



Australian Adventure Tourism Group  
ONWARD+UPWARD

# Interim Report 2024

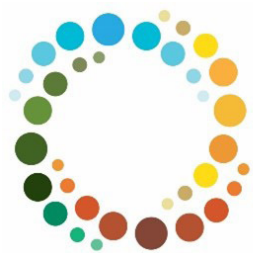


Issued by:  
Australian Adventure Tourism Group Limited  
ACN 010 547 912



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# Australian Adventure Tourism Group

## ONWARD+UPWARD

AUSTRALIAN ADVENTURE TOURISM GROUP LIMITED (NSX CODE: AAT)

### APPENDIX 4D

RESULTS FOR ANNOUNCEMENT TO THE MARKET

For the half-year ended 31 December 2023

		\$000 31 December 2023	\$000 31 December 2022
	Change		
Revenues from ordinary activities	11%	2,007	1,811
Profit from ordinary activities after tax attributable to members	8%	368	342
Net profit for the period attributable to members	8%	368	342
		\$	\$
Net tangible asset backing per security		0.27	0.26

Dividend Information	Amount per Share (Cents)	Franked Amount per Share (Cents)	Tax Rate for Franking (%)
Final dividend	Nil	Nil	Nil
Interim dividend	Nil	Nil	Nil
Record date			Not Applicable

The Group does not have any dividend reinvestment plan in operation.

#### Loss or gain of control over other entities

There was no loss or gain of control over other entities during the period.

#### Investment in associates and joint ventures

Not applicable.

Refer to the Directors' Report and Interim Financial Report for additional information

## DIRECTORS' REPORT

Your Directors submit the financial report of the Consolidated Group for the half-year ended 31 December 2023.

### INFORMATION ON DIRECTORS

The names of Directors who held office during or since the end of the half-year:

Name	Position
Elizabeth Hackett	Chairman
Nathan Leman	Director
Kerry Daly	Director

### OPERATING RESULT

During the half-year ended 31 December 2023, the Group continued to show growth in revenue (11%) and recorded a net profit after tax for the period of \$368,110 (December 2022: \$342,365).

The result was achieved on revenue of \$2,007,411 (December 2022: \$1,810,814), as a result of consistently high levels of occupancy and total expenses of \$1,681,860 (December 2022: \$1,468,449). The increase in expenses is largely attributable to a rise in employment costs as a result of wage inflation pressure. At the date of this report, Magnums Unique Accommodation continues to trade vibrantly and forward bookings point to a continuation of strong trading in the second half of this financial year.

The consolidated comprehensive income for the half-year ended 31 December 2023 was \$230,320 (December 2022: \$162,820 loss). This is the result of a non-cash loss on fair value movement in financial assets of \$137,790 (December 2022: \$505,185).

The fair value movement in financial assets primarily reflects the decrease in the ASX quoted market value of the shares held in Australian Dairy Nutritionals Group. Holding listed investments is not a long-term, core activity for the Group and subject to being able to realise an adequate sale price for the shares, the Board's intention is to progressively dispose of the holding.

### FINANCIAL POSITION

The net assets of the Group are \$9,015,122 at 31 December 2023 (June 2023: \$8,801,668), an increase of \$213,454 from 30 June 2023.

The key assets and liabilities in the statement of financial position are:

- Cash and cash equivalents of \$1,377,024 (June 2023: \$1,145,263)
- Inventories of \$894,304 (June 2023: \$893,995)
- Financial assets \$183,771 (June 2023: \$321,561)
- Property, plant and equipment of \$9,286,764 (June 2023: \$9,177,801)
- Borrowings of \$2,093,887 (June 2022: \$2,068,212)

The Group believes it is in a position to expand and grow as opportunities present.

### REVIEW OF OPERATIONS AND BUSINESS SEGMENTS

#### • **TOURISM AND HOSPITALITY - MAGNUMS OPERATIONS**

Magnums tourism accommodation and tour sales have performed strongly in the half-year to 31 December 2023.

Based on the Regional Tourism Organisation's monthly snapshot statistics, accommodation has exceeded regional occupancy averages in excess of 10% for the last 12 months and as a result of consistently high levels of occupancy, revenue continues to increase.

Accommodation sales for the half-year period have increased 11% to \$1,667,186 (December 2022: \$1,507,932) and tour sales have marginally decreased by 2% to \$247,725 (December 2022: \$253,031).

We continue to see consistently high levels of occupancy and are enjoying longer lead times on our forward bookings which indicate strong results for the second half of the 2024 financial year.

#### • **MAGNUMS AND PROPERTY SALE**

Negotiations are continuing with a prospective purchaser for the sale of the Magnums Airlie Beach property and business assets for \$12,500,000. It is likely that the contract will include a condition that vendor finance will be offered to the purchaser. The parties have agreed in principal the terms for the Group to undertake financial due diligence to assess the financial standing and capacity of the prospective purchaser to repay the vendor loan plus interest in accordance with the proposed repayment schedule. It is intended that the vendor loan be secured by a second mortgage over the Magnums property. The Board of the Company expects to receive financial due diligence material within the next 14 days of release of the financial statements and anticipates a further 7-14 days to undertake financial due diligence before agreeing the final terms of a sale contract.

### REVIEW OF OPERATIONS AND BUSINESS SEGMENTS (cont'd)

- **MAGNUMS AND PROPERTY SALE (CONT'D)**

On the basis that the Board can be satisfied on the prospective purchaser's financial capacity to repay the vendor loan plus interest in accordance with the proposed repayment schedule, partial settlement is expected to be approximately 14 days after a contract is signed and becomes unconditional. The repayment schedule will provide for a series of repayments (including interest) over the term of the vendor loan that is not expected to exceed 31 November 2024.

The Board is confident that suitable terms will be agreed and whilst a sales contract may be considered a significant element of the Group's future, it remains speculative until the required due diligence has been satisfactorily completed and an unconditional contract is signed.

- **TOURISM AND HOSPITALITY - WHITSUNDAY SKYWAY PROJECT**

The Whitsunday Skyway Project is a mainland based, greenfield tourism project proposed for the Whitsundays, located in the town of Airlie Beach. The project offers the experience of a one kilometre cable car ride to the summit of the Conway National Park, 430m above the town of Airlie Beach. The scenic outlook will provide visitors with an outstanding 360-degree view of the Whitsunday Islands, Coral Sea & the Conway National Park. The project includes world class mountain bike trails, thrilling luge cart tracks, food and beverages, Indigenous interpretive and educational experiences, and adventure activities for juniors.

The Project is supported by the local Whitsunday Shire Council and local tourism bodies. It is consistent with the vision of the region's major tourism, community and educational organisations. The Project is also strategically aligned with the economic development plans for the region, as outlined by Tourism Whitsunday, the Queensland Tourism Industry Council and the Queensland Government (Department of Tourism and Innovation), in conjunction with Federal Counterparts.

The Project received an election commitment from the Queensland State Government, announced by the then Premier Annastacia Palaszczuk, at the last election. Reflecting the Government's commitment to the Project, the State Government has made a \$1 million matched funding for environmental offset land costs, should the Whitsunday Skyway Project be approved.

The Group, as the project proponent, has progressed the project to the Detailed Assessment phase of the Exclusive Transaction Process through the Queensland State Government and continues to progress its Native Title obligations in accordance with the Process Deed. The Group and the State have agreed to amend the milestone dates in the Process Deed and the exclusivity period has been extended to 1 June 2025.

The project's environmental submission was lodged 15 December 2023. Once validation commences, the Group will be notified. If the application is found to be valid (i.e. no further information is required), then the application will be published for public comment, the listed contacts will be notified, and the application will enter the 20-business day assessment stage.

With the support of Peloton Corporate Pty Ltd, the Group is in a number of discussions with qualified potential investment partners for the detailed design and planning stage of the Project.

- **PROPERTY**

The Group owns land at Airlie Beach adjoining the Magnums Accommodation property, which is currently used for vehicle parking and access.

Negotiations are continuing with a prospective purchaser for the land as part of the Magnums Airlie Beach property and business asset sale (refer to the Magnums and Property Sale section above).

- **INVESTMENTS - AUSTRALIAN DAIRY NUTRITIONALS GROUP (ASX CODE: AHF)**

Australian Adventure Tourism Group is a shareholder in ASX listed Australian Nutritionals Group (AHF), holding 15,309,892 fully paid shares. The shares were acquired as part of a corporate action by the Group's former holding company and were retained by the Group post demerger in 2017. The AHF shares have been valued at the 31 December 2023 bid price of 1.2 cents (June 2023: 2.1 cents) and since that date the shares have traded between 1.2 cents and 1.8 cents.

Holding listed investments is not a long-term, core activity for the Group and subject to being able to realise an adequate sale price for the shares, the Board's intention is to progressively dispose of the holding. Discussions with a potential purchaser of the AHF shares are ongoing, however there has been no agreement at the date of signing this report.

## DIRECTORS' REPORT

### BUSINESS MODEL AND OBJECTIVES

The Group continues to primarily focus on Magnum's tourism accommodation and tour sales business activities, with high occupancy and yield management continuing to be at the forefront of all operational decisions.

As per the Review of Operations above, the approval process for the Whitsunday Skyway Project with the Queensland and Federal Governments continues to progress and the Group is preparing an Offering Memorandum for the purpose of engaging with prospective funding partners to provide the financial backing necessary for a project of this nature and scale. A range of funding solutions will be considered, including joint venture and equity participation structures, customised to the specific requirements of a sustainable tourism infrastructure project.

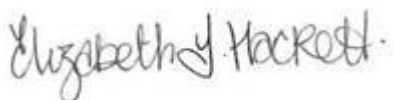
### SEASONALITY OF OPERATIONS

The operations of the tourism and hospitality services segment at Airlie Beach are regarded as seasonal in nature, however, historical revenue analysis shows no significant bias to higher revenues generated in either the first or second half of the financial year. We continue to see consistently high levels of occupancy and we are enjoying longer lead times on our forward bookings that suggest we will continue to see a similar pattern in the future.

### AUDITOR'S INDEPENDENCE DECLARATION

The Auditor's Independence Declaration under S307C of the Corporations Act 2001 is set out on page 7 for the half-year ended 31 December 2023.

This report is signed in accordance with a resolution of the Board of Directors.



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**Elizabeth Hackett**  
Executive Chairman

15 March 2024





Nexia Brisbane Audit Pty Ltd  
Level 28, 10 Eagle St  
Brisbane QLD 4000  
GPO Box 1189  
Brisbane QLD 4001  
E: email@nexiabrisbane.com.au  
P: +61 7 3229 2022

[nexia.com.au](https://nexia.com.au)

## **Auditor's Independence Declaration Under Section 307C of the Corporations Act 2001**

### **To the Directors of Australian Adventure Tourism Group Limited**

I declare that, to the best of my knowledge and belief, during the half-year ended 31 December 2023 there have been no contraventions of:

- (i) the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the review; and
- (ii) any applicable code of professional conduct in relation to the review.

This declaration is in respect of Australian Adventure Tourism Group Limited and the entities it controlled during the period.

*Nexia Brisbane Audit Pty Ltd*

**Nexia Brisbane Audit Pty Ltd**

A handwritten signature in blue ink, appearing to read 'Gavin Ruddell'.

**Gavin Ruddell**  
**Director**

Level 28, 10 Eagle Street  
Brisbane, QLD, 4000

Date: 15 March 2024

### **Advisory. Tax. Audit.**

Registered Audit Company 299289

Nexia Brisbane Audit Pty Ltd (ABN 49 115 261 722) is a firm of Chartered Accountants. It is affiliated with, but independent from Nexia Australia Pty Ltd. Nexia Australia Pty Ltd is a member of Nexia International, a leading, global network of independent accounting and consulting firms. For more information please see [www.nexia.com.au/legal](https://www.nexia.com.au/legal). Neither Nexia International nor Nexia Australia Pty Ltd provide services to clients.

Liability limited under a scheme approved under Professional Standards Legislation.

# CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the half-year ended 31 December 2023

		December 2023	December 2022
	Notes	\$	\$
Revenue	2(a)	2,007,411	1,810,814
Business operating expenses		(468,439)	(417,588)
Employment expenses	2(b)(ii)	(761,377)	(605,788)
Finance costs	2(b)(i)	(37,785)	(29,687)
Property operating expenses		(130,549)	(124,743)
Depreciation and amortisation		(167,017)	(184,588)
Other expenses		(116,693)	(106,055)
<b>Profit before income tax</b>		<b>325,551</b>	<b>342,365</b>
Income tax benefit	3(a)	42,559	-
<b>Profit for the period</b>		<b>368,110</b>	<b>342,365</b>
<b>Other comprehensive income</b>			
<b>Items that will be reclassified subsequently to profit or loss:</b>		-	-
<b>Items that will not be reclassified subsequently to profit or loss:</b>			
Fair value movement of financial assets at fair value through other comprehensive income, net of tax		(137,790)	(505,185)
<b>Other comprehensive loss for the period</b>		<b>(137,790)</b>	<b>(505,185)</b>
<b>Total comprehensive income / (loss) for the period attributable to members</b>		<b>230,320</b>	<b>(162,820)</b>
<b>Earnings per share:</b>	9	<b>cents</b>	<b>cents</b>
Basic earnings per share		1.1	1.0
Diluted earnings per share		1.1	1.0

The accompanying notes form part of these financial statements.



# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2023

	Notes	December 2023 \$	June 2023 \$
<b>Current Assets</b>			
Cash and cash equivalents		1,377,024	1,145,263
Trade and other receivables		37,507	5,712
Inventories	4	4,304	3,995
Other current assets		65,839	32,834
<b>Total Current Assets</b>		<b>1,484,674</b>	<b>1,187,804</b>
<b>Non-Current Assets</b>			
Inventories	4	890,000	890,000
Financial assets	5	183,771	321,561
Deferred tax assets	3(c)	107,814	-
Right of use assets		143,486	180,917
Property, plant and equipment	6	9,286,764	9,177,801
Intangibles		3,050	3,050
<b>Total Non-Current Assets</b>		<b>10,614,885</b>	<b>10,573,329</b>
<b>Total Assets</b>		<b>12,099,559</b>	<b>11,761,133</b>
<b>Current Liabilities</b>			
Trade and other payables		379,929	339,452
Current tax liabilities	3(b)	65,255	-
Lease liabilities		106,561	108,156
Provisions		358,806	318,634
<b>Total Current Liabilities</b>		<b>910,551</b>	<b>766,242</b>
<b>Non-Current Liabilities</b>			
Lease liabilities		60,151	99,861
Borrowings	7	2,093,887	2,068,212
Provisions		19,848	25,150
<b>Total Non-Current Liabilities</b>		<b>2,173,886</b>	<b>2,193,223</b>
<b>Total Liabilities</b>		<b>3,084,437</b>	<b>2,959,465</b>
<b>Net Assets</b>		<b>9,015,122</b>	<b>8,801,668</b>
<b>Equity</b>			
Issued capital		8,663,220	8,680,086
Reserves		(1,732,793)	(1,595,003)
Retained earnings		2,084,695	1,716,585
<b>Total Equity</b>		<b>9,015,122</b>	<b>8,801,668</b>

The accompanying notes form part of these financial statements.

## CONSOLIDATED STATEMENT OF CASH FLOWS

For the half-year ended 31 December 2023

	Notes	December 2023 \$	December 2022 \$
<b>Cash Flows from Operating Activities</b>			
Receipts from customers		2,145,301	1,979,412
Payments to suppliers and employees		(1,628,920)	(1,331,774)
Interest received		25,342	1,201
Finance costs		(12,109)	(14,362)
<b>Net operating cash flows</b>		<b>529,614</b>	<b>634,477</b>
<b>Cash Flows from Investing Activities</b>			
Payment for property, plant & equipment		(239,682)	(1,686,958)
<b>Net investing cash flows</b>		<b>(239,682)</b>	<b>(1,686,958)</b>
<b>Cash Flows from Financing Activities</b>			
Payments for share buy-back		(16,866)	-
Repayment of borrowings		-	(51,782)
Net proceeds from shareholder loan	7(i)	-	900,000
Repayments of lease principal		(41,305)	(39,750)
<b>Net financing cash flows</b>		<b>(58,171)</b>	<b>808,468</b>
<b>Net increase / (decrease) in cash held</b>		<b>231,761</b>	<b>(244,013)</b>
Cash at the beginning of the period		1,145,263	1,251,555
<b>Cash at the end of the financial period</b>		<b>1,377,024</b>	<b>1,007,542</b>

The accompanying notes form part of these financial statements.

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the half-year ended 31 December 2023

	Issued Capital Ordinary	Financial Asset Revaluation Reserve	Retained Earnings	Total
	\$	\$	\$	\$
<b>Balance at 1 July 2023</b>	8,680,086	(1,595,003)	1,716,585	8,801,668
<b>Comprehensive Income for the period</b>				
Profit attributable to members of parent entity	-	-	368,110	368,110
Other comprehensive loss	-	(137,790)	-	(137,790)
<b>Total comprehensive income for the period</b>	-	<b>(137,790)</b>	<b>368,110</b>	<b>230,320</b>
<b>Transactions with equity holders in their capacity as equity holders and other transfers:</b>				
Share buy-back	(16,866)	-	-	(16,866)
<b>Total transactions with owners and other transfers</b>	<b>(16,866)</b>	-	-	<b>(16,866)</b>
<b>Balance at 31 December 2023</b>	<b>8,663,220</b>	<b>(1,732,793)</b>	<b>2,084,695</b>	<b>9,015,122</b>

	Issued Capital Ordinary	Financial Asset Revaluation Reserve	Accumulated Losses	Total
	\$	\$	\$	\$
<b>Balance at 1 July 2022</b>	8,680,086	(752,979)	1,199,427	9,126,534
<b>Comprehensive Income for the period</b>				
Profit attributable to members of parent entity	-	-	342,365	342,365
Other comprehensive loss	-	(505,185)	-	(505,185)
<b>Total comprehensive income for the period</b>	-	<b>(505,185)</b>	<b>342,365</b>	<b>162,820</b>
<b>Balance at 31 December 2022</b>	<b>8,680,086</b>	<b>(1,258,164)</b>	<b>1,541,792</b>	<b>8,963,714</b>

The accompanying notes form part of these financial statements.

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

For the half-year ended 31 December 2023

### NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### (a) Basis of Preparation

These general purpose interim financial statements for half-year reporting period ended 31 December 2023 have been prepared in accordance with requirements of the *Corporations Act 2001* and Australian Accounting Standard AASB 134: *Interim Financial Reporting*. The Group is a for-profit entity for financial reporting purposes under Australian Accounting Standards.

This interim financial report is intended to provide users with an update on the latest annual financial statements of Australian Adventure Tourism Group Limited and its controlled entities (referred to as the "Group"). As such, it does not contain information that represents relatively insignificant changes occurring during the half-year within the Group. It is therefore recommended that this financial report be read in conjunction with the annual financial statements of the Group for the year ended 30 June 2023, together with any public announcements made during the following half-year.

These interim financial statements were authorised for issue on the date of signing the Directors' Declaration.

#### (b) Accounting Policies

The same accounting policies and methods of computation have been followed in this interim financial report as were applied in the most recent annual financial statements, except for those as described in Note 1(c) below.

#### (c) New and Amended Standards Adopted by the Group

The Group has considered the implications of new or amended Accounting Standards which have become applicable for the current financial reporting period but determined that their application to the financial statements is either not relevant or not material.

### NOTE 2: REVENUE AND EXPENSES

	Note	December 2023 \$	December 2022 \$
<b>(a) Revenue</b>			
Revenue from contracts with customers	(i)	1,932,597	1,773,728
Other sources of revenue	(ii)	74,814	37,086
<b>Total revenue</b>		<b>2,007,411</b>	<b>1,810,814</b>
<b>(i) Revenue disaggregation</b>			
The Group has disaggregated revenue into various categories in the following table. The revenue is disaggregated by service line and timing of revenue recognition.			
<b>Service lines:</b>			
- tourism and hospitality services		1,932,597	1,773,728
<b>Timing of revenue recognition</b>			
Services transferred to customers:			
- over time		1,932,597	1,773,728
<b>(ii) Other sources of revenue</b>			
Interest			
- unrelated		25,342	1,201
Other revenue		49,472	35,885
		<b>74,814</b>	<b>37,086</b>

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

For the half-year ended 31 December 2023

### NOTE 2: REVENUE AND EXPENSES (cont'd)

	December 2023	December 2022
	\$	\$
<b>(b) Expenses</b>		
<b>(i) Finance costs</b>		
Interest paid - unrelated	-	2,253
Interest paid - related	25,676	15,325
Finance costs - right of use assets	12,109	12,109
	<b>37,785</b>	<b>29,687</b>
<b>(ii) Employee benefits expense</b>		
Wages and salaries costs	652,562	538,375
Superannuation	71,499	55,848
Employee benefits provisions	37,316	11,565
	<b>761,377</b>	<b>605,788</b>
<b>(iv) Other significant items</b>		
Cost of sales	145,729	126,779
Loss on disposal of assets	1,132	1,889

### NOTE 3: INCOME TAX

	December 2023	December 2022
	\$	\$
<b>(a) Income Tax Expense</b>		
<b>Profit before income tax expense</b>	<b>325,551</b>	-
Income tax expense on profit before tax at 25%	81,388	-
<b>Movement in income tax expense due to:</b>		
Recoupment of prior period tax losses not previously brought to account	(25,182)	-
Temporary differences	(98,765)	-
<b>Income tax benefit</b>	<b>(42,559)</b>	-
<b>(b) Major components of income tax expense</b>		
Current tax expense	90,437	-
Recoupment of prior period tax losses not previously brought to account	(25,182)	-
Deferred tax expense	(107,814)	-
<b>Income tax benefit</b>	<b>(42,559)</b>	-

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

For the half-year ended 31 December 2023

### NOTE 3: INCOME TAX (cont'd)

	December 2023	December 2022
	\$	\$
<b>(c) Deferred tax asset</b>		
Deferred tax asset comprises the estimated future benefit at an income tax rate of 25% for the following items:		
Employee entitlement provisions	94,663	-
Lease liabilities	41,678	-
Accrued expenses	10,621	-
<b>Deferred tax asset</b>	<b>146,962</b>	<b>-</b>
Deferred tax liabilities comprises the estimated future benefit at an income tax rate of 25% for the following items:		
Right of use assets	(35,871)	-
Property, plant and equipment	(3,277)	-
<b>Deferred tax liability</b>	<b>(39,148)</b>	<b>-</b>
<b>Net deferred tax asset</b>	<b>107,814</b>	<b>-</b>

### (c) Comparative period

For the period ended 31 December 2022 there was no income tax applicable, or deferred tax assets or liabilities recognised due to the availability of unutilised carried forward tax losses.

### NOTE 4: INVENTORIES

	December 2023	June 2023
Note	\$	\$
<b>Current</b>		
Stock in trade at cost	4,304	3,995
<b>Total current inventories</b>	<b>4,304</b>	<b>3,995</b>
<b>Non-Current</b>		
Development property at cost	(i) 890,000	890,000
<b>Total non-current inventories</b>	<b>890,000</b>	<b>890,000</b>
<b>Total inventories</b>	<b>894,304</b>	<b>893,995</b>

- (i) The Board commissioned a valuation from Acumentis Pty Ltd for the year ended 30 June 2022, to assess independently the value of the Lot 331 Land adjoining the Magnums property at Airlie Beach, which is currently used for vehicle parking and access. The valuer adopted a direct comparison approach on a \$/m2 rate of total land area and net development area. Adjustments were made for location, size, encumbrances, planning designation and approvals, and development potential. Based on this approach the land was valued at \$1,500,000.

At 30 December 2023, the Board have considered the prospective sale of Lot 331 (refer Review of Operations) and whether the development property should be reclassified as a non-current asset held for sale. Given the nature of the negotiations, the Board does not consider the sale to be highly probable at the date of signing this report as there is financial due diligence to undertake on the buyer and the settlement period remains unknown.

Based on the above, the Board have reviewed the net realisable value of the development property and are satisfied the property is not impaired. As AASB 102 requires inventories to be recognised in the statement of financial position at the lower of cost and net realisable value, development land continues to be carried at cost of \$890,000.

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

For the half-year ended 31 December 2023

### NOTE 5: FINANCIAL ASSETS

	Note	December 2023 \$	June 2023 \$
<b>Non-current</b>			
Investments in equity instruments designated at fair value through other comprehensive income	(i)	183,771	321,561
<b>Total financial assets</b>		<b>183,771</b>	<b>321,561</b>

(i) At 31 December 2023, the Group held the following ASX listed securities:

- 15,309,892 ASX listed fully paid securities in Australian Dairy Nutritionals Group (ASX Code: AHF). The securities have been valued at the 31 December 2023 ASX bid price of 1.2 cents (June 2023: 2.1 cents). Since that date the securities have traded between 1.2 cents and 1.5 cents.
- 2,030 shares in Fastbrick Robotics Ltd (ASX Code: FBR). The securities were valued at 2.6 cents as of 31 December 2023 (June 2023: 2.6 cents). Since that date the securities have traded between 2.1 cents and 3.0 cents.

(ii) Holding listed investments is not a long-term, core activity for the Group and subject to being able to realise an adequate sale price for the shares, the Board's intention is to progressively dispose of the holding. Discussions with a potential purchaser of the AHF shares are ongoing, however there has been no agreement at the date of signing this report. The Board does not consider the sale to be highly probable until an agreement is signed and as a result continues to classify the holding as non-current in accordance with AASB 5.

### NOTE 6: PROPERTY, PLANT AND EQUIPMENT

	Note	December 2023 \$	June 2023 \$
<b>Land and buildings</b>			
- at independent valuation	(i)	7,300,000	7,300,000
- at directors valuation	(ii)	1,672,955	1,655,778
less accumulated depreciation		(357,743)	(236,834)
<b>Total land and buildings</b>		<b>8,615,212</b>	<b>8,718,944</b>
<b>Plant and equipment owned</b>			
- at cost		27,697	29,879
less accumulated depreciation		(26,675)	(27,900)
<b>Total plant and equipment</b>		<b>1,022</b>	<b>1,979</b>
<b>Motor vehicles</b>			
- at cost		99,086	99,086
less accumulated depreciation		(77,368)	(69,876)
<b>Total plant and equipment</b>		<b>21,718</b>	<b>29,210</b>
Capital work in progress	(ii)	648,812	427,668
<b>Total property, plant and equipment</b>		<b>9,286,764</b>	<b>9,177,801</b>

- (i) The Board commissioned a valuation from Acumentis Pty Ltd for the year ended 30 June 2022 to independently assess the fair value of the property assets at Airlie Beach as a freehold going concern. The valuers adopted a capitalisation rate for application to their assessment of maintainable net operating profit and used a direct comparison assessment on a per room basis in assessing the market value of \$7,300,000.

At 31 December 2023, the Board have considered the prospective sale of the Magnums Airlie Beach property and business (refer Review of Operations) and whether the property, plant and equipment should be reclassified as a non-current asset held for sale. Given the nature of the negotiations, the Board does not consider the sale to be highly probable at the date of signing this report as there is financial due diligence to undertake on the buyer and the settlement period remains unknown.



## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

For the half-year ended 31 December 2023

### NOTE 6: PROPERTY, PLANT AND EQUIPMENT (cont'd)

Further to this, the Board have considered the sales price in the contract and although there is an increase to the current carrying value of the property, plant and equipment, the Board are of the view the conditional nature of the prospective sale does not give rise to a valuation increase to be carried at the date of signing this report.

The Board have reviewed the land and buildings based on the current use and are satisfied they are not impaired and that the current carrying value remains the best estimate of the property value. The Board has adopted the same valuation as at 30 June 2022 of \$7,300,000. Also included in the balance are capitalised costs of \$106,180 (June 2023: \$89,003) less accumulated depreciation of \$357,743 (June 2023: \$236,834) in relation to the Group's buildings.

- (ii) The Group has continued to progress the approval process for the Whitsunday Skyway Project with the Queensland and Federal Governments (refer Review of Operations).

For the year ending 30 June 2023, capitalised costs are comprised of \$1,566,775 (June 2023: \$1,566,775) for the acquisition of a key parcel of land for the project and \$648,812 (30 June 2023: \$427,668) in capital work in progress for project management and consulting fees.

### NOTE 7: BORROWINGS

		December 2023 \$	June 2023 \$
	Note		
<b>Non-Current</b>			
Loan - shareholder related entity (unsecured)	(i)	2,093,887	2,068,212
<b>Total non-current borrowings</b>		<b>2,093,887</b>	<b>2,068,212</b>

- (i) In June 2021, a borrowing facility was established with entities associated with Michael Hackett, a former founding director of the Group. The facility was a three-year, unsecured loan facility with a fixed interest rate of 2.45%. The full amount of the loan was required to be repaid to the lender on 1 July 2024, however both parties have agreed to extend the repayment date to 30 June 2025. The compensatory amount owed for the concession is to be mutually agreed at a later date. The liability has been classified in its entirety as non-current as there is an unconditional right to defer payment. During the half-year ended 31 December 2023 there was no (June 2023: \$1,000,000) drawn down on the loan and the Group elected to make no repayments (June 2023: \$100,000).

# NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

For the half-year ended 31 December 2023

## NOTE 8: SEGMENT INFORMATION

### (i) Segment Performance

	Tourism & Hospitality Services	Property	Investments	Total
<b>31 December 2023</b>				
<b>Revenue</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Revenue	1,982,069	-	-	1,982,069
Interest revenue	25,342	-	-	25,342
<b>Total segment revenue</b>	<b>2,007,411</b>	<b>-</b>	<b>-</b>	<b>2,007,411</b>
<b>Segment net profit / (loss) before tax</b>	<b>336,126</b>	<b>(10,575)</b>	<b>-</b>	<b>325,551</b>

	Tourism & Hospitality Services	Property	Investments	Total
<b>31 December 2022</b>				
<b>Revenue</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Revenue	1,809,613	-	-	1,809,613
Other income	1,201	-	-	1,201
<b>Total segment revenue</b>	<b>1,810,814</b>	<b>-</b>	<b>-</b>	<b>1,810,814</b>
<b>Segment net profit / (loss) before tax</b>	<b>351,212</b>	<b>(8,847)</b>	<b>-</b>	<b>342,365</b>

### (ii) Segment Assets

	Tourism & Hospitality Services	Property	Investments	Total
<b>As at 31 December 2023</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Segment assets</b>	10,917,974	890,000	183,771	11,991,745
<b>Segment asset increases for the period:</b>				
Additions	239,683	-	-	239,683
<b>Total group assets</b>				<b>11,991,745</b>

	Tourism & Hospitality Services	Property	Investments	Total
<b>As at 30 June 2023</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Segment assets</b>	10,549,572	890,000	321,561	11,761,133
<b>Segment asset increases for the period:</b>				
Additions	1,883,785	-	-	1,883,785
<b>Total group assets</b>				<b>11,761,133</b>

### (iii) Segment Liabilities

	Tourism & Hospitality Services	Property	Investments	Total
<b>As at 31 December 2023</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Segment liabilities</b>	3,019,182	-	-	3,019,182
<b>Total group liabilities</b>				<b>3,019,182</b>

	Tourism & Hospitality Services	Property	Investments	Total
<b>As at 30 June 2023</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Segment liabilities</b>	2,959,465	-	-	2,959,465
<b>Total group liabilities</b>				<b>2,959,465</b>

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

For the half-year ended 31 December 2023

### NOTE 9: EARNINGS PER SHARE

	December 2023 cents	December 2022 cents
<b>Earnings per share</b>		
Basic profit per share	1.1	1.0
Diluted profit per share	1.1	1.0
	\$	\$
<b>Reconciliation of earnings to profit or loss</b>		
Profit attributable to shareholders	368,110	342,365
	<b>Number of Shares</b>	<b>Number of Shares</b>
<b>Weighted average number of ordinary shares outstanding during the period used in calculating basic EPS</b>	33,619,642	34,120,131
Weighted average number of options outstanding	-	-
<b>Weighted average number of ordinary shares outstanding during the period used in calculating dilutive EPS</b>	<b>33,619,642</b>	<b>34,120,131</b>

### NOTE 10: FAIR VALUE MEASUREMENTS

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

- Financial assets at fair value through other comprehensive income
- Land and buildings

#### (a) Fair Value Hierarchy

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

#### 31 December 2023

	Note	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<b>Assets recognised at fair value on a recurring basis</b>					
<b>Financial assets</b>					
Financial assets at fair value through other comprehensive income					
- Shares in listed companies	5	183,771	-	-	183,771
<b>Total financial assets recognised at fair value on a recurring basis</b>		<b>183,771</b>	<b>-</b>	<b>-</b>	<b>183,771</b>
<b>Non-recurring fair value measurements</b>					
Land and buildings (i)	6	-	-	8,615,212	8,615,212
<b>Total non-financial assets recognised at fair value on a non-recurring basis</b>		<b>-</b>	<b>-</b>	<b>8,615,212</b>	<b>8,615,212</b>

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

For the half-year ended 31 December 2023

### NOTE 10: FAIR VALUE MEASUREMENTS (cont'd)

30 June 2023

	Note	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<b>Assets recognised at fair value on a recurring basis</b>					
<b>Financial assets</b>					
Financial assets at fair value through other comprehensive income					
- Shares in listed companies	5	321,561	-	-	321,561
<b>Total financial assets recognised at fair value on a recurring basis</b>		<b>321,561</b>	<b>-</b>	<b>-</b>	<b>321,561</b>
<b>Non-recurring fair value measurements</b>					
Land and buildings (i),(ii)	6	-	-	8,718,944	8,718,944
<b>Total non-financial assets recognised at fair value on a non-recurring basis</b>		<b>-</b>	<b>-</b>	<b>8,718,944</b>	<b>8,718,944</b>

- (i) Land and buildings are the Magnums property and the land associated with the Whitsunday Skyway Project at Airlie Beach. The Board considers that the land's use is currently its highest and best use.

#### Transfers between levels 1,2 or 3

There were no transfers between Levels 1,2 or 3 for land and buildings measured at fair value on a non-recurring basis during the 31 December 2023 reporting period.

- (ii) During the 30 June 2023 comparative, the land and buildings measured at fair value on a non-recurring basis were transferred from Level 2 to Level 3. In the prior period, Level 2 was appropriate based on the comparable sales method used in the independent valuation, however there were no comparable sales for the Board valuation at 30 June 2023 (refer Note 6).

#### (b) Techniques and Inputs Used to Measure Level 3 Fair Values

The following table provides the level of the fair value hierarchy within which the disclosed fair value measurements are categorised in their entirety and a description of the valuation technique(s) and inputs used:

Description	Note	Fair Value Hierarchy Level	Valuation Technique(s)	Input Used
<b>Assets</b>				
Land and Buildings	6	3	Capitalisation method	Maintainable earnings, capitalisation rate.

There has been no change in the valuation technique(s) used to calculate the fair values disclosed in the notes to the financial statements.

### NOTE 11: EVENTS AFTER BALANCE DATE

In the opinion of the Board there are no material matters that have arisen since 31 December 2023 that have significantly affected or may significantly affect the Group, that are not disclosed elsewhere in this report or in the accompanying financial statements.



# Australian Adventure Tourism Group

## ONWARD+UPWARD

### DIRECTORS' DECLARATION

For the half-year ended 31 December 2023

In accordance with a resolution of the Directors of Australian Adventure Tourism Group Limited, the Directors of the company declare that:

- (a) the financial statements and notes set out on pages 8 to 19 are in accordance with the *Corporations Act 2001 and Corporations Regulations 2001*, including:
  - (i) complying with Australian Accounting Standard AASB 134: *Interim Financial Reporting*; and
  - (ii) giving a true and fair view of the Consolidated Group's financial position as at 31 December 2023 and of its performance for the half-year ended on that date.
- (b) in the Directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.

**Elizabeth Hackett**  
Executive Chairman

15 March 2024

## Independent Auditor's Review Report to the Members of Australian Adventure Tourism Group Limited

### Report on the Half-Year Financial Report

#### Conclusion

We have reviewed the accompanying half-year financial report of Australian Adventure Tourism Group Limited (the Company and its subsidiaries (the Group)) which comprises the consolidated statement of financial position as at 31 December 2023, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and consolidated statement of cash flows for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Group is not in accordance with the *Corporations Act 2001* including:

- (a) giving a true and fair view of the Group's financial position as at 31 December 2023 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134: *Interim Financial Reporting* and the *Corporations Regulations 2001*.

#### Basis for Conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the Auditor's Responsibilities for the Review 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 annual 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 Australian Adventure Tourism Group Limited, would be in the same terms if given to the directors as at the time of this auditor's review report.

#### Responsibility of the Directors for the Half-Year Financial Report

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

#### Advisory. Tax. Audit.

Registered Audit Company 299289

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## Independent Auditor's Review Report to the Members of Australian Adventure Tourism Group Limited (continued)

### ***Auditor's Responsibility for the Review of the Financial Report***

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Company's financial position as at 31 December 2023 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134: *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Nexia Brisbane Audit Pty Ltd

**Nexia Brisbane Audit Pty Ltd**

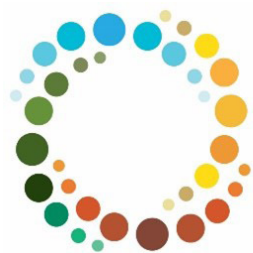
A handwritten signature in blue ink, appearing to read 'Gavin Ruddell'.

**Gavin Ruddell**  
**Director**

Level 28, 10 Eagle Street  
BRISBANE QLD 4000

Date: 15 March 2024





# Australian Adventure Tourism Group

## ONWARD+UPWARD

### Board of Directors

Elizabeth Hackett  
*Executive Chairman*

Kerry Daly (B.Bus, CPA)  
*Director*

Nathan Leman  
*Director*

### Company Secretaries

Jerome Jones (B.Com, CPA)  
*Company Secretary*

Evelyn Anderson  
*Company Secretary*

### Registered Office

370 Shute Harbour Road  
Airlie Beach QLD 4802

Telephone: (07) 4964 1112  
Email: [shareholders@aatgroup.com.au](mailto:shareholders@aatgroup.com.au)  
Web: [www.aatgroup.com.au](http://www.aatgroup.com.au)

### Corporate Office

370 Shute Harbour Road  
Airlie Beach QLD 4802

PO Box 313  
Airlie Beach QLD 4802  
Telephone: (07) 4964 1112  
Email: [shareholders@aatgroup.com.au](mailto:shareholders@aatgroup.com.au)  
Web: [www.aatgroup.com.au](http://www.aatgroup.com.au)

### Share Register

Boardroom Limited  
GPO Box 3993  
Sydney NSW 2001

Telephone: 1300 737 760  
Facsimile: (02) 9279 0664  
Email: [enquiries@boardroomlimited.com.au](mailto:enquiries@boardroomlimited.com.au)  
Web: [www.boardroomlimited.com.au](http://www.boardroomlimited.com.au)

### Auditor

Nexia Brisbane Audit Pty Ltd  
Level 28, 10 Eagle Street  
Brisbane QLD 4000

Telephone: (07) 3229 2022  
Facsimile: (07) 3229 3277  
Email: [email@nexiabrisbane.com.au](mailto:email@nexiabrisbane.com.au)  
Web: [www.nexia.com.au](http://www.nexia.com.au)

### Stock Exchange

Australian Adventure Tourism Group Limited is listed on the official List of the National Stock Exchange of Australia (NSX). The NSX Code is "AAT".