WINDSOR POLO FIELDS LIMITED
ACN: 000 962 363

AMENDMENT TO NOTICE OF ANNUAL GENERAL MEETING FRIDAY 23 OCTOBER 2026 AT 6.00PM [AEDT]

This serves as an Amendment to the Notice of the annual General Meeting ("Meeting") of Windsor Polo Fields Limited ("Company") which will be held as a hybrid meeting – a choice of in-person or virtually via a Microsoft Teams Meeting in accordance with the Corporations Amendment (Meetings and Documents) Act 2022.

Shareholders are asked to register to attend the General Meeting in advance (whether physically or online) pursuant to the original Notice of Meeting circulated via email on Friday 2 October 2026.

Please register by replying to the email you received with this Amended Notice attached (or the original Notice) and provide your personal name, confirm your email address together with your preferred mode of attendance: in person or online.

You will receive a confirmation email with login details (for online attendees) prior to the Annual General Meeting.

The physical meeting will be at Windsor Polo Club, 33 Old Kurrajong Road, Richmond (all attendees are to arrive by 5.45pm).

As previously communicated, the meeting will commence on **Friday 23 October 2026 at 6:00pm**.

Details about how to vote by proxy prior to the General Meeting or how to vote online during the Meeting are set out below.

AGENDA

1. Apologies.
2. Minutes of 2025.
3. To receive the Financial Statements for the year ended 30 June 2026, and the Reports of the Directors and Auditors thereon, and adoption of same.
4. To appoint the Auditor, Peter Vickers and Associates, being eligible to offer themselves for re-appointment.
5. To Elect Directors:
   (i) Mr Angus Dowling retires in accordance with the Articles of Association, and being eligible, offers himself for re-election;
   (ii) Mrs Gendy Parry-Okeden retires in accordance with the Articles of Association, and being eligible, offers herself for re-election; and
   (iii) Mr Paul Cutcliffe stands to be elected as a Director, in accordance with the Articles of Association.
6. Correspondence.
7. To transact any business that may be brought forward before the meeting.

Any member entitled to attend and vote at the Meeting is entitled to appoint not more than two proxies who need not be members of the Company. Where more than one proxy is appointed, each proxy must be appointed to represent a specific portion of the member's voting rights.

The proxy form shall be lodged at the Registered Office of the Company not later than 1.00pm on Monday 19 October 2026.

Registered Office:

- By Email: kristenh@pva.com.au
- By Post: PO Box 162, Kurmond NSW 2757
- Physical: Unit 3/31 Brabyn Street, Windsor, NSW 2756

Voting in person at the Meeting:

Shareholders will be able to attend and vote at the Meeting in person or online via MS Teams.

The Company urges Shareholders to take advantage of the online facilities offered.

Shareholders will be able to vote in real time and ask Directors questions online.

The Chair has determined that each Resolution will be voted on by a poll. Shareholders who wish to vote at the meeting online may do so through the poll function within the Microsoft Teams meeting platform:-

1. When registering to attend the Meeting via email, please ensure you include your shareholder name as it appears on the members register. This will allow the Company to reconcile the number of shares you have voted at the Meeting when calculating the results of each poll. If you do not provide your registered shareholder name when registering your attendance at the Meeting, the Company may not be able to register your votes. If you are attending the Meeting in your capacity as proxy, member or representative of more than one registered shareholder, please expressly advise the Company of these arrangements in writing at least 48 hours before the Meeting so that specific arrangements can be made.
2. When voting opens at the start of the Meeting, a "Poll" box will be displayed within MS Teams to record your vote on each Resolution.
    a. All shares held by the registered shareholder will be voted in accordance with the relevant election.
    b. If you are attending the Meeting as a proxy, member or representative for more than one shareholder, and you need to split the shares and vote some shares differently to the other shares in respect of the same Resolution, please expressly advise the Company of these matters in writing at least 48 hours before the Meeting so that specific arrangements can be made.
    c. Unless you expressly notify the Company otherwise in writing at least 48 hours before the Meeting, all shares to be voted by each attendee at the Meeting will be

voted in accordance with the selection made by that attendee in the poll conducted during the Meeting.

3. Select your voting direction on each Resolution to submit your vote. Your votes on all Resolutions will be confirmed and unable to be changed after you select “Submit” on the poll voting window.

4. Once the Chair announces that voting at the Meeting has closed, you must click “Submit” to lodge your votes.

5. After the Meeting, the results of each poll will be calculated by combining in-person and online votes and announced to Shareholders via email and on the Windsor Polo Club website.

WINDSOR POLO FIELDS LIMITED
A.C.N 000 962 363

PROXY FORM

I ..... of .....

being a member of Windsor Polo Fields Limited hereby appoint ..... of ..... or failing him ..... of .....

As my proxy to vote for me and on my behalf at the Annual General Meeting ["**AGM**"] of the Company to be held both physically and virtually via a Teams Meeting on 23 October 2026 and any adjournment thereof.

Please indicate with an "X" in the space below how you wish your votes to be cast in respect of the resolutions which are set out in the notice convening the AGM. If no specific direction as to voting is given, the proxy will vote at his/her discretion.

	ORDINARY BUSINESS AND ORDINARY RESOLUTIONS	**FOR**	**AGAINST**	**WITHHELD**
1	To receive and adopt the Company's annual report and accounts for the year ended 30 June 2026, together with the report of the auditors' and the directors' thereon.			
2	To appoint Peter Vickers & Associates as auditors for the purposes of auditing the Company's annual report and accounts for the year ending 30 June 2026 to hold office from the conclusion of the AGM to the conclusion of the next annual general meeting at which the accounts are laid before the Company, at a remuneration to be determined by the directors of the Company.			
3	To reappoint Mr Angus Dowling as a director.			
4	To reappoint Mrs Gendy Parry-Okeden as a director.			
5	To appoint Mr Paul Cutcliffe as a director.			

As witness my hand this ..... day of 2026

Signed by the said .....

In the presence of .....

WINDSOR POLO FIELDS LIMITED CHAIRMAN'S REPORT – 2026

Dear Shareholders,

This year marks a significant milestone as we celebrate 50 years of Windsor Polo Club. It is a fitting opportunity to reflect on the vision and foresight of the Club's founders, along with the dedication and contributions of the many members who have helped shape Windsor Polo Club over the past five decades. The current polo community continues to enjoy the benefits of their commitment and hard work.

Our 50th anniversary celebrations provided a wonderful afternoon on the fields, where members and guests enjoyed good company, lunch, and the opportunity to share fond memories and stories that have become part of the rich history of Windsor Polo Club.

On behalf of the Board, I would like to thank the Windsor Polo Club Committee, and in particular John Tourish, for overseeing the much-needed renovations to the amenities block. These improvements are a valuable investment in the facilities and will benefit members and visitors for many years to come.

Over the past 12 months, the Windsor Polo Fields (WPF) Board has focused on several important initiatives.

Our first priority was finalising the new lease agreement for the polo fields with Windsor Polo Club, following the Club's decision to exercise its option for a further five-year term. This provides certainty for the continued use and management of the fields.

The Board also commenced an initial review of the WPF Constitution. Now 50 years old, the Constitution is due for review to ensure it reflects current legislation and modern governance practices while preserving the principles on which the organisation was founded. Any proposed amendments will be presented to shareholders for consideration and approval before being adopted.

During the year, the Board also reviewed directors' responsibilities, governance obligations, and conflict of interest protocols to ensure directors have a clear understanding of their duties and responsibilities.

In addition, a number of administrative matters were progressed during the year. The shareholder register has been updated, and the life members list has been added to the WPC website. A review of WPF's insurance was undertaken to ensure appropriate cover is in place, and WPF's Gmail and Google Drive accounts have been updated and are once again used for official communication to ensure records are maintained appropriately.

I would like to sincerely thank former directors Leon Rearden, Andrew Skyring and Ben Cowan for generously giving their time to meet with the current Board. Their knowledge of the organisation's history and governance was invaluable. They provided important context behind many aspects of the Constitution, accounting practices and governance arrangements, while also sharing their thoughts on potential challenges the organisation may face in the future. These discussions have provided the current Board with a strong foundation as we continue to strengthen the governance of Windsor Polo Fields.

While significant progress has been made, there is further work to be undertaken to ensure our governance framework continues to evolve and remains well positioned to meet future requirements.

I have thoroughly enjoyed my 5 years serving on the Windsor Polo Fields Board and have always endeavoured to fulfil what I believe is its fundamental responsibility: to preserve and maintain the polo fields for the enjoyment of the polo community, while ensuring they are managed in accordance with the wishes of the shareholders. As all shareholders are Life Members of Windsor Polo Club, the interests of Windsor Polo Fields and Windsor Polo Club remain closely aligned.

I would like to thank my fellow directors, Sam Willis and Gendy Parry-Okeden, for their support and commitment throughout the year. In particular, I wish to acknowledge Lee Portelli for her outstanding work as Company Secretary. Lee has managed the transition into the role from Ben Cowan with great professionalism and dedication, and her contribution to the Board has been greatly appreciated.

I would also like to acknowledge and thank all past directors for the time, effort and commitment they have given to Windsor Polo Fields over the years. Their stewardship has helped ensure the long-term success and sustainability of this important organisation.

I would also like to inform Life Members of WPC that new Life Members will once again receive numbered Life Member badges, and that replacements are available to existing Life Members if required via WPC's website.

On a personal note, after careful consideration, I have decided that I wish to remain on the Board. Although our family business is entering a particularly busy period, my commitment to Windsor Polo Fields and its continued development remains strong. I look forward to contributing to the organisation’s ongoing success and supporting the future of the Windsor polo community.

Yours Sincerely
Angus Dowling

WINDSOR POLO FIELDS LIMITED
A.B.N. 78 000 962 363

MINUTES OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS OF THE COMPANY HELD ONLINE VIA MS TEAMS ON THURSDAY 20 NOVEMBER 2025

In Attendance:

Johnny Kahlbetzer (Chairman)
Ben Cowan (Director and Secretary)
Gendy Parry-Okeden (Director)
David Head (Director)
Rowena Rainger (Director)
Julie McIntosh (Director)
Angus Dowling (Director)
Sam Willis (Incoming Director)
Peter Bennetto
Adam Meally
Kim McDougall
Jessica Shepherd
Lew McDonnell
Alistair Cochrane
Christine Paine
Michael Body
Lindsay Jameson

Apologies:

Lee Portelli

Recording:

The Chairman advised all attendees that the meeting would be recorded and conducted in accordance with the requirements of the *Corporations Act 2001 (Cth)* and the Company's Constitution. The Chairman further noted that voting would be conducted by poll.

Opening:

The Chairman declared the Annual General Meeting open at **6:05pm** and welcomed all shareholders and attendees.

Minutes of Previous Annual General Meeting:

The Chairman referred to the minutes of the previous Annual General Meeting held on 12 November 2024, which had been circulated to shareholders prior to the meeting.

The meeting was asked whether there were any questions or objections to the minutes.

Resolution:
That the minutes of the previous Annual General Meeting be accepted as a true and correct record of the proceedings.

Decision:
Carried.

Financial Statements:

The Chairman presented the Company's financial statements for the financial year ended **30 June 2025**, together with the Directors' Report and Auditor's Report.

Shareholders were provided with the opportunity to ask questions and make comments on the financial statements and related reports.

The following resolution was put to the meeting:

Resolution:
To receive and adopt the Company's annual financial statements, together with the Directors' Report and Auditor's Report, for the financial year ended 30 June 2025.

Decision:
Carried.

Directors:

The Chairman noted that **Johnny Kahlbetzer** and **Ben Cowan** retired as Directors of the Company at the conclusion of the meeting. The meeting formally acknowledged and thanked them for their service and contribution to the Company.

The Chairman advised that **Lee Portelli** and **Sam Willis**, having consented to act and being eligible, were nominated for appointment as Directors.

The following resolution was put to the meeting:

Resolution:
That **Lee Portelli** and **Sam Willis** be appointed as Directors of Windsor Polo Fields Limited with effect

from the conclusion of this Annual General Meeting, subject to lodgement of the relevant ASIC forms.

Decision:
Carried.

Other Business:

There being no further business raised by shareholders, the Chairman proceeded to close the meeting.

Meeting Closure:

The Chairman declared the meeting closed at **6:25pm**

Signed: _____
Chairman

Date: _____

INDEPENDENT AUDIT REPORT
TO THE DIRECTORS OF WINDSOR POLO FIELDS LIMITED
ABN: 78 000 962 363

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of WINDSOR POLO FIELDS Limited, (the company) which comprises the statement of financial position as at 30 June 2026 and the statement of profit or loss and other comprehensive income and statement of cash flows and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and the directors' declaration.

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

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

(ii) Complying with Australian Accounting Standards and the Corporations Regulations 2001.

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 company in accordance with the auditor independence requirements of the Corporations Act 2001 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the code.

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

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

Emphasis of Matter- Basis of Accounting

I draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the directors' financial reporting responsibilities under the Corporations Act 2001. As a result the financial report may not be suitable for another purpose. My opinion is not modified in respect of this matter.

INDEPENDENT AUDIT REPORT
TO THE DIRECTORS OF WINDSOR POLO FIELDS LIMITED
ABN: 78 000 962 363

Responsibilities of Directors' for the Financial Report

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

In preparing the financial report, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company 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 influence the economic decisions of users taken on the basis of this financial report.

INDEPENDENT AUDIT REPORT
TO THE DIRECTORS OF WINDSOR POLO FIELDS LIMITED
ABN: 78 000 962 363

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

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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

I also provide the directors with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation preclude public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

INDEPENDENT AUDIT REPORT
TO THE DIRECTORS OF WINDSOR POLO FIELDS LIMITED
ABN: 78 000 962 363

P. Vickers

Name of Auditor: _____
Peter Vickers Registered Company Auditor No 1151

Address: Suite 2, 345 Pacific Highway LINDFIELD NSW 2070

Dated this 17th day of August 2026

Windsor Polo Fields Ltd

Financial statements
For the year ended 30 June 2026

Windsor Polo Fields Ltd

ABN: 78 000 962 363

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For the year ended 30 June 2026

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Windsor Polo Fields Ltd

ABN: 78 000 962 363

Directors' report
For the year ended 30 June 2026

The directors present their report on Windsor Polo Fields Ltd for the financial year ended 30 June 2026.

Information on directors

The name of each person who has been a director to the date of this report are:

Geraldine Alix Parry Okeden
Angus Gordon Richard Dowling
Samuel Alexander Willis
Lee Ann Portelli

Operating results

The loss of the company after providing for income tax amounted to $(1,303) (2025: $(782)).

Dividends paid or recommended

a) No dividends were paid since the start of the financial year. No recommendation for payment of dividends has been made.

b) there were no dividends or distributions recommended or declared for payment to members during the year that have not been paid or credited to the member throughout the year.

Significant changes in state of affairs

There have been no significant changes in the state of affairs of the company during the year.

Events after the reporting date

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in future financial years.

Environmental issues

The company's operations are not regulated by any significant environmental regulations under a law of the commonwealth or of a state or territory of Australia.

Indemnification and insurance of officers and auditors

No indemnities have been given or insurance premiums paid, during or since the end of the financial year, for any person who is or has been an officer or auditor of Windsor Polo Fields Ltd.

Windsor Polo Fields Ltd

ABN: 78 000 962 363

Directors' report

For the year ended 30 June 2026

Auditor's independence declaration

The auditor's independence declaration in accordance with section 307C of the Corporations Act 2001, for the year ended 30 June 2026 has been received and can be found on page 3 of the financial report.

This declaration is made in accordance with a resolution of the board of directors.

Director _____

Lee Ann Portelli

Date:

Windsor Polo Fields Ltd

ABN: 78 000 962 363

Auditor's independence declaration under Section 307C of the Corporations Act 2001 to the directors of Windsor Polo Fields Ltd

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

(i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

Peter Vickers & Associates Pty Ltd

Peter Vickers

Suite 2, 345 Pacific Highway Lindfield 2070

Windsor Polo Fields Ltd

ABN: 78 000 962 363

Income statement

For the year ended 30 June 2026

	2026 $	2025 $
Income		
Net profit (loss) on rental operations	22,200.00	22,148.37
Other Revenue	3,559.85	4,867.17
	25,759.85	**27,015.54**
Expenses		
Accountancy Fees	2,993.64	2,610.00
Auditor's Remuneration	2,000.00	2,000.00
Bank Charges	120.00	120.00
Depreciation	6,514.00	7,446.00
Filing Fees	3,248.00	2,175.00
Insurance	7,367.25	7,454.83
Rates & Taxes	4,015.90	5,228.14
Subscriptions	804.52	763.68
	27,063.31	**27,797.65**
Net loss	**(1,303.46)**	**(782.11)**
Retained earnings (accumulated losses) at the beginning of the financial year	(37,029.92)	(36,247.81)
Retained earnings (accumulated losses) at the end of the financial year	**(38,333.38)**	**(37,029.92)**

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report of Peter Vickers & Associates Pty Ltd Chartered Accountants.

Windsor Polo Fields Ltd

ABN: 78 000 962 363

Balance sheet

For the year ended 30 June 2026

	Note	2026 $	2025 $
Current assets			
Cash and cash equivalents	3	18,043.85	16,473.16
Trade and other receivables	4	5,047.50	(3,349.85)
Total current assets		**23,091.35**	**13,123.31**
Non-current assets			
Property, plant and equipment	5	2,137,216.86	2,096,155.86
Total non-current assets		**2,137,216.86**	**2,096,155.86**
Total assets		**2,160,308.21**	**2,109,279.17**
Current liabilities			
Trade and other payables	6	93,541.59	42,459.09
Total current liabilities		**93,541.59**	**42,459.09**
Total liabilities		**93,541.59**	**42,459.09**
Net assets		**2,066,766.62**	**2,066,820.08**
Equity			
741 Fully Paid Ordinary Shares of $250		185,250.00	184,000.00
Asset Revaluation Reserve		1,919,000.00	1,919,000.00
Forfeited Shares Reserve		100.00	100.00
Share Premium Reserve		750.00	750.00
Retained earnings		(38,333.38)	(37,029.92)
Total equity		**2,066,766.62**	**2,066,820.08**

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report of Peter Vickers & Associates Pty Ltd Chartered Accountants.

Windsor Polo Fields Ltd

ABN: 78 000 962 363

Statement of changes in equity
For the year ended 30 June 2026

	2026 $	2025 $
741 Fully Paid Ordinary Shares of $250	185,250.00	184,000.00
Retained earnings		
Opening retained earnings	(37,029.92)	(36,247.81)
Net loss	(1,303.46)	(782.11)
	(38,333.38)	**(37,029.92)**
Total equity		
Balance as at 01 July 2025	(37,029.92)	(36,247.81)
Profit	(1,303.46)	(782.11)
	2,066,766.62	**2,066,820.08**

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report of Peter Vickers & Associates Pty Ltd Chartered Accountants.

Windsor Polo Fields Ltd

ABN: 78 000 962 363

Statement of cash flows
For the year ended 30 June 2026

	2026 $	2025 $
Cash flows from operating activities		
Receipts from customers	22,200.00	22,675.63
General administration expenses and direct expenses	(20,549.31)	(20,351.65)
Net cash provided by/(used in) operating activities	**1,650.69**	**2,323.98**
Cash flows from investing activities		
Other current liabilities received	(80.00)	337.04
Net cash provided by/(used in) investing activities	**(80.00)**	**337.04**
Net increase/(decrease) in cash and cash equivalents held	1,570.69	2,661.02
Cash and cash equivalents at beginning of year	16,473.16	13,812.14
Cash and cash equivalents at end of financial year	**18,043.85**	**16,473.16**

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report of Peter Vickers & Associates Pty Ltd Chartered Accountants.

Windsor Polo Fields Ltd

ABN: 78 000 962 363

Notes to the financial statements
For the year ended 30 June 2026

The financial statements cover the business of Windsor Polo Fields Ltd and have been prepared to meet the needs of stakeholders and to assist in the preparation of the tax return.

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards and the Corporations Act 2001.

These financial statements and associated notes comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The financial statements have been prepared on an accruals basis and are based on historical costs.

2 Significant accounting policies

Revenue and other income
Rental income

Investment property revenue is recognised on a straight-line basis over a period of the lease term so as to reflect a constant periodic rate of return on the net investment.

Other revenue

Other revenue is recognised on an accruals basis when the company is entitled to it.

Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and subject to an insignificant risk of change in value.

Property, plant and equipment

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

	Note	2026 $	2025 $
3 Cash and cash equivalents			
Westpac # 0334		18,043.85	16,473.16
		18,043.85	**16,473.16**
4 Trade and other receivables			
Current			
Loan - NSW Polo Association		-	(3,559.85)
GST Collected		5,047.50	210.00
		5,047.50	**(3,349.85)**
5 Property, plant and equipment			
Land			
Freehold land		2,020,000.00	2,020,000.00
Buildings			
Horse Yards		43,399.10	43,399.10
Less: Accumulated Depreciation		(20,148.00)	(18,671.00)
		23,251.10	**24,728.10**
Property improvements			
Property Improvements		109,953.50	62,378.50
Less: Accumulated Depreciation		(39,129.00)	(38,450.00)
		70,824.50	**23,928.50**
Plant and equipment			
Plant & Equipment		40,064.31	40,064.31
Less: Accumulated Depreciation		(25,988.00)	(22,655.00)
		14,076.31	**17,409.31**
Motor vehicles			
Fixtures & Fittings		16,121.95	16,121.95
Less: Accumulated Depreciation		(7,057.00)	(6,032.00)
		9,064.95	**10,089.95**

	Note	2026 $	2025 $
		2,137,216.86	**2,096,155.86**
6 Trade and other payables			
Current			
Associated loans	**7**	93,541.59	42,459.09
		93,541.59	**42,459.09**
7 Associated loans			
Loans - Unsecured			
Loan - Windsor Polo Club		93,541.59	42,459.09
		93,541.59	**42,459.09**
		93,541.59	**42,459.09**

Windsor Polo Fields Ltd

ABN: 78 000 962 363

Directors' declaration

The directors of the company declare that:

1. The financial statements and notes, as set out on pages 1 to 15, for the year ended 30 June 2026 are in accordance with the Corporations Act 2001 and:

   (a) comply with Accounting Standards, which, as stated in basis of preparation Note 1 to the financial statements, constitutes explicit and unreserved compliance with International Financial Reporting Standards (IFRS); and

   (b) give a true and fair view of the financial position and performance of the company.

2. 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.

Director _____

Lee Ann Portelli

Date:

Windsor Polo Fields Limited

Directors Experience and Qualifications

Director	Positions	Qualifications	Experience
Angus Dowling	Director – Appointed 22 October 2021	Dip Farm Management	Managing Director - Enviroganic Farm Vice President Millamolong Polo Club 2019 – current
Gendy Parry-Okeden	Director – Appointed 20 November 2023	B.Media & Comm M.StratComm	Director – Giddiup Pty Limited 2000 – current Director – Hickory Hill Home 2011 – 2021 Director – Australian Neighbourhood Media 2022
Sam Willis	Director – Appointed 20 November 2025	Grad Dip Applied Finance, Bachelor Arts	CEO – Tavira Financial Limited – 2022 - current Managing Director BTIG Australia Limited – 2012 - 2021
Lee Portelli	Director – Appointed 20 November 2025		Director – Britia Pty Ltd, 2009 - current General Manager, All Financial Services, Darwin Manager, School of Science & Primary Ind, Charles Darwin University Former President – Darwin Horse & Pony Club Former President – Fannie Bay Equestrian Club (FBEC)