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To the Chair Distribution Lessor Corporation

Opinion

I have audited the financial report of the Distribution Lessor Corporation for the financial year ended 30 June 2023.

In my opinion, the accompanying financial report gives a true and fair view of the financial position of the Distribution Lessor Corporation as at 30 June 2023, 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 Reporting Requirements.

The consolidated financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2023
- a Statement of Financial Position as at 30 June 2023
- a Statement of Changes in Equity for the year ended 30 June 2023
- a Statement of Cash Flows for the year ended 30 June 2023
- notes, comprising material accounting policy information and other explanatory information
- a Certificate from the Chair.

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 Distribution 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 Reporting Requirements, 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 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 Distribution Lessor Corporation for the financial year ended 30 June 2023.

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 Distribution 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 Director's 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
Assistant Auditor-General (Financial Audit)

22 September 2023

Distribution Lessor Corporation

Financial Report

For the year ended 30 June 2023

Distribution Lessor Corporation

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Distribution Lessor Corporation

Statement of Comprehensive Income for the year ended 30 June 2023

	Note	2023 \$'000	2022 \$'000
Income			
Revenues from SA Government	3	150	150
Interest		47	2
Total income		197	152
Expenses			
Supplies and services	4	116	127
Other expenses	5	9	11
Total expenses		125	138
Net result		72	14
Total comprehensive result		72	14

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

Distribution Lessor Corporation

Statement of Financial Position as at 30 June 2023

	Note	2023 \$'000	2022 \$'000
Current assets			
Cash and cash equivalents	6	1,689	1,623
Receivables	7	10	6
Total current assets		1,699	1,629
Non-current assets			
Receivables	8	28,273	28,273
Total non-current assets		28,273	28,273
Total assets		29,972	29,902
Current liabilities			
Payables	9	9	11
Total current liabilities		9	11
Total liabilities		9	11
Net Assets		29,963	29,891
Equity			
Contributed capital		28,273	28,273
Retained earnings		1,690	1,618
Total equity		29,963	29,891

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

Distribution Lessor Corporation

Statement of Changes in Equity for the year ended 30 June 2023

	Contributed capital \$'000	Retained earnings \$'000	Total equity \$'000
Balance at 1 July 2021	28,273	1,604	29,877
Net result for 2021-22	-	14	14
Total comprehensive result for 2021-22	-	14	14
Balance at 30 June 2022	28,273	1,618	29,891
Net result for 2022-23	-	72	72
Total comprehensive result for 2022-23	-	72	72
Balance at 30 June 2023	28,273	1,690	29,963

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

Distribution Lessor Corporation

Statement of Cash Flows for the year ended 30 June 2023

	Note	2023 \$'000	2022 \$'000
Cash flows from operating activities			
Cash outflows			
Payments for supplies and services		(128)	(140)
Payments for other expenses		(12)	(12)
Cash used in operations		(140)	(152)
Cash Inflows			
Revenues from SA Government		150	150
Interest received		43	1
GST recovered from the ATO		13	14
Cash generated from operations		206	165
Net cash provided by operating activities		66	13
Net increase in cash			
Cash at the beginning of the period		1,623	1,610
Cash at the end of the period	6	1,689	1,623

The accompanying notes form part of these financial statements.

Distribution Lessor Corporation

Notes to and forming part of the Financial Statements For the year ended 30 June 2023

1 Basis of Financial Statements

Incorporation

Distribution Lessor Corporation (the Corporation) was established as a body corporate pursuant to regulations made under the Public Corporations Act 1993.

The Corporation is a subsidiary of the Treasurer of South Australia.

Reporting Entity

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

Pursuant to Ministerial Transfer Orders dated 12 December 1999, prescribed electricity assets consisting of the distribution network and distribution network land were transferred to the Corporation at book value.

On 1 July 2010, *The Public Corporations (Distribution Lessor Corporation) Regulations 2010* came into operation to replace the expiring *Public Corporations (Distribution Lessor Corporation) Regulations 1999*.

The principal activity of the Corporation is as lessor of the prescribed electricity assets consisting of the distribution network and the land on which it is located.

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).

Distribution Lessor Corporation

Notes to and forming part of the Financial Statements For the year ended 30 June 2023

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 and the GST components of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the Australian Taxation Office is classified as part of operating cash flows.

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.

Distribution Lessor Corporation

Notes to and forming part of the Financial Statements For the year ended 30 June 2023

2 Leases

On 28 January 2000 the Corporation leased the State's electricity distribution network and land under a 200 year finance lease to a Partnership 51% owned by Cheung Kong Infrastructure Holdings Limited and Power Assets Holdings Ltd, which form part of the Cheung Kong Group of companies. The remaining 49% of the partnership is owned by Spark Infrastructure. The leases are linked whereby default under one lease will result in a default in the other.

The lease was fully pre-paid to the Treasurer. The Corporation holds a receivable from the Treasurer in relation to the lease proceeds (refer note 8).

The leases expire on 28 January 2200.

The lease agreement makes a provision for the potential sale of the distribution network 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 distribution network and distribution network land will be returned to the Corporation or its nominee at the end of the lease term.

In the event that the lessee defaults under their respective leases, they are obliged to return the leased 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.

Under the terms of the Distribution Network Land Lease and Distribution Network Lease certain costs of the Corporation that are associated with the operation, or the Corporation's ownership, of the Distribution Network Land and Distribution Network 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 lease 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.

Under the terms of the distribution network leases, the lessee can elect to own new assets constructed during the term of the lease which qualify as "qualifying assets" or "geographical extensions" as well as the land on which those assets are located.

Qualifying assets are a discrete replacement, modification, alteration, addition or renewal to the network which is outside the ordinary course of maintenance, modification, alteration or renewal and, at the time effected, cost greater than a "Qualifying Threshold" of \$2 million. Geographical extensions are extensions beyond the outer extremities of the distribution network as at the date the lease becomes effective.

Distribution Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

	2023 \$'000	2022 \$'000
3 Revenues from SA Government		
- Administration	150	150
Total revenues from SA Government	150	150

Total revenues from Government consist of \$150,000 for operational funding. Income from the SA Government is recognised upon receipt. For details on the expenditure associated with the operational funding received refer to notes 4 to 5.

4 Supplies and services		
- Insurance	16	14
- Management fees (SAFA)	100	100
- Consultants	-	13
Total supplies and services	116	127

Consultants

	2023		2022
	No	\$'000	No
	\$'000	No	\$'000
<i>The number and dollar amount of consultancies paid (included in supplies and services expense) that fell within the following bands:</i>			
- Below \$10,000	-	-	1
- \$10,000 or above	-	-	1
Total paid/payable to the consultants engaged	-	-	2

5 Other expenses

- Audit fees	9	11
Total other expenses	9	11

Audit fees paid / payable relate to the Auditor-General's Department relating to work performed under the Public Finance and Audit Act 1987 were \$8,600 (\$11,200). No other services were provided by the Auditor-General's Department.

6 Cash and cash equivalents

- Cash	7	2
- Short-term deposits with SAFA	1,682	1,621
Total cash and cash equivalents	1,689	1,623

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

Distribution Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

	2023 \$'000	2022 \$'000
7 Receivables		
Current		
- GST Receivable	5	5
- Interest receivable	5	1
Total current receivables	10	6

8 Receivables

Non-current

- Receivable from the Treasurer	28,273	28,273
Total Non-current receivables	28,273	28,273

This amount relates to fully prepaid finance lease rentals received by the Treasurer in relation to the lease of the distribution network land assets.

9 Payables

Current

- Accrued expenses	9	11
Total current payables	9	11

10 Directors' remuneration

Members during the 2023 financial year were:

- * Timothy Paul Burfield - Chair and Non Executive Director
- * Rebecca Wigglesworth - Non Executive Director
- * Heather Elaine Watts - Non Executive Director

The number of members whose remuneration receivable falls within the following bands:

	2023 Number	2022 Number
\$1 - \$19,999	-	1
Total number of members	-	1

The total remuneration received by members was nil in 2023 and \$250 in 2022. Remuneration of previous members included sitting fees, superannuation contributions, salary sacrifice benefits, fringe benefits and related fringe benefits tax.

* In accordance with the Premier and Cabinet Circular no. 016, government employees did not receive any remuneration for director duties during the financial year.

Distribution Lessor Corporation

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

11 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 members of the Board who have responsibility for the strategic direction and management of the Corporation.

The compensation disclosed in this note excludes salaries and other benefits the Minister receives. The Minister's remuneration and allowances are set by the *Parliamentary Remuneration Act 1990* and the Remuneration Tribunal of SA respectively and are payable from the Consolidated Account under section 6 the *Parliamentary Remuneration Act 1990*.

Remuneration of Key Management Personnel is all short term as disclosed in note 10.

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.

12 Contingent assets and liabilities

At the expiry of the finance lease, qualifying assets (refer Note 2 for description) will be automatically transferred and vested in the Corporation or a body nominated by the Corporation for a price equal to the regulatory value of the qualifying assets as at the lease end date. Geographical extensions (refer Note 2 for description) receive the same treatment if the Corporation so elects, but not otherwise.

13 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.

An distribution from the Treasurer of South Australia will be available during the 2023-24 financial year, to ensure that the Corporation will be able to meet its liabilities as and when they fall due.

14 Events after balance date

No event has arisen since 30 June 2023 that would be likely to materially affect the operations or the state of affairs of the Corporation.

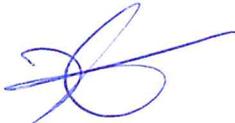
Distribution Lessor Corporation

Certification of the Financial Statements

I certify that:

- the attached General Purpose Financial Report for Distribution 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 has been effective throughout the financial year.

Signed in accordance with a resolution of the Directors.



Timothy Burfield
CHAIR

Dated at Adelaide this 8 day of SEPTEMBER 2023.