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To the Chair Generation Lessor Corporation

Opinion

I have audited the financial report of the Generation Lessor Corporation for the financial year ended 30 June 2026.

In my opinion, the accompanying financial report gives a true and fair view of the financial position of the Generation Lessor Corporation as at 30 June 2026, its financial performance and its cash flows for the year then ended in accordance with relevant Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987*, the *Public Corporations Act 1993* and Australian Accounting Standards – Simplified Disclosures.

The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2026
- a Statement of Financial Position as at 30 June 2026
- a Statement of Changes in Equity for the year ended 30 June 2026
- a Statement of Cash Flows for the year ended 30 June 2026
- notes, comprising material accounting policy information and other explanatory information
- a Certificate from the Chair and the Chief Financial Officer, South Australian Government Financing Authority.

Basis for opinion

I conducted the audit in accordance with the *Public Finance and Audit Act 1987* and Australian Auditing Standards. My responsibilities under those standards are further described in the 'Auditor's responsibilities for the audit of the financial report' section of my report. I am independent of the Generation Lessor Corporation. The *Public Finance and Audit Act 1987* establishes the independence of the Auditor-General. In conducting the audit, the relevant ethical requirements of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* have been met.

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

Responsibilities of the Directors for the financial report

The Directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with relevant Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987*, the *Public Corporations Act 1993* and the Australian Accounting Standards – Simplified Disclosures, and for such internal control as management determines 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 entity's ability to continue as a going concern, taking into account any policy or funding decisions the government has made which affect the continued existence of the entity. The Directors are also responsible for disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the assessment indicates that it is not appropriate.

Auditor's responsibilities for the audit of the financial report

As required by section 31(1)(b) of the *Public Finance and Audit Act 1987* and section 13(3) of the Schedule to the *Public Corporations Act 1993*, I have audited the financial report of the Generation Lessor Corporation for the financial year ended 30 June 2026.

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

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

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

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Generation Lessor Corporation's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors
- conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify the opinion. My conclusion is based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause an entity to cease to continue as a going concern
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

My report refers only to the financial report described above and does not provide assurance over the integrity of electronic publication by the entity on any website nor does it provide an opinion on other information which may have been hyperlinked to/from the report.

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



Daniel O'Donohue
Deputy Auditor-General

29 September 2026

Generation Lessor Corporation

Financial Report

For the year ended 30 June 2026

Generation Lessor Corporation

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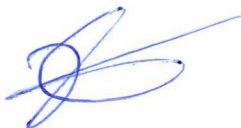
Generation Lessor Corporation

CERTIFICATION OF THE FINANCIAL REPORT

I certify that:

- the attached General Purpose Financial Report for Generation Lessor Corporation:
 - is in accordance with the accounts and records of the Corporation;
 - complies with the relevant Treasurer's Instructions;
 - complies with relevant accounting standards; and
 - presents a true and fair view of the financial position of the Corporation at the end of the financial year and the result of its operations and cash flows for the financial year.
- Internal controls employed by the Corporation over its financial reporting and its preparation of the financial report have been effective throughout the financial year.

Signed in accordance with a resolution of the Directors.



Timothy Burfield
CHAIR

Dated at Adelaide this 25 day of September, 2026.



Alexander Kromwyk
CHIEF FINANCIAL OFFICER, SAFA

Dated at Adelaide this 25 day of September, 2026.

Generation Lessor Corporation

Statement of Comprehensive Income for the year ended 30 June 2026

	Note	2026 \$'000	2025 \$'000
Income			
Revenues from SA Government	5	200	200
Fees and charges	6	314	274
Interest revenue	7	82	85
Other income	8	33	32
Total Income		629	591
Expenses			
Supplies and services	9	432	391
Other expenses	10	12	11
Total Expenses		444	402
Net result		185	189
Items that will not be reclassified to net result			
Changes in property, plant and equipment asset revaluation surplus		215	235
Total Other Comprehensive Income		215	235
Total Comprehensive result		400	424

The accompanying notes form part of these financial statements. The net result and total comprehensive result are attributable to the SA Government as owner.

Generation Lessor Corporation

Statement of Financial Position as at 30 June 2026

	Note	2026 \$'000	2025 \$'000
Current assets			
Cash and cash equivalents	11	2,266	2,082
Receivables	12	14	13
Total current assets		2,280	2,095
Non-current assets			
Property, plant and equipment	13	5,170	4,955
Total non-current assets		5,170	4,955
Total assets		7,450	7,050
Current liabilities			
Payables	14	13	13
Other liabilities	15	5	5
Total current liabilities		18	18
Total liabilities		18	18
Net assets		7,432	7,032
Equity			
Contributed equity		24,539	24,539
Retained earnings		(21,037)	(21,222)
Asset revaluation surplus		3,930	3,715
Total equity		7,432	7,032

The accompanying notes form part of these financial statements. The total equity is attributable to the SA Government as owner.

Generation Lessor Corporation

Statement of Changes in Equity for the year ended 30 June 2026

	Note	Contributed Capital \$'000	Asset Revaluation Surplus \$'000	Retained Earnings \$'000	Total \$'000
Balance at 30 June 2024		24,539	3,480	(21,411)	6,608
Net result for 2024-25		-	-	189	189
Gain on revaluation of land during 2024-25	13	-	235	-	235
Total comprehensive result for 2024-25		-	235	189	424
Balance at 30 June 2025		24,539	3,715	(21,222)	7,032
Net result for 2025-26		-	-	185	185
Gain on revaluation of land during 2025-26	13	-	215	-	215
Total comprehensive result for 2025-26		-	215	185	400
Balance at 30 June 2026		24,539	3,930	(21,037)	7,432

The accompanying notes form part of these financial statements. All changes in equity are attributable to the SA Government as owner.

Generation Lessor Corporation

Statement of Cash Flows for the year ended 30 June 2026

	Note	2026 \$'000	2025 \$'000
Cash Outflows from operating activities			
Payment for supplies and services		(443)	(401)
GST paid to the ATO		(22)	(18)
Other payments		(13)	(13)
Cash used in operations		<u>(478)</u>	<u>(432)</u>
Cash Inflows from operating activities			
Revenues from SA Government		200	200
Interest received		82	85
Recoveries and Other Income		380	337
Cash generated from operations		<u>662</u>	<u>622</u>
Net cash provided by operating activities		<u>184</u>	<u>190</u>
Net increase in cash		184	190
Cash at the beginning of the period		2,082	1,892
Cash at the end of the period	11	<u>2,266</u>	<u>2,082</u>

The accompanying notes form part of these financial statements.

Generation Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2026

1 Basis of Financial Statements

Reporting Entity

Generation Lessor Corporation (the Corporation) was established on 29 July 1999 as a subsidiary of the Treasurer of South Australia (Treasurer) under Regulations made pursuant to the *Public Corporations Act 1993*.

Pursuant to Ministerial Transfer Orders dated 6 June 2000 and 8 September 2000, all the prescribed electricity assets consisting of certain generating plant and the land on which the generating plant is located, were transferred to the Corporation at book value.

On 26 June 2025, *The Public Corporations (Generation Lessor Corporation) Regulations 2025* came into operation to replace the *Public Corporations (Generation Lessor Corporation) Regulations 2010*.

The principal activity of the Corporation is as lessor of the prescribed electricity assets which are in the nature of certain generation plant and the land upon which the generation plant is located.

The Corporation does not control any other entity and has no interest in unconsolidated structured entities. The financial statements and accompanying notes include all the controlled activities of the Corporation.

Statement of compliance

The financial statements are general purpose financial statements prepared in compliance with:

- section 23 of the *Public Finance and Audit Act 1987*;
- Treasurer's Instructions and Accounting Policy Statements issued by the Treasurer under the *Public Finance and Audit Act 1987*; and
- relevant Australian Accounting Standards, applying simplified disclosures.

Basis of preparation

The financial statements are prepared based on a 12-month reporting period and presented in Australian currency. The historical cost convention is used unless a different measurement basis is specifically disclosed in the note associated with the item measured.

The Corporation is classified as a not-for-profit entity for the purpose of preparing the financial statements.

All amounts in the financial statements and accompanying notes have been rounded to the nearest thousand dollars (\$'000). Zero represents amounts less than five hundred dollars, whilst a dash represents a nil balance.

Assets that are to be sold, consumed or realised as part of normal operating cycle have been classified as current assets. Liabilities that are due to be settled within 12 months after the end of the reporting period or for which the Corporation has no right to defer the settlement for at least 12 months after the end of the reporting period are classified as current liabilities. All other assets and liabilities are classified as non-current.

Generation Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2026

Insurance

The Corporation has arranged, through the South Australian Government Financing Authority (SAFA) to insure all major risks of the Corporation. The excess payable under this arrangement varies depending on each class of insurance held.

Taxation

Income tax equivalent

The Treasurer of South Australia has issued a determination pursuant to the Schedule to the *Public Corporations Act 1993* whereby the Corporation is not subject to Commonwealth income tax equivalents for the period since incorporation.

Goods and services tax

Income, expenses and assets are recognised net of the amount of GST except:

- when the GST incurred on a purchase of goods or services is not recoverable from the Australian Taxation Office, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item applicable; and
- receivables and payables, which are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the Australian Taxation Office is included as part of receivables or payables in the Statement of Financial Position.

Cash flows are included in the Statement of Cash Flows on a gross basis.

Property, plant and equipment

Recognition

Land, plant and equipment, including buildings and leasehold property have been initially recorded at cost then subsequently revalued to Fair Value.

Revaluations

The Directors consider the value of property plant and equipment annually, with respect to inputs including Valuer-General valuations.

Generation Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2026

2 Leases

The Corporation has leased the State's prescribed electricity assets, infrastructure and other assets on various terms as follows:

<i>Asset</i>	<i>Lessee</i>	<i>Term</i>	<i>Expiry</i>	<i>Type</i>
Land on Grand Trunkway, Torrens Island	AGL Energy Limited	26 years	6 September 2026	Operating
Torrens Island Power Station and land	AGL Energy Limited	100 years	6 June 2100	Finance
Generating Unit and land located at Dry Creek	Engie	100 years	6 June 2100	Finance
Generating Unit and land located at Mintaro	Engie	100 years	6 June 2100	Finance
Generating Unit and land located at Snuggery	Engie	100 years	6 June 2100	Finance
Generating Unit and land located at Port Lincoln	Engie	100 years	6 June 2100	Finance

Operating Lease

The lease agreement was extended for 5 years from 7 September 2021 to 6 September 2026 for \$27,000 plus CPI per annum. AGL Energy Limited has prepaid to 6 September 2026. The annual lease income for 2025-26 was \$32,542.

	2026 \$'000	2025 \$'000
Operating Lease Receipts:		
Not later than one year	-	32
Later than one year but not later than five years	-	-
Later than five years	-	-
Total Non-Cancellable Operating Lease Receivables	-	32

As at 30 June 2026, AGL held an option to renew the lease for a further five-year term commencing 7 September 2026 (see Note 18).

If the Corporation proposes to sell any portion of the land during the lease term, AGL has the right of first refusal per the lease agreement.

Finance Leases

Prescribed electricity assets, consisting of generating plant and the land on which the generating plant is located, are leased under finance leases for 100 years. Lease rentals were fully prepaid by each lessee to the Treasurer leaving no residual payments. Prepaid lease rentals received in excess of the book value of the prescribed electricity assets were recognised as profit on the finance lease.

The various lease agreements make provision for the potential sale of these assets in the future, to the lessee, if the Corporation obtains lawful right to sell its right, title and interest in the assets. If this right is not obtained or the lessee's option to purchase is not exercised, the prescribed assets will be returned to the Corporation or its nominee at the end of the lease term. Although at that time an asset will be recognised, no amount has been recognised in the Statement of Financial Position as the realisation of the benefits of this asset is dependent upon a qualifying event occurring.

In the event that the lessee defaults under the respective leases, they are obliged to return the asset to the Corporation. Although at that time an asset will be recognised, no amount has been recognised in the Statement of Financial Position as the likelihood of default eventuating is remote.

Generation Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2026

Under the terms of the Generating Plant and Unit Leases and the Land Leases certain costs of the Corporation that are associated with the operation of the generation plants and units and generation land are able to be reimbursed from the lessees or on-charged directly to the lessees.

In the unlikely event that the Corporation defaults under the leases with respect to its legal entitlement to grant the leases, the Corporation is obliged to refund the net present value (as at the termination date) of so much of the post termination date rent obligations as were discharged by the prepaid rents. No amount has been recognised as the likelihood of the Corporation defaulting is remote.

AGL has commenced dismantling the Torrens Island Power Station A generating plant, which is expected to be completed in 2028-29. Under the terms of the lease arrangements, the generating plant may be surrendered when it ceases to meet the conditions required for continued operation or at the election of the lessee following the non-surrender period. The lease arrangements expressly contemplate the decommissioning and dismantling of the generating plant and provide that, following dismantling, ownership of the dismantled plant and the underlying land may transfer to AGL. While the *Electricity Corporations (Restructuring and Disposal) Act 1999* restricts the sale or transfer of prescribed electricity assets, the lease arrangements contemplate circumstances where the generating plant ceases to be characterised as electricity generating plant for the purposes of the Act following decommissioning and dismantling. Any future transfer would occur in accordance with the lease arrangements established at the commencement of the lease.

No financial consequence is expected to arise for the Corporation from any surrender of the lease. The lease consideration was received upfront at the commencement of the lease and AGL is responsible for the costs of decommissioning, dismantling and remediation under the lease arrangements

3 Directors' remuneration

The names of each person holding the position of Director of Generation Lessor Corporation during the year were:

Timothy Paul Burfield	Chair
Mardi Garrett	Director
Kristy Dunstan	Director

In accordance with the Department of the Premier and Cabinet Circular no. 016, as the directors are government employees, they did not receive any remuneration for director duties during the financial year.

4 Related party transactions

Related parties of the Corporation include all key management personnel and their close family members; all Cabinet Ministers and their close family members; and all public authorities that are controlled and consolidated into the whole of government financial statements and other interests of the Government.

Key Management Personnel

Key management personnel of the Corporation include the Minister and Directors of the Corporation who have responsibility for the strategic direction and management of the Corporation. No compensation is paid by the Corporation to key management personnel.

Transactions of directors and director-related entities

There were no transactions between the Corporation and director-related entities.

Other related entities

SAFA provides management and insurance services to the Corporation. Additionally, the Corporation has dealings with other Government instrumentalities.

Controlling entity

The Corporation is a subsidiary of the Treasurer of South Australia; the Government of South Australia is the ultimate controlling party.

Generation Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2026

	2026 \$'000	2025 \$'000
5 Revenues from SA Government		
- Administration	200	200
Total revenues from SA Government	<u>200</u>	<u>200</u>

Total revenues from SA Government consists of \$200,000 for operational funding. Income from the SA Government is recognised upon receipt. For further details on the expenditure associated with the operational funding refer to notes 9 and 10.

	2026 \$'000	2025 \$'000
6 Fees and charges		
- Recovery of Land Tax	314	274
Total Recoveries	<u>314</u>	<u>274</u>

	2026 \$'000	2025 \$'000
7 Interest revenue		
- Interest	82	85
Total interest revenues	<u>82</u>	<u>85</u>

	2026 \$'000	2025 \$'000
8 Other income		
Rental Income	33	32
Total other income	<u>33</u>	<u>32</u>

	2026 \$'000	2025 \$'000
9 Supplies and services		
- Insurance	18	17
- Management fees (SAFA)	100	100
- Land Tax	314	274
Total supplies and services	<u>432</u>	<u>391</u>

The Corporation is liable to pay Land Tax in respect of its land holdings, but the Corporation received reimbursement from the lessees.

	2026 \$'000	2025 \$'000
10 Other expenses		
- Audit fees	12	11
Total other expenses	<u>12</u>	<u>11</u>

Audit fees paid / payable to the Audit Office of South Australia relating to work performed under the *Public Finance and Audit Act 1987* were \$11,500 (\$11,200). No other services were provided by the Audit Office of South Australia.

Generation Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2026

	2026 \$'000	2025 \$'000
11 Cash and cash equivalents		
- Cash	14	12
- Short-term deposit	2,252	2,070
Total cash and cash equivalents	<u>2,266</u>	<u>2,082</u>

Cash is measured at nominal amounts. Short-term deposits are lodged with SAFA and are at-call.

	2026 \$'000	2025 \$'000
12 Receivables		
Current		
- GST receivable	6	6
- Interest receivable	8	7
Total current receivables	<u>14</u>	<u>13</u>

	2026 \$'000	2025 \$'000
13 Property, plant and equipment		
Torrens Island		
<i>Network land and easements</i>		
- At Fair Value	3,850	3,675
<i>Non-generation land and easements</i>		
- At Fair Value	1,320	1,280
Total property, plant and equipment	<u>5,170</u>	<u>4,955</u>

Reconciliations

Torrens Island

Network Land and Easements

- Carrying amount at beginning of year	3,675	3,500
- Revaluation increment	175	175
- Carrying amount at end of year	<u>3,850</u>	<u>3,675</u>

Non-generation land and easements

- Carrying amount at beginning of year	1,280	1,220
- Revaluation increment	40	60
- Carrying amount at end of year	<u>1,320</u>	<u>1,280</u>

Valuation of Land

Independent advice was sought in June 2006 on the appropriate carrying value of the land and easements. The deprivation of access to the land during the term of the finance lease has been considered to extinguish any opportunity to derive further value from the underlying land during the term of the lease.

Network and Non-generation land and easements are held at the market value set by the Valuer-General as at 1 January 2026. This resulted in a net revaluation increase of \$215,000.

Generation Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2026

	2026 \$'000	2025 \$'000
14 Payables		
Current		
- Accrued expenses	13	13
Total current payables	<u>13</u>	<u>13</u>
	2026 \$'000	2025 \$'000
15 Other liabilities		
Current		
Contract liabilities	5	5
Total Other liabilities	<u>5</u>	<u>5</u>

16 Contingent assets and liabilities

The Corporation does not have any contingent assets or liabilities.

17 Economic dependency

The Corporation is an instrumentality of the Crown under the Crown Proceedings Act 1992. Accordingly, where a final judgement is given against it, a Minister or agency of the Crown may be directed by the Governor to satisfy that judgement. Such a direction constitutes sufficient authority for the appropriation of the money necessary to satisfy the judgement from the General Revenue of the State of South Australia or from the funds of the Corporation. To this extent, the Corporation has the benefit of an implicit guarantee from the State.

A distribution from the Treasurer of South Australia will be available during the 2026-27 financial year, to ensure that the Corporation will be able to meet its liabilities as and when they fall due.

18 Events after balance date

In August 2026, AGL advised that it would not exercise its option to renew the operating lease. The lease subsequently expired on 6 September 2026 in accordance with its terms. This outcome was consistent with management's assessment at 30 June 2026 and did not result in any adjustment to the amounts recognised in these financial statements.