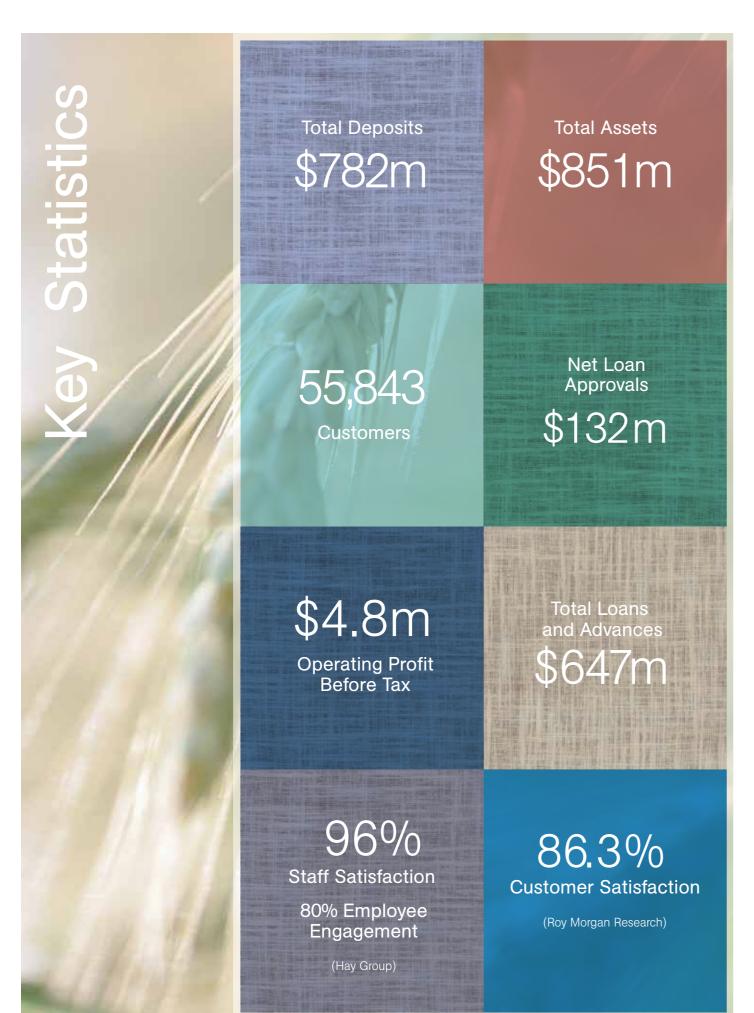






Hume Building Society Ltd ABN 85 051 868 556 AFSL No. 244248 www.humebuild.com.au

#### CHAIRMAN AND CEO'S REPORT STUART GILCHRIST Chairman / ANDREW SAXBY CEO





#### REVIEW OF OPERATIONS

Hume's results for the year to June 2012 were very strong, outperforming much of the sector and seeing strong asset and customer growth. Concerns about the European economy are making Australians overly cautious, with consumers spending less and saving more. The shift to a culture of savings saw steady deposit growth and, due to lower demand for loans, investment balances also grew at a faster rate. While balance sheet growth was strong, a combination of higher term deposit rates and growth in lower yielding investments (compared to loan returns) meant profit was lower than initially expected, but still at very acceptable levels.

#### **GROWTH AND PROFITABILITY**

Having made significant investments to provide improved service to a larger number of people, it should not be surprising that Hume experienced above average growth in 2012. The number of customers increased by 3.8% to 55,843 and Total Assets increased by 10.7% to \$851m. Growth in assets and the number of customers exceed banking industry outcomes reported thus far and justify the decisions made in recent years. Hume's capital adequacy ratio, the universal measure of financial strength for a financial institution, was 14.07% at year end, virtually unchanged from 14.17% the previous year. It remains well in excess of the minimum prudential requirement of 8.00%.

Being a customer owned business allows Hume to have a longer term planning horizon than most other businesses. Hume has a profit focus, not a profit maximising focus and this has allowed the Board to make decisions for the long term; including significant investment in people, branches and technology in recent years. The impact of these investment decisions, combined with difficult market circumstances, has resulted in a lower profit than was reported last year; Hume's after-tax profit fell by 21% to \$3.321m (from a record of \$4.213m in 2011/12).

The much reported two-speed Australian economy is a challenge to businesses not exposed to the buoyant export markets. Although national GDP

#### CHAIRMAN AND CEO'S REPORT continued

is growing at an acceptable rate, most small businesses and consumers remain pessimistic about the future and, as a result, the RBA has seen the need to decrease the cash rate in an effort to boost consumer sentiment and spending. Although rates appear to be on hold at current levels, the lower cash rate combined with continuing higher wholesale funding costs, which caused increased competition and therefore higher cost for deposits, means Hume's net interest margin will continue to be under challenge.

The recent investments will drive growth in customers and assets in future years. This growth will mean the cost of branches and technology will become proportionately lower and profitability will improve, however this is not expected to occur in the 2013 financial year.

#### IMPROVED SERVICES

The three branches that were opened in Wagga in May and June 2011 have performed well and this success gave Management the confidence to recommend a new branch for White Box Rise in Wodonga to support the three successful branches already in that city.

Hume has also modernised its ATMs in recent months to ensure more reliable access to cash for customers and non-customers alike. This strategy is proving very successful and cost recovery via direct-charging to non-customers offsets some of the costs incurred in owning and managing the network and hardware.

Hume's core banking and internet banking systems were also upgraded during the year

to improve iBank functionality, provide more tailored customer communications and strengthen IT redundancy. Further upgrades in 2013 will provide enhanced customer service and more streamlined processes. The increasingly popular mobile banking platform, mBank, will also receive further upgrades in 2013.

Finally, the accounts and services Hume offers continue to be enhanced to ensure they remain at the high standard that people expect. Services like wealth management and insurance are delivered through partnership with other specialist providers and these partnerships are also under constant review. Following changes to Hume's previous insurance partner, Hume has transferred its insurance relationship to Allianz Australia Insurance Limited, an organisation with a long history of partnering with mutual organisations like Hume to provide a first class range of affordable insurance options.

#### **BOARD CHANGES**

After nearly 14 years in the role, Ulf Ericson stood down as Chairman of the Board, however, he will continue to represent members' interests as a Director. It is appropriate that some of Hume's achievements during his period as Chairman are recognised at this time. Hume went from having 8 branches to 18 during Mr Ericson's time as Chairman and the 19th branch, at White Box Rise in Wodonga, was approved at one of the last meetings he chaired. Total assets increased more than fourfold; from less than \$200 million to \$850 million and reserves more than tripled to over \$54 million.

The successes that Hume achieved during Mr Ericson's time as Chairman reflect his steady hand and, on behalf of his fellow directors, the many managers and staff that enjoyed his approachable nature and all the customers who benefited from the improvements in products, services and convenience in his time, we thank him.

More recently, Henri Cruddas announced her resignation from the Board to allow her to undergo treatment for a recently diagnosed illness. Ms Cruddas had worked with Hume for nearly a decade before joining the Board and her legal, compliance and risk management skills, gained from experience both in Australia and overseas, will be missed by her colleagues and Hume alike and we are hopeful that, once she has succeeded in her battle with illness, she may be able to return to the Board. Our thoughts and prayers go

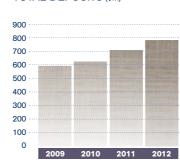
#### THANKS

Hume's continued success requires growth which, in turn, requires more people to have more of their banking at Hume. Hume's mission is to develop relationships that allow people to make rewarding financial choices. Although the internet and social media make the world a smaller place, many people are seeking to escape from the "global" community to "their" community. Such a place has always existed within Hume; a community built on the values of Compassion, Respect, Aspiration, Commitment and Responsiveness embraced by Hume's staff, to whom we offer a simple but sincere thank you.



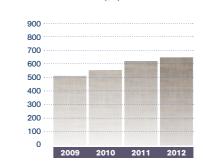
Seated:
STUART GILCHRIST
Chairman
ULF ERICSON
DENISE OSBORNE
LEO O'REILLY
JOY STOCKER
Deputy Chairman
BILL HANRAHAN
HENRI CRUDDAS

#### TOTAL DEPOSITS (\$m)

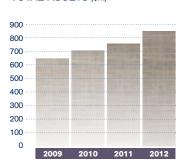


#### TOTAL LOANS (\$m)

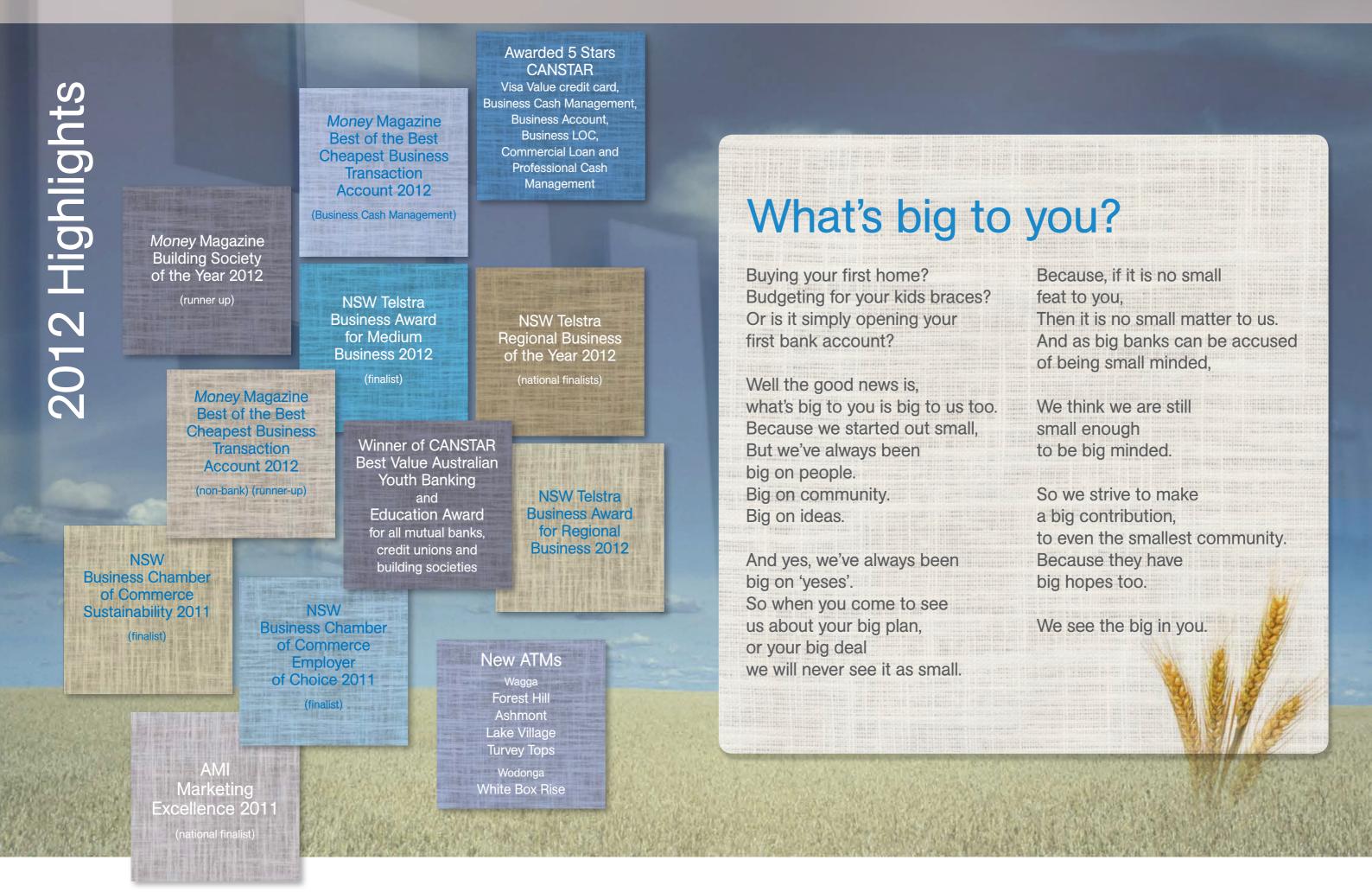
OUR BOARD



#### TOTAL ASSETS (\$m)



HUME BUILDING SOCIETY Members' Report 2012







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Left to right:

DAVID ROWE General Manager

WAYNE NAGLE General Manager Finance and Administration

ANDREW SAXBY Chief Executive Officer

MELISSA SWEETLAND General Manager Customer Service, Sales and Marketing

JESSIE ARNEY Human Resources Manager



Hume, big for our region

Hume has been awarded the 2012 NSW Telstra Regional Business of the Year and was a finalist for the NSW Telstra Business for Medium Business. The Telstra Business Awards seek to showcase Australia's best small to medium businesses.

Hume has achieved incredible growth, despite the challenges faced by the banking sector in recent

years. In 2012, Hume increased assets by almost 11%, and customers by almost 4% in a year that saw many mutuals shrink. Hume's asset growth outperformed the sector, a sector dominated by the major banks.

Hume's success is based on expanding the footprint in southern New South Wales and north eastern Victoria. Hume sees branches as critical to growth.

Hume also won the Best Value Australian Youth Banking and Education Award for all mutual banks, credit unions and building societies. The award recognises the provision of excellent financial education and banking services for primary and secondary students.

Information Technology

ALISON PRENTICE Risk Manager

HUME BUILDING SOCIETY Members' Report 2012

"We have won some

for all staff."

Andrew Saxby CEO

wonderful banking awards

over the past few years and

overall business efforts is a

great tribute to everyone at

Hume; this really is an award

to now be recognised for our



Hume provides a dynamic, friendly and flexible work environment where living the values is important and investing in people a key priority.

Hume's latest employee opinion survey (conducted by Hay Group), has benchmarked Hume as having above Global High Performing (GHP) levels of Engagement and Enablement.

Hume staff enjoy working for Hume, so much so, that over 20% of the 147 staff have a relative also working at Hume.

# Hume, big on people



RYAN STOREY Lending Consultant TRENT STOREY Credit Approvals Officer



EMMA MERKEL Administration Officer KRISTEN O'NEILL Customer Service Officer

Pictured above POPPY NIKOLAKAKIS Business Relationship Manager OLYMPIA ANDRONICOS Regional Manager Southern NSW

Employer of Choice ✓ **NSW Business Chamber of Commerce** (November Award 2011)







**HUMAN RESOURCES** Left to right:

JESSIE ARNEY Human Resources Manager DANIELLE LEDDY Payroll and Human Resources Administration Officer PHILIPPA FLEGELTAUB Human Resources Coordinator SIMONE WASHINGTON Learning Coaching Specialist ALISON EATON Human Resources Consultant

10 HUME BUILDING SOCIETY Members' Report 2012



# Hume, big on convenience

Hume has 19 branches, 43
ATMs and national access
to Westpac, St.George and
Bank of Melbourne ATMs.
This means customers can
access their money around
Australia, while still banking
with a local organisation.
The new branch at White
Box Rise provides even more
people and businesses the
ability to bank locally.

Customers can access their money from anywhere in the world through the Visa network, Hume's internet branch, iBank, as well as downloading Hume's mobile branch, mBank, web application directly to their phone.

A new website has been launched to provide improved navigation and online tools and resources to save customers time.

Hume continues to provide a range of online applications, including credit cards, personal loans, car, home and travel insurance. Hume's fee free, high interest and at call savings account, iSave, can also be opened online via iBank.



HUME BUILDING SOCIETY Members' Report 2012 13

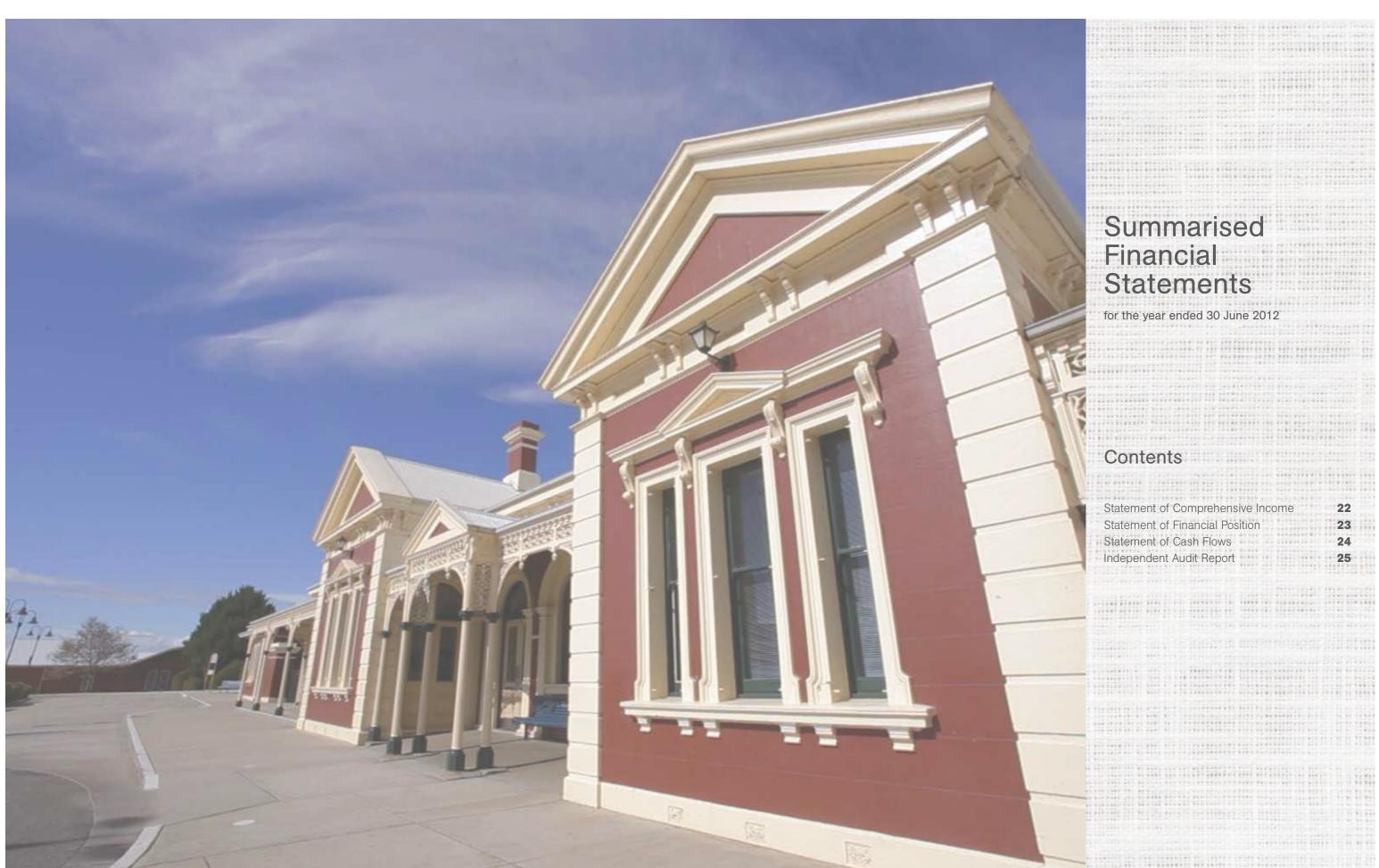












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Hume Building Society Ltd ABN 85 051 868 556 AFSL No. 244248 Australian Credit Licence No. 244248

## Statement of Comprehensive Income for the year ended 30 June 2012

	<b>2012</b> \$'000	2011 \$'000
Interest income		
Interest revenue	53,080	49,573
Interest expense	(33,123)	(29,864)
Net interest income	19,957	19,709
Non-interest income		
Fees and commissions from non-members	2,218	2,042
Fees and commissions from members	1,322	1,156
Other non-interest income	67	74
Total non-interest income	3,607	3,272
Total operating income	23,564	22,981
Operating expenses		
Personnel costs	(9,269)	(8,274)
Occupancy costs	(2,118)	(1,724)
ATM, Eftpos & electronic transaction processing costs	(1,438)	(1,319)
Depreciation and amortisation	(1,507)	(1,377)
Information technology expenses	(924)	(790)
Marketing expenses	(742)	(753)
Other operating expenses	(2,676)	(2,539)
Total operating expenses	(18,674)	(16,776)
Impairment of loans and advances	(136)	(168)
Profit before income tax	4,754	6,037
Income tax expense	(1,433)	(1,824)
Profit for the year	3,321	4,213
Other comprehensive income		
Revaluation of property	-	814
Other comprehensive income, net of tax	-	814
Total comprehensive income for the year	3,321	5,027

The statement of comprehensive income has been extracted from the annual statutory financial statements.

### Statement of Financial Position as at 30 June 2012

	<b>2012</b> \$'000	2011 \$'000
Assets		
Cash and cash equivalents	43,703	55,239
Receivables due from other financial institutions	58,935	13,259
Investment securities	90,570	79,106
Trade and other receivables	1,210	1,065
Loans and advances	647,497	611,016
Other investments	204	204
Property, plant and equipment	7,189	7,514
Intangible assets	342	312
Deferred tax assets	1,230	1,133
Total assets	850,880	768,848
Liabilities		
Deposits	782,208	703,227
Trade and other payables	11,957	12,180
Income tax payable	399	476
Deferred tax liabilities	142	149
Provision for employee benefits	1,789	1,752
Total liabilities	796,495	717,784
Net assets	54,385	51,064
Members' funds		
Reserves	2,537	2,463
Retained earnings	51,848	48,601
Total members' funds	54,385	51,064

The statement of financial position has been extracted from the annual statutory financial statements.

#### Statement of Cash Flows

for the year ended 30 June 2012

	<b>2012</b> \$'000	2011 \$'000
Cash flows from operating activities		
Interest received	52,858	49,749
Interest paid	(33,245)	(29,237)
Other non-interest revenue received	3,677	3,312
Cash paid to suppliers and employees	(17,177)	(25,541)
Fees and commissions paid	(35)	(29)
Income tax paid	(1,614)	(1,851)
	4,464	(3,597)
(Increase)/decrease in operating assets:		
Net (increase)/decrease in loans and advances	(36,617)	(48,297)
Net increase/(decrease) in deposits	78,981	68,395
Net cash flows from operating activities	46,828	16,501
Cash flows from investing activities		
Net (increase)/decrease in receivables due from other financial institutions	-	4,000
Net (increase)/decrease in investment securities	8,000	-
Payments for property, plant and equipment	(998)	(1,884)
Proceeds from sale of property, plant and equipment	19	22
Payments for intangible assets	(245)	(211)
Net cash flows from investing activities	6,776	1,927
Cash flows from financing activities		
Repayment of borrowings		
Net cash flows from financing activities	_	-
Net increase/(decrease) in cash held	53,604	18,428
Cash at the beginning of the financial year	139,604	121,176
Cash at the end of the financial year	193,208	139,604

The statement of cash flows has been extracted from the annual statutory financial statements.



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WHK Audit & Risk Assessment ABN 16 673 023 918

#### Independent Auditor's report to the members of Hume Building Society Ltd

#### Report on the summarised financial statements

We have audited the accompanying summarised financial statements of Hume Building Society Ltd (the Company), which comprises the statement of financial position as at 30 June 2012, and the statement of comprehensive income and statement of cash flows for the year ended on that date as set out on pages 22 to 24 which were derived from the audited financial statements of Hume Building Society Ltd for the year ended 30 June 2012. We expressed an unmodified Auditor's opinion on those financial statements in our auditor's report dated 16 August 2012. Those financial statements, and the summarised financial statements, do not reflect the effects of events that occurred subsequent to the date of our report on that financial report.

The summarised financial statements do not contain all the disclosures required by the Australian Accounting Standards. Reading the summarised financial statements, therefore, is not a substitute for reading the audited financial statements of the Company.

Directors' responsibility for the summarised financial report

The Directors of the Company are responsible for the preparation and fair presentation of the summarised financial statements.

Auditor's responsibility

Our responsibility is to express an opinion on the summarised financial statements based on our procedures, which were conducted in accordance with Auditing Standard ASA 810 *Engagements to Report on Summary Financial Statements*.

#### Auditor's opinion

In our opinion, the information reported in the summarised financial statements is consistent, in all material respects, with the audited financial statements from which it was derived.

WHK Audit & Risk Assessment

Bradley D Bohun Partner Albury, 16 August 2012

better advice for a better life

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#### SENIOR MANAGERS

ANDREW SAXBY
Chief Executive Officer

JESSIE ARNEY Human Resources Manager

WAYNE NAGLE General Manager Finance and Administration

ALISON PRENTICE Risk Manager

DAVID ROWE General Manager Information Technology

MELISA SWEETLAND General Manager Customer Service, Sales and Marketing

#### MANAGEMENT TEAM

OLYMPIA ANDRONICOS Regional Manager Southern NSW

DYANI BONACCI Marketing Manager

CARLY BROWN
Regional Manager Victoria

JUDY CLOHESY Support Services Manager

ALISON EATON Human Resources Consultant

DALE JOHNSTONE Financial and Management Accountant

Howlong

TYLER PEACHEY
Credit Manager

Rutherglen

KEVIN PHILLIPS
Management Accountant

BILL QUINN
Information Technology
Manager Wagga Wagga

MELISSA RALPH Compliance Manager

SIMON REID Third Party Relationship Manager

JUSTIN RYNEHART Regional Manager Wagga

Albury Thurgoona
Wodonga

Packandandah

Wangaratta

#### SERVICE CENTRES

#### Albury

#### **Head Office**

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Myer City Centre David & Swift Streets, Albury NSW 2640 Phone (02) 6051 3306 Fax (02) 6041 3314

Centro Albury Shopping Centre 487 Kiewa Street, Albury NSW 2640 Phone (02) 6051 3308 Fax (02) 6041 5697

Centro Lavington Shopping Centre Griffith Road, Lavington NSW 2641 Phone (02) 6051 3302 Fax (02) 6040 3508

Thurgoona Plaza Shuter Avenue, Thurgoona NSW 2640 Phone (02) 6051 3325 Fax (02) 6043 3140

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Centro Birallee Shopping Centre 97 Melrose Drive, Wodonga VIC 3690 Phone (02) 6051 3304 Fax (02) 6043 4304

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#### **Head Office**

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269 Lake Albert Road, Kooringal NSW 2650 Phone (02) 6939 7442 Fax (02) 6926 6936

Southcity Shopping Centre 1 Tanda Place, Glenfield Park NSW 2650 Phone (02) 6939 7441 Fax (02) 6971 2897

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#### Culcairn

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#### Howlong

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#### Jindera

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#### Rutherglen

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