CFMEU Construction And General Division
Western Australian Divisional Branch

Financial Report for the Year Ended 31 March 2026

CFMEU Construction and General Division
Western Australian Divisional Branch

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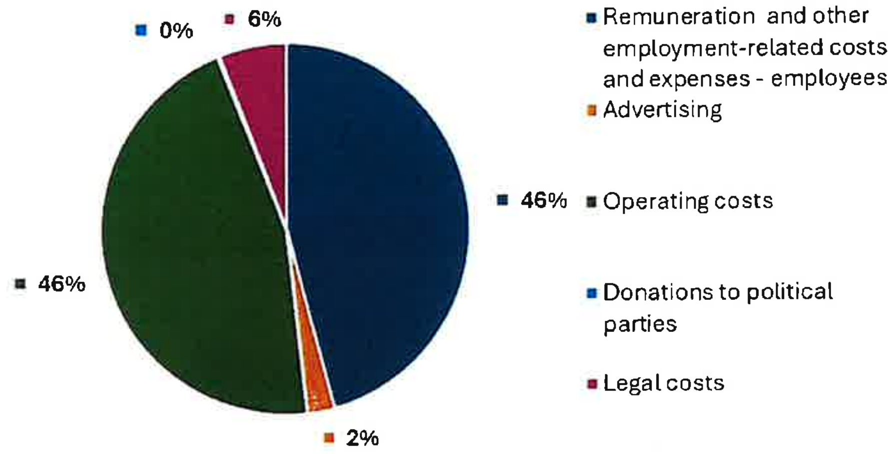
Western Australian Divisional Branch

REPORT REQUIRED UNDER SUBSECTION 255(2A)
FOR THE YEAR ENDED 31 MARCH 2026

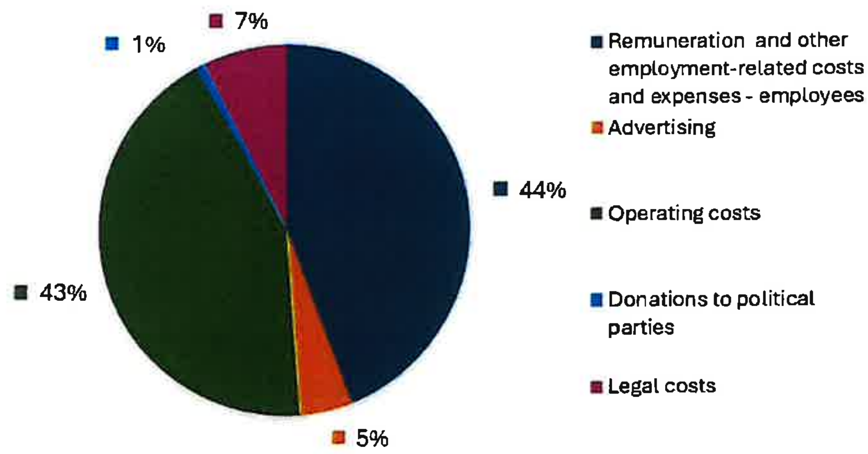
The Committee of Management and Executive presents the expenditure report as required under subsection 255(2A) on the Branch for the year ended 31 March 2026.

Diagrammatic form

2026 - EXPENDITURE AS REQUIRED UNDER S.255(2A) RO ACT



2025 - EXPENDITURE AS REQUIRED UNDER S.255(2A) RO ACT



M. Buchan

Michael Buchan
Branch Secretary
CFMEU Construction & General Division
Western Australian Divisional Branch

Date: 15 July 2026

CFMEU Construction and General Division
Western Australian Divisional Branch

OPERATING REPORT
FOR THE YEAR ENDED 31 MARCH 2026

The Committee of Management and Executive presents its operating report of the CFMEU Construction & General Division Western Australian Divisional Branch ("the Branch") for the year ended 31 March 2026.

Review of principal activities, the results of those activities and any significant changes in the nature of those activities during the year

The principal activities of the Branch unit during the period were:

(i) Recruiting organising and advocating for workers in the Construction industry

(ii) Promoting the interests of, and protecting the safety of members

(iii) Negotiating and enforcing collective agreements

(iv) Providing advice and representing members in Industrial Courts and at WorkCover

No significant changes in the nature of these activities occurred during the period.

Significant Changes in Financial Affairs

There were no significant changes in the financial affairs of the Branch during the year.

Review of operations

The CFMEU Construction & General Division Western Australian Divisional Branch continued to operate under the independent administrator who is responsible for managing the union's financial, legal, and business affairs, according to the Fair Work Commission.

The Fair Work (Registered Organisations) Amendment (Administration) Bill 2025, now Act (the amending Act), received Royal Assent on 22 August 2025. On 23 August 2025, the Fair Work (Registered Organisations) (CFMEU Construction and General Division Administration) Determination 2025 (the determination) was registered on the Federal Register of Legislation to determine a scheme for the administration of the Construction and General Division of the CFMEU and its branches pursuant to the amending Act. The determination came into force that day. It provides for the involuntary administration of the Construction and General Division of the CFMEU (CFMEU) and its branches.

The Western Australian Branch confirms that no elected official was removed at any time during the financial year. All elected officials in the WA Branch remained in office for the full duration and continued to exercise responsibility for the day-to-day management of the branch. This continuity provided sustained governance and effective operational oversight throughout the year.

The operating profit for the financial year amounted to $405,661 (31 March 2025: deficit $133,963). Net assets increased to $5,243,726 as at 31 March 2026 (31 March 2025: $4,838,065).

Total revenue was $7,393,095, which represents an increase of 7% compared to the last reporting period, mainly due to increase in membership fees, interest income and sundry income.

Total expenditure was $6,987,434, which represents a decrease of 1% compared to the last reporting period, primarily due to the discontinuance of the AS400 project and the impairment recorded in the last reporting period.

Total assets were $10,186,494, which represents an increase of 16% compared to the last reporting period, mainly due to the recognition of the Right-of-Use Assets.

Total liabilities were $4,942,768, which represents an increase of 25% compared to the last reporting period, mainly due to the recognition of the Lease Liabilities in relation to the Right-of-Use Assets.

CFMEU Construction and General Division
Western Australian Divisional Branch

OPERATING REPORT
FOR THE YEAR ENDED 31 MARCH 2026

Environmental Issues
The Branch's operations are not regulated by any environmental regulation under a law of the Commonwealth or of a state or territory.

The Right of Members to Resign
A member may resign from the membership of the Union by a written notice addressed and delivered to the Divisional Branch Secretary or other officer of the Divisional Branch authorised to receive such correspondence.

Trustee of a Superannuation Entity
No officer or member is a trustee of a superannuation entity or an exempt public-sector superannuation scheme or a director of a company that is a trustee of such an entity or scheme, where the criterion for the officer or member holding such a position is being an officer or member of a registered organisation.

Number of Members
The number of members of the Branch as at 31 March 2026 was 6,479.

Number of Employees
The number of full-time equivalent employees of the Branch as at 31 March 2026 was 21.

Members of the Committee of Management and Executive
The members of the Committee of Management and Executive at any time during the 12 months and the period which they held the position were:

Name	Role	Position Tenure
Robert Benkesser	President	01 April 2025 – 31 March 2026
Glenn Hawkins	Senior Vice President	01 April 2025 – 31 March 2026
Robert Pearson	Vice President	01 April 2025 – 31 March 2026
Michael Buchan	Secretary	01 April 2025 – 31 March 2026
Brad Upton	Assistant Secretary	01 April 2025 – 31 March 2026
Aaron Mackrell	Treasurer	01 April 2025 – 31 March 2026
Jimmy Poole	Committee Member	01 April 2025 – 31 March 2026
Nathan Fisher	Committee Member	01 April 2025 – 31 March 2026
Stephan Gracie	Committee Member	01 April 2025 – 31 March 2026

Signed on behalf of the Committee of Management and Executive

M Buchan

Michael Buchan
Branch Secretary
CFMEU Construction & General Division
Western Australian Divisional Branch

Date: 15 July 2026

CFMEU Construction and General Division
Western Australian Divisional Branch

COMMITTEE OF MANAGEMENT AND EXECUTIVE STATEMENT
FOR THE YEAR ENDED 31 MARCH 2026

On 15 July 2026, the Committee of Management and Executive of CFMEU Construction & General Division Western Australian Divisional Branch passed the following resolution in relation to the general-purpose financial report (GPFR) of the Branch for the year ended 31 March 2026:

The Committee of Management and Executive declares that in its opinion:

a) the financial statements and notes comply with the Australian Accounting Standards;

b) the financial statements and notes comply with any other requirements imposed by the Reporting Guidelines or Part 3 of Chapter 8 of the Fair Work (Registered Organisations) Act 2009 (the RO Act);

c) the financial statements and notes give a true and fair view of the financial performance, financial position and cash flows of the Branch for the financial year to which they relate;

d) there are reasonable grounds to believe that the Branch will be able to pay its debts as and when they become due and payable; and

e) during the financial year to which the GPFR relates and since the end of the period:

   (i) meetings of the Committee of Management and Executive were held in accordance with the rules of the organisation including the rules of the branch; and

   (ii) the financial affairs of the Branch have been managed in accordance with the rules of the organisation including the rules of the branch; and

   (iii) the financial records of the Branch have been kept and maintained in accordance with the RO Act; and

   (iv) the financial records of the Branch have been kept, as far as practicable, in a consistent manner with each of the other branches of the CFMEU; and

   (v) where information has been sought in any request of a member of the Branch or the Commissioner duly made under section 272 of the RO Act, that information has been provided to the member or the Commissioner; and

   (vi) where any order for inspection of financial records made by the Fair Work Commission under section 273 of the RO Act, there has been compliance.

This declaration is made in accordance with a resolution of the Committee of Management and Executive.

M. Buchan

Michael Buchan
Branch Secretary
CFMEU Construction & General Division
Western Australian Divisional Branch

Date: 15 July 2026

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026 $	2025 $
Revenue from contracts with customers			
Membership Subscriptions	3	6,198,113	5,989,873
Capitation fees and other revenue from another reporting unit	3A	-	-
Training Levy	3B	474,523	494,860
Revenue from recovery of wages activity	3D	-	-
Total revenue from contracts with customers		**6,672,636**	**6,484,733**
Income for furthering objectives			
Grants and/or donations	3C	-	-
Total income for furthering objectives		-	-
Other Income			
Investment income		70,876	126,164
Rental Income		76,951	47,926
Other income	3E	572,632	253,246
Net Gain / (loss) on Sale of Assets		-	(11,542)
Total other income		**720,459**	**415,794**
Total income		**7,393,095**	**6,900,527**
Expenses			
Employee expenses	4A	3,203,096	3,107,025
Capitation fees and other expense to another reporting unit	4B	713,903	558,768
Affiliation fees	4C	100,664	59,393
Administration expenses	4D	1,218,008	1,015,148
Grants or donations	4E	10,000	52,000
Depreciation and amortisation	9,11	288,836	121,177
Finance costs		82,759	23,215
Legal costs	4F	418,933	517,976
Other expenses	4G	917,235	1,547,788
Audit fees	19	34,000	32,000
Total expenses		**6,987,434**	**7,034,490**
Surplus/(deficit) for the year		**405,661**	**(133,963)**
Other comprehensive income			
Other comprehensive income		-	-
Total comprehensive income for the year		**405,661**	**(133,963)**

The above statement should be read in conjunction with the notes.

CFMEU Construction and General Division
Western Australian Divisional Branch

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2026

	Note	2026 $	2025 $
CURRENT ASSETS			
Cash and cash equivalents	5	6,360,910	4,775,039
Trade and other receivables	6	482,356	540,502
Other Financial Assets	7	1,000,000	2,225,156
TOTAL CURRENT ASSETS		**7,843,266**	**7,540,697**
NON-CURRENT ASSETS			
Investment property	8	675,000	675,000
Property, plant & equipment	9	507,617	581,789
Right-of-use assets	11	1,160,611	-
TOTAL NON-CURRENT ASSETS		**2,343,228**	**1,256,789**
TOTAL ASSETS		**10,186,494**	**8,797,486**
CURRENT LIABILITIES			
Trade payables	12	135,617	248,777
Other payables	13	2,681,076	2,760,828
Employee provisions	14	820,346	822,577
Provision for legal settlement costs		30,000	50,000
Lease liability	11	199,824	-
TOTAL CURRENT LIABILITIES		**3,866,863**	**3,882,182**
NON-CURRENT LIABILITIES			
Employee provisions	14	98,358	77,239
Lease liability	11	977,547	-
TOTAL NON-CURRENT LIABILITIES		**1,075,905**	**77,239**
TOTAL LIABILITIES		**4,942,768**	**3,959,421**
NET ASSETS		**5,243,726**	**4,838,065**
EQUITY			
General fund		4,634,959	4,229,298
Hardship fund		608,767	608,767
TOTAL MEMBERS FUNDS		**5,243,726**	**4,838,065**

The above statement should be read in conjunction with the notes.

CFMEU Construction and General Division
Western Australian Divisional Branch

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2026

	General Fund $	Hardship Fund $	Total $
Balance as at 31 March 2024	**4,363,261**	**608,767**	**4,972,028**
Surplus/(deficit)	(133,963)	-	(133,963)
Other comprehensive income	-	-	-
Balance as at 31 March 2025	**4,229,298**	**608,767**	**4,838,065**
Surplus/(deficit)	405,661	-	405,661
Other comprehensive income	-	-	-
Balance as at 31 March 2026	**4,634,959**	**608,767**	**5,243,726**

NB: All funds required by the rules of the Branch are included in the statement of changes in equity. There have been no withdrawals or transfers from a fund other than the general fund as set out above.

The above statement should be read in conjunction with the notes.

CFMEU Construction and General Division
Western Australian Divisional Branch

STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026 $	2025 $
Cashflows from Operating Activities			
Receipts from customers		7,238,821	6,804,712
Receipts from other reporting units		39,199	16,686
Payments to suppliers and employees		(5,587,088)	(4,276,825)
Payments to other reporting units		(1,222,775)	(1,463,783)
Interest received		124,285	39,982
Finance costs		(82,759)	(23,215)
Net Cash Provided by (used in) Operating Activities	15	**509,683**	**1,097,557**
Cashflows from Investing Activities			
Net payments for managed investments		-	(26,590)
Proceeds from sale of managed investments		1,274,092	-
Payments for PPE		(69,588)	(459,280)
Proceeds from sale of PPE		-	47,591
Payments for intangible assets		-	(666,756)
Net Cash Provided by (used in) Investing Activities		**1,204,504**	**(1,105,035)**
Cashflows from Financing Activities			
Repayment of lease liabilities		(128,316)	-
Net Cash Provided by (used in) Financing Activities		**(128,316)**	**-**
Net Increase (Decrease) in cash held		**1,585,871**	**(7,478)**
Cash & cash equivalents at the beginning of the reporting period		4,775,039	4,782,517
Cash & cash equivalents at the end of the reporting period		**6,360,910**	**4,775,039**

The above statement should be read in conjunction with the notes.

1. SUMMARY OF MATERIAL ACCOUNTING POLICIES

(a) Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the Fair Work (Registered Organisations) Act 2009. The CFMEU Construction & General Division Western Australian Divisional Branch ("the Branch") is a not-for-profit entity.

The financial statements, except for cash flow information, have been prepared using the accrual basis of accounting. The financial statements have been prepared on a historical cost basis except for certain classes of property, plant and equipment and investment properties, as explained in the accounting policies below. Historical cost is generally based on the fair values of the consideration given in exchange for assets. The financial statements are presented in Australian dollars.

(b) Going Concern

The Branch is not reliant on the agreed financial support of another reporting unit to continue on a going concern basis.

The Branch has not agreed to provide financial support to another reporting unit to ensure they can continue on a going concern basis.

(c) Comparative Amounts

When required by accounting standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

(d) Significant Accounting Judgements and Estimates

The Committee of Management and Executive evaluate estimates and judgments incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the Branch, the results of which form the basis of making judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised.

Key estimates – Impairment

The Union assesses impairment at each reporting date by evaluating conditions specific to the Union that may lead to impairment of assets. Where an impairment trigger exists, the recoverable amount of the asset is determined. Value-in-use calculations performed in assessing recoverable amounts incorporate a number of key estimates.

Key estimates - Fair Value of Land and Buildings and Investment property

The Branch regularly reassesses the value of land and buildings and investment property so as to ensure that they are reflected at fair value based on either independent valuations or third part appraisals. Such assessments are based on information available, and judgements made at the time of preparing these financial statements. Refer to note 8 and 9 for information on best estimates used in the valuation of investment property and land and buildings respectively.

(e) New Australian Accounting Standards

The accounting policies adopted are consistent with those of the previous financial year.

Adoption of New Australian Accounting Standards and Amendments

The Branch has adopted all standards which became effective for the first time during the year, and the adoption of these standards has not caused any material adjustments to the reported financial position or performance.

Future Australian Accounting Standards
Certain new accounting standards have been published that are not mandatory for 31 March 2026 reporting periods and have not been early adopted by the Branch. These standards are not expected to have a material impact on the Branch in the current or future reporting periods and on foreseeable future transactions.

(f) Current versus Non-Current Classification
The Branch presents assets and liabilities in the statement of financial position based on current/non-current classification.

An asset is current when it is:

- expected to be realised or intended to be sold or consumed in the normal operating cycle;
- held primarily for the purpose of trading;
- expected to be realised within twelve months after the reporting period; or
- cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- it is expected to be settled in the normal operating cycle;
- it is held primarily for the purpose of trading;
- it is due to be settled within twelve months after the reporting period; or
- there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Branch classifies all other liabilities as non-current.

(g) Revenue
The Branch enters into various arrangements where it receives consideration from another party. These arrangements include consideration in the form of membership subscriptions, capitation fees, levies, grants, and donations.

The timing of recognition of these amounts as either revenue or income depends on the rights and obligations in those arrangements.

Revenue from contracts with customers
Where the Branch has a contract with a customer, the Branch recognises revenue when or as it transfers control of goods or services to the customer. The Branch accounts for an arrangement as a contract with a customer if the following criteria are met:

- the arrangement is enforceable; and
- the arrangement contains promises (that are also known as performance obligations) to transfer goods or services to the customer (or to other parties on behalf of the customer) that are sufficiently specific so that it can be determined when the performance obligation has been satisfied.

Membership subscriptions
For membership subscription arrangements that meet the criteria to be contracts with customers, revenue is recognised when the promised goods or services transfer to the customer as a member of the Branch.

If there is only one distinct membership service promised in the arrangement, the Branch recognises revenue as the membership service is provided, which is typically based on the passage of time over the subscription period to reflect the Branch's promise to stand ready to provide assistance and support to the member as required.

If there is more than one distinct good or service promised in the membership subscription, the Branch allocates the transaction price to each performance obligation based on the relative standalone selling price of each promised good or service. In performing this allocation, standalone selling prices are estimated if there is no observable evidence of the price that the Branch charges for that good or service in a standalone sale. When a performance obligation is satisfied, which is either when the customer obtains control of the good or as the service transfers to the customer, the Branch recognises revenue at the amount of the transaction price that was allocated to that performance obligation.

For membership subscriptions paid annually in advance, the Branch has elected to apply the practical expedient to not adjust the transaction price for the effects of a significant financing component because the period from when the customer pays and the good or services will transfer to the customer will be one year or loss.

When a member subsequently purchases additional goods or services from the Branch at their standalone selling price, the Branch accounts for those sales as a separate contract with a customer.

Capitation fees
Where the Branch's arrangement with a branch or another reporting unit meets the criteria to be a contract with a customer, the Branch recognises the capitation fees promised under that arrangement when or as it transfers the services.

In circumstances where the criteria for a contract with a customer are not met, the Branch will recognise capitation fees as income upon receipt (as specified in the income recognition policy below).

Levies
Levies paid by a member (or other party) in an arrangement that meets the criteria to be a contract with a customer is recognised as revenue when or as the Branch transfers the services.

In circumstances where the criteria for a contract with a customer are not met, the Branch will recognise capitation fees as income upon receipt (as specified in the income recognition policy below).

Income of the Branch as a Not-for-Profit Entity
Consideration is received by the Branch to enable the entity to further its objectives. The Branch recognises each of these amounts of consideration as income when the consideration is received (which is when the Branch obtains control of the cash) because, based on the rights and obligations in each arrangement:

- the arrangements do not meet the criteria to be contracts with customers because either the arrangement is unenforceable or lacks sufficiently specific promises to transfer goods or services to the customer; and
- the Branch's recognition of the cash contribution does not give rise to any related liabilities.

The Branch receives cash consideration from the following arrangements whereby that consideration is recognised as income upon receipt:

- donations and voluntary contributions from members (including whip arounds); and
- government grants.

Volunteer Services
The Branch receives volunteer services. In those circumstances where the fair value of the volunteer services can be measured reliably, the Branch recognises the fair value of volunteer services received as income together with a corresponding expense where the economic benefits of the volunteer

services are consumed as the services are acquired. Where the volunteer services contribute to the development of an asset, the fair value is included in the carrying amount of that asset.

During the year, the Branch did not recognise any volunteer services as revenue because it could not reliably measure the fair value of those services.

Interest income
Interest revenue is recognised on an accrual basis using the effective interest method.

Rental income
Leases in which the Branch as a lessor, do not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the relevant lease term. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as income in the period in which they are earned.

(h) Employee Benefits
A liability is recognised for benefits accruing to employees in respect of wages and salaries, annual leave, long service leave and termination benefits in the circumstances set up below.

Liabilities for short-term employee benefits (as defined in AASB 119 Employee Benefits) and termination benefits which are expected to be settled within twelve months of the end of reporting period are measured at their nominal amounts.

The nominal amount is calculated with regard to the rates expected to be paid on settlement of the liability.

Other long-term employee benefits which are expected to be settled beyond twelve months are measured as the present value of the estimated future cash outflows to be made by the Branch in respect of services provided by employees up to reporting date.

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

Provision is made for separation and redundancy benefit payments. The Branch recognises a provision for termination as part of a broader restructuring when it has developed a detailed formal plan for the terminations and has informed those employees affected that it will carry out the terminations. A provision for voluntary termination is recognised when the employee has accepted the offer of termination.

(i) Cash
Cash is recognised at its nominal amount. Cash and cash equivalents include cash on hand, deposits held at call with bank, other short-term highly liquid investments with original maturity of 3 months or less that are readily convertible to known amounts of cash and subject to insignificant risk of changes in value and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the statement of financial position.

(j) Financial Instruments
Financial assets and financial liabilities are recognised when the Branch becomes a party to the contractual provisions of the instrument.

(k) Financial Assets

Contract Assets and Receivables

A contract asset is recognised when the Branch's right to consideration in exchange goods or services that has transferred to the customer when that right is conditioned on the Branch's future performance or some other condition.

A receivable is recognised if an amount of consideration that is unconditional is due from the customer (i.e. only the passage of time is required before payment of the consideration is due).

Initial Recognition and Measurement

Financial assets are classified, at initial recognition, and subsequently measured at amortised cost, fair value through other comprehensive income, or fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Branch's business model for managing them. With the exception of trade receivables that do not contain a significant financing component, the Branch initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs.

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income, it needs to give rise to cash flows that are 'solely payments of principal and interest' (SPPI) on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Branch's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e. the date that the Branch commits to purchase or sell the asset.

Subsequent Measurement

For purposes of subsequent measurement, financial assets are classified into five categories:

- (Other) financial assets at amortised cost
- (Other) financial assets at fair value through other comprehensive income
- Investments in equity instruments designated at fair value through other comprehensive income
- (Other) financial assets at fair value through profit or loss
- (Other) financial assets designated at fair value through profit or loss.

Financial Assets at Amortised Cost

The Branch measures financial assets at amortised cost if both of the following conditions are met:

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

Financial assets at amortised cost are subsequently measured using the effective interest rate (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The Branch's financial assets at amortised cost includes trade receivables and loans to related parties.

Financial assets at fair value through profit or loss (including designated)
Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of

the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at fair value through other comprehensive income, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in profit or loss.

Derecognition
Financial assets are derecognised when the rights to receive cash flows from the asset have expired. For receivables and contract assets, the Branch directly reduces the gross carrying amount of a receivable or contract asset when it has no reasonable expectations of recovering the receivable or contract asset in its entirety or a portion thereof.

Offsetting
Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if the Branch currently has a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the assets and settle the liabilities simultaneously.

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

Impairment
Expected Credit Losses (ECLs)
Trade receivables and contract assets
For trade receivables that do not have a significant financing component, the Branch applies a simplified approach in calculating ECLs. Therefore, the Branch does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Branch has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

(l) Financial Liabilities
Initial recognition and measurement
The Branch's financial liabilities include trade and other payables, interest-bearing loans and borrowings.

The Branch's financial liabilities are classified as financial liabilities subsequently measured at amortised cost.

These financial liabilities are recognised initially at fair value and net of directly attributable transaction costs.

Subsequent measurement

Financial liabilities at amortised cost

After initial recognition, trade payables and interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in profit or loss.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an

exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

(m) Contingent Liabilities and Contingent Assets

Contingent liabilities and contingent assets are not recognised in the statement of financial position but are reported in the relevant notes. They may arise from uncertainty as to the existence of a liability or asset or represent an existing liability or asset in respect of which the amount cannot be reliably measured. Contingent assets are disclosed when settlement is probable but not virtually certain, and contingent liabilities are disclosed when settlement is greater than remote.

(n) Land, Buildings, Plant and Equipment

Asset recognition threshold

Purchases of land, buildings, plant and equipment are recognised initially at cost in the statement of financial position. The initial cost of an asset includes an estimate of the cost of dismantling and removing the item and restoring the site on which it is located.

Land and Buildings

Following initial recognition at cost, land and buildings are carried at fair value less subsequent accumulated depreciation and accumulated impairment losses. Revaluations are performed with sufficient frequency such that the carrying amount of assets do not differ materially from those that would be determined using fair values as at the reporting date.

Revaluation adjustments are made on a class basis. Any revaluation increment is credited to equity under the heading of asset revaluation reserve except to the extent that it reversed a previous revaluation decrement of the same asset class that was previously recognised in the surplus/deficit. Revaluation decrements for a class of assets are recognised directly in the profit or loss except to the extent that they reverse a previous revaluation increment for that class. Any accumulated depreciation as at the revaluation date is eliminated against the gross carrying amount of the asset and the asset is restated to the revalued amount.

Depreciation

Depreciable property, plant and equipment assets are written-off to their estimated residual values over their estimated useful life using, in all cases, the diminishing method of depreciation. Depreciation rates (useful lives), residual values and methods are reviewed at each reporting date and necessary adjustments are recognised in the current, or current and future reporting periods, as appropriate.

Depreciation rates applying to each class of depreciable asset are based on the following useful lives:

Plant & Equipment	25%pa
Motor Vehicles	22.5%pa

Derecognition
An item of land, buildings, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the profit or loss.

(o) Investment Property
Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

(p) Lease
Contracts are assessed at inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a lessee
A single recognition and measurement approach is applied for all leases, except for short-term leases and leases of low-value assets. Lease liabilities are recognised to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets
Right-of-use assets are recognised at the commencement date of the lease (i.e. the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Land & Buildings	6 years

If ownership of the leased asset transfers at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment.

Lease liabilities
At the commencement date of the lease, lease liabilities are recognised measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees.

The lease payments also include the exercise price of a purchase option reasonably certain to be exercised and payments of penalties for terminating the lease if the lease term reflects exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the implicit interest rate of 4.5% is used. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

(q) Impairment of Non-Financial Assets

All assets are assessed for impairment at the end of each reporting period to the extent that there is an impairment trigger. Where indications of impairment exist, the asset's recoverable amount is estimated, and an impairment adjustment made if the asset's recoverable amount is less than the carrying amount.

The recoverable amount of an asset is the higher of its fair value less costs of disposal and its value in use. Value in use is the present value of the future cash flows expected to be derived from the asset. Where the future economic benefit of an asset is not primarily dependent on the asset's ability to generate future cash flows, and the asset would be replaced if the Branch were deprived of the asset, its recoverable amount is its fair value.

In other cases, for the purposes of determining recoverable amount, assets are grouped at the lowest levels for which there are separately identifiable cash flows which are largely independent of the cash inflows from other assets or groups of assets (cash generating units). Non-financial assets that suffered impairment are reviewed for possible reversal of the impairment at each reporting date.

(r) Taxation

The Branch is exempt from income tax under section 50.1 of the Income Tax Assessment Act 1997 however still has an obligation for Fringe Benefits Tax (FBT) and the Goods and Services Tax (GST). Revenues, expenses and assets are recognised net of GST except:

- where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO); and
- for receivables and payables.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables.

Cash flows are included in the statement of cash flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the ATO is classified within operating cash flows.

(s) Fair Value Measurement

The Branch measures non-financial assets such as land and buildings and investment properties, at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability; or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Branch. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Branch determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

External valuers are involved for valuation of significant assets, such as land and buildings and investment properties.

(t) Registration Status

The CFMEU Construction & General Division Western Australian Divisional Branch is a federally registered divisional branch of the CFMEU.

2. Events After the Reporting Period

There has not been any matter or circumstance occurring subsequent to the end of the financial year that has significantly affected, or may significantly affect, the operations of the Branch, the results of those operations, or the state of affairs of the Branch in subsequent financial periods.

3. Revenue and Income

Disaggregation of Revenue from Contracts with Customers

A disaggregation of the Branch's revenue by type of arrangements is provided on the face of the Statement of Comprehensive Income. The table below also sets out a disaggregation of revenue by type of customer:

	2026 $	2025 $
Type of customer		
Members	6,198,113	5,989,873
Employers	474,523	494,860
Total revenue from contracts with customers	**6,672,636**	**6,484,733**

3A. Capitation Fees and Other Revenue from Another Reporting Unit

	2026 $	2025 $
Nil	-	-
Total capitation fees and other revenue from another reporting unit	-	-

3B. Levies

	2026 $	2025 $
Training Levy	474,523	494,860
Total levies	**474,523**	**494,860**

3C. Grants and/or Donations

	2026 $	2025 $
Nil	-	-
Total grants and donations	-	-

3D. Revenue from Recovery of Wages Activity

	2026 $	2025 $
Nil	-	-
Total revenue from recovery of wages activity	-	-

3E. Other Income

	2026 $	2025 $
Other receipts – sundry income	209,046	134,495
Merchandise sales	22,653	21,599
Women fund	11,594	-
Sponsorship income	107,182	84,000
Travel Reimbursement	12,557	15,169
Interest income	124,285	39,982
Revaluation of managed investments	48,936	(41,999)
Workers compensation	36,379	-
Total other income	**572,632**	**253,246**

CFMEU Construction and General Division
Western Australian Divisional Branch

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

4. Expenses

4A. Employee Expenses

	2026 $	2025 $
Office Holders:		
Wages and salaries	654,814	725,545
Superannuation	85,845	95,830
Leave and other entitlements	28,307	100,961
Separation and redundancies	-	-
	768,966	**922,336**
Employees other than office holders:		
Wages and salaries	1,883,907	1,613,985
Superannuation	254,873	218,673
Leave and other entitlements	295,350	352,031
Separation and redundancies	-	-
	2,434,130	**2,184,689**
Total employee expenses	**3,203,096**	**3,107,025**

Office holders comprise key management personnel having authority and responsibility for planning, directing and controlling the activities of the Branch, and include members of the Committee of Management and Executive.

4B. Capitation Fees and Other Expenses to Another Reporting Unit

	2026 $	2025 $
Capitation fees		
CFMEU Construction & General National Office	713,903	558,768
	713,903	**558,768**
Other expense to another reporting unit		
Nil	-	-
	-	-
Total capitation fees and other expense to another reporting unit	**713,903**	**558,768**

4C. Affiliation Fees

	2026 $	2025 $
Unions WA	59,931	50,631
BWI	40,733	8,762
Total affiliation fees	**100,664**	**59,393**

4D. Administration Expenses

	2026 $	2025 $
Total paid to employers for payroll deductions of membership subscriptions	-	-
Compulsory levies	-	-
Fees/allowances – meeting and conferences	-	-
Conference and meeting expenses	44,578	46,439
Contractors/consultants	113,637	49,553
Property expenses	143,166	70,851
Office expenses	194,421	204,421
Information communications technology	261,692	44,623
Insurance	165,110	125,775
Advertising	166,344	323,144
Election expenses	-	3,345
Campaign costs – CFMEU National Office	60,950	60,550
Other	68,110	86,447
Total administration expenses	**1,218,008**	**1,015,148**

4E. Grants or Donations

	2026 $	2025 $
Grants:		
Total expensed that were $1,000 or less	-	-
Total expensed that exceeded $1,000	-	-
Donations:		
Total expensed that were $1,000 or less	-	-
Total expensed that exceeded $1,000	10,000	52,000
Total grants or donations	**10,000**	**52,000**

4F. Legal Costs

	2026 $	2025 $
Litigation	418,933	517,976
Other legal costs	-	-
Total legal costs	**418,933**	**517,976**

4G. Other Expenses

	2026 $	2025 $
Penalties – via RO Act or the *Fair Work Act 2009*	-	-
Fringe Benefits Tax	7,125	44,957
Charity fund expenses	6,437	7,091
Member benefits	60,565	31,091
CSTC Training Top Up	415,723	108,988
Merchandise purchases	32,148	27,345
Motor vehicle expenses & service charges	105,213	119,248
Payroll tax	139,738	140,621
Parking	6,670	10,392
Sponsorship	9,455	19,130
Travel and accommodation	134,161	119,754
Impairment – AS400 Project	-	919,171
Total other expenses	**917,235**	**1,547,788**

5. Cash and Cash Equivalents

	2026 $	2025 $
Cash at bank	6,360,810	4,774,939
Cash on hand	100	100
Total cash and cash equivalents	**6,360,910**	**4,775,039**

6. Trade and Other Receivables

	2026 $	2025 $
Receivables from other reporting unit(s)		
CFMEU Construction & General National Office	362,649	385,896
Total receivables from other reporting unit(s)	**362,649**	**385,896**
Less allowance for expected credit losses		
Nil	-	-
Total allowance for expected credit losses	-	-
Receivable from other reporting unit(s) (net)	**362,649**	**385,896**
Other receivables:		
GST receivables	-	-
Other	119,707	154,606
Total other receivables	**119,707**	**154,606**
Total trade and other receivables (net)	**482,356**	**540,502**

7. Other Financial Assets

	2026 $	2025 $
Financial assets at amortised cost		
Term deposits	1,000,000	1,000,000
Financial assets at fair value through profit or loss		
Cash in financial institutions	-	94,056
Shares in listed companies/trusts	-	1,131,100
Total other financial assets	**1,000,000**	**2,225,156**

Managed investments are recorded at fair value, which reflects market value, as at the reporting date.

8. Investment Property

	2026 $	2025 $
Non-current assets – at fair value		
27 McKenzie Way, Karratha	675,000	675,000
Total investment property	**675,000**	**675,000**

	2026 $	2025 $
Carrying balance at 1 April	675,000	675,000
Net gain/(loss) from fair value adjustment	-	-
Total investment property	**675,000**	**675,000**

Valuation Basis
The basis of valuation of investment property is fair value. Fair values are based on market values, being the price that would be received to sell an asset in an orderly transaction between market participants at the reporting date. The value adopted as at 31 March 2026 was based on an assessment by the Committee of Management and Executive of the property market value. The methodology used for the assessment of the property value incorporated current relevant factors and market conditions.

9. Property, Plant and Equipment

	2026 $	2025 $
Plant & Equipment		
Carrying value	135,222	111,385
Accumulated depreciation	(50,089)	(25,165)
Total plant & equipment	**85,133**	**86,220**
Motor Vehicles		
Carrying value	713,454	667,703
Accumulated depreciation	(290,970)	(172,134)
Total motor vehicles	**422,484**	**495,569**
Total property, plant & equipment	**507,617**	**581,789**

Movement in carrying amounts
Movements in carrying amounts for each class of property, plant & equipment between the beginning and the end of the current financial year (for those classes that moved):

2026	**Plant & Equipment** **$**	**Motor vehicles** **$**	**Total** **$**
Balance at the beginning of year	**86,220**	**495,569**	**581,789**
Additions	23,837	45,751	69,588
Disposals	-	-	-
Depreciation expense	(24,924)	(118,836)	(143,760)
Carrying amount at the end of year	**85,133**	**422,484**	**507,617**

2025	**Plant & Equipment** **$**	**Motor vehicles** **$**	**Total** **$**
Balance at the beginning of year	21,367	281,452	302,819
Additions	87,644	371,636	459,280
Disposals	-	(59,133)	(59,133)
Depreciation expense	(22,791)	(98,386)	(121,177)
Carrying amount at the end of year	**86,220**	**495,569**	**581,789**

10. Intangibles

	2026 $	2025 $
Carrying balance at 1 April	-	616,311
Acquisitions	-	666,756
Impairment	-	(1,283,067)
Total intangibles	-	-

The National Office of the Construction & General Division of the CFMEU was facilitating the AS400 Modernisation Project on the instruction from the Divisional Branches of the Union. The administrator (Mark Irving KC) has performed a review of this project and he has determined to discontinue the project. As a result of this decision, the carrying value of the intangible has been impaired.

11. Leases

Union as a lessee

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

Terms and conditions of leases

The Union has two leases over buildings which are leased for a period of 3 years with further option periods provided. The extension options which were reasonably certain to be exercised have been included in the calculation of the right-of-use assets.

Right-of-use assets	2026 $	2025 $
Balance at the beginning of year	-	-
Additions	1,305,687	-
Depreciation expense	(145,076)	-
Carrying amount at the end of year	1,160,611	-

Lease liabilities	2026 $	2025 $
Current	199,824	-
Non-current	977,547	-
	1,177,371	-
Balance at the beginning of year	-	-
Additions	1,305,687	-
Accretion of interest	36,876	-
Payments	(165,192)	-
Balance as the end of the year	1,177,371	-

Statement of profit or loss and other comprehensive income

The amounts recognised in the statement of profit or loss and other comprehensive income relating to leases where the Union is a lessee are shown below:

	2026 $	2025 $
Interest expense on lease liabilities	36,876	-
Depreciation relating to short-term leases	145,076	-

12. Trade Payables

	2026 $	2025 $
Trade creditors and accruals	114,665	193,256
Total trade payables	**114,665**	**193,256**
Payables to other reporting unit(s)		
CFMEU Construction & General National Office	(5,066)	55,521
Construction Skills Training Centre	26,018	-
Total payables to other reporting unit(s)	**20,952**	**55,521**
Total trade payables	**135,617**	**248,777**

13. Other Payables

	2026 $	2025 $
GST payable	119,956	91,364
Sundry creditors	-	2,000
Superannuation payable	30,397	24,866
Wages payable	37,939	20,787
Recoverable wages payable	3,531	63,554
Income received in advance	2,489,253	2,558,257
Legal costs - Litigation	-	-
Legal costs - Other legal costs	-	-
Total other payables	**2,681,076**	**2,760,828**

14. Employee Provisions

	2026 $	2025 $
Office Holders:		
Annual leave	134,008	130,019
Long service leave	289,680	278,466
Separation and redundancies	-	-
Other	-	33,650
	423,688	**442,135**
Employees other than office holders:		
Annual leave	209,423	197,776
Long service leave	260,146	234,458
Separation and redundancies	-	-
Other	25,447	25,447
	495,016	**457,681**
Total employee provisions	**918,704**	**899,816**
Current	820,346	822,577
Non-current	98,358	77,239
Total employee provisions	**918,704**	**899,816**

15. Cashflow

Reconciliation of Cashflow from Operations with Operating Surplus is as follows:

	2026 $	2025 $
Operating Surplus/(Deficit)	**405,661**	**(133,963)**
Adjustments for non-cash items		
Depreciation	288,836	121,177
Revaluation of Managed Investments	(48,936)	41,999
(Profit)/Loss on sale of assets	-	11,542
Impairment of AS400 Project	-	919,171
Changes in Assets and Liabilities:		
(Increase)/decrease in receivables	58,146	(92,688)
Increase/(decrease) in payables	(212,912)	236,199
Increase/(decrease) in provisions	18,888	(5,880)
Cash Flows from/(to) Operations	**509,683**	**1,097,557**

16. Contingent Liabilities

Given the principal activities of the Branch, the Branch is routinely subject to legal actions against it regarding industrial relations matters in serving its membership. As at the date of this report, there are no such matters in place which would require disclosure as a contingent liability.

17. Capital Expenditure Commitments

At reporting date, the entity had a capital expenditure commitment of $61,384 (incl GST) relating to the purchase of a motor vehicle. The commitment had not been recognised as a liability in the financial statements as the asset had not yet been received.

18. Related Party Disclosures

Related Party Transactions for the Reporting Period

The following provides the total amount of transactions and balances that have occurred with related parties for the year.

	2026 $	2025 $
CFMEU Construction & General		
National Office		
Capitation fees	(713,903)	(558,768)
Campaign levies	(60,950)	(60,550)
Reimbursements received	15,636	35,168
Amounts receivable	362,649	385,896
Amounts payable	(5,066)	55,521
Victoria		
Refund	(559)	-
South Australia	(500)	-
Refund		
Construction Skills Training Centre (CSTC)		
Rental expenses	(39,043)	-
Training levies and course expenses	(439,074)	(99,691)
Expense recoveries	6,231	-
Amounts payable	26,018	-
CFMEU – Workers (CFMEU W)		
Rental expenses	(126,150)	-
Expense recoveries	19,107	-

The following provides the net cash flows between related parties for the year (including GST)

CFMEU Construction & General National Office	(1,182,411)	(1,447,097)
CFMEU Construction & General Victoria	(615)	-
CFMEU Construction & General South Australia	(550)	-
Construction Skills Training Centre (CSTC)	(475,530)	(164,326)
CFMEU of Workers (CFMEU W)	(117,747)	-

Key Management Personnel Remuneration for the Reporting Period
Key Management Personnel comprise the members of the Committee of Management and Executive as set out on page 3 (the Operating Report).

Short term employee benefits	**2026** **$**	**2025** **$**
Salary (incl leave taken)	592,686	696,313
Annual Leave accrued	74,050	106,604
Performance bonus	-	-
Total short-term employee benefits	**666,736**	**802,917**
Post-employment benefits		
Superannuation	85,845	95,830
Total post-employment benefits	**85,845**	**95,830**
Other Long-Term Benefits		
Net Long Service Leave accrued	16,385	23,589
Net Retirement Benefit accrued	-	-
Termination benefits	-	-
Total other long-term benefits	**16,385**	**23,589**
Total Key Management Personnel Remuneration	**768,966**	**922,336**

19. Remuneration of Auditors

	2026 **$**	**2025** **$**
Audit of the financial statements	34,000	32,000
Other services	-	-
Total remuneration of auditors	**34,000**	**32,000**

20. Financial Instruments

Financial Risk Management Policy

The Committee of Management and Executive monitors the Branch's financial risk management policies and exposure and approves financial transactions within the scope of these policies.

The Committee of Management and Executive's overall risk management strategy seeks to assist the Branch in meeting its financial targets, while minimising potential adverse effects on financial performance. Its functions include the review of the use of credit risk policies and future cash flow requirements.

Specific Financial Risk Exposures and Management

The main risks the Branch is exposed to through its financial instruments are credit risk, liquidity risk, and market risk consisting predominantly of interest rate risk. There have been no substantive changes in the types of risks the Branch is exposed to, how these risks arise, or the Committee of Management and Executive's objectives, policies and processes for managing or measuring the risks from the previous period.

The Branch has financial instruments that are cash or cash equivalents, trade receivables, trade and some other payables that are carried at amortised cost.

Categories of Financial Instruments
Financial Assets

	2026 $	2025 $
At Amortised Cost:		
Cash and cash equivalents	6,360,910	4,775,039
Trade and other receivables	482,356	540,502
Financial assets	1,000,000	1,000,000
Total	**7,843,266**	**6,315,541**

Financial Liabilities

	2026 $	2025 $
At amortised cost:		
Trade and other payables	2,816,693	3,009,605
Total	**2,816,693**	**3,009,605**

Credit Risk
Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to financial loss. The Branch is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits held with banks.

For trade receivables and contract assets, customer credit risk is managed in accordance with the Branch's established policy, procedures and control relating to customer credit risk management. An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns. Generally, trade receivables are written-off if past due for more than one year and are not subject to enforcement activity. The Branch does not hold collateral as security. The Branch evaluates the concentration of risk with respect to trade receivables and contract assets as low.

Liquidity Risk
Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset.

All financial assets and liabilities mature within a period of less than 12 months.

Interest Rate Risk
Interest rate risk refers to the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Branch's exposure to the risk of changes in market interest rates relates primarily to its cash holdings with banks.

The Unions' exposure to interest rate risk, which is the risk that a financial instruments' value will fluctuate as a result of the changes in market interest rates, is limited only to its cash holdings with a number of banks.

To demonstrate the Unions' sensitivity to changes in interest rates a movement in rate of plus or minus 1% at the reporting date would have increased / decreased net profit by approximately $63,375.

21. Fair Value Measurements

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

- available-for-sale financial assets; and
- investment property.

The Union does not subsequently measure any liabilities at fair value on a recurring basis, or any assets or liabilities at fair value on a non-recurring basis.

Fair Value Hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurements into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1	Level 2	Level 3
Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.	Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.	Measurements based on unobservable inputs for the asset or liability.

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

Valuation Techniques

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

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

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

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

	Level 1 $	Level 2 $	Level 3 $	Total $
31 March 2026				
Recurring fair value measurements				
Financial assets				
Available-for-sale financial assets:				
Shares in listed companies/trusts	-	-	-	-
Total financial assets recognised at fair value	-	-	-	-
Non-financial assets				
Investment property	-	675,000	-	675,000
Total non-financial assets recognised at fair value	-	**675,000**	-	**675,000**
31 March 2025				
Recurring fair value measurements				
Financial assets				
Available-for-sale financial assets:				
Shares in listed companies/trusts	1,131,100	-	-	1,131,100
Total financial assets recognised at fair value	1,131,100	-	-	1,131,100
Non-financial assets				
Investment property	-	675,000	-	675,000
Total non-financial assets recognised at fair value	-	**675,000**	-	**675,000**

Valuation Techniques and Inputs Used to Measure Level 2 Fair Values

Description	Fair Value at 31 March 2026 $	Valuation Technique(s)	Inputs Used
Non-financial assets			
Investment property (i)	675,000	Market approach using recent observable market data for similar properties; income approach using discounted cash flow methodology	Price per hectare; market borrowing rate
	675,000		

(i) The fair value of investment property is determined every year based on valuations by either an independent valuer or by the Committee of Management and Executive. At the end of each period the Committee of Management and Executive review the carrying values and when appropriate update the fair value measurement to reflect current market conditions using the valuation techniques noted above. There were no changes during the period in the valuation techniques used to determine Level 2 fair values.

22. Section 272 Fair Work (Registered Organisations) Act 2009

In accordance with the requirements of the Fair Work (Registered Organisations) Act 2009, the attention of members is drawn to the provisions of subsections (1) to (3) of section 272, which reads as follows:

Information to be provided to members or the General Manager:

1) A member of a reporting unit, or the General Manager, may apply to the reporting unit for specified prescribed information in relation to the reporting unit to be made available to the person making the application.

2) The application must be in writing and must specify the period within which, and the manner within which, the information is to be made available. The period must not be less than 14 days after the application is given to the reporting unit.

3) A reporting unit must comply with an application made under subsection (1).

CFMEU Construction and General Division
Western Australian Divisional Branch

OFFICER DECLARATION STATEMENT
FOR THE YEAR ENDED 31 MARCH 2026

I, Michael Buchan, being the Secretary of the CFMEU Construction & General Division Western Australian Divisional Branch, declare that the following activities did not occur during the reporting period ending 31 March 2026.

The Branch did not:

- acquire an asset or liability due to an amalgamation under Part 2 of Chapter 3 of the RO Act, a restructure of the branches of an organisation, a determination or revocation by the General Manager, Fair Work Commission
- transfer to or withdraw from a fund (other than the general fund), account, asset or controlled entity
- have another entity administer the financial affairs of the Branch
- make a payment to a former related party of the Branch
- have a payable to an employer for that employer making payroll deductions of membership subscriptions.

M Buchan

Michael Buchan
Branch Secretary
CFMEU Construction & General Division
Western Australian Divisional Branch

Date: 15 July 2026

Moore Australia Audit (WA)

Level 15, Exchange Tower,
2 The Esplanade, Perth, WA 6000
PO Box 5785, St Georges Terrace, WA 6831

T +61 8 9225 5355
F +61 8 9225 6181

www.moore-australia.com.au

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CFMEU CONSTRUCTION AND GENERAL DIVISION WESTERN AUSTRALIAN DIVISIONAL BRANCH

Opinion

I have audited the financial report of CFMEU Construction and General Division Western Australian Divisional Branch (the reporting unit) which comprises the statement of financial position as at 31 March 2026, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year ended 31 March 2026, notes to the financial statements including a summary of material accounting policies, the committee of management and executive statement, the subsection 255(2A) report and the secretary declaration statement.

In my opinion, the accompanying financial report presents fairly, in all material aspects, the financial position of CFMEU Construction and General Division Western Australian Divisional Branch as at 31 March 2026, and its financial performance and its cash flows for the year ended on that date in accordance with:

i. the Australian Accounting Standards; and

ii. any other requirements imposed by the reporting guidelines or Part 3 of Chapter 8 of the *Fair Work (Registered Organisations) Act 2009* (the RO Act)

I declare that management's use of the going concern basis in the preparation of the financial statements of the reporting unit is appropriate.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of my report. I am independent of the reporting unit in accordance with the independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities with the Code.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

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

The committee of management and executive is responsible for the other information. The other information obtained at the date of this auditor's report is in the operating report accompanying the financial report. My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

MOORE

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF CFMEU CONSTRUCTION AND GENERAL DIVISION WESTERN AUSTRALIAN DIVISIONAL BRANCH (CONTINUED)

Responsibility of Committee of Management and Executive for the Financial Report

The committee of management and executive is responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the RO Act, and for such internal controls as the committee of management and executive determine necessary to enable the preparation of a financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error. In preparing the financial report, the committee of management and executive is responsible for assessing the reporting unit's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the committee of management and executive either intend to liquidate the reporting unit or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibility for the Audit of the Financial Report

My 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 include the economic decisions of the users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standard Board website at http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf This description forms part of our audit report.

I communicate with the committee of management and executive regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I declare that I am an auditor registered under the RO Act.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of section 257(7) of the RO Act, in my opinion there are no deficiencies, failures or shortcomings in respect of the matters referred to in section 252 and 257(2) of the RO Act.

Neil Pace

NEIL PACE
PARTNER
REGISTERED AUDITOR #AA2017/14
AND APPROVED AUDITOR AND HOLDER
OF A CURRENT PUBLIC PRACTICE CERTIFICATE

Moore Australia

MOORE AUSTRALIA AUDIT (WA)
CHARTERED ACCOUNTANTS

Signed at Perth this 15th day of July 2026.