

Annual Report

2022



METRO
HOTELS

TRANSMETRO CORPORATION LIMITED

ABN 45 001 809 043



METRO HOTELS

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

Year on year, the chain's national portfolio of hotels and apartments continues to attract a broadening range of corporate and leisure guests, whilst the group's Palace Hotel Sydney, continues to host tens of thousands of Australians and visiting tourists annually.

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

The pubs division was formed in 1997 and continues to support the broad expertise of the group and has enabled it to leverage its resources over a wider portfolio of interests.

The flexibility and diversity of Metro Hospitality Group, incorporating Metro Hotels and Pubs, gives Transmetro Corporation a high degree of confidence in its capacity to confront the present and future challenges of a dynamic and ever-changing marketplace.

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

Argyle[®]

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

Metro Hotels OUR OPERATIONS



METRO HOTELS AND APARTMENTS

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

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

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

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

PUBS

The division operates The Palace Hotel since 1877 in Sydney. A unique venue providing beverages, food, entertainment and gaming.



THE YEAR IN REVIEW 2022

We look back on the year ending 30 June 2022 as a turning point, not only for our group, but for the wider hospitality industry, the country, and indeed the world.

The Metro Hotels group was founded in 1976, almost a half century ago, and in 2022 marked the 35th year of the listing of its parent Transmetro Corporation Limited on the Australian Stock Exchange (ASX). The group has withstood some serious challenges over its 46-year history. Having listed on the then-Sydney Stock Exchange in September 1987, just four weeks later it faced the fallout of the infamous stock market crash that occurred on Black Monday, 19 October 1987.

Two years later, in 1989, came the airline pilots dispute, one of the most extraordinary, extensive, and expensive industrial disputes in Australia's history, one that crippled the hospitality industry. Air travel was dramatically disrupted, so much so that the Federal Government declared a national emergency and allowed Royal Australian Air Force pilots and planes to be used by commercial airlines. The government too allowed pilots from overseas to enter Australia and take up Australian pilots' jobs.

In the early 1990s a global recession hit Australia. By July of 1990 the country began what was to become its worst recession since the Great Depression. It continued through to the September quarter of 1991.

Air travel again was severely disrupted from 11 September 2001 following the attacks on the World Trade Center towers, and the Pentagon. To compound issues for Australia, a day later on 12 September 2001, Ansett Airlines, which dominated Australian and international skies alongside Qantas, collapsed. Founded in 1936, the airline by 2001 had a fleet of 133 aircraft and was carrying fourteen million passengers a year. It had a turnover of \$3 billion a year and employed more than fifteen thousand people. Its collapse was the largest in Australian corporate history, and the damage to the hospitality industry, as well as the nation, and particularly the employees and their families was devastating.

The Global Financial Crisis of 2007/8 and the aftermath was another major hurdle, and of course the Covid-19 pandemic which is ongoing. The financial year before last we reported a consolidated loss before tax of \$5.9m, by far our worst year on record. The financial year just ended has brought a marked improvement and indications are the turnaround will be sustained well into the future, or at least until the next major crisis.

DIRECTORS' REVIEW 2022



We are truly thankful to all our teams across Australia, and all our executive personnel, both past and present that have worked tirelessly to bring the company through the challenges we have faced over a number of decades, and particularly the Covid-19 pandemic, which has been the most damaging of all.

We are pleased to report our flagship 220-room Metro Hotel Marlow Sydney Central opened its doors on 1 July this year, 2 ¼ years after it closed. During the financial year the Metro Apartments on Bank Place Melbourne property reopened, almost 1 ½ years after it closed. Melbourne, known as the lockdown capital of the world, got locked down two days after the reopening, and endured its longest lockdown ever immediately after.

Despite this we have managed, primarily through our executives and other colleagues, to engineer a \$4.4 million before tax profit for the year to 30 June 2022.

Whilst there is a risk of recession, with inflation and interest rates spiking, the hospitality industry in Australia is experiencing a good patch of buoyancy. Most of the travel is coming from within Australia, and primarily from the leisure sector. Corporate travel is still subdued with most workers around the country still working remotely from home, and the majority of business meetings being conducted online. International travel has been slow to rebound notwithstanding the opening of the borders, and the removal of restrictions.

It is expected the corporate and international travel markets will fully recover however it may take some time.

The Company continues to look for opportunities to expand its footprint and is constantly in touch with parties to bring this about. In August this year we signed a contract to operate a new 94-room hotel in the Perth CBD which will increase our room inventory in the West Australian capital to 241.

In closing, we again express our appreciation to all our colleagues in our accommodation and pub operations, our owners, suppliers, our hotel guests, and pub patrons, that continue to do business with us, and not least our shareholders most of whom have been on board since the 1987 stock market listing, and have come through these challenges with us.

Despite not having paid dividends for the past 3 years, we have continued to provide our annual Christmas hampers, not only to our shareholders, but to all our work colleagues, a gesture that began with our stock market listing 35 years ago. This year's deliveries are due to go out soon and this year we've added some extra good cheer in appreciation of your support this past year. And for those that have been on board for the journey, for the years, and in some cases, the decades, our sincere thanks to you too for your continuing, longstanding support.

DIRECTORS' REPORT 2022

Your directors have pleasure in submitting their report together with the financial statements on the consolidated entity (referred to here after as 'consolidated entity' or 'consolidated group' consisting of Transmetro Corporation Limited (referred to here after as the 'company' or 'parent entity') and the entities it controlled at the end of, or during, the year ended 30 June 2022.

DIRECTORS

The names of the directors of the company in office during the whole of the financial year and up to the date of this report unless otherwise stated:

D Lloyd
JAC McEvoy
A Notley
S Notley (alternate for A Notley)

MEETINGS OF DIRECTORS

The following table sets out the numbers of meetings of the company's directors held during the year ended 30 June 2022 and the numbers of meetings attended by each director.

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

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

PRINCIPAL ACTIVITIES

The principal activities of the consolidated group are the operation of Hotels, Inns, Serviced Apartments, and Theme Pubs.

RESULTS FOR THE YEAR

Profit before interest, depreciation, amortisation, impairment and tax from continuing operations was \$4.4 million. After interest, depreciation, amortisation, impairment and tax the net profit of the group from continuing operations was \$3.4 million.

DIVIDENDS

Nil dividend paid for the 2020/21 year and 2021/22 year.

EARNINGS PER SHARE

Earnings / (loss) per share was 24.85 cents per share (after interest, depreciation, amortisation, impairment and tax) compared to (32.92) cents for the previous financial year.

FINANCIAL POSITION

The net assets of the consolidated group have increased by \$3.326 million during the year ended 30 June 2022 due to:

Group net profit after tax attributable to members of \$3.326 million.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

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

EVENTS SUBSEQUENT TO BALANCE DATE

No matters or circumstances have arisen since the end of the financial year other than those disclosed in note 32 to the financial report.

FUTURE DEVELOPMENTS, PROSPECTS AND BUSINESS STRATEGIES

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

ENVIRONMENTAL ISSUES

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

INFORMATION ON DIRECTORS

JOHN McEVOY

Chairman and Managing Director

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

ALAN NOTLEY

FCPA ACA (NZ) FAIM, Non-Executive Director

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

DAVID LLOYD

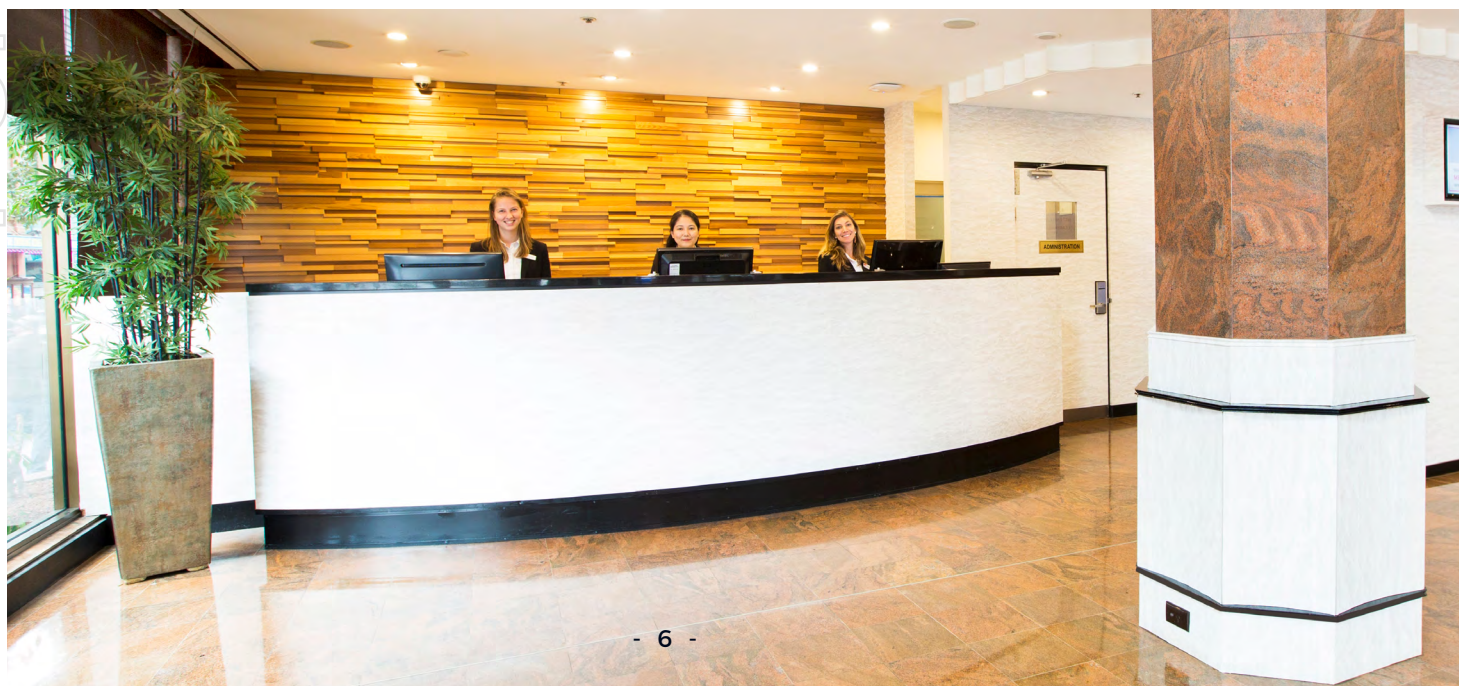
Non-Executive Director

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

SUSAN NOTLEY

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

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



DIRECTORS' REPORT 2022

COMPANY SECRETARIES

David Lloyd and Jakin Agus.

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

JAKIN AGUS, CPA, Company Secretary

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

INDEMNIFYING OFFICERS OR AUDITOR

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

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

DIRECTORS' INTERESTS AND BENEFITS

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

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

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

REMUNERATION REPORT

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

Remuneration Policy

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

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

	2022	2021
Revenue from continuing operations	\$16,046,958	\$14,767,969
Net profit/(loss) from continuing operations	\$3,434,554	(\$4,034,911)
Share price at year end	\$1.12	\$0.84

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

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

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

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

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

KMP receive a superannuation guarantee contribution required by the government, which is 10% for the year ended 30 June 2022. Some individuals, however, have chosen to sacrifice part of their salary to increase payments towards superannuation. KMP are paid employee benefit entitlements accrued to the date of retirement.

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

The board policy is to remunerate non-KMP directors and employees at market rates for comparable companies for time, commitment and responsibilities.

The remuneration committee determines payments to the non-KMP directors and employees and reviews their remuneration annually, based on market practice, duties and accountability. Fees for non-KMP directors and employees are not linked to the performance of the Consolidated Entity.

Performance Based Remuneration

As part of KMPs' remuneration packages there is a performance-based component, consisting of key performance indicators (KPIs). The intention of this program is to facilitate goal congruence between KMPs with that of the business and shareholders. The KPIs are set annually, with a certain level of consultation with KMPs. The measures are specifically tailored to the areas each KMP is involved in and has a level of control over. The KPIs target areas the board believes will improve the performance of the company, covering financial and non-financial as well as short- and long-term goals. The level set for each KPI is based on budgeted figures for the group.

Performance in relation to the KPIs is assessed annually, with bonuses being awarded depending on the KPIs achieved. Following the assessment, the KPIs are reviewed by the Remuneration Committee in light of the desired and actual outcomes, and their efficiency is assessed in relation to the group's goals and shareholder wealth, before the KPIs are set for the following year.

In determining whether or not a KPI has been achieved, Transmetro Corporation Limited bases the assessment on audited figures where appropriate.



DIRECTORS' REPORT 2022

Company Performance, Shareholder Wealth and Directors' and KMPs' Remuneration

The remuneration policy has been tailored to increase goal congruence between shareholders and directors and KMPs, being a performance based bonus based on key performance indicators. The company believes this policy should be effective in increasing shareholder wealth over the medium term.

The board will review its remuneration policy annually to ensure it is effective.

Performance Income as a proportion of Total Remuneration

KMP are paid performance based bonuses based on a proportion of their total remuneration package. The remuneration committee has set these bonuses to encourage achievement of specific goals that have been given a high level of importance in relation to the future growth and financial performance of the Consolidated Entity. The remuneration committee will review the performance bonuses to gauge their effectiveness against achievement of the set goals, and adjust future years' incentives as they see fit, to ensure use of the most cost effective and efficient methods.

All KMPs' remuneration for the year ended 30 June 2022 had a fixed component and a variable component of their overall remuneration, with the variable part of their remuneration paid subject to a performance condition.

Employment Contracts of Directors and KMPs

The employment conditions of the chief KMP are formalised in contracts of employment.

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

Key Management Personnel compensation

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

Key Management Person	Position
JAC McEvoy	Chairman and Managing Director
A Notley	Non-Executive Director
D Lloyd	Non-Executive Director
J Agus	Company Secretary and Group Financial Controller
J Hirst	General Manager - Property
C Hooper (joined 9 May 2022)	General Manager - Property
S Wanstall (resigned 10 May 2022)	General Manager - Property
S Nemetz	General Manager - Property
R Pirie (resigned 17 June 2022)	Director of Sales & Marketing
S Vasilakis	General Manager - Property
C T Leong	General Manager - Property
H Karunaratna	General Manager - Property

DIRECTORS' REMUNERATION

The following table discloses the remuneration of Directors of the company for the year ended 30 June 2022, as specified for disclosure by AASB 124. The information contained in this table is audited.

Directors	Salary, Fees & Commissions \$	Superannuation Contribution \$	Long service leave Benefit \$	Bonus \$	Non-cash Benefits \$	Total \$
JAC McEvoy						
2021	-	-	-	-	-	-
2022	-	-	-	-	-	-
P Frawley (1)						
2021	234,818	17,835	3,986	-	7,139	263,778
2022	-	-	-	-	-	-
A Notley						
2021	23,945	-	-	-	-	23,945
2022	23,945	-	-	-	-	23,945
D Lloyd						
2021	23,945	-	-	-	-	23,945
2022	23,945	-	-	-	-	23,945
Total 2021	282,708	17,835	3,986	-	7,139	311,668
Total 2022	47,890	-	-	-	-	47,890

(1) Resigned 31 May 2021.

KMP SHAREHOLDINGS

Number of shares held by Key Management Personnel

Key Management Person	Balance 1.7.21	Net Change	Balance 30.6.22
JAC McEvoy	11,637,663	-	11,637,663
A Notley	9,000	-	9,000
D Lloyd	-	-	-
J Agus	-	-	-
J Hirst	-	-	-
C Hooper (joined 9 May 2022)	-	-	-
R Pirie (resigned 17 June 2022)	-	-	-
S Wanstall (resigned 10 May 2022)	-	-	-
S Nemetz	1,000	-	1,000
S Vasilakis	-	-	-
C T Leong	-	-	-
H Karunaratna	-	-	-
TOTAL	11,647,663	-	11,647,663

DIRECTORS' REPORT 2022

KMPS' REMUNERATION

The following table discloses the remuneration of the KMP of the company and the consolidated entity for the year ended 30 June 2022, as specified for disclosure by AASB 124. The information in this table is audited.

KMP	Salary & Fees	Short-term Benefits		Post-Employment Benefits			Total	Percentage of Remuneration Performance Related
		Bonuses	Other	Super-annuation	Long Service Leave	Termination Benefits		
J Agus								
2021	113,615	-	-	10,793	2,333	-	126,741	-
2022	130,845	-	-	13,084	2,333	-	146,262	-
D Robinson*								
2021	16,845	-	2,240	893	158	21,223	41,359	-
2022	-	-	-	-	-	-	-	-
J Hirst								
2021	82,399	-	-	7,828	-	-	90,227	-
2022	101,183	-	-	10,118	-	-	111,301	-
S Nemetz								
2021	81,028	-	6,693	7,698	1,618	-	97,037	-
2022	94,368	-	8,179	9,436	7,736	-	119,719	-
S Wanstall**								
2021	90,401	-	-	8,588	1,883	-	100,872	-
2022	111,797	-	-	9,511	-	-	121,308	-
R Pirie***								
2021	117,025	-	4,165	11,117	2,403	-	134,710	-
2022	129,434	-	7,139	11,813	-	-	148,386	-
S Vasilakis								
2021	76,384	-	5,968	7,256	1,591	-	91,199	-
2022	93,790	-	8,939	9,379	1,591	-	113,699	-
C T Leong****								
2021	87,792	-	-	8,340	2,306	-	98,438	-
2022	117,906	-	-	9,417	-	47,886	175,209	-
H Karunaratna								
2021	49,343	-	-	3,543	1,347	-	54,233	-
2022	80,797	-	-	8,079	1,347	-	90,223	-
C Hooper								
2021	-	-	-	-	-	-	-	-
2022	12,097	-	-	1,209	-	-	13,306	-
TOTAL 2021	714,832	-	19,066	66,056	13,639	21,223	834,816	-
TOTAL 2022	872,217	-	24,257	82,046	13,007	47,886	1,039,413	-

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

*D.Robinson completed employment on 13 August 2020

** S Wanstall resigned on 10 May 2022

*** R Pirie resigned on 17 June 2022

**** C T Leong position made redundant during pandemic and reemployed on 2 April 2021.

NON-AUDIT SERVICES

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

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

Fees of \$6,000 were payable to the external auditors during the year ended 30 June 2022 for the preparation of income tax returns, and fees of \$5,600 were payable for other services.

AUDITOR'S INDEPENDENCE DECLARATION

The lead auditor's independence declaration for the year ended 30 June 2022 is attached to this report.

Signed at Sydney this 30th day of September 2022 in accordance with a resolution of the directors.



J McEvoy
Chairman

DIRECTORS' DECLARATION

The directors of the company declare that:

1. The accompanying financial statements and notes are in accordance with the Corporations Act 2001 and:
 - (a) comply with Accounting Standards and the Corporations Regulations 2001; and
 - (b) give a true and fair view of the financial position as at 30 June 2022 and of the performance for the year ended on that date of the company and consolidated group.
2. The Managing Director and Group Financial Controller have each declared that:
 - (a) the financial records of the company for the financial year have been properly maintained in accordance with section 286 of the Corporations Act 2001;
 - (b) the financial statements and notes for the financial year comply with the Accounting Standards; and
 - (c) the financial statements and notes for the financial year give a true and fair view.
3. In the directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors and is signed for and on behalf of the directors by:



J McEvoy
Managing Director

Signed at Sydney this 30th day of September 2022.

INDEPENDENT AUDITOR'S REPORT



STIRLING INTERNATIONAL CHARTERED ACCOUNTANTS

To the members of Transmetro Corporation Limited Report on the Audit of the Financial Report

OPINION

We have audited the financial report of Transmetro Corporation Limited (the Company) and its subsidiaries (collectively the Group), which comprises the consolidated balance sheet as at 30 June 2022, the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

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

- i. giving a true and fair view of the Group's financial position as at 30 June 2022 and of its financial performance for the year then ended; and
- ii. complying with Australian Accounting Standards and the Corporations Regulations 2001.

BASIS FOR OPINION

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Group in accordance with the auditor independence requirements of the Corporations Act 2001 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code. We confirm that the independence declaration required by the Corporations Act 2001, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

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

Valuation of Freehold Properties

As disclosed in note 12, the Group holds freehold property of \$17,248,672 as at 30 June 2022 and this is a significant asset of the Group. The property was valued by independently licensed valuers for the year ended 30 June 2021.

Hotel properties valuations are sensitive to the key assumptions applied in valuations, in particular, capitalisation rates, growth forecasts and the discounted cash flow outcomes.

To address this risk our audit procedures included the following:

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

Carrying value of right of use assets

As disclosed in note 6, the group holds right of use assets of \$4,686,806 as at 30 June 2022 and these are substantial assets of the Group that are subject to an impairment assessment in accordance with AASB 136 "Impairment of Assets".

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

To address this risk our audit procedures included the following:

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

OTHER INFORMATION

The directors are responsible for the other information. The other information comprises the information included in the Group's annual report for the year ended 30 June 2022, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF THE DIRECTORS FOR THE FINANCIAL REPORT

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

In preparing the financial report, the directors are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL REPORT

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

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

INDEPENDENT AUDITOR'S REPORT

REPORT ON THE REMUNERATION REPORT

Opinion on the Remuneration Report

We have audited the Remuneration Report included in the directors' report for the year ended 30 June 2022. In our opinion, the Remuneration Report of Transmetro Corporation Limited, for the year ended 30 June 2022, complies with section 300A of the Corporations Act 2001.

Responsibilities

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

Stirling International
Chartered Accountants



Keanu Arya
Suite 1405, 370 Pitt Street Sydney NSW 2000
30th September 2022
Liability limited by a scheme approved under Professional Standards Legislation

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

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2022 there have been:

- (i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

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

Signed this 30th day of September 2022 at Sydney, New South Wales.

Stirling International
Chartered Accountants



Keanu Arya
Partner
Liability limited by a scheme approved under Professional Standards Legislation

FINANCIAL REPORTS

Consolidated Statement of Profit or Loss for the year ended 30 June 2022

CONSOLIDATED GROUP	NOTE	30.06.2022 \$	30.06.2021 \$
CONTINUING OPERATIONS			
Sales Revenue		15,359,818	12,700,199
Other Income		686,202	2,063,316
Interest income		938	4,254
Total Revenue	5	16,046,958	14,767,969
Cost of sales		(853,723)	(830,993)
Employee benefits expense - Superannuation		(359,388)	(386,397)
- Other		(4,511,759)	(4,843,118)
Other expenses		(5,924,759)	(7,036,665)
EBITDA		4,397,329	1,670,796
Rent concession gain		1,202,302	3,050,578
Gain on lease modification		-	118,267
Depreciation		(746,896)	(837,234)
Amortisation expense		(1,372,620)	(4,272,710)
Impairment reversal/(expenses)		1,206,113	(3,688,164)
Finance costs - lease liabilities		(240,990)	(331,097)
Impairment of goodwill		-	(1,064,000)
Profit/(loss) before income tax		4,445,238	(5,353,564)
Income tax benefit/(expense)	7	(1,010,685)	1,318,653
Profit/(loss) from continuing operations		3,434,554	(4,034,911)
DISCONTINUED OPERATIONS			
(Loss) from discontinued operations	31	(108,188)	(370,506)
Profit/(loss) from operations attributable to: Members of the parent entity		3,326,366	(4,405,417)
EARNINGS PER SHARE			
Basic earnings per share - From continuing operations	25	25.66	(30.15)
- From discontinued operations		(0.81)	(2.77)
		24.85	(32.92)

Consolidated Statement of Comprehensive Income for the year ended 30 June 2022

CONSOLIDATED GROUP	30.06.2022 \$	30.06.2021 \$
Profit/(loss) for the period	3,326,366	(4,405,417)
OTHER COMPREHENSIVE INCOME		
Items that will not be reclassified subsequently to profit or loss:		
Revaluation increment on freehold property	-	600,487
Income tax relating to component of other comprehensive income	-	(150,122)
Total comprehensive income for the period	3,326,366	(3,955,052)
Total comprehensive income attributable to: Members of the parent entity	3,326,366	(3,955,052)

The accompanying notes form part of this financial report

FINANCIAL REPORTS

Consolidated Balance Sheet as at 30 June 2022

CONSOLIDATED GROUP	NOTE	30.06.2022 \$	30.06.2021 \$
CURRENT ASSETS			
Cash and cash equivalents		4,063,225	1,000,998
Trade and other receivables	11	754,851	1,061,126
Inventories		94,090	139,248
TOTAL CURRENT ASSETS		4,912,166	2,201,372
NON-CURRENT ASSETS			
Property, plant and equipment	15	20,741,473	21,445,121
Deferred tax assets	20	688,082	2,099,114
Intangible assets	16	-	-
Right of use assets	6	4,686,806	1,591,324
Other financial assets	13	506	506
Other non-current assets	17	250,000	250,000
TOTAL NON-CURRENT ASSETS		26,366,867	25,386,065
TOTAL ASSETS		31,279,033	27,587,437
CURRENT LIABILITIES			
Trade and other payables	18	4,056,104	2,805,332
Borrowings	19	-	79,546
Lease liabilities	6	2,728,812	3,609,559
Short-term provisions	21	646,617	729,138
TOTAL CURRENT LIABILITIES		7,431,533	7,223,575
NON-CURRENT LIABILITIES			
Deferred tax liabilities	20	1,385,899	1,318,900
Lease liabilities	6	2,376,299	2,286,026
TOTAL NON-CURRENT LIABILITIES		3,762,198	3,604,926
TOTAL LIABILITIES		11,193,731	10,828,501
NET ASSETS		20,085,302	16,758,936
EQUITY			
Issued capital	22	6,855,964	6,855,964
Reserves	23	3,544,592	3,544,592
Retained earnings		9,684,746	6,358,380
TOTAL EQUITY		20,085,302	16,758,936

The accompanying notes form part of this financial report

Consolidated Statement of Changes in Equity for the year ended 30 June 2022

	Issued Capital Ordinary \$	Asset Revaluation Reserve \$	Capital Contribution Reserve \$	Retained Earnings \$	Total \$
Balance at 1.7.2020	6,855,964	2,715,764	378,463	10,763,798	20,713,989
Total comprehensive income for the period	-	450,365	-	(4,405,418)	(3,955,053)
Dividend paid to shareholders	-	-	-	-	-
Balance at 30.06.2021	6,855,964	3,166,129	378,463	6,358,380	16,758,936
Balance at 1.7.2021	6,855,964	3,166,129	378,463	6,358,380	16,758,936
Total comprehensive income for the period	-	-	-	3,326,366	3,326,366
Dividend paid to shareholders	-	-	-	-	-
Balance at 30.06.2022	6,855,964	3,166,129	378,463	9,684,746	20,085,302

Consolidated Statement of Cash Flows for the year ended 30 June 2022

CONSOLIDATED GROUP	NOTE	30.06.2022 \$	30.06.2021 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		16,332,208	13,812,475
Payments to suppliers and employees		(10,943,963)	(13,287,879)
Interest received		938	4,254
Other revenue		402,356	1,755,934
Interest paid		(250,495)	(345,220)
Income tax refund		503,373	-
Net cash provided by operating activities	28	6,044,417	1,939,564
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of non-current assets		(258,971)	(71,783)
Net cash used in investing activities		(258,971)	(71,783)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowing		-	795,527
Repayment of borrowings		(79,546)	(1,315,981)
Repayment of lease principal		(2,643,673)	(1,072,828)
Dividends paid		-	-
Net cash used in financing activities		(2,723,219)	(1,593,282)
Net increase in cash held		3,062,227	274,499
Cash and cash equivalents at beginning of period		1,000,998	726,499
Cash and cash equivalents at end of period	29	4,063,225	1,000,998

Notes to the financial statements

1. REPORTING ENTITY

Transmetro Corporation Limited is a company domiciled in Australia. The consolidated financial statements of the Company as at and for the year ended 30 June 2022 comprise the Company and its controlled entities (together referred to as the Consolidated Entity). The Consolidated Entity is primarily involved in the hospitality sector.

2. BASIS OF PREPARATION

a. Statement of compliance

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

b. Basis of measurement

The consolidated financial statements have been prepared on accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

c. Functional and presentation currency

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

d. Use of judgments and estimates

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

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

- Provisions and Employee benefits
- Fair value measurement
- Impairment

3. SIGNIFICANT ACCOUNTING POLICIES

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

a. Basis of Consolidation

Controlled entities

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

Transactions eliminated on consolidation

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

b. Revenue Recognition

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

Sales revenue

Sales revenue comprises revenue earned (net of returns, discounts and allowances) from the provision of service. Revenue from the sale of goods is recognised upon dispatch of goods to customers. All income is recognised at point in time other than other income.

Other income

Other income is recognised on a systematic basis over the periods necessary to match it with the related costs for which it is intended to compensate or, if the costs have already been incurred, in the period in which it becomes receivable. The income is deemed to be receivable when the entitlement is confirmed. Income from subsidiaries and associates are recognised by the parent when the distributions are declared.

c. Goods and Services Tax

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

d. Cash and cash equivalents

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

e. Provisions

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

Amortisation

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

f. Impairment

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

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

Calculation of recoverable amount

Receivables

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

Other Assets

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

Notes to the financial statements

Reversals of Impairment

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

g. Property, Plant and Equipment

Owned assets

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

Property

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

Plant and equipment

Plant and equipment are measured on the cost basis.

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

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

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

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

Depreciation

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

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

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

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

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

h. Goodwill

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

i. Theme Pubs Acquisition Costs

Theme pubs acquisition costs are stated at cost. Carrying values are reviewed annually and an asset's carrying value is written down immediately to its recoverable amount if the asset's carrying amount is greater than the estimated recoverable amount.

j. Inventories

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

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

k. Employee Benefits

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

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

l. Receivables

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

m. Taxation

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

Deferred tax is calculated using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for

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

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

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

n. Payables

Trade and other payables are stated at amortised cost.

o. Financial Instruments

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

- (i) Financial assets at amortised cost;
- (ii) Financial assets at fair value through other comprehensive income;
- (iii) Financial assets at fair value through profit or loss.

Financial assets at amortised cost

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

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

Notes to the financial statements

Financial assets at fair value through other comprehensive income

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

Financial assets at fair value through profit or loss

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

Financial Liabilities

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

p. Finance income and expense

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

q. Earnings per share

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

r. Segment Reporting

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

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

about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

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

s. Share Capital

Ordinary shares

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

t. Right of use assets

A right-of-use asset is recognised at the commencement date of a lease. The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, and, except where included in the cost of inventories, an estimate of costs expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset. Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Where the consolidated entity expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of-use assets are subject to impairment or adjusted for any remeasurement of lease liabilities. The Consolidated Entity has elected not to recognise a right-of-use asset and corresponding lease liability for short-term leases with terms of 12 months or less and leases of low-value assets. Lease payments on these assets are expensed to profit or loss as incurred.

u. Lease Liabilities

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

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

v. New standards and interpretation not yet adopted

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the consolidated entity for the annual reporting period ended 30 June 2022. The consolidated entity has assessed that none of the new or amended Accounting Standards and Interpretations will have a financial impact on the consolidated entity.

w. New, revised and amending Accounting Standards and Interpretations adopted

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

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

4. FINANCIAL RISK MANAGEMENT

Overview

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

- Credit risk
- Liquidity risk
- Market risk

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

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

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

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

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

Credit Risk

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

Trade and other receivables

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

Notes to the financial statements

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

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

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

Liquidity Risk

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

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

Market Risk

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

Currency Risk

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

Interest Rate Risk

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

Capital Management

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

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

5. REVENUE

Consolidated	2022 \$	2021 \$
Sales revenue	15,359,818	12,700,199
Other Income - Marketing and management fees	286,004	403,374
- Government assistance	400,198	1,660,142
Interest received - Other corporations	938	4,254
Total Revenue	16,046,958	14,767,969

6. LEASES

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

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

Consolidated	2022 \$	2021 \$
Right of use assets		
Opening Balance	1,591,324	11,719,017
Depreciation charge for the year	(1,372,620)	(4,456,877)
Additions to right of use assets	3,261,989	-
Derecognised right of use asset	-	(1,744,462)
Impairment (expenses)/reversal of impairment	1,206,113	(3,926,354)
Closing Balance	4,686,806	1,591,324
Lease Liabilities		
Opening Balance	5,895,585	11,953,526
Additions of lease liabilities	3,261,988	-
Payments made	(2,894,167)	(1,391,224)
Interest expense	250,492	318,397
Rent concessions	(1,225,067)	(3,122,385)
Derecognised lease liability	(183,720)	(1,862,729)
Closing Balance	5,105,111	5,895,585
Current	2,728,812	3,609,559
Non-current	2,376,299	2,286,026
Total	5,105,111	5,895,585



Notes to the financial statements

Maturity Analysis – Contractual Undiscounted Cashflows

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

Consolidated	2022 \$	2021 \$
Less than one year	2,899,209	3,750,385
One to five years	2,607,157	2,313,855
More than five years	-	-
Total undiscounted lease liabilities	5,506,366	6,064,240

Amounts Recognised in Profit or Loss

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

Consolidated	2022 \$	2021 \$
Interest expense	(250,492)	(318,397)
Variable lease payments	(2,894,167)	(1,777,849)
Impairment (expenses)/reversal of impairment	1,206,113	(3,926,353)
Gain on lease modification	-	118,267
Depreciation of ROU assets	(1,372,620)	(4,456,877)
Rent concession gains	1,225,067	3,122,385

During the year the group received rental concessions as a result of COVID-19. Under AASB 16 Leases, rent concessions often meet the definition of a lease modification. In light of the effects of the COVID-19 pandemic amendments have been made to AASB 16 to simplify how lessees account for rent concessions and introduce a practical expedient for lessees.

Under this practical expedient lessees are not required to assess whether eligible rent concessions are lease modifications, and instead are permitted to account for them as if they were not lease modifications. Rent concessions are eligible for the practical expedient if any reduction in lease payments affects only payments originally due on or before 30 June 2022 and there is no substantive change to other conditions of the lease. The group recognised rent concessions gains of \$1,225,067 for the period.



7. INCOME TAX

Consolidated	2022 \$	2021 \$
The components of tax expense comprise:		
Current tax	-	-
Deferred tax	(974,622)	1,448,831
Income tax (expense)/benefit	(974,622)	1,448,831
Income tax (expense)/benefit - continuing operations	(1,010,685)	1,318,653
Income tax benefit - discontinued operations	36,063	130,178
Total	(974,622)	1,448,831
The prima facie tax on profit/(loss) from continuing operations before income tax is reconciled to the income tax benefit/(expense) as follows:		
Prima facie tax (expense)/benefit on profit/(loss) at 25% (2021:26%)	(1,111,310)	1,391,927
Other items	100,625	(73,274)
Income tax (expense)/benefit	(1,010,685)	1,318,653

8. KEY MANAGEMENT PERSONNEL COMPENSATION

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

9. OPERATING SEGMENTS

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

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

Transmetro Corporation Limited's operation during the year related to operation of Hotels, Serviced Apartments, Inns and Theme Pubs.

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

Basis of accounting for purposes of reporting by operating segments

Accounting policies adopted

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

Unallocated items

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

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

Notes to the financial statements

SEGMENT PERFORMANCE (CONTINUING OPERATIONS)

YEAR ENDED 30.06.2022			
	Hotels, Inns & Apartments \$	Theme Pubs \$	Total \$
Revenue			
External sales	14,243,621	1,402,201	15,645,822
Other revenue	282,844	117,354	400,198
Inter-segment sales	207,600	-	207,600
Interest income	911	27	938
Total segment revenue	14,734,976	1,519,582	16,254,558
Reconciliation of segment revenue to group revenue			
Inter-segment elimination	(207,600)	-	(207,600)
Total group revenue	14,527,376	1,519,582	16,046,958
Segment result before tax	4,629,302	(231,973)	4,397,329
Reconciliation of segment result to group net profit/(loss)			
Amounts not included in segment result but reviewed by the Board:			
Unallocated items:			
• Rent concession gain			1,202,302
• Reversal of impairment			1,206,113
• Depreciation and amortisation			(2,119,516)
• Finance costs			(240,990)
• Income tax			(1,010,685)
Net profit after tax from continuing operations			3,434,553
YEAR ENDED 30.06.2021			
	Hotels, Inns & Apartments \$	Theme Pubs \$	Total \$
Revenue			
External sales	10,700,776	2,402,797	13,103,573
Other revenue	1,369,392	290,750	1,660,142
Inter-segment sales	156,071	-	156,071
Interest income	4,196	58	4,254
Total segment revenue	12,230,435	2,693,605	14,924,040
Reconciliation of segment revenue to group revenue			
Inter-segment elimination	(156,071)	-	(156,071)
Total group revenue	12,074,364	2,693,605	14,767,969
Segment result before tax	1,489,705	181,091	1,670,796
Reconciliation of segment result to group net profit/(loss)			
Amounts not included in segment result but reviewed by the Board:			
Unallocated items:			
• Rent concession gain			3,050,578
• Gain on lease modification			118,267
• Impairment expenses			(3,688,164)
• Depreciation and amortisation			(5,109,944)
• Finance costs			(331,097)
• Write off goodwill on consolidation			(1,064,000)
• Income tax benefit			1,318,653
Net profit/(loss) after tax from continuing operations			(4,034,911)

10. AUDITORS' REMUNERATION

Consolidated	2022 \$	2021 \$
Remuneration of auditors of the entity for:		
• auditing or reviewing the accounts and consolidated accounts	82,000	82,000
• taxation and secretarial services	11,600	7,900
	93,600	89,900

11. TRADE AND OTHER RECEIVABLES

Consolidated	Note	2022 \$	2021 \$
Current			
Trade receivables		377,026	388,476
Provision for impairment of receivables	11a	-	-
		377,026	388,476
Other receivables		266,818	384,762
Prepayments		111,007	287,888
		754,851	1,061,126

a. Provision For Impairment of Receivables

Current trade receivables are non-interest bearing and generally on 30 day terms.

12. FAIR VALUE MEASUREMENT

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

- financial assets; and
- freehold properties.

Fair Value Hierarchy

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

Level 1 - quoted prices (unadjusted) in active markets for identical assets and liabilities that the entity can access at measurement date;

Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3 - unobservable inputs for the asset or liability (not based on observable market data).

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

Notes to the financial statements

Valuation techniques

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

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

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

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

Fair Value Measurement

30 June 2022 Consolidated	Note	Level	\$
Shares in listed corporations	13	1	506
Freehold Properties	15	3	17,248,672

Valuation techniques used to derive level 3 fair values

Asset Category	Fair Value \$	Valuation Technique	Significant Unobservable Inputs	Range	Relationship of Unobservable Inputs to Fair Value
Freehold Properties	17,248,672	Income Approach using discounted cashflow methodology and capitalisation approach.	Adopted capitalisation rate	6.00% - 8.00%	A significant increase or decrease in the adjustment would result in a significantly lower (higher) fair value.
			Adopted terminal yield	7.00%	
			Adopted discount rate	9.00%	

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

Valuation process

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

Sensitivity of Inputs

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

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

CONSOLIDATED	2022
Freehold Properties	\$
Opening Balance	17,484,232
Transfer into Level 3	-
Transfer out of Level 3	-
Deduction by selling	-
Net revaluation adjustment	-
Depreciation	(235,560)
Closing Balance	17,248,672

13. OTHER FINANCIAL ASSETS

Consolidated	2022 \$	2021 \$
Listed investments, at fair value		
- shares in listed corporations	506	506
	506	506

Notes to the financial statements

14. CONTROLLED ENTITIES

Controlled Entities of Transmetro Corporation Limited:	Country of Incorporation	% Owned 2022	% Owned 2021
Metro Inns Trust	Australia	100	100
M.H.G. Albany Pty Limited	Australia	100	100
Metro Hotel Sydney Pty Limited	Australia	100	100
Bank Place Apartments Pty Limited	Australia	100	100
RHS Hospitality Pty Limited	Australia	100	100
MHG Brisbane Pty Limited	Australia	100	100
MHG Operations Pty Limited	Australia	100	100
MHG Karratha Pty Ltd	Australia	100	100
MHG Ipswich Pty Ltd	Australia	100	100
Ipswich International Trust	Australia	100	100
M.H.G Unit Trust	Australia	100	100
Gladstone Hotel Trust	Australia	100	100
Karratha Hotel Trust	Australia	100	100
Melbourne Hotel Trust	Australia	100	100
Brisbane Hotel Trust	Australia	100	100
Controlled Entities of Metro Inns Trust:			
The Irish Pub Unit Trust	Australia	100	100
The Sydney Unit Trust	Australia	100	100
The Duck Inn Unit Trust	Australia	100	100
The Palace Hotel Unit Trust	Australia	100	100
The Rundle Adelaide Trust	Australia	100	100

15. PROPERTY, PLANT & EQUIPMENT

Consolidated	2022 \$	2021 \$
Freehold properties		
At Independent valuation June 2021	18,780,452	18,780,452
Less: accumulated depreciation	(1,531,780)	(1,296,220)
	17,248,672	17,484,232
Buildings		
At cost	1,905,787	1,905,787
Less: accumulated depreciation	(336,866)	(298,751)
	1,568,921	1,607,036
Leasehold improvements, plant & equipment, office furniture and fittings		
At cost	17,582,233	19,330,157
Less: accumulated depreciation	(15,658,353)	(16,976,304)
	1,923,880	2,353,853
Total property, plant and equipment (non current)	20,741,473	21,445,121

Movements in Carrying Amounts:

Consolidated	Freehold Properties \$	Buildings \$	Leasehold Improvements, Plant & Equipment, Office Furniture and Fittings \$	Total \$
Balance at 1 July 2020	17,119,305	1,645,151	2,935,069	21,699,525
Additions	-	-	71,783	71,783
Written down value of assets sold	-	-	(55,947)	(55,947)
Increment at independent valuation	600,487	-	-	600,487
Depreciation	(235,560)	(38,115)	(597,052)	(870,727)
Carrying amount at 30 June 2021	17,484,232	1,607,036	2,353,853	21,445,121
Balance at 1 July 2021	17,484,232	1,607,036	2,353,853	21,445,121
Additions	-	-	258,971	258,971
Written down value of assets sold	-	-	(193,650)	(193,650)
Depreciation	(235,560)	(38,115)	(495,294)	(768,969)
Carrying amount at 30 June 2022	17,248,672	1,568,921	1,923,880	20,741,473

(i) Freehold property at Perth was valued by an independent valuer on 10 August 2021 resulting in a revaluation increment of \$600,487 as at 30 June 2021, which is recognised in the revaluation reserve.

16. INTANGIBLE ASSETS

Consolidated	2022 \$	2021 \$
Management right acquisition cost	48,006	48,006
Amortisation of management right acquisition cost	(48,006)	(48,006)
	-	-

The management right acquisition cost incurred for Metro Mirage Hotel Newport has been amortised over 7 years.

17. OTHER NON CURRENT ASSETS

Gaming machine licences, at cost	250,000	250,000
	250,000	250,000

18. TRADE AND OTHER PAYABLES

Consolidated	2022 \$	2021 \$
CURRENT		
Trade payables	1,009,459	1,327,416
Other payables and accruals	3,046,645	1,477,916
	4,056,104	2,805,332

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

Notes to the financial statements

19. FINANCIAL LIABILITIES

CURRENT		
Unsecured short-term borrowings	-	79,546
	-	79,546

20. TAX

a. Deferred tax assets and liabilities

	Assets		Liabilities		Net	
	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$
Recognised deferred tax assets and liabilities						
Property, plant and equipment	181,773	266,647	1,385,899	1,318,900	(1,204,126)	(1,052,253)
Provisions	233,130	248,029	-	-	233,130	248,029
Tax losses	163,602	503,373	-	-	163,602	503,373
Capital losses	5,000	5,000	-	-	5,000	5,000
Right of use (ROU) assets	(1,171,701)	(397,831)	-	-	(1,171,701)	(397,831)
Lease liabilities for ROU assets	1,276,278	1,473,896	-	-	1,276,278	1,473,896
Deferred tax assets/(liabilities)	688,082	2,099,114	1,385,899	1,318,900	(697,817)	780,214

b. Reconciliations

Consolidated	2022 \$	2021 \$
(i) Gross Movements		
The overall movement in deferred tax accounts is as follows:		
Opening balance	780,214	(518,495)
(Charge)/credit to income statement	(974,622)	1,448,831
(Charge)/credit to equity	-	(150,122)
Tax loss carry back received	(503,409)	-
Closing balance	(697,817)	780,214
(ii) Amounts recognised in income statement		
Deferred tax (charged) / credited to the income statement relates to:		
Temporary differences for depreciation of property, plant and equipment	(151,873)	(66,596)
Provisions	(14,862)	(5,383)
Tax losses	163,602	503,373
Capital losses	-	5,000
Right of use (ROU) assets	(773,870)	2,531,923
Lease liabilities for ROU assets	(197,619)	(1,514,486)
Intangible assets	-	(5,000)
	(974,622)	1,448,831
(iii) Amounts recognised in equity		
Deferred tax (charged) / credited to the equity relates to:		
Revaluation adjustment	-	(150,122)
	-	(150,122)

c. Liabilities

CURRENT

Income tax payable / (receivable)

-

-

21. PROVISIONS

Consolidated	2022 \$	2021 \$
Annual leave	340,018	372,965
Long service leave	306,599	356,173
	646,617	729,138

22. ISSUED CAPITAL

Consolidated	2022 \$	2021 \$
13,382,778 (2021: 13,382,778) ordinary shares fully paid	6,855,964	6,855,964

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

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

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

Capital Management

Management controls the capital of the group in order to maintain a good debt to equity ratio, provide the shareholders with adequate returns and ensure that the group can fund its operations and continue as a going concern.

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

There are no externally imposed capital requirements.

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

There have been no changes in the strategy adopted by management to control the capital of the group since the prior year. This strategy is to ensure that the group's gearing ratio remains between 30% and 60%. The gearing ratios for the year ended 30 June 2022 and 30 June 2021 are as follows:

Consolidated	Note	2022 \$	2021 \$
Total borrowings	19	-	79,546
Less cash and cash equivalents		4,063,225	1,000,998
Net debt/(Equity)		(4,063,225)	(921,452)
Total equity		20,085,302	16,758,936
Total capital		16,022,077	15,757,938
Gearing ratio		(25.36%)	(5.85%)

Notes to the financial statements

23. RESERVES

Consolidated	2022 \$	2021 \$
a. Asset Revaluation Reserve		
Balance at the beginning of the year	3,166,129	2,715,764
Revaluation of freehold property	-	600,487
Movement in deferred tax liability relating to revaluations	-	(150,122)
Balance at the end of the year	3,166,129	3,166,129
The asset revaluation reserve records revaluations of non current assets.		
b. Capital Contribution Reserve		
Balance at the beginning of the year	378,463	378,463
Capital contribution during the year	-	-
Balance at the end of the year	378,463	378,463
The capital contribution reserve records the difference between the gross proceeds and the fair value of interest free loan.		
TOTAL RESERVES	3,544,592	3,544,592

24. DIVIDENDS

Fully franked final dividend of nil cents (2021: nil cents) per share	-	-
	-	-
Franking credits available at the end of the year adjusted for franking credits arising from income tax payable and franking debits arising from payment of proposed dividends	7,003,103	7,003,103

25. EARNINGS PER SHARE

Consolidated	2022 \$	2021 \$
Profit/(loss) from continuing operations	3,434,554	(4,034,911)
(Loss) from discontinued operations	(108,188)	(370,506)
Profit/(loss) attributable to members of the parent entity	3,326,366	(4,405,417)
Weighted average number of ordinary shares outstanding during the year used in calculation of basic earnings per share	13,382,778	13,382,778
Basic and diluted earnings per share from continuing operations	25.66	(30.15)
Basic and diluted earnings per share from discontinued operations	(0.81)	(2.77)
Basic and diluted earnings per share attributable to members of the parent entity	24.85	(32.92)

26. CONTINGENT LIABILITIES

The company is dealing with one unquantifiable legal action against it in relation to the operation of the one of its businesses. Directors do not believe the claim has sufficient merit to warrant any further disclosure.

As at 30 June 2022 no other contingent liabilities existed, except that various bank guarantees have been given in the ordinary course of business. It is not expected that these guarantees will be called upon.

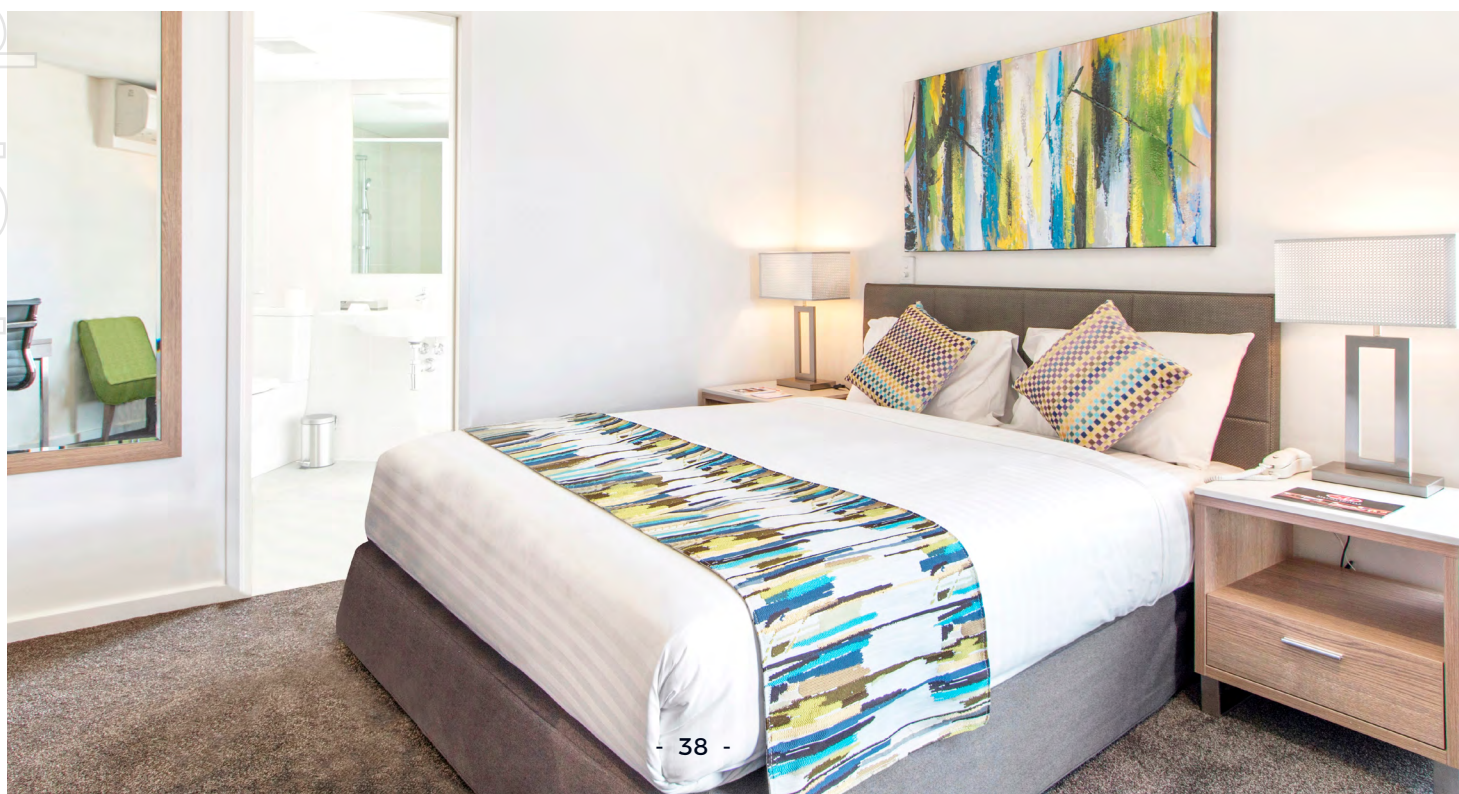
27. COMMITMENTS

Capital Commitments

No capital commitments existed at 30 June 2022.

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

Consolidated	2022 \$	2021 \$
Profit/(loss) after income tax	3,326,366	(4,405,417)
Rent concession gain	(1,225,068)	(3,122,386)
Gain on lease modification	-	(118,267)
Net write-off on sale of business	9,928	-
Depreciation, amortisation and diminution	2,141,589	5,330,005
Impairment expenses/(reversal of impairment)	(1,206,113)	3,984,576
Write off goodwill on consolidation	-	1,064,000
Movement in deferred tax accounts	1,478,031	(1,448,831)
Increase/(decrease) in income tax payable	-	60,773
Increase/(decrease) in provisions	(82,521)	(49,928)
(Increase)/decrease in receivables and prepayments	306,278	309,453
(Increase)/decrease in inventories	45,159	9,470
Increase/(decrease) in creditors	1,250,768	326,116
Net cash provided/(used) by operating activities	6,044,417	1,939,564



Notes to the financial statements

29. RECONCILIATION OF CASH

Consolidated	2022 \$	2021 \$
Cash at the end of the year as shown in the cash flow statement is reconciled to items in the balance sheet as follows:		
Cash at bank and on hand	4,063,225	1,000,998
Bank overdraft	-	-
	4,063,225	1,000,998

30. FINANCING FACILITIES

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

31. DISCONTINUED OPERATIONS

In August 2020, the group did not renew the lease of the property known as Metro Hotel & Apartments Gladstone at Gladstone, and in May 2022 the group sold the lease of the property known as The Elephant Hotel at Adelaide.

Financial information relating to the discontinued operations is set out below.

The financial performance of the discontinued operations to the date of sale which is included in loss from discontinued operations per the statement of comprehensive income is as follows:

Consolidated	2022 \$	2021 \$
Sales revenue	410,348	691,149
Other revenue	2,158	262,322
Expenses	(556,756)	(1,454,155)
(Loss) before income tax	(144,250)	(500,684)
Income tax benefit	36,063	130,178
(Loss) attributable to members of the parent entity	(108,188)	(370,506)

The net cash flows of the discontinuing operations which have been incorporated into the statement of cash flows are as follows:

Net cash inflow from operating activities	147,882	55,730
Net cash inflow/(outflow) from investing activities	-	-
Net cash inflow/(outflow) from financing activities	-	-
Net cash inflow generated by the discontinuing operations	147,882	55,730

32. EVENTS SUBSEQUENT TO BALANCE DATE

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

33. FINANCIAL INSTRUMENTS

Financial instrument composition and maturity analysis:

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

	Effective Interest Rate		Carrying Amount		Within 1 Year		1 to 5 Years		Over 5 Years	
	2022 %	2021 %	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$
Financial Assets										
Cash and Cash Equivalents	0.01	0.01	4,063,225	1,000,998	4,063,225	1,000,998	-	-	-	-
Receivables			754,851	1,061,126	754,851	1,061,126	-	-	-	-
Investments			506	506	-	-	-	-	506	506
Total Financial Assets			4,818,582	2,062,630	4,818,076	2,062,124	-	-	506	506
Financial Liabilities										
Short-term borrowings	-	-	-	79,549	-	79,546	-	-	-	-
Trade and Other Payables			4,056,103	2,805,329	4,056,103	2,023,144	-	782,188	-	-
Total Financial Liabilities			4,056,103	2,884,878	4,056,103	2,102,690	-	782,188	-	-

Credit Risk

Exposure to Credit Risk

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

Consolidated	2022 \$	2021 \$
Cash and equivalents	4,063,225	1,000,998
Trade receivables	377,026	388,476
Other receivables	266,818	384,762
	4,707,069	1,774,236

Impairment Losses

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

Gross receivables		
Not past due date	298,594	339,765
Past due 0 – 30	58,755	35,831
Past due 31 – 60	14,970	8,269
Past due 60 – 90	3,715	1,560
Past due 90 days and over	992	3,051
	377,026	388,476
Impairment	-	-
Trade receivables net of impairment loss	377,026	388,476

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

Notes to the financial statements

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

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

Foreign Currency Risk

The group is not exposed to foreign currency risk.

Interest Rate Risk

Profile

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

Consolidated	2022 \$	2021 \$
Carrying Amount; Variable rate instruments		
Financial assets	279,534	279,047
Financial liabilities	-	79,546

Other Price Risk

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

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

Carrying amount		
Listed securities (ASX)	506	506

Sensitivity Analysis

Interest Rate Risk, Foreign Currency Risk and Price Risk

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

Interest Rate Sensitivity Analysis

At 30 June 2022, the effect on profit and equity as a result of changes in the interest rate, with all other variables remaining constant would be as follows:

Change in profit		
- Increase in interest rate by 2%	20,476	2,701
- Decrease in interest rate by 2%	(20,476)	(2,701)
Change in Equity		
- Increase in interest rate by 2%	20,476	2,701
- Decrease in interest rate by 2%	(20,476)	(2,701)

Foreign Currency Risk Sensitivity Analysis

The group is not exposed to fluctuations in foreign currencies.

Price Risk Sensitivity Analysis

At 30 June 2022, the effect on profit and equity as a result of changes in the price risk, with all other variables remaining constant would be as follows:

Consolidated	2022	2021
Change in profit		
- Increase in price of ASX listed securities by 5%	-	-
- Decrease in price of ASX listed securities by 5%	-	-
Change in Equity		
- Increase in price of ASX listed securities by 5%	25	25
- Decrease in price of ASX listed securities by 5%	(25)	(25)

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

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

Fair Values

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

	2022		2021	
	Carrying amount \$	Fair value \$	Carrying amount \$	Fair value \$
Cash and equivalents	4,063,225	4,063,225	1,000,998	1,000,998
Trade and other receivables – current	754,851	754,851	1,061,126	1,061,126
Trade and other payables	(4,056,104)	(4,056,104)	(2,805,332)	(2,805,332)
Investments	506	506	506	506
Loans	-	-	(79,546)	(79,546)
Total	762,478	762,478	(822,248)	(822,248)

Basis for determining fair values

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

Non-derivate financial assets and liabilities

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

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

Notes to the financial statements

34. PARENT ENTITY DISCLOSURES

At and throughout the financial year ended 30 June 2022, the parent company was Transmetro Corporation Limited.

Result of the parent entity	Company	
	30 June 2022 \$	30 June 2021 \$
Net profit (loss)	1,977,884	2,303,134
Other comprehensive income	-	450,365
Total comprehensive income	1,977,884	2,753,499
Financial position of the parent entity at year end		
Current assets	4,556,208	2,165,814
Total assets	35,783,510	31,581,962
Current liabilities	1,513,872	1,448,259
Total liabilities	6,403,766	4,180,102
Total equity of the parent entity comprising of:		
Issued capital	6,855,964	6,855,964
Reserves	3,544,592	3,544,592
Retained earnings	18,979,188	17,001,304
Total Equity	29,379,744	27,401,860

Parent entity contingencies

As at 30 June 2022 no other contingent liabilities existed, except that various bank guarantees have been given in the ordinary course of business. It is not expected that these guarantees will be called upon.



35. RELATED PARTY TRANSACTIONS

The Consolidated Entity's related party transactions are with an entity that is controlled by a director and majority shareholder of the Company. Details of the related party transactions are disclosed below:

Loan from key management personnel	30 June 2022 \$	30 June 2021 \$
Beginning of the year	-	600,001
Loans advanced	-	-
Interest charged	-	-
Loan repayment	-	(600,001)
End of the year	-	-



Stock Exchange Information

At 02 September 2022 the issued capital was 13,382,778 ordinary shares held by 504 shareholders.

Range of holdings	No. of Shareholders
1 - 1,000	323
1,001 - 5,000	136
5,001 - 10,000	18
10,001 - 100,000	23
100,001 - 9,999,999,999	4
	504
Holding less than a marketable parcel	31

The Register of Substantial shareholders discloses the following:

Mr John McEvoy	5,942,114
Taweve Pty Ltd	3,553,500
National Australia Trustees Ltd	2,010,000

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

TWENTY LARGEST EQUITY SECURITY HOLDERS

The names of the 20 largest holders of ordinary shares at 02 September 2022

	Shareholder	Unit	% of Issued Capital
1	Mr John McEvoy	5,942,114	44.40%
2	Taweve Pty Ltd	3,553,500	26.55%
3	Australian Executor Trustees Ltd	2,010,000	15.02%
4	HSBC Custody Nominees (Australia) Ltd	660,000	4.93%
5	Lasono Pty Ltd	100,000	0.75%
6	Shamwari Pty Ltd	60,000	0.45%
7	Garrison Securities Pty Ltd	49,010	0.37%
8	Mr Geoffrey Marr	40,000	0.30%
9	Reubensfield Pty Ltd (Hisrt self managed S/F A/C)	37,100	0.28%
10	Midwest Radio Pty Ltd	30,000	0.22%
11	Mrs Marianne Brockwell	28,000	0.21%
12	Mr Peter Joseph Mcinally & Mrs Dale Susan Mcinally	22,907	0.17%
13	Guritali Pty Ltd	22,500	0.17%
14	Estate late Beryl McEvoy	22,500	0.17%
15	Mainstream Pty Ltd	20,500	0.15%
16	Longbourne Pty Ltd	20,225	0.15%
17	Mr Neil Patrick McEvoy	20,000	0.15%
18	Western Plaza Hotel Corporation Pty Ltd	20,000	0.15%
19	Midwest Radio Limited	16,500	0.12%
20	Ms Linda Rossi	16,200	0.12%
		12,691,056	94.83%

Address of the principal registered office is :

Suite 53, Level 3
330 Wattle Street, Ultimo
Sydney NSW 2007

A Registry of Shareholders is also held by:

Share Registrar
Computershare Investor Services Pty Ltd
Level 4, 60 Carrington Street Sydney NSW 2000

CORPORATE DIRECTORY

METRO HOSPITALITY GROUP OFFICE

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

CONTACT DETAILS

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

DIRECTORS

John McEvoy, Alan Notley and David Lloyd

COMPANY SECRETARIES

David Lloyd and Jakin Agus

MANAGING DIRECTOR

John McEvoy

GROUP FINANCIAL CONTROLLER

Jakin Agus

SHARE REGISTRY

Computershare Investor Services Pty Ltd
Level 4, 60 Carrington Street, Sydney NSW 2000

BANKERS

Commonwealth Bank of Australia
Commonwealth Bank Place North
Level 1, 1 Harbour Street, Sydney NSW, 2000

ANZ Banking Group Limited
665-669 George Street Haymarket,
Sydney NSW 2000

Bank of Western Australia Ltd
300 Murray Street Perth, Western Australia

AUDITORS

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

STOCK EXCHANGE LISTING

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

VOTING RIGHTS

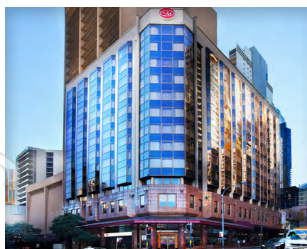
Ordinary shareholders are entitled to one vote for each share held. On a show hands every member present in person or by proxy shall have one vote and upon a poll, every member so present shall have one vote for every share held.

ANNUAL GENERAL MEETING

Thursday 24th November 2022 at 10:00am

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

SYDNEY



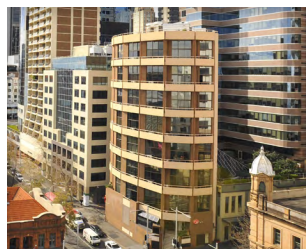
Metro Hotel Marlow Sydney Central

431-439 Pitt Street
Sydney
NSW 2000
T: 61 2 9281 6999



Metro Aspire Hotel Sydney

383-389 Bulwara Road
Ultimo, Sydney
NSW 2007
T: 61 2 9211 1499



Metro Apartments Darling Harbour

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



Metro Apartments on King

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



Metro Hotel Miranda

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



Metro Inn Ryde

860 Victoria Road
Ryde, Sydney
NSW 2112
T: 61 2 9807 4022



Metro Mirage Hotel Newport

2 Queens Parade West
Newport, Sydney, NSW 2106
T: 61 2 9997 7011



Palace Hotel since 1877

730 George Street
Sydney NSW 2000
T: 61 2 9212 2111

MELBOURNE



Metro Apartments on Bank Place

18 Bank Place
Melbourne
VIC 3000
T: 61 3 9604 4321



Metro Advance Apartments & Hotel Darwin

55 Cavenagh Street
Darwin, NT 0800
T: 61 8 7979 2222

PERTH



Metro Hotel Perth

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



Metro Hotel Perth City

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



**METRO
HOTELS**