# Northern Australia Infrastructure Facility

Entity resources and planned performance

# **Northern Australia Infrastructure Facility**

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# **Northern Australia Infrastructure Facility**

# Section 1: Entity overview and resources

#### 1.1 Strategic direction statement

The Northern Australia Infrastructure Facility (NAIF) was established on 1 July 2016 as a corporate Commonwealth entity under the *Northern Australia Infrastructure Facility Act* 2016 (NAIF Act).

A commercially focused independent board oversees NAIF and is responsible for making Investment Decisions to provide financial assistance by way of loans or alternative financing mechanisms to projects that support the economic growth and stimulate population growth in northern Australia.

The NAIF Investment Mandate, effective 15 December 2023, outlines the mandatory criteria project proponents must meet for their project to be eligible for NAIF financial assistance. The infrastructure that NAIF is able to finance is wide ranging and includes assets that facilitate the establishment or enhancement of business activity or increase economic activity in a region. Examples of the sectors that NAIF can support include, but are not limited to, resources, airports, ports and rail, agriculture, water, energy, social infrastructure (including property, tourism, education and health), manufacturing and telecommunications. Eligible projects must bring new capacity online either through the construction of new infrastructure or by materially enhancing existing infrastructure.

NAIF projects must be of public benefit (being broad based and demonstrating benefits to the broader economy and community, beyond those captured by a project proponent). In offering any concession pricing or terms, NAIF must have regard to the extent of the forecast public benefit.

NAIF can provide up to 100 per cent of debt funding for an eligible project, provided there is appropriate risk sharing and subject to the Commonwealth Government not being a majority risk taker for the project.

In providing financing to support the development of a project, NAIF utilises several financing tools including longer loan tenor, deferral of interest and principal repayments, security and/or cash flow subordination and concessional pricing. The financing tools provided for a project are determined on a project specific basis. NAIF can accept a higher risk than commercial lenders particularly where the risk relates to factors that are unique to investing in northern Australia, including distance, remoteness and climate. NAIF is only able to offer the minimum concessions necessary for a project to proceed. NAIF moneys are not grant funds and in all cases the loan or other finance must be able to be repaid or refinanced.

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NAIF requires each proponent to provide an Indigenous participation, procurement and employment strategy tailored for the Indigenous population in the region of the proposed project. NAIF works with project proponents to ensure these strategies contain sustainable and achievable actions to support Indigenous advancement, including setting targets across employment, procurement, or other areas where suited to the circumstances of the project.

NAIF is able to achieve its primary objective, delivering economic and population growth in the north, through its strategic financing tools, its expansive definition of infrastructure (focus on financing development), and its commitment to delivering public benefit to Northern Australia.

NAIF is an initiative of the Australian Government's Our North, Our Future: White Paper on Developing Northern Australia. Policy responsibility rests with the Department of Infrastructure, Transport, Regional Development, Communications and the Arts.

On 17 July 2020, the then responsible Minister announced NAIF's extension for a further five years to 30 June 2026. Section 8(1) of the NAIF Act states that NAIF must not make a decision after 30 June 2026 to provide financial assistance.

On 22 June 2023 legislation was passed by both houses, and received Royal Assent on 3 July 2023, to provide an additional \$2 billion to NAIF, taking the total financing available to \$7 billion and the definition of northern Australia was updated to include the Indian Ocean Territories.

More information about NAIF is available at: <a href="https://www.naif.gov.au/">https://www.naif.gov.au/</a>.

#### 1.2 Entity resource statement

Table 1.1 shows the total resourcing from all sources available to the NAIF for its operations and to deliver programs and services on behalf of the Government.

The table summarises how resources will be applied by outcome (government strategic policy objectives) and by administered (on behalf of the Government or the public) and Departmental (for the NAIF's operations) classification.

For more detailed information on special accounts and special appropriations, please refer to the *Budget Paper No. 4 – Agency Resourcing*.

Information in this table is presented on a resourcing (that is, appropriations/cash available) basis, whilst the 'Budgeted expenses by Outcome 1' tables in Section 2 and the financial statements in Section 3 are presented on an accrual basis. Amounts presented below are consistent with amounts presented in the Appropriation Bills themselves.

Table 1.1: Northern Australia Infrastructure Facility (NAIF) resource statement – Budget estimates for 2025–26 as at Budget March 2025

	2024-25	2025-26
	Estimated	Estimate
	actual	
	\$'000	\$'000
Opening balance/cash reserves at 1 July	25,167	25,225
Funds from Government		
Annual appropriations - ordinary annual services <sup>(a)</sup>		
Outcome 1	21,782	22,212
Total annual appropriations	21,782	22,212
Total funds from Government	21,782	22,212
Funds from other sources		
Interest		2,315
Total funds from other sources	-	2,315
Total net resourcing for NAIF	46,949	49,752
	2024-25	2025-26
Average staffing level (number) <sup>(b)</sup>	1	1

Prepared on a resourcing (that is, appropriations available) basis.

All figures shown above are GST exclusive – these may not match figures in the cash flow statement.

- (a) Appropriation Bill (No. 1) 2025-26 and Supply Bill (No. 1) 2025-26.
- (b) The average staffing level (ASL) estimate represents the Chief Executive Officer of NAIF. Total staffing for NAIF is 50.2 full time equivalents as at January 2025. The additional staff for NAIF include specialist staff engaged under contract. Refer to Section 3.1.1 for further information.

NAIF is not directly appropriated as it is a corporate Commonwealth entity. Appropriations are made to the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (a non-corporate Commonwealth entity), which are then paid to NAIF and are considered 'Departmental' for all purposes.

## 1.3 Budget measures

Budget measures in Part 1 relating to the NAIF are detailed in the Budget Paper No. 2 and are summarised below.

Table 1.2: NAIF 2025-26 Budget measures

Part 1: Measures announced since the 2024–25 Mid-Year Economic and Fiscal Outlook

	_	2024-25	2025-26	2026-27	2027-28	2028-29
	Program	\$'000	\$'000	\$'000	\$'000	\$'000
Payment measures						
Savings from External Labour –						
extension <sup>(a)</sup>	1.1					
Departmental payments		-	-	-	-	(263)
Total		-	-	-	-	(263)
Total payment measures						
Departmental		-	-	-	-	(263)
Total		-	-	-	-	(263)

Prepared on a Government Finance Statistics (Underlying Cash) basis. Figures displayed as a negative (-) represent a decrease in funds and a positive (+) represent an increase in funds.

<sup>(</sup>a) This is a cross portfolio measure. The full measure description and package details appear in the Budget Paper No. 2 as 'various agencies' under the cross portfolio section.

# Section 2: Outcomes and planned performance

Government outcomes are the intended results, impacts or consequences of actions by the Government on the Australian community. Commonwealth programs are the primary vehicle by which government entities achieve the intended results of their outcome statements. Entities are required to identify the programs which contribute to government outcomes over the Budget and forward years.

Each outcome is described below together with its related programs. The following provides detailed information on expenses for each outcome and program, further broken down by funding source.

#### Note:

Performance reporting requirements in the Portfolio Budget Statements are part of the Commonwealth performance framework established by the *Public Governance*, *Performance and Accountability Act 2013*. It is anticipated that the performance measure described in Portfolio Budget Statements will be read with broader information provided in an entity's corporate plans and annual performance statements – included in Annual Reports – to provide a complete picture of an entity's planned and actual performance.

The most recent corporate plan for NAIF can be found at: <a href="https://www.naif.gov.au/media/tcucgoss/fy24-25-corporate-plan.pdf">https://www.naif.gov.au/media/tcucgoss/fy24-25-corporate-plan.pdf</a>

The most recent annual performance statement can be found at: <a href="https://www.naif.gov.au/media/2iqd3brg/naif-annualreport-2023-24-digital.pdf">https://www.naif.gov.au/media/2iqd3brg/naif-annualreport-2023-24-digital.pdf</a>

#### 2.1 Budgeted expenses and performance for Outcome 1

Outcome 1: Enable economic growth in Northern Australia, by facilitating private sector investment in economic infrastructure, primarily through the provision of concessional financing delivered through the State and Territory Governments

#### Linked programs

# Department of Infrastructure, Transport, Regional Development, Communications and the Arts

#### **Programs**

Program 3.4: Growing a Stronger Northern Australian Economy

#### Contribution to Outcome 1 made by linked program

The Department of Infrastructure, Transport, Regional Development, Communications and the Arts contributes through its policies to increase economic growth and investment in northern Australia. The Department of Infrastructure, Transport, Regional Development and Communications has policy responsibility for NAIF.

#### Infrastructure Australia

# **Programs**

• Program 1.1: Infrastructure Australia

### Contribution to Outcome 1 made by linked program

Infrastructure Australia contributes to Outcome 1 through feedback on matters relating to infrastructure and public benefit analysis to support NAIF's assessment of its mandatory criterion in regards to a project being of public benefit. NAIF must consult Infrastructure Australia where NAIF's Investment Decision is for an amount more than \$250 million.

#### National Indigenous Australians Agency

#### **Programs**

- Program 1.1: Jobs, Land and the Economy
- Program 1.2: Children and Schooling
- Program 1.3: Safety and Wellbeing
- Program 1.4: Culture and Capability
- Program 1.5: Remote Australia Strategies
- Program 1.6: Evaluation and Research

#### Contribution to Outcome 1 made by linked programs

The National Indigenous Australians Agency contributes to Outcome 1 through engagement with Indigenous-led proponents or those partnering with Indigenous communities on projects related to areas like social infrastructure, ecotourism, agriculture and horticulture, resources and innovative energy solutions for remote communities. NAIF engages with Indigenous stakeholders including for example the Indigenous Reference Group. Furthermore, all NAIF project proponents must develop strategies for Indigenous participation, procurement and employment that is tailored for Indigenous population in the region of the project.

#### **Budgeted expenses for Outcome 1**

This table shows how much the NAIF intends to spend (on an accrual basis) on achieving the outcome, broken down by program.

Table 2.1.1: Budgeted expenses for Outcome 1

	2024-25	2025-26	2026-27	2027-28	2028-29
	Estimated	Budget	Forward	Forward	Forward
	actual	•	estimate	estimate	estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
Program 1.1: Northern Australia Infrastructure Facility					
Revenue from Government					
Ordinary annual services					
(Appropriation Bill (No. 1) and					
Supply Bill (No. 1))	21,782	22,212	22,851	23,111	23,410
Revenues from other independent					
sources	-	2,315	1,175	1,175	1,175
Total expenses for Program 1.1	21,782	24,527	24,026	24,286	24,585
Outcome 1 Totals by resource typ	е				
Revenue from Government					
Ordinary annual services					
(Appropriation Bill (No. 1) and					
Supply Bill (No. 1))	21,782	22,212	22,851	23,111	23,410
Revenues from other independent					
sources	-	2,315	1,175	1,175	1,175
Total expenses for Outcome 1	21,782	24,527	24,026	24,286	24,585
	2024-25	2025-26			
Average staffing level (number)(a)	1	1			

Figures displayed as a negative (-) represent a decrease in funds and a positive (+) represent an increase in funds.

<sup>(</sup>a) The average staffing level (ASL) estimate represents the Chief Executive Officer of NAIF. Total staffing for NAIF is 50.2 full time equivalents as at January 2025. The additional staff for NAIF include specialist staff engaged under contract. Refer to Section 3.1.1 for further information.

#### Table 2.1.2: Performance measures for Outcome 1

Table 2.1.2 details the performance measures for each program associated with Outcome 1. It is used by entities to describe the results they plan to achieve and the related key activities, as detailed in the current corporate plan, the context in which these activities are delivered, and how the performance of these activities will be measured. Where relevant, details of the 2025–26 Budget measures that have created new programs or materially changed existing programs are provided.

Outcome 1 – Enable economic growth in Northern Australia, by facilitating private sector investment in economic infrastructure, primarily through the provision of concessional financing delivered through State and Territory Governments						
_	Program 1.1 – Northern Australia Infrastructure Facility (NAIF)					
	that provides a basis for economic g	erating and encouraging development of rowth and stimulates population growth in				
NAIF delivers Program 1.1 by the making of investment decisions for financial assistance, which may be concessional. The financial assistance may be provided to state and territory governments in Queensland, Western Australia, and the Northern Territory to on–lend in their jurisdictions for the benefit of their jurisdictions or may be provided directly to the development entity. The assistance is for the construction or material enhancement of infrastructure to enable long term economic and population growth to benefit Northern Australia.						
Year	Performance Measures Expected Performance Results					
Current Year 2024–25	Public benefit	Target: Annual dollar value of public benefit forecast from new Investment Decisions is >\$4b  Target expected to be met				
	Job creation	Target: Annual forecast direct and indirect jobs associated with Investment Decisions of > 2,500 Target expected to be met				
	Dollar value of Investment Decisions	Target: Annual dollar value of Investment Decisions >\$700m  Target not expected to be met – recent years show that increasing costs of materials and labour have had an adverse affect on viability of projects				
	Capital Deployed (i.e. cumulative drawdown total \$2.5b Target expected to be met					
	Indigenous Strategies	Target: > 2 new Investments (small loan and/or ID) supporting a business or project with significant Indigenous ownership Target not expected to be met – exploring opportunities to support smaller organisations through financial partnerships				

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Year	Performance Measures	Planned Performance Results
Current Year 2024–25 cont.	Indigenous Employment Opportunities	Target: Annual, average percentage of Indigenous specific jobs for new investment decisions is > 5%, across new IDs
		Target not expected to be met – impacted by the nature and location of the project and the available workforce in the region
Year	Performance Measures	Planned Performance Results
Budget Year 2025–26	Public benefit	Annual dollar value of public benefit forecast from Investment Decisions is >\$4b
	Job creation	Annual forecast direct and indirect jobs associated with Investment Decisions of > 2,500
	Dollar value of Investment Decisions	Annual dollar value of Investment Decisions >\$700m
	Capital Deployed (i.e. cumulative drawdowns)	Cumulative drawdown total \$2.5b
	Indigenous Strategies	> 2 new Investments (small loan and/or ID) supporting a business or project with significant Indigenous ownership
	Indigenous Employment Opportunities	Annual, average percentage of Indigenous specific jobs for new investment decisions is > 5%, across new IDs
Forward Estimates 2026–29	NAIF forward estimates exist to 30 June 2026 in accordance with NAIF Act which only allows financing of investment decisions up to this date	NAIF forward estimates exist to 30 June 2026 in accordance with NAIF Act which only allows financing of investment decisions up to this date

# **Section 3: Budgeted financial statements**

Section 3 presents budgeted financial statements which provide a comprehensive snapshot of NAIF's finances for the 2025–26 budget year, including the impact of budget measures and resourcing on financial statements.

#### 3.1 Budgeted financial statements

## 3.1.1 Explanatory notes and analysis of budgeted financial statements

The income statement shows the estimated net cost of services for NAIF. Total budgeted for NAIF in 2025-26 is \$22.2 million with other revenue of \$2.3 million expected. Budget expenses are largely represented by \$14.9 million in employee benefits, and \$8.5 million in suppliers. Suppliers include specialist staff engaged under contract; board, travel and overhead costs as well as expenses relating to Export Finance Australia, which provides services to NAIF through a service level agreement across corporate and administrative services (including payroll, information technology and communications, and property management). Section 8(1) of the NAIF Act provides that NAIF must not make a decision after 30 June 2026 to provide financial assistance.

# 3.2 Budgeted financial statements tables

Table 3.1: Comprehensive income statement (showing net cost of services) for the period ended 30 June

the period ended 30 June					
	2024-25	2025-26	2026-27	2027-28	2028-29
	Estimated	Budget	Forward	Forward	Forward
	actual		estimate	estimate	estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
EXPENSES					
Employee benefits	16,152	14,854	16,003	16,629	17,278
Suppliers	5,116	8,484	6,903	6,803	6,583
Depreciation and amortisation	493	1,176	1,101	841	706
Finance costs	21	13	19	13	18
Total expenses	21,782	24,527	24,026	24,286	24,585
LESS:		•		,	
OWN-SOURCE INCOME					
Own-source revenue					
Interest	-	2,315	1,175	1,175	1,175
Total own-source revenue	-	2,315	1,175	1,175	1,175
Total own-source income	-	2,315	1,175	1,175	1,175
Net (cost of)/contribution by services	(21,782)	(22,212)	(22,851)	(23,111)	(23,410)
Revenue from Government	21,782	22,212	22,851	23,111	23,410
Surplus/(deficit) attributable to the					==,
Australian Government	-	-	-	-	-
Total comprehensive income/(loss)	-	-	-	-	-
Total comprehensive income/(loss)					
attributable to the Australian					
Government	-	-	-	-	-
Note: Impact of net cash appropriation a	rrangements				
Total comprehensive income/(loss)					
as per statement of					
Comprehensive Income	-	-	-	-	-
plus: depreciation/amortisation					
expenses for ROU assets (a)	461	1,075	897	614	614
less: lease principal repayments (a)	(500)	(1,070)	(575)	(544)	(466)
Net Cash Operating Surplus/ (Deficit)	(39)	5	322	70	148

Prepared on Australian Accounting Standards basis.

<sup>(</sup>a) Applies leases under AASB 16 leases.

Table 3.2: Budgeted Departmental balance sheet (as at 30 June)

	2024-25	2025-26	2026-27	2027-28	2028-29
	Estimated	Budget	Forward	Forward	Forward
	actual		estimate	estimate	estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
ASSETS					
Financial assets					
Cash and cash equivalents	25,225	25,311	25,116	25,116	25,116
Trade and other receivables	125	125	125	125	125
Total financial assets	25,350	25,436	25,241	25,241	25,241
Non-financial assets					
Property, plant and equipment	928	1,362	1,251	518	21
Other non-financial assets	119	119	119	119	119
Total non-financial assets	1,047	1,481	1,370	637	140
Total assets	26,397	26,917	26,611	25,878	25,381
LIABILITIES					
Payables					
Suppliers	2,820	2,734	1,953	1,764	1,524
Other payables	266	266	266	266	266
Total payables	3,086	3,000	2,219	2,030	1,790
Interest bearing liabilities					-
Leases	527	1,001	1,416	872	615
Total interest bearing liabilities	527	1,001	1,416	872	615
Provisions		,	,		
Employee provisions	1,499	1,565	1,625	1,625	1,625
Other provisions	275	341	341	341	341
Total provisions	1,774	1,906	1,966	1,966	1,966
Total liabilities	5,387	5,907	5,601	4,868	4,371
Net assets	21,010	21,010	21,010	21,010	21,010
EQUITY	,	,	,	,	,
Parent entity interest					
Retained surplus (accumulated					
deficit)	21,010	21,010	21,010	21,010	21,010
Total parent entity interest	21,010	21,010	21,010	21,010	21,010
Total equity	21,010	21,010	21,010	21,010	21,010

Prepared on Australian Accounting Standards basis.

Table 3.3: Departmental statement of changes in equity – summary of movement (Budget year 2025–26)

,		
	Retained	Total
	earnings	equity
	\$'000	\$'000
Opening balance as at 1 July 2025		
Balance carried forward from previous period	21,010	21,010
Adjusted opening balance	21,010	21,010
Estimated closing balance as at 30 June 2026	21,010	21,010
Closing balance attributable to the Australian Government	21,010	21,010

Prepared on Australian Accounting Standards basis.

Table 3.4: Budgeted Departmental statement of cash flows (for the period ended 30 June)

su June)					
	2024-25	2025-26	2026-27	2027-28	2028-29
	Estimated	Budget	Forward	Forward	Forward
	actual		estimate	estimate	estimate
	\$'000	\$'000	\$'000	\$'000	\$'000
OPERATING ACTIVITIES					
Cash received					
Receipts from Government	21,782	22,212	22,851	23,111	23,410
Interest	-	2,315	1,175	1,175	1,175
Total cash received	21,782	24,527	24,026	24,286	24,585
Cash used		Í	Í	ĺ	,
Employees	16,152	14,788	15,943	16,629	17,278
Suppliers	5,051	8,570	7,684	6,992	6,823
Other	21	13	19	13	18
Total cash used	21,224	23,371	23,646	23,634	24,119
Net cash from/(used by) operating		-,-	,	-,	, -
activities	558	1,156	380	652	466
INVESTING ACTIVITIES					
Cash used					
Purchase of property, plant and					
equipment and intangibles		-	-	108	-
Total cash used	-	-	-	108	-
Net cash from/(used by) investing					
activities		-	-	(108)	-
FINANCING ACTIVITIES					
Cash used					
Principal payments on lease liability	500	1,070	575	544	466
Total cash used	500	1,070	575	544	466
Net cash from/(used by) financing		Í			
activities	(500)	(1,070)	(575)	(544)	(466)
Net increase/(decrease) in cash held	58	86	(195)	-	-
Cash and cash equivalents at the					
beginning of the reporting period	25,167	25,225	25,311	25,116	25,116
Cash and cash equivalents at the end				<del>-</del>	
of the reporting period	25,225	25,311	25,116	25,116	25,116

Prepared on Australian Accounting Standards basis.

# Table 3.5: Departmental capital budget statement (for the period ended 30 June)

This table is not presented as NAIF does not currently have any capital budget.

Table 3.6: Statement of Departmental asset movements (Budget year 2025–26)

•	· · · · · · · · · · · · · · · · · · ·	Asset Category		
	Other	Total		
	property,			
	plant and			
	equipment			
	\$'000	\$'000		
As at 1 July 2025				
Gross book value	434	434		
Gross book value - ROU assets	2,448	2,448		
Accumulated depreciation/amortisation and impairment Accumulated depreciation/amortisation and impairment - ROU	(142)	(142)		
assets	(1,812)	(1,812)		
Opening net book balance	928	928		
Capital asset additions				
Estimated expenditure on new				
or replacement assets				
By purchase - appropriation				
ordinary annual services <sup>(a)</sup>	66	66		
By purchase - appropriation ordinary	4.544	4.544		
annual services - ROU assets	1,544	1,544		
Total additions	1,610	1,610		
Other movements				
Depreciation/amortisation expense	(101)	(101)		
Depreciation/amortisation on ROU assets	(1,075)	(1,075)		
Total other movements	(1,176)	(1,176)		
As at 30 June 2026				
Gross book value	500	500		
Gross book value - ROU assets	3,992	3,992		
Accumulated depreciation/amortisation and impairment	(243)	(243)		
Accumulated depreciation/amortisation and impairment - ROU	, ,	• ,		
assets	(2,887)	(2,887)		
Closing net book balance	1,362	1,362		

Prepared on Australian Accounting Standards basis.
(a) 'Appropriation ordinary annual services' refers to funding provided through Appropriation Bill (No. 1) 2025-2026 and Supply Bill (No. 1) 2025-26 for depreciation/amortisation expenses, DCBs or other operational expenses.

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