid in May 1998 and hence no corresponding lease liability.

#### (b) Transfer to/from investment property

When the use of land or property changes from operational land to investment property, the property is remeasured to fair value and reclassified as investment property. Any gain arising on remeasurement is recognised directly in the asset revaluation reserve.

When the use of investment property changes to owner-occupied or operational purposes, the property is measured at fair value as per directors' valuation and reclassified as capitalised lease – operational land.

## Working Capital Management

This section provides information about the Group's working capital balances and management, including cash flow information. Cash flow management is a significant consideration in running our business in an efficient and resourceful manner.

### 12 Cash and cash equivalents

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
Cash at bank	<b>103,140</b>	139,600
Term Deposits	-	200,000
	<b>103,140</b>	<u>339,600</u>

### Reconciliation of profit after income tax to net cash inflow from operating activities

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
Profit for the year	<b>106,607</b>	83,477
Depreciation of property plant and equipment	<b>45,248</b>	27,226
Amortisation of intangible assets	<b>650</b>	503
Amortisation of borrowing costs	<b>3,467</b>	3,168
Amortisation of discontinued interest rate swaps	<b>(692)</b>	13,814
Amortisation of capitalised lease - operational land	<b>1,615</b>	1,619
RPS redemption premium	<b>190</b>	191
Loss/(Gain) on fair value hedges	<b>916</b>	194
Loss/(Gain) on sale of assets	<b>182</b>	127
Fair value adjustment to investment property	<b>(67,642)</b>	(41,576)
Impairment of assets	<b>310</b>	24
Borrowing costs paid	<b>(3,127)</b>	(5,477)
Capitalisation of borrowing costs	-	(1,202)
Movements in current and deferred tax assets and liabilities	<b>2,253</b>	18,048
Deferred tax movements recognised in equity	<b>9,206</b>	721
Decrease/(Increase) in trade and other receivables	<b>4,106</b>	2,319
(Increase)/Decrease in prepayments	<b>(763)</b>	-
Increase/(Decrease) in trade creditors and other liabilities	<b>7,378</b>	11,123
Net cash inflow from operating activities	<b>109,904</b>	<u>114,299</u>

### 13 Trade and other receivables

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
<b>Current receivables</b>		
<b>Net trade receivables</b>		
Trade debtors	<b>26,092</b>	26,386
Allowance for expected credit loss	<b>(2,827)</b>	(2,128)
	<b>23,265</b>	24,258
<b>Other receivables</b>		
Accrued revenue	<b>4,456</b>	6,690
Prepayments and Deposits	<b>20,742</b>	2,527
	<b>25,198</b>	9,217
<b>Total current receivables</b>	<b>48,463</b>	33,475

#### (a) Recognition and measurement

Trade receivables are recognised initially at fair value which approximates their carrying value. Subsequent measurement is recorded at amortised cost, less allowance for expected credit loss. Trade receivables are due for settlement no later than 30 days from the date of recognition.

The Group recognised an allowance for expected credit losses against its aeronautical and commercial customers as at 30 June 2025. The allowance is based on a simplified impairment provision as permitted by AASB 9. This requires that expected lifetime losses be recognised from initial recognition of all financial assets. The Group assessed expected credit losses based on customer groupings (such as aeronautical, property or retail) using a provision matrix with reference to past default experience and interactions. The assessment adopted a higher risk to customers in voluntary administration and liquidation and a lower risk is attached to major airlines, stable property tenants such as Government agencies and essential services. It has been determined that the impact of this assessment does not have a material effect on the financial report.

**14 Trade and other payables**

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
<b>Current liabilities</b>		
Trade payables	<b>10,794</b>	15,314
Interest payables	<b>10,543</b>	7,646
Other payables	<b>25,139</b>	18,510
Retentions and deposits	<b>957</b>	731
	<b>47,433</b>	42,201

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. The amounts are unsecured and usually settled on 30-day terms. Trade payables are held at amortised cost.

Interest payables represent accrued interest on borrowings that are payable on a quarterly or bi-annual basis.

## Funding and Risk Management

Our business has exposure to capital, credit, liquidity and market risks. This section provides information relating to our management of, as well as, our policies for measuring and managing these risks.

### 15 Borrowings

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
<b>Current liabilities</b>		
<i>Secured</i>		
Medium Term Notes	-	199,991
USPP Bonds	<b>160,021</b>	-
Total secured current borrowings	<b>160,021</b>	199,991
<i>Unsecured</i>		
Redeemable preference shares	-	-
<b>Total current borrowings</b>	<b>160,021</b>	199,991
<b>Non-current liabilities</b>		
<i>Secured</i>		
Medium Term Notes	<b>198,444</b>	198,194
Bilateral banking facility	<b>249,046</b>	157,959
USPP Bonds	<b>554,022</b>	691,875
Total secured non-current borrowings	<b>1,001,512</b>	1,048,028
<i>Unsecured</i>		
Redeemable preference shares	<b>188,341</b>	188,242
<b>Total non-current borrowings</b>	<b>1,189,853</b>	1,236,270
<b>Total borrowings</b>	<b>1,349,874</b>	1,436,261

#### (a) Recognition and measurement

Borrowings are recognised initially at fair value less attributable transaction costs and are subsequently stated at amortised cost. Any difference between cost and redemption value (i.e. transaction costs) is recognised in profit or loss over the period of the borrowings on an effective interest basis.

Where the Group applies fair value hedges to borrowings, the carrying value of the borrowings is adjusted for fair value changes. US dollar debt is reported at spot exchange rates with any movement in the spot rate reflected in the hedge reserve to the extent the borrowings are effectively hedged.

Establishment costs incurred in connection with the arrangement of borrowings are capitalised and recognised on an effective interest basis over the anticipated term of the applicable borrowings.

#### (b) Secured liabilities and assets pledged as security

Senior secured lenders benefit from security over the capitalised lease – operational land and a fixed and floating charge over the assets of the Group.

The balances and other details related to the Group's borrowings as at 30 June 2025 are presented in the following table:

	Financial Year of Maturity	2025			2024		
		Drawn Amount \$'000	Carrying Amount \$'000	Limit \$'000	Drawn Amount \$'000	Carrying Amount \$'000	Limit \$'000
<b>Medium Term Notes</b>							
BBSW + margin	2025	-	-	-	200,000	199,991	200,000
Fixed at 5.67%	2031	200,000	198,444	200,000	200,000	198,194	200,000
<b>Bilateral Banking Facility</b>							
BBSY + margin	2027	162,600	161,910	305,000	70,000	68,838	305,000
BBSY + margin	2029	90,000	89,306	200,000	90,000	89,121	200,000
BBSY + margin	2032	-	(2,169)	300,000	-	-	-
<b>USPP Bonds - AUD</b>							
Fixed at 5.39%	2026	25,000	24,994	25,000	25,000	24,967	25,000
BBSW + Margin	2031	25,000	24,994	25,000	25,000	24,967	25,000
Fixed at 5.043%	2044	140,000	139,271	140,000	140,000	139,219	140,000
<b>USPP Bonds - USD</b>							
Fixed at 3.73%	2026	118,016	135,027	118,016	118,016	115,489	118,016
Fixed at 3.83%	2028	133,020	135,814	133,020	133,020	143,848	133,020
Fixed at 3.98%	2031	101,008	110,296	101,008	101,008	105,020	101,008
Fixed at 4.39%	2034	137,627	143,645	137,627	137,627	138,365	137,627
<b>Redeemable Preference Shares*</b>							
Fixed 8.75%	2034	188,563	188,341	188,563	188,563	188,242	188,563
<b>Total</b>		<b>1,320,834</b>	<b>1,349,873</b>	<b>1,873,234</b>	<b>1,428,234</b>	<b>1,436,261</b>	<b>1,773,234</b>

\* RPS shareholder entitlement: The holder of a RPS is entitled to a non-cumulative interest payment. Interest is accrued quarterly subject to availability of distributable cash calculated in accordance with the terms of a Loan Note Deed Poll. RPS holders are subordinated to the senior creditors. Since the shares are mandatorily redeemable, they are recognised as liabilities.

**(c) Reconciliation of drawn amount to carrying amount**

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
Drawn amount	<b>1,320,834</b>	1,428,234
Unamortised borrowing costs	<b>(6,920)</b>	(6,253)
Unamortised CCIRS final exchange funding costs	<b>(3,363)</b>	(4,558)
Fair value adjustments	<b>(18,187)</b>	(32,758)
FX translation adjustments	<b>73,022</b>	67,109
Final exchange on CCIRS (included as Derivative)	<b>(15,513)</b>	(15,513)
<b>Carrying amount</b>	<b><u>1,349,873</u></b>	<u>1,436,261</u>

**16 Net finance costs**

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
Finance income		
Bank interest	<b>6,009</b>	6,191
Total finance income	<b><u>6,009</u></b>	<u>6,191</u>
Finance costs		
Interest paid or payable	<b>(45,767)</b>	(34,660)
Dividends on RPS paid and/or provided	<b>(16,499)</b>	(21,574)
Amortisation of borrowing costs	<b>(3,467)</b>	(3,168)
Amortisation of discontinued interest rate swaps	<b>692</b>	(13,815)
Redemption Premium Expense	<b>(190)</b>	(191)
Borrowing costs capitalised	<b>-</b>	1,202
Total finance costs	<b><u>(65,231)</u></b>	<u>(72,206)</u>
<b>Net finance costs</b>	<b><u>(59,222)</u></b>	<u>(66,015)</u>

**(a) Recognition and measurement**

Finance income relates to the interest income on cash and term deposits receivable which are brought to account using the effective interest rate method.

Finance costs are recognised as expenses when incurred using the effective interest rate method, except where they relate to qualifying assets.

**(b) Capitalisation of borrowing costs**

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

## 17 Derivative financial instruments

The Group holds interest rate swaps and cross currency swaps as derivative instruments. Derivative financial instruments are recognised initially at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The gain or loss on remeasurement to fair value is recognised in profit or loss. However, where derivatives qualify for hedge accounting, recognition of any resultant gain or loss depends on the nature of the item being hedged, refer below section (a). Derivatives are used exclusively for hedging purposes and not as trading or speculative instruments.

The following table shows derivatives that are designated and effective as hedging instruments carried at fair value:

	<b>30 June</b>	30 June
	<b>2025</b>	2024
	<b>\$'000</b>	\$'000
<b>Current assets</b>		
Interest rate swaps	4,334	13,270
Cross currency swaps	17,806	-
Total current derivative financial instrument assets	<b>22,140</b>	13,270
<b>Non-current assets</b>		
Interest rate swaps	12,601	30,273
Cross currency swaps	42,380	46,349
Total non-current derivative financial instrument assets	<b>54,981</b>	76,622
<b>Current liabilities</b>		
Cross currency swaps	-	-
Interest rate swaps	1,052	-
Cross currency swaps	20,233	11,578
Total current derivative financial instrument liabilities	<b>21,285</b>	11,578
<b>Non-current liabilities</b>		
Interest rate swaps	2,302	-
Cross currency swaps	-	14,352
Total non-current derivative financial instrument liabilities	<b>2,302</b>	14,352
<b>Total net derivative financial instrument assets</b>	<b>53,534</b>	63,962

The fair value of a hedging derivative is classified as current assets or liabilities to the extent they are expected to be settled within 12 months after the end of the reporting period.

The fair value of interest rate swaps and cross currency swaps are calculated by discounting the expected future cash flows using assumptions supported by observable market rates (e.g. interest rates and exchange rates) adjusted for specific features of the instruments and debit or credit value adjustments based on the Group's or the derivative counterparties' credit risk.

### (a) Derivatives and hedging activities

The Group uses its derivative financial instruments to hedge its exposure to fluctuations in interest and foreign exchange rates. At the inception of the hedging transaction, the Group designates and documents the economic relationship between hedging instruments and hedged items, as well as its risk management objective and strategy

for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions have been and will continue to be highly effective in offsetting changes in fair values or cash flows of hedged items.

The accounting for the subsequent changes in fair value of derivative instruments used for hedging activities depends on the nature of the item being hedged and the type of hedging relationships designated. The Group designates certain derivatives as either:

- hedges of the fair value of recognised liabilities (fair value hedges); or
- hedges of a particular risk associated with the cash flows of recognised liabilities (cash flow hedges).

*Fair value hedge*

A fair value hedge is a hedge of the exposure to changes in fair value of an asset or liability that is attributable to a particular risk.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recorded in profit or loss, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

The gain or loss relating to the effective portion of interest rate swaps hedging fixed rate borrowings is recognised in profit or loss within changes in fair value of financial instruments, together with changes in the fair value of the hedged fixed rate borrowings attributable to interest rate risk. The gain or loss relating to the ineffective portion is recognised in profit or loss also within changes in fair value of financial instruments.

*Cash flow hedge*

A cash flow hedge is a hedge of the exposure to variability in cash flows attributable to a particular risk associated with an asset, liability or highly probable forecast transaction that could affect profit or loss.

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in equity in the cash flow hedge reserve, limited to the lower of change in hedging instrument or cumulative change in fair value of the hedged item on a present value basis from the inception of the hedge. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss. Amounts accumulated in equity are recorded in the income statement in the periods when the hedged item will affect profit or loss (for instance when the forecast interest payment that is hedged takes place).

If the hedge ratio for risk management purposes is no longer optimal but the risk management objective remains unchanged and the hedge continues to qualify for hedge accounting, the hedge relationship will be rebalanced by adjusting either the volume of the hedging instrument or the volume of the hedged item so that the hedge ratio aligns with the ratio used for risk management purposes. Any hedge ineffectiveness is calculated and accounted for at the time of the hedge relationship rebalancing. During the year, the Group assessed the cash flow hedges to be highly effective and therefore continue to qualify for hedge accounting.

*Foreign currency basis spread reserve*

The foreign currency basis spread reserve represents the fair value movement of the currency basis spread component of the Group's cross currency interest rate swaps which has been excluded from the hedging relationship. The currency basis spread component of the swaps is deferred in equity as a cost of hedging and released to the income statement over the life of the instruments.

**(b) Risk management strategies**

The Group's activities expose it to foreign currency risk and interest rate risk (market related risks). In order to minimise any adverse effects on the financial performance of the Group, cross currency swaps and interest rate swaps are used to hedge these risk exposures. These swap contracts have the effect of:

- Cross currency swaps: Converting USD fixed interest rate borrowings into AUD floating rate borrowings, securing a fixed AUD/USD exchange rate.
- Interest rate swaps: Converting floating interest rate borrowings to fixed interest rate borrowings, locking in a fixed interest rate.

Financial risk management is controlled under policies approved by the Board of Directors.

*(i) Foreign currency risk*

The Group is exposed to foreign currency risk on its USD denominated USPP Bonds. The Group's Risk Management Policy is to fully hedge the foreign currency risk on these USPP Bonds (that is, fluctuations in the AUD-USD exchange rate) from the initial issuance date through to the maturity date of each USPP Bond, as shown in note 15(b). The Group does not have any material ongoing exposure to foreign currency risks on revenue, operating expenses and capital expenditure and will consider hedging requirements for ad hoc foreign currency transactions on a materiality basis as they arise. The Group has entered into cross currency swaps to hedge this foreign currency risk exposure.

For the purpose of hedge accounting these cross currency swap instruments are split into four components:

- A USD interest rate swap where the Group receives a USD fixed rate and pays floating USD SOFR (Secured Overnight Financing Rate) (previously LIBOR) (fair value hedge). This component of the swap manages the Group's exposure to changes in fair value of the fixed rate USD debt arising from fluctuations in the USD SOFR.
- A cross currency basis swap where the Group receives floating USD SOFR and pays floating AUD BBSW (cash flow hedge). This component of the swap hedges the Group's variability in cash flows relating to the principal and interest components of the USD debt due to movements in exchange rates, and converts the Group's exposure to USD SOFR to an AUD BBSW exposure, which is subsequently mitigated through the Group's AUD floating to fixed interest rate swaps.
- A swap where the Group receives fixed USD margin and pays a fixed AUD margin (cash flow hedge). This component of the swap hedges the foreign currency exposure on the USD margin component of the USD interest payments to achieve a fixed AUD/USD exchange rate, fully mitigating foreign exchange risk.
- Currency basis spread which represents the liquidity charge for exchanging different currencies (deferred in equity as a cost of hedging).

At 30 June 2025, 100% (30 June 2024: 100%) of the Group's USD denominated USPP Bonds were hedged in respect of foreign currency risk. As at the end of the reporting period, the Group had the following amount of USPP Bonds (USD denominated) and notional principal amount of cross currency swap contracts outstanding:

	<b>30 June 2025 \$'000</b>	30 June 2024 \$'000
<b>Outstanding derivative contracts</b>		
USPP Bonds	423,159	423,159
Cross currency swaps (notional amount)	(423,159)	(423,159)
	-	-

The currency basis spread incorporated within the margin on the cross-currency swaps has been excluded from the hedging relationship and deferred in the foreign currency basis spread reserve. Refer to note 18 for movements in the foreign currency spread reserve.

*(ii) Interest rate risk*

The Group is exposed to two forms of interest rate risk:

- Cash flow interest rate risk (exposure to variable interest rates); and
- Fair value interest rate risk (exposure to fair value movements on fixed rate debt)

*Cash flow interest rate risk:*

The Group is exposed to variability in cash flows as a result of changes in interest rates on its floating rate bonds, bank debt facilities and on the AUD floating interest rate exposure created from the USD fixed to AUD floating interest rate swap component of its cross-currency swaps.

The Group's interest rate risk management policy is to fix interest rates across the total debt portfolio through the issuance of either fixed rate debt or execution of derivatives in line with the Board approved hedging bands set out below:

<b>Interest Rate Hedging Policy Bands</b>										
Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Upper Band	100%	95%	90%	85%	80%	75%	70%	65%	60%	55%
Lower Band	80%	70%	60%	50%	40%	30%	20%	10%	0%	0%

The Group has entered into interest rate swaps which are designated in cash flow hedge relationships. Under these swaps the Group agrees, at specified intervals, to receive interest at variable rates and pay interest at fixed rates, effectively fixing the Group's interest rate.

Fixed rate loans and derivatives currently in place cover 90% (2024: 99%) of the loan principal outstanding at 5. The average fixed interest rate on hedges is 2.22% (2024: 0.87%) and the variable rates are based on the 90-day BBSY (bid) bank bill rate or 90-day BBSW bank bill rate.

*Fair value interest rate risk:*

The Group is also exposed to fair value interest rate risk on its fixed interest rate USPP Bonds. Fluctuations in interest rate impact the fair value of the Group's USPP Bonds, with increases in the benchmark interest rate decreasing the fair value of the Bonds and decreases in the interest rate having the opposite effect.

The Group uses the USD fixed-to-floating interest rate swap on the benchmark interest component of the cross-currency swaps to manage this fair value interest rate risk exposure. This component of the cross-currency swaps is designated in a fair value hedge relationship. This results in fair value changes in this component offsetting fair value adjustments recognised on the Group's USPP Bonds, which are recognised at fair value on the balance sheet until hedge accounting is discontinued.

Hedge ineffectiveness: The terms of the Group's cross currency swaps and interest rate swaps (hedging instruments) have been specifically structured to match the underlying terms of its borrowing exposures (hedged items), such that the hedge ratio is 1:1 for all hedge relationships. As the terms of the hedging instruments exactly mirror the terms of the hedged items the cash flow and fair value hedges are expected to be highly effective both at designation and at all future measurement dates.

Ineffectiveness may however arise from time to time as a result of differences between the credit risk inherent within the hedged items and the hedging instruments.

(c) Effects of applying hedge accounting

As at 30 June 2024	Carrying amount of Hedging Instrument		Carrying amount of the Hedged Item		Change in value of the Hedging Instrument since inception	Change in value of the Hedged Item since inception	Loss on Hedging Activities	Total Hedge Reserves
	Asset	Liability	Asset	Liability				
\$'000	Asset	Liability	Asset	Liability	Gain/(Loss)	Gain/(Loss)	Gain/(Loss)	Gain/(Loss)
<b>Cash flow hedges</b>								
Interest Rate Swaps	43,543	-	n/a	n/a	30,506	30,740	13	43,575
Cross Currency Swaps	68,464	(14,352)	n/a	n/a	59,902	62,275	68	(476)
<b>Fair value hedges</b>								
Cross Currency Swaps	-	(33,693)	-	(457,513)	(33,693)	34,097	150	-

As at 30 June 2025	Carrying amount of Hedging Instrument		Carrying amount of the Hedged Item		Change in value of the Hedging Instrument since inception	Change in value of the Hedged Item since inception	Loss on Hedging Activities	Total Hedge Reserves
	Asset	Liability	Asset	Liability				
\$'000	Asset	Liability	Asset	Liability	Gain/(Loss)	Gain/(Loss)	Gain/(Loss)	Gain/(Loss)
<b>Cash flow hedges</b>								
Interest Rate Swaps	16,935	(3,353)	n/a	n/a	1,175	917	(13)	13,592
Cross Currency Swaps	73,648	(15,329)	n/a	n/a	65,033	67,151	(104)	(1,181)
<b>Fair value hedges</b>								
Cross Currency Swaps	-	(18,366)	-	(477,996)	(18,366)	18,667	(104)	-

## 18 Reserves

	Asset revaluation reserve \$'000	Hedging reserve - cash flow hedges \$'000	Foreign currency basis spread reserve \$'000	Total \$'000
<b>Year ended 30 June 2024</b>				
Balance 1 July	15,492	32,369	(519)	47,342
Revaluation (net of tax)	-	(2,111)	429	(1,682)
<b>Total</b>	<b>15,492</b>	<b>30,258</b>	<b>(90)</b>	<b>45,660</b>
<b>Year ended 30 June 2025</b>				
Balance 1 July	15,492	30,258	(90)	45,660
Revaluation (net of tax)	-	(21,469)	(13)	(21,482)
<b>Total</b>	<b>15,492</b>	<b>8,789</b>	<b>(103)</b>	<b>24,178</b>

### (a) Asset revaluation reserve

The asset revaluation reserve records gains or losses recognised upon transfer of properties from operating to investment assets.

### (b) Hedging reserve - cash flow hedges

The hedging reserve is used to record gains or losses on a hedging instrument in a cash flow hedge that are recognised in other comprehensive income. Amounts are reclassified to profit or loss when the associated hedged transaction affects profit or loss.

### (c) Foreign currency basis spread reserve

The foreign currency basis spread reserve represents the fair value movement of the currency basis spread component of the Group's cross currency interest rate swaps which has been excluded from the hedging relationship. The currency basis spread component of the swaps is deferred in equity as a cost of hedging and released to the income statement over the life of the instruments.

## 19 Dividends

	Consolidated and Parent Entity	
	30 June	30 June
	2025	2024
	\$'000	\$'000
Dividends for the year ended 30 June 2025 of \$15.75 (2024: \$10.87) per fully paid share paid on 27 December 2024		
Final ordinary dividend	30,000	20,700
	<u>30,000</u>	<u>20,700</u>

### (a) Ordinary shareholders' entitlement

Shareholders of each fully paid ordinary share have the right to receive dividends as declared and in the event of winding up the companies, the proceeds from the sale of surplus assets in proportion to the number of and amounts paid on shares held. Ordinary dividends are paid only after the payment of interest on RPS.

### (b) Dividend franking account

	Consolidated and Parent Entity	
	30 June	30 June
	2025	2024
	\$'000	\$'000
Franking credits available for subsequent financial years based on a tax rate of 30% (2024: 30%)		
	30,009	8,211
	<u>30,009</u>	<u>8,211</u>

## Group Structure

This section provides information which will help users understand how the Group structure affects the financial position and performance of the Group as a whole. Specifically, it contains information about the Parent Entity, related party transactions, as well as parties to the Deed of Cross Guarantee under which each company guarantees the debts of others.

## 20 Parent entity financial information

The parent entity within the Group is Adelaide Airport Limited which is also the ultimate parent entity and ultimate controlling party.

### Summary financial information

The individual financial statements for the Parent Entity show the following aggregate amounts:

	<b>30 June 2025 \$'000</b>	30 June 2024 \$'000
<b>Balance sheet</b>		
Current assets	<b>144,030</b>	365,733
Non-current assets	<b>1,659,056</b>	1,455,931
Total assets	<b>1,803,086</b>	1,821,664
Current liabilities	<b>50,045</b>	66,606
Non-current liabilities	<b>1,550,682</b>	1,619,951
Total liabilities	<b>1,600,727</b>	1,686,557
Net assets	<b>202,359</b>	135,107
<i>Shareholders' equity</i>		
Ordinary shares	<b>1,905</b>	1,905
Reserves	<b>15,492</b>	15,492
Retained earnings	<b>184,962</b>	117,710
	<b>202,359</b>	135,107
<b>Profit for the year</b>	<b>97,252</b>	72,398
<b>Total comprehensive income for the year</b>	<b>97,252</b>	72,398

### (a) Contractual commitments for the acquisition of property, plant or equipment

As at 30 June 2025, the Parent Entity had contractual commitments for the acquisition of property, plant and equipment totalling \$307.250 million (2024: \$74.038 million). These commitments are not recognised as liabilities as the relevant assets have not yet been received.

## (b) Guarantees entered into by the parent entity

Each of the Adelaide Airport Group Companies (the Security Providers) has executed a deed of cross guarantee and indemnity dated 8 December 2000 in favour of a Security Trustee on behalf of all Financiers (the "AAL Group Guarantee"). Pursuant to the AAL Group Guarantee, each Security Provider (as Guarantor) guarantees to each Financier:

- (i) the payment of all money which the Security Providers at any time are actually or contingently liable to pay to or for the account of a Financier under its Financing Documents (the "Guaranteed Money"); and
- (ii) the performance by each Security Provider of its obligation to pay the Guaranteed Money to the Financiers and other non-monetary obligations to the Financiers under the Financing Documents.

No amendments will be made to the AAL Group Guarantee.

No liability was recognised by the parent entity in relation to these two guarantees, as the fair value of both guarantees is considered immaterial.

## 21 Subsidiaries and transactions with non-controlling interests

Subsidiaries are entities controlled by the Company. Control exists when the Company is exposed to, or has the rights to, variable returns from its involvement with an entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

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.

The consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with the accounting policy described in this financial report.

Name of entity	Country of incorporation	Equity holding	
		2025 %	2024 %
Adelaide Airport Management Limited*	Australia	100	100
Parafield Airport Limited*	Australia	100	100
New Terminal Financing Company Pty Ltd	Australia	100	100
New Terminal Construction Company Pty Ltd*	Australia	100	100

\* These subsidiaries have been granted relief from the necessity to prepare financial reports in accordance with Class Order 98/1418 issued by the Australian Securities and Investments Commission. For further information refer to note 23.

Adelaide Airport Limited is the main operating entity and holds the lease rights to manage and operate Adelaide Airport. The lease and management rights form Adelaide Airport Limited's main asset and consist of a 99-year lease (50 + 49 option) acquired in 1998 from the Federal Government. Adelaide Airport Management Limited is responsible for the employment of staff of the Group. Parafield Airport Limited holds the lease rights to operate Parafield Airport, South Australia's principal general aviation and civilian flight training airport. New Terminal Financing Company Pty Ltd is the financing vehicle for the Group, whilst New Terminal Construction Company Pty Ltd was the company responsible for the construction of Terminal 1.

The class of shares issued are ordinary shares for all entities and carrying values remain unchanged subsequent to issue.

## 22 Related party transactions

### (a) Key management personnel compensation

	<b>30 June 2025</b>	30 June 2024
	\$	\$
Employee benefits	<b>6,478,935</b>	6,167,428
Superannuation	<b>356,769</b>	343,604
	<b><u>6,835,704</u></b>	<u>6,511,032</u>

Key management personnel compensation (KMP) relates to employee benefits paid or accrued in relation to board members and executives. KMP excludes insurance premiums paid by the Parent Entity in respect of directors' and officers' liability insurance contracts as the contracts do not specify premiums paid in respect of individual directors and officers. Information relating to the insurance contracts is set out in the Directors' report. The terms of the insurance policy prohibit disclosure of the premiums paid.

### (b) Superannuation contributions

	<b>30 June 2025</b>	30 June 2024
	\$	\$
Contributions to superannuation funds on behalf of employees	<b><u>3,742,368</u></b>	<u>2,835,149</u>

## 23 Deed of cross guarantee

Adelaide Airport Limited, Adelaide Airport Management Limited, Parafield Airport Limited and New Terminal Construction Company Proprietary Limited are parties to a deed of cross guarantee under which each company guarantees the debts of the others. By entering into the deed, the wholly-owned entities have been relieved from the requirement to prepare a financial report and Directors' report under Class Order 98/1418 (as amended) issued by the Australian Securities and Investments Commission.

The above companies represent a 'closed group' for the purposes of the Class Order, and as there are no other parties to the deed of cross guarantee that are controlled by Adelaide Airport Limited, they also represent the 'extended closed group'.

Set out below is a consolidated statement of profit or loss and other comprehensive income, a consolidated balance sheet and a summary of movements in consolidated retained earnings for the year ended 30 June 2025 of the closed group consisting of Adelaide Airport Limited, Parafield Airport Limited, Adelaide Airport Management Limited and New Terminal Construction Company Pty Ltd.

### (a) Consolidated statement of profit and loss and other comprehensive income and summary of movements in consolidated retained earnings

	30 June 2025 \$'000	30 June 2024 \$'000
<i>Consolidated statement of profit or loss and other comprehensive income</i>		
Revenue	318,205	284,611
Other income	5,756	5,958
Changes in fair value of investment properties	67,642	41,576
Employee benefits expense	(27,325)	(24,465)
Depreciation & amortisation	(47,512)	(29,348)
Services & utilities	(74,908)	(61,690)
Consultants & advisors	(2,889)	(2,886)
General administration	(10,940)	(11,178)
Increase of expected credit loss	641	(1,929)
Leasing & maintenance	(9,891)	(8,967)
Finance costs	(65,185)	(72,205)
Impairment of property, plant & equipment	(310)	(24)
(Loss)/Gain on disposal of property, plant & equipment	(182)	(127)
Profit before income tax	153,102	119,326
Income tax expense	(46,034)	(35,917)
Profit for the year	107,068	83,409
	30 June 2025 \$'000	30 June 2024 \$'000
<i>Summary of movements in consolidated retained earnings</i>		
Retained earnings at the beginning of the financial year	202,374	139,665
Profit for the year	107,068	83,409
Dividends provided for or paid	(30,000)	(20,700)
Retained earnings at the end of the financial year	279,442	202,374

**(b) Consolidated balance sheet**

Set out below is a consolidated balance sheet as at 30 June 2025 of the closed group.

	<b>30 June 2025 \$'000</b>	30 June 2024 \$'000
<b>Current assets</b>		
Cash and cash equivalents	95,673	332,436
Trade and other receivables	48,442	33,452
<b>Current tax receivable</b>	<b>1,737</b>	-
<b>Total current assets</b>	<b>144,115</b>	365,888
<b>Non-current assets</b>		
Property, plant and equipment	748,460	623,740
Investment properties	704,260	615,190
Intangible assets	183,179	183,867
Capitalised lease - operational land	117,254	118,869
<b>Total non-current assets</b>	<b>1,753,153</b>	1,541,666
<b>Total assets</b>	<b>1,897,268</b>	1,907,554
<b>Current liabilities</b>		
Trade and other payables	41,371	35,398
Borrowings	-	-
Current tax liabilities	-	23,552
Provisions	7,152	6,094
Deferred revenue	10,086	6,561
<b>Total current liabilities</b>	<b>58,609</b>	71,605
<b>Non-current liabilities</b>		
Borrowings	1,325,561	1,433,777
Deferred tax liabilities	213,593	176,777
Provisions	3,814	2,400
Deferred revenue	589	3,224
<b>Total non-current liabilities</b>	<b>1,543,557</b>	1,616,178
<b>Total liabilities</b>	<b>1,602,166</b>	1,687,783
<b>Net assets</b>	<b>295,102</b>	219,771
<b>Equity</b>		
Contributed equity	1,905	1,905
Reserves	15,492	15,492
Retained earnings	279,442	202,374
<b>Total equity</b>	<b>296,839</b>	219,771

## Other Information

This section provides information that is not directly related to the specific line items in the financial statements, including employee entitlements, remuneration of auditors and contingent liabilities.

### 24 Provisions

	<b>30 June 2025 \$'000</b>	30 June 2024 \$'000
<b>Current liabilities</b>		
Annual leave	<b>2,185</b>	1,638
Long service leave	<b>2,975</b>	2,558
EIP provision and short-term incentives	<b>1,991</b>	1,898
	<b>7,151</b>	6,094
<b>Non-current liabilities</b>		
Long service leave	<b>600</b>	522
EIP provision	<b>3,214</b>	1,878
	<b>3,814</b>	2,400

#### (a) Wages and salaries, short-term incentives, annual leave and personal leave

Liabilities for wages and salaries, including short-term incentives and annual leave expected to be settled within 12 months of the reporting date are recognised in respect of employees' services up to the reporting date and are measured at the amounts expected to be paid when the liabilities are settled. The obligation for non-accumulated personal leave is recognised when the leave is taken and is measured at the rates paid or payable.

#### (b) Long service leave

The liability for long service leave is measured at the present value of expected future payments to be made in respect of services provided by employees up to the reporting date. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service.

Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

#### (c) Executive Incentive Plan (EIP)

The Group recognises a liability and an expense for bonuses based on a formula that takes into account total Shareholder Return arising from each year of the Group's operations which are payable after a period of four years' accumulation subject to certain conditions contained in a formal agreement.

## 25 Remuneration of auditors

The auditor of the Group is Deloitte Touche Tohmatsu Australia.

	<b>30 June 2025</b>	30 June 2024
	\$	\$
<b><i>Deloitte Touche Tohmatsu</i></b>		
Audit and other assurance services		
Audit and review of financial statements	172,513	150,676
Other assurance services	25,508	24,881
Total remuneration of Deloitte Touche Tohmatsu	<b>198,021</b>	<b>175,557</b>

## 26 Contingent liabilities

As required by the Group's agreement with the Commonwealth of Australia, certain property developments on the airport site may be undertaken at some future date requiring tenants to relocate from existing properties.

In the event that these relocations are required, certain reimbursements may be claimed by the tenants from the consolidated entity for improvements made by the tenants to existing properties.

At this stage, the consolidated entity has no material obligations to make any such reimbursements to tenants and no provision has been recorded in the financial statements to reflect these contingent obligations.

## 27 Events subsequent to balance date

There were no significant changes in the state of affairs of the Group during the year.

## 28 Additional company information

Adelaide Airport Limited is a company limited by shares, incorporated and domiciled in Australia. Its registered office and principal place of business is:

Adelaide Airport Limited  
1 James Schofield Drive  
Adelaide Airport SA5950

Phone: (08) 8308 9211

Website: [www.adelaideairport.com.au](http://www.adelaideairport.com.au)

Email: [airport@aal.com.au](mailto:airport@aal.com.au)

## Consolidated entity disclosure statement

As at 30 June 2025

<b>Name of entity</b>	<b>Entity type</b>	<b>Country of incorporation</b>	<b>% of share capital held</b>	<b>Tax residency</b>
Adelaide Airport Management Limited	Body corporate	Australia	<b>100</b>	Australian
Parafield Airport Limited	Body corporate	Australia	<b>100</b>	Australian
New Terminal Financing Company Pty Ltd	Body corporate	Australia	<b>100</b>	Australian
New Terminal Construction Company Pty Ltd	Body corporate	Australia	<b>100</b>	Australian

## Directors' Declaration

In the Directors' opinion:

- (a) the financial statements and notes set out on pages 12 to 48 are in accordance with the *Corporations Act 2001*, including:
  - (i) complying with Australian Accounting Standards – Simplified Disclosures requirements, the *Corporations Regulations 2001* and other mandatory professional reporting requirements, and
  - (ii) giving a true and fair view of the consolidated entity's financial position as at 30 June 2025 and of its performance for the financial year ended on that date, and
- (b) the consolidated entity disclosure statement set out on page 49 is true and correct, and
- (c) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable, and
- (d) at the date of this declaration, there are reasonable grounds to believe that the members of the extended closed group identified in note 23 will be able to meet any obligations or liabilities to which they are, or may become liable, by virtue of the deed of cross guarantee described in note 23.

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



Michael Hirst  
Director



Brenton Cox  
Director

Adelaide  
30 September 2025

30 September 2025

The Board of Directors  
Adelaide Airport Limited  
1 James Schofield Drive  
ADELAIDE AIRPORT SA 5950

Dear Board Members

### **Auditor's Independence Declaration to Adelaide Airport Limited**

In accordance with section 307C of the Corporations Act 2001, I am pleased to provide the following declaration of independence to the Board of Directors of Adelaide Airport Limited.

As lead audit partner for the audit of the financial report of Adelaide Airport Limited for the financial year ended 30 June 2025, I declare that to the best of my knowledge and belief, there have been no contraventions of:

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

Yours faithfully

*Deloitte Touche Tohmatsu*

Deloitte Touche Tohmatsu



**Lee Girolamo**  
Partner  
Chartered Accountants

## Independent Auditor's Report to the Members of Adelaide Airport Limited

### Opinion

We have audited the financial report of Adelaide Airport Ltd (the "Company") and its subsidiaries (the "Group") which comprises the consolidated balance sheet as at 30 June 2025, the consolidated statement of profit or loss and other 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 material accounting policy information and other explanatory information, 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:

- Giving a true and fair view of the Group's financial position as at 30 June 2025 and of its financial performance for the year then ended; and
- Complying with Australian Accounting Standards – Simplified Disclosures and the Corporations Regulations 2001.

### Basis for Opinion

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

We confirm that the independence declaration required by the Corporations Act 2001, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Information

The directors are responsible for the other information. The other information comprises the Directors' Report, for the year ended 30 June 2025, 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 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 in accordance with the Corporations Act 2001, including giving a true and fair view of the financial position and performance of the Group in accordance with Australian Accounting Standards – Simplified Disclosures; and
- For such internal control as the directors determine is necessary to enable the preparation of the financial report in accordance with the Corporations Act 2001, including giving a true and fair view of the financial position and performance of the Group, 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 has no realistic alternative but to do so.

## Auditor's Responsibilities for the Audit of the Financial Report

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

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group as a basis for forming an opinion on the Group financial report. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

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

*Deloitte Touche Tohmatsu*

Deloitte Touche Tohmatsu



**Lee Girolamo**

Partner

Chartered Accountants

Adelaide, 30 September 2025



## Adelaide Airport Limited

1 James Schofield Drive  
Adelaide Airport SA 5950