



TE KĀHUI O NGĀ TEKAU

# Consolidated Financial Statements

FOR THE YEAR ENDED  
31 MARCH 2024

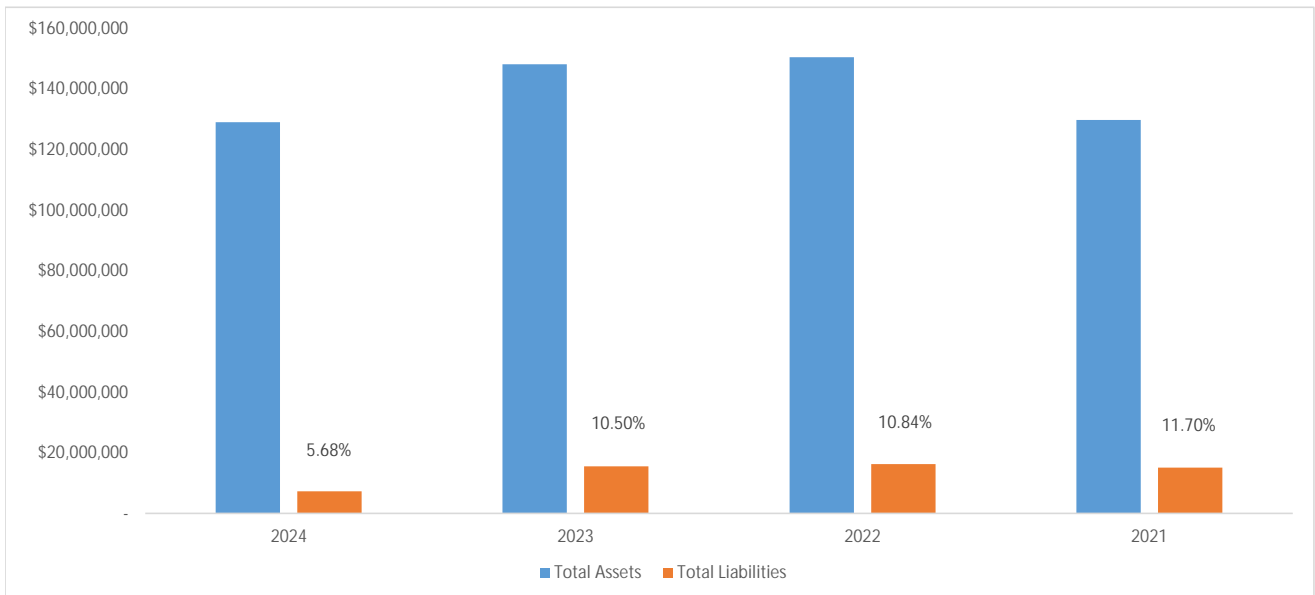
## WELLINGTON TENTHS TRUST

### STATISTICAL INFORMATION

	2024	2023	2022	2021
Number of Owners	7,112	7,407	7,256	7,116
Number of Shares	182,919.681	182,919.681	182,919.681	182,919.681
Total Assets	\$129,029,279	\$148,217,696	\$150,483,509	\$129,724,211
Total Liabilities	\$7,324,078	\$15,570,010	\$16,308,912	\$15,173,623
Trust Capital	\$121,705,201	\$132,647,686	\$134,174,597	\$114,550,588
Indicative value per share	\$665.35	\$725.17	\$733.52	\$626.23
Total Income	\$3,822,283	\$3,723,091	\$3,361,294	\$3,217,807
Operating Profit After Net Financing Costs	\$1,808,827	\$1,924,191	\$1,649,198	\$1,585,320
Investment Property Revaluation	(\$4,145,000)	(\$5,187,000)	\$9,994,400	\$11,804,756
Profit/(Loss) After Income Tax	(\$10,119,349)	(\$612,314)	\$20,355,685	\$22,292,033
Distribution declared in respect of prior year	\$823,136	\$914,598	\$731,676	\$914,595
Distribution per Share in respect of prior year	\$4.50	\$5.00	\$4.00	\$5.00

### DEBT TO TOTAL ASSETS RATIO

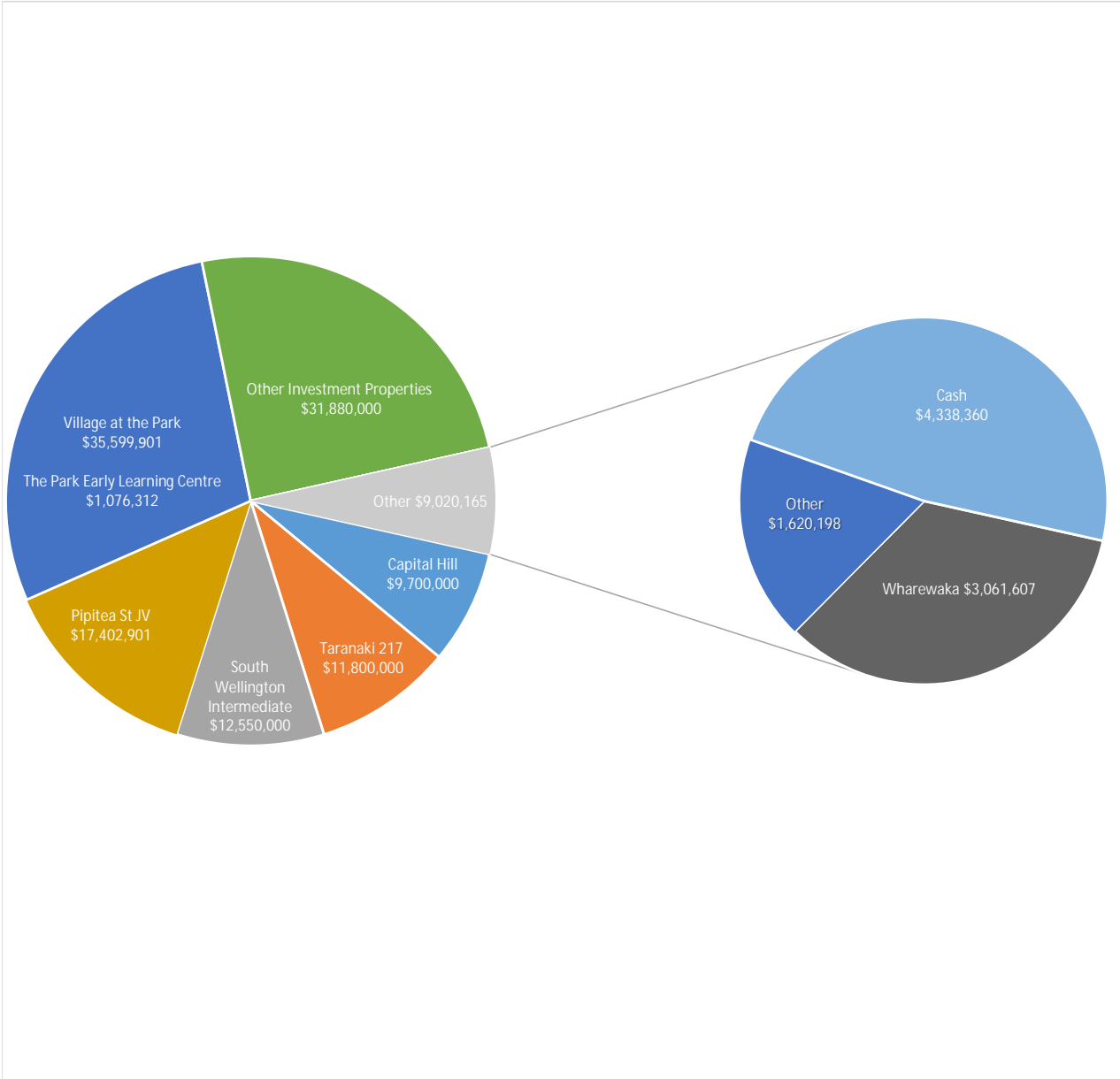
The illustration below shows the movement in the debt to total assets ratio over the past four years. As at 31 March 2024 the debt to total assets ratio is 5.68%, that is, the total liabilities of the Trust is 5.68% of the Trust's total assets. This is a decrease of 4.82% from the 31 March 2023 position.



WELLINGTON TENTHS TRUST

TOTAL ASSETS

The illustration below shows the breakdown of the total assets of the Trust in graphical form. The graph shows in dollar terms the holdings of the Trust as at 31 March 2024. The diversified nature of the portfolio means that any risk is spread across a range of holdings and returns are generated from a range of sources reducing any potential losses in one particular area.



WELLINGTON TENTHS TRUST  
ANNUAL REPORT AND CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

WELLINGTON TENTHS TRUST  
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WELLINGTON TENTHS TRUST  
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 \$	2023 \$
<b>Income</b>			
Gross Rental Income	10	3,788,827	3,691,366
Other Income		33,456	31,725
Total Income		<u>3,822,283</u>	<u>3,723,091</u>
<b>Expenses</b>			
Direct Property Expenses	10	(836,491)	(734,924)
Administration Expenses	12	(1,130,175)	(1,187,384)
Depreciation		(32,272)	(42,275)
Total Expenses		<u>(1,998,938)</u>	<u>(1,964,583)</u>
Operating Profit Before Net Financing Costs		<u>1,823,345</u>	<u>1,758,508</u>
<b>Finance Costs</b>			
Finance Income	11	334,263	767,084
Finance Expenses	11	(348,781)	(601,401)
Net Finance Income		<u>(14,518)</u>	<u>165,683</u>
Operating Profit After Net Financing Costs		<u>1,808,827</u>	<u>1,924,191</u>
<b>Other Movements</b>			
Share of Equity Accounted Investees Investment Property Revaluation for the Year	4	(6,696,728)	950,211
Share of Equity Accounted Investees Trading Profit/(Loss) for the Year	4	(246,281)	1,356,096
Investment Property Revaluation	3	(4,145,000)	(5,187,000)
Financial Instrument Fair Value Gain/(Loss)	14	(17,100)	32,126
Dividends Received		30,000	-
Gain on Disposal of Shares	14	2,700	-
Amount Received in Excess of KSX Loan Carrying Value	6	-	996,545
Profit/(Loss) Before Income Tax		<u>(9,263,582)</u>	<u>72,169</u>
Income Tax Expense	13	(855,767)	(684,482)
Profit/(Loss) for the Year		<u>(10,119,349)</u>	<u>(612,314)</u>
Total Comprehensive Profit/(Loss) for the Year		<u>\$ (10,119,349) \$</u>	<u>(612,314)</u>

WELLINGTON TENTHS TRUST  
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2024

	Note	Retained Earnings and Total Equity \$
Balance as at 1 April 2022		134,174,597
Loss for the Year		(612,314)
Total Comprehensive Income for the Year		<u>(612,314)</u>
Transactions With Owners of the Trust in their Capacity as Owners Distributions Declared	8	(914,598)
Balance as at 31 March 2023		<u>132,647,686</u>
Loss for the Year		(10,119,349)
Total Comprehensive Income for the Year		<u>(10,119,349)</u>
Transactions With Owners of the Trust in their Capacity as Owners Distributions Declared	8	(823,136)
Balance as at 31 March 2024		<u>\$ 121,705,201</u>

The above statements should be read in conjunction with the notes to and forming part of the financial statements



WELLINGTON TENTHS TRUST  
CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2024

	Note	2024 \$	2023 \$
<b>EQUITY</b>			
Retained Earnings		121,705,201	132,647,686
Total Equity		<u>\$ 121,705,201</u>	<u>\$ 132,647,686</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Trade and Other Receivables		14,499	43,810
Prepayments		294,830	211,400
Cash and Cash Equivalents	5	<u>4,338,360</u>	<u>13,276,567</u>
Total Current Assets		<u>4,647,689</u>	<u>13,531,777</u>
<b>Non - Current Assets</b>			
Property, Plant and Equipment		507,843	506,889
Investment Properties	3	65,930,000	70,075,000
Investment Properties - Work in Progress		10,235	-
Investment in Equity Accounted Investees	4	54,079,113	60,257,122
Fonterra Shares	14	140,400	184,800
Related Party Receivables	6	<u>3,713,999</u>	<u>3,662,108</u>
Total Non - Current Assets		<u>124,381,590</u>	<u>134,685,919</u>
<b>TOTAL ASSETS</b>		<u>129,029,279</u>	<u>148,217,696</u>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade Payables and Other Current Liabilities	9	625,283	602,700
Income Tax Payable	13	403,910	352,467
Unclaimed Distributions	8	4,210,240	4,003,842
Interest-Bearing Loans and Borrowings	7	<u>291,240</u>	<u>8,889,080</u>
Total Current Liabilities		<u>5,530,673</u>	<u>13,848,089</u>
<b>Non - Current Liabilities</b>			
Deferred Tax Liability	13	925,815	603,081
Interest-Bearing Loans and Borrowings	7	<u>867,590</u>	<u>1,118,840</u>
Total Non - Current Liabilities		<u>1,793,405</u>	<u>1,721,921</u>
<b>TOTAL LIABILITIES</b>		<u>7,324,078</u>	<u>15,570,010</u>
<b>NET ASSETS</b>		<u>\$ 121,705,201</u>	<u>\$ 132,647,686</u>

Approved for and on behalf of the Trustees on 11 July 2024.



Trustee



Trustee





WELLINGTON TENTHS TRUST  
CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 \$	2023 \$
<b>Cash Flows From Operating Activities</b>			
Cash Receipts from Tenants		3,846,855	3,877,132
Cash Paid to Suppliers and Employees		(2,014,722)	(1,929,008)
Interest Received		334,263	264,699
Interest Paid		(365,695)	(601,401)
Income Taxes Paid	13	(481,590)	(193,646)
Net GST		8,862	24,567
Net Cash Inflow From Operating Activities		<u>1,327,973</u>	<u>1,442,343</u>
<b>Cash Flows From Investing Activities</b>			
Purchase of Property, Plant and Equipment		(33,226)	(41,733)
Development of Granville		(10,235)	-
Purchase of Investment Property		-	(1,260,000)
Fonterra Shares - Share Repurchase and Dividends Received/(Purchase of Shares)		60,000	(152,674)
Related Party (Advances)/Receipts	6	(51,891)	22,557
Funds Received from KSX	6	-	3,447,114
Advances to Equity Accounted Investees - Pipitea JV	4	(2,225,000)	-
Distributions Received From Equity Accounted Investees	4	1,460,000	2,532,723
Net Cash Inflow/( <b>Outflow</b> ) From Investing Activities		<u>(800,352)</u>	<u>4,547,987</u>
<b>Cash Flows From Financing Activities</b>			
Repayment of Borrowings		(8,849,090)	(462,200)
Net Cash (Outflow) From Financing Activities		<u>(8,849,090)</u>	<u>(462,200)</u>
<b>Cash Distributions to Owners</b>			
Distributions Paid to Owners	8	(616,738)	(627,131)
Net Increase/( <b>Decrease</b> ) in Cash and Cash Equivalents		<u>(8,938,207)</u>	<u>4,900,999</u>
Cash and Cash Equivalents at Beginning of Year		13,276,567	8,375,568
Cash and Cash Equivalents at End of Year	5	<u>\$ 4,338,360</u>	<u>\$ 13,276,567</u>

The above statements should be read in conjunction with the notes to and forming part of the financial statements



WELLINGTON TENTHS TRUST  
NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

1. REPORTING ENTITY

The consolidated financial statements of Wellington Tenth Trust ("the Trust"), which is domiciled in New Zealand, as at and for the year ended 31 March 2024 comprise the Trust and its subsidiaries (together referred to as the "Group") and individually as "Group entities" and the Group's equity accounted interests in associates.

Wellington Tenth Trust is an Ahu Whenua Trust constituted by the New Zealand Māori Land Court Order of December 16, 2003 pursuant to Sec 244 of the Te Ture Whenua Māori Act 1993 which varied the original Trust Deed of 1977, and the subsequent variation of Deed made on July 17, 1996. These financial statements have been prepared in accordance with the Financial Reporting Act 2013.

For the purposes of complying with generally accepted accounting practice in New Zealand ("NZ GAAP"), the Group is a for-profit entity.

2. BASIS OF PREPARATION

(a) Statement of Compliance

These financial statements have been prepared in accordance with NZ GAAP. They comply with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime ("NZ IFRS RDR"). The Group is eligible to report in accordance with NZ IFRS RDR on the basis that it does not have public accountability and is not a large for-profit public sector entity.

These financial statements were authorised for issue by the Trustees on 11 July 2024.

(b) Basis of Measurement

The financial statements have been prepared on the historical cost basis except for investment properties which are carried at fair value.

(c) Changes in Accounting Policies

The following amendments are effective for the period beginning 1 April 2023:

Disclosure of Accounting Policies (Amendments to NZ IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2 Making Materiality Judgements)

The amendments aim to make accounting policy disclosures more informative by replacing the requirement to disclose 'significant accounting policies' with 'material accounting policy information'. The amendments also provide guidance under what circumstance, the accounting policy information is likely to be considered material and therefore requiring disclosure.

These amendments have no effect on the measurement or presentation of any items in the Consolidated financial statements of the Group but affect the disclosure of accounting policies of the Group.

Definition of Accounting Estimates (Amendments to NZ IAS 8 Accounting policies, Changes in Accounting Estimates and Errors)

The amendments to NZ IAS 8, which added the definition of accounting estimates, clarify that the effects of a change in an input or measurement technique are changes in accounting estimates, unless resulting from the correction of prior period errors. These amendments clarify how entities make the distinction between changes in accounting estimate, changes in accounting policy and prior period errors.

These amendments had no effect on the consolidated financial statements of the Group.

(d) Functional and Presentation Currency

The financial statements are presented in New Zealand dollars (\$) which is the Trust's functional and Group's presentation currency.

(e) Use of Estimates and Judgements

The preparation of the financial statements in conformity with NZ IFRS (RDR) requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from those estimates.



WELLINGTON TENTHS TRUST  
NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

2. BASIS OF PREPARATION (cont.)

Use of Estimates and Judgements (cont.)

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The determination of the fair value of investment properties requires the use of key estimates. Information on those estimates is provided in Note 3.

(f) Basis of Consolidation

Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Investments in Equity Accounted Investees

Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies. Significant influence is presumed to exist when the Group holds between 20% and 50% of the voting power of another entity.

Investments in associates are accounted for using the equity method and are recognised initially at cost. The cost of the investment includes transaction costs.

The consolidated financial statements include the Group's share of the profit or loss and other comprehensive income of equity accounted investees, after adjustments to align the accounting policies with those of the Group, from the date that significant influence commences until the date that significant influence ceases.

When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of the investment, including any long-term investments that form part thereof, is reduced to zero, and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee.

Transactions Eliminated on Consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

(g) Impairment for Non-Financial Assets

The carrying amounts of the Group's non-financial assets, other than investment property, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset is the greater of its value in use and its fair value less costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

Impairment losses are the difference between carrying amount and recoverable amount and are recognised in profit and loss. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(h) Good and Services Tax (GST)

Revenue, expenses, assets and liabilities are recognised net of the amount of goods and services tax ("GST") except for receivables and payables which are recognised inclusive of GST. The net amount of GST recoverable from or payable to the IRD is included as part of trade and other receivables or trade payables and other current liabilities respectively in the Statement of Financial Position.



WELLINGTON TENTHS TRUST  
NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

3. INVESTMENT PROPERTIES

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at fair value with any change therein recognised in profit or loss.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, and any other costs directly attributable to bringing the investment property to a working condition for their intended use.

Beneficial owner approval is needed prior to the disposal of investment property classified as Māori Land. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss.

The Group's accounting policies for investment properties require the determination of fair value. Fair values have been determined for measurement based on the following method. When applicable, further information about the assumptions made in determining fair values is disclosed in this note.

Highest and best use has been determined as each of the non-financial asset's current use and therefore fair value has been determined as follows:

An external, independent valuation companies (Colliers International (Wellington Valuation) Limited and Truebridge Partners Limited), having appropriate recognised professional qualifications and recent experience in the location and category of property being valued, values the Group's investment property portfolio every year. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably.

In the absence of current prices in an active market, the valuations are prepared by considering the estimated rental value of the property. A market yield is applied to the estimated rental value to arrive at the gross property valuation.

Valuations reflect, when appropriate, the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting vacant accommodation, the allocation of maintenance and insurance responsibilities between the Group and the lessee, and the remaining economic life of the property. When rent reviews or lease renewals are pending with anticipated revisionary increases, it is assumed that all notices, and when appropriate counter-notices, have been served validly and within the appropriate time.

Investment property under construction is valued by estimating the fair value of the completed investment property and then deducting from that amount the estimated costs to complete construction, financing costs and a reasonable profit margin. If the investment property under constructions fair value cannot be reliably measured, the investment property under construction will be carried at cost until the fair value becomes reliably measurable.

	2024	2023
	\$	\$
Balance at 1 April	70,075,000	75,262,000
Change in fair value	(4,145,000)	(5,187,000)
Balance at 31 March	<u>\$ 65,930,000</u>	<u>\$ 70,075,000</u>

Carrying Value of Individual Properties:	Change in Fair		
	2024	Value	2023
	\$	\$	\$
Taranaki 217 - 213-217 Taranaki Street, Wellington	11,800,000	(200,000)	12,000,000
Capital Hill (Dominion Museum) - 38 Buckle Street, Wellington	9,700,000	250,000	9,450,000
South Wellington Intermediate School - 28-32 Russell Terrace, Wellington	12,550,000	(1,550,000)	14,100,000
Granville Flats - 557-567 Adelaide Road, Wellington	7,200,000	(800,000)	8,000,000
	<u>41,250,000</u>	<u>(2,300,000)</u>	<u>43,550,000</u>
<i>Other</i>			
383-387 Adelaide Road, Wellington	12,300,000	(100,000)	12,400,000
429-437 Adelaide Road, Wellington	5,430,000	(945,000)	6,375,000
40 Te Wharepōuri Street, Wellington	620,000	(100,000)	720,000
42 Te Wharepōuri Street, Wellington	745,000	(115,000)	860,000
64 Te Wharepōuri Street, Wellington	680,000	(120,000)	800,000
64A Te Wharepōuri Street, Wellington	700,000	(100,000)	800,000
44 Te Wharepōuri Street, Wellington	480,000	(190,000)	670,000
Gilbert Road, Upper Hutt	3,725,000	(175,000)	3,900,000
	<u>24,680,000</u>	<u>(1,845,000)</u>	<u>26,525,000</u>
	<u>\$ 65,930,000</u>	<u>\$ (4,145,000)</u>	<u>\$ 70,075,000</u>

Investment property comprises a number of commercial and residential properties that are leased to third parties, and a number of bare development properties. For residential properties the lease terms range from six months to 12 months. For leasehold commercial properties the leases are perpetual ground leases with seven year rent reviews.

Colliers International (Wellington Valuation) Limited have valued all properties, except for Gilbert Road for financial reporting purposes at 31 March 2024 and 31 March 2023. Gilbert Road was valued by Truebridge Partners Limited at 31 March 2024 and 31 March 2023.



WELLINGTON TENTHS TRUST  
NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

4. INVESTMENT IN EQUITY ACCOUNTED ASSOCIATES

Wellington Tenth Trust holds the following voting interests in the following entities and as such has significant influence but not control of the entities. The Group has classified the investments listed as associates and it is accounting for them using the equity method.

Investee	Balance Date	Place of Business/Country of Incorporation	Ownership Percentage	
			2024	2023
Hīkoikoi Management Limited	31-Mar	NZ	50%	50%
Pipitea Street Joint Venture	31-Mar	NZ	50%	50%
Village at the Park Group	31-Mar	NZ	50%	50%
Kate Shepherd Exchange Joint Venture	31-Mar	NZ	-	25%
The Park Early Learning Centre Limited	31-Mar	NZ	40%	40%

Village at the Park Group is made up of the Group's 50% ownership in Village at the Park Lifecare Limited and Village at the Park Care Limited.

During the year ended 31 March 2024 the Kate Shepherd Exchange Joint Venture wound down.

The Group has no commitments and no contingencies in relation to its investments in associates (2023: nil).

Non-current Investment in Associate	Hīkoikoi Management Limited	The Park Early Learning Centre Limited	Village at the Park Group	Pipitea Street Joint Venture	Total
	\$	\$	\$	\$	\$
Balance at 1 April 2022	-	1,155,834	34,895,156	24,432,549	60,483,538
Share of trading profit	-	134,894	(57,078)	1,278,280	1,356,096
Share of investment property revaluation profit	-	-	950,211	-	950,211
Distributions received	-	(129,600)	(900,000)	(1,503,123)	(2,532,723)
Balance at 31 March 2023	-	1,161,128	34,888,289	24,207,706	60,257,122
Share of trading profit/(loss)	-	175,184	(226,825)	(194,640)	(246,281)
Share of investment property revaluation profit/(loss)	-	-	2,138,437	(8,835,165)	(6,696,728)
Contributions made	-	-	-	2,225,000	2,225,000
Distributions received	-	(260,000)	(1,200,000)	-	(1,460,000)
Balance at 31 March 2024	\$ -	\$ 1,076,312	\$ 35,599,901	\$ 17,402,901	\$ 54,079,113

Hīkoikoi Management Limited has no profit/(loss) for the year ended 31 March 2023 and 31 March 2024.

Assets and Liabilities of Associates	2024				
	Hīkoikoi Management Limited	The Park Early Learning Centre Limited	Village at the Park Group	Pipitea Street Joint Venture	Total
	\$	\$	\$	\$	\$
Assets:					
Current	214,104	675,782	3,824,032	3,055,820	7,769,738
Non-current	1,112,116	159,645	185,746,910	91,250,000	278,268,671
Total Assets	1,326,220	835,427	189,570,942	94,305,820	286,038,409
Liabilities:					
Current	165,995	823,862	102,481,574	7,066,926	110,538,357
Non-current	1,160,225	-	13,795,964	56,887,250	71,843,439
Total Liabilities	\$ 1,326,220	\$ 823,862	\$ 116,277,538	\$ 63,954,176	\$ 182,381,796
Net Assets	\$ -	\$ 11,565	\$ 73,293,404	\$ 30,351,644	\$ 103,656,613

Assets and Liabilities of Associates	2023					
	KS Exchange Joint Venture	Hīkoikoi Management Limited	The Park Early Learning Centre Limited	Village at the Park Group	Pipitea Street Joint Venture	Total
	\$	\$	\$	\$	\$	
Assets:						
Current	8,062	116,779	782,371	7,518,964	1,944,916	10,371,092
Non-current	-	1,103,918	169,414	179,303,124	108,920,330	289,496,786
Total Assets	8,062	1,220,697	951,785	186,822,088	110,865,246	299,867,878
Liabilities:						
Current	8,062	203,722	728,179	97,572,674	2,565,742	101,078,379
Non-current	-	1,016,975	-	17,376,234	59,888,250	78,281,459
Total Liabilities	8,062	1,220,697	728,179	114,948,908	62,453,992	179,359,838
Net Assets	\$ -	\$ -	\$ 223,606	\$ 71,873,180	\$ 48,411,254	\$ 120,508,040

Liabilities of Associates displayed above include loans from owners.



WELLINGTON TENTHS TRUST  
NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, deposits on call with banks, other short-term highly liquid investments with original maturities of three months or less.

Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

	2024	2023
	\$	\$
Bank balances	4,338,360	13,276,567
Total Cash and Cash Equivalents	<u>\$ 4,338,360</u>	<u>\$ 13,276,567</u>

Interest rate charged on overdrawn bank balances and interest received on call deposits were 14.05% and 2.70% respectively (2023: 13.30% and 2.10%). Bank balances are on call. Total overdraft available at reporting date is \$450,000 (2023: \$450,000) which is undrawn.

6. RELATED PARTY BALANCES

Related party relationships are detailed in note 15. The balances below have arisen from a combination of trading activities and loans, the details of these transactions are included in note 15. Transactions with related parties are to be settled in cash.

Related Party (refer to note 15) Balances at year end included:	Interest Rate	2024	2023
	%	\$	\$
Receivable from Loans - Wharewaka o Pōneke Charitable Trust	3.5%	3,061,607	3,061,986
Receivable from Loans and Trading Activities - Hikoikoi Management Limited	8.41%	618,692	544,191
Receivable from Loans - Ngahuru Charitable Trust	0.00%	777	-
Receivable from Loans and Trading Activities - The Park Early Learning Centre	8.41%	32,923	55,931
		<u>\$3,713,999</u>	<u>\$3,662,108</u>

Reconciliation

Balance at Beginning of Year	3,662,108	5,632,849
Other Payments/(Receipts)	51,891	(22,557)
KSX Interest Accrued	-	502,385
KSX Funds Received	-	(3,447,114)
Amount Received in Excess of KSX Loan Carrying Value	-	996,545
Balance at End of the Year	<u>\$3,713,999</u>	<u>\$3,662,108</u>

7. INTEREST-BEARING LOANS AND BORROWINGS

	Bank of New Zealand 06 Loan	Westpac Banking Corporation 95 Loan	Total
Maturity Date	3/08/2027	30/06/2025	
Interest Rate	8.98%	8.10%	
Cost	\$	\$	\$
Balance at 1 April 2022	1,663,120	8,807,000	10,470,120
Payments	(368,893)	(690,875)	(1,059,768)
Interest	98,693	498,875	597,568
Balance at 31 March 2023	<u>1,392,920</u>	<u>8,615,000</u>	<u>10,007,920</u>
Payments	(396,571)	(8,818,214)	(9,214,785)
Interest	112,481	253,214	365,695
Balance at 31 March 2024	<u>\$ 1,108,830</u>	<u>\$ 50,000</u>	<u>\$ 1,158,830</u>

	2024	2023
	\$	\$
Current	291,240	8,889,080
Non-current	867,590	1,118,840
	<u>\$ 1,158,830</u>	<u>\$ 10,007,920</u>

The bank loans are secured over certain land and buildings with a carrying amount of \$50,366,000 (2023: \$52,875,000).



WELLINGTON TENTHS TRUST  
NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
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8. UNCLAIMED DISTRIBUTIONS

Unclaimed distributions represent distributions declared by Wellington Tenth Trust but that have not been claimed by the respective beneficial owner. Unclaimed distributions are held on demand for the rightful beneficial owner. Wellington Tenth Trust has sufficient access to capital to pay all unclaimed distributions if they were called.

	2024	2023
	\$	\$
Balance at Beginning of Year	4,003,842	3,716,375
Distribution Declared	823,136	914,598
Net Distributions Claimed	(616,738)	(627,131)
Balance at End of the Year	<u>\$ 4,210,240</u>	<u>\$ 4,003,842</u>

9. TRADE PAYABLES AND OTHER CURRENT LIABILITIES

	2024	2023
	\$	\$
Trade Payables	118,901	101,904
Bonds Payable	7,906	659
Accrued Expenses	30,162	30,633
GST Payable	81,094	81,368
Income Received in Advance	387,220	388,136
	<u>\$ 625,283</u>	<u>\$ 602,700</u>

Trade payables are initially recognised at fair value net of transaction costs and subsequently carried at amortised cost. Trade payables generally have terms of 30 days and are interest free. Trade payables of a short-term duration are not discounted.

10. RENTAL INCOME

Leases are operating leases and are classified as an operating lease when the Group substantially retains all the risks and rewards incidental to ownership of the investment property.

Rental income from investment property (net of incentives provided to lessees) is recognised in profit or loss on a straight-line basis over the term of the lease.

	2024		
	Gross Rental Income	Direct Property Expenses	Net Rental Income
	\$	\$	\$
Taranaki 217	1,261,522	(377,141)	884,381
Capital Hill (Dominion Museum)	708,676	(3,250)	705,426
South Wellington Intermediate School	660,000	-	660,000
Granville Flats	229,500	-	229,500
Adelaide Road	632,579	(66,797)	565,782
Other	296,550	(389,303)	(92,753)
	<u>\$ 3,788,827</u>	<u>\$ (836,491)</u>	<u>\$ 2,952,336</u>

	2023		
	Gross Rental Income	Direct Property Expenses	Net Rental Income
	\$	\$	\$
Taranaki 217	1,137,605	(385,923)	751,682
Capital Hill (Dominion Museum)	641,324	(8,725)	632,599
South Wellington Intermediate School	802,917	-	802,917
Granville Flats	229,500	-	229,500
Adelaide Road	641,768	(64,823)	576,945
Other	238,252	(275,453)	(37,201)
	<u>\$ 3,691,366</u>	<u>\$ (734,924)</u>	<u>\$ 2,956,442</u>



WELLINGTON TENTHS TRUST  
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11. NET FINANCE COSTS

Finance income comprises interest income on funds invested. Interest income is recognised as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest expense on borrowings which is recognised using the effective interest method and impairment losses recognised on financial assets (other than trade receivables).

	2024	2023
Financial Assets at Amortised Cost	\$	\$
Interest Income - Wharewaka o Pōneke Charitable Trust (refer note 15)	114,375	114,375
Interest Income - Hikoikoi Management Limited (refer note 15)	48,606	33,719
Interest Income - KS Exchange JV (refer note 15)	-	502,385
Interest Income - Westpac	169,883	116,605
Interest Income - IRD	1,399	-
	<u>334,263</u>	<u>767,084</u>
Financial Liabilities at Amortised Cost		
Interest Expense - Westpac	(237,739)	(498,875)
Interest Expense - BNZ	(111,042)	(98,693)
Interest Expense - Other	-	(3,833)
	<u>(348,781)</u>	<u>(601,401)</u>
Net Finance Income/(Expense)	<u>\$ (14,518)</u>	<u>\$ 165,683</u>

12. ADMINISTRATION EXPENSES

	2024	2023
	\$	\$
Accountancy Fees	81,408	80,536
Audit Fees	59,487	41,372
Bank Charges	62,969	8,769
Consultancy Fees	2,664	11,158
Executive Office (refer to note 15)	526,461	566,838
General Expenses	15,007	13,464
Insurance	45,059	34,431
Koha	400	2,200
Legal Fees	24,141	120,805
Newsletter	22,461	24,688
Owners' Meetings	25,676	30,969
Postage, Printing & Stationery	13,837	8,831
Memberships & Subscriptions	8,527	5,750
Tangi Contributions	400	1,400
Travel & Accommodation	30,222	28,987
Trustees' Remuneration (refer note 15)	206,500	204,000
Trustees' Expenses	4,956	3,186
	<u>\$ 1,130,175</u>	<u>\$ 1,187,384</u>





WELLINGTON TENTHS TRUST  
 NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
 FOR THE YEAR ENDED 31 MARCH 2024

13. INCOME TAX

Tax expense comprises current and deferred tax. Current tax and deferred tax is recognised in profit or loss except to the extent that it relates to items recognised directly in equity or in other comprehensive income, when it will be recognised in equity or other comprehensive income respectively.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years. Current tax also includes any tax liability arising from the declaration of dividends.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- Temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss.
- Temporary differences related to investments in subsidiaries and associates, where the reversal of the difference is controlled by the Group and it is probable the temporary difference will not reverse in the near future.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

In determining the amount of current and deferred tax the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

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

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilised. Any deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

	2024	2023
a) Income tax recognised in profit or loss	\$	\$
Current tax	533,033	472,414
Prior period adjustment	152,315	52,064
Deferred tax expense	170,419	160,004
Total income tax expense	<u>\$ 855,767</u>	<u>\$ 684,482</u>



WELLINGTON TENTHS TRUST  
NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

13. INCOME TAX (cont.)	2024	2023
	\$	\$
b) Reconciliation of income tax expense		
Profit before income tax expense	(9,263,575)	72,169
Tax expense at 17.5%	(1,621,126)	12,629
Adjustment for Entities Taxed at Rates Different to Māori Authority Rate	238,860	197,135
Imputation Credits Attached to Dividends Received	17,694	8,820
Adjustment for Equity Accounted Earnings	43,099	(237,318)
Dividends from Equity Accounted Investees	255,500	285,180
Income/(Loss) from Joint Venture	(34,062)	67,990
Deductible Depreciation	(9,307)	(10,158)
Non-Assessable Reversal of Kate Shepherd Exchange Impairment	-	(174,395)
Deductible Leasehold Purchase	-	(115,809)
Non-Assessable Income	(473)	-
Non-Deductible Expenses	14,082	38,792
Non-Deductible Investment Property Revaluation	1,897,303	741,438
Non-Deductible Investment Share Revaluation	2,993	(5,622)
Prior period adjustment	152,315	52,064
Utilisation of Imputation Credits Received	(101,111)	(50,400)
Utilisation of Losses	-	(125,865)
Total income tax expense	<u>\$ 855,767</u>	<u>\$ 684,482</u>
c) Current tax		
Liability at 1 April	352,467	211,409
Current Year Tax Expense	533,033	472,414
Prior period adjustment	-	(137,710)
(Payments)/Refunds	(481,590)	(193,646)
(Asset)/Liability at 31 March	<u>\$ 403,910</u>	<u>\$ 352,467</u>
d) Deferred tax		
Liability at the beginning of the year	603,081	253,303
Prior period adjustment	152,315	189,774
Current year movement	170,419	160,004
(Asset)/Liability at 31 March	<u>\$ 925,815</u>	<u>\$ 603,081</u>
Deferred tax (assets)/liabilities are attributable to the following:		
Accrued expenses	(11,573)	(6,913)
Investment Properties	1,686,665	1,559,898
Tax losses	(749,277)	(949,904)
	<u>\$ 925,815</u>	<u>\$ 603,081</u>
e) Unrecognised deferred tax assets		
Deferred tax assets have not been recognised in respect of the following items:		
Tax losses	-	-
	<u>\$ -</u>	<u>\$ -</u>
f) Māori Authority Tax Credit Account		
Balance at the beginning of the year	2,266,524	2,266,524
Current year movement	-	-
	<u>\$ 2,266,524</u>	<u>\$ 2,266,524</u>



WELLINGTON TENTHS TRUST  
NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2024

14. FINANCIAL INSTRUMENTS

Financial Assets

The Group classifies its financial assets as amortised cost or at fair value through other comprehensive income, the Group's accounting policy is as follows:

These financial assets measured as amortised cost arise principally from the provision of services to customers (e.g. trade receivables), but also incorporates other types of financial assets where the objective is to hold these assets in order to collect contractual cash flows and the contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

The Group's financial assets measured as amortised cost comprise trade and other receivables, related party loans (note 6), and cash and cash equivalents (note 5) in the consolidated statement of financial position.

The Group's financial assets measured at fair value through other comprehensive income include the Group's equity investments not held for trading. The Group has made the election to classify the equity investments at fair value through other comprehensive income rather than through profit or loss because this is considered to be more appropriate for these strategic investments.

Financial Liabilities

The Group classifies its financial liabilities as amortised cost, the Group's accounting policy is as follows:

The Group's financial liabilities comprise of borrowings, trade and other payables and related party payables.

Financial liabilities are initially recognised at fair value net of transaction costs and subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried in the consolidated statement of financial position. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as any interest or coupon payable while the liability is outstanding.

Impairment for financial assets measured at amortised cost

Impairment provisions for current and non-current trade receivables are recognised based on the simplified approach within NZ IFRS 9 using a provision matrix in the determination of the lifetime expected credit losses. During this process the probability of the non-payment of the trade receivables is assessed. This probability is then multiplied by the amount of the expected loss arising from default to determine the lifetime expected credit loss for the trade receivables. For trade receivables, which are reported net, such provisions are recorded in a separate provision account with the loss being recognised in profit and loss. On confirmation that the trade receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Impairment provisions for receivables from related parties and loans to related parties are recognised based on a forward looking expected credit loss model. The methodology used to determine the amount of the provision is based on whether there has been a significant increase in credit risk since initial recognition of the financial asset. For those where the credit risk has not increased significantly since initial recognition of the financial asset, twelve month expected credit losses along with gross interest income are recognised. For those for which credit risk has increased significantly, lifetime expected credit losses along with the gross interest income are recognised. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

	2024	2023
	\$	\$
Financial Assets at Amortised Cost		
Trade and Other Receivables	14,499	43,810
Cash and Cash Equivalents	4,338,360	13,276,567
Related Party Receivables	3,713,999	3,662,108
	<u>\$ 8,066,858</u>	<u>\$ 16,982,485</u>
Financial Liabilities at Amortised Cost		
Trade and Other Payables	156,969	133,196
Unclaimed Distributions	4,210,240	4,003,842
Interest bearing loans and borrowings	1,158,830	10,007,920
	<u>\$ 5,526,039</u>	<u>\$ 14,144,958</u>



WELLINGTON TENTHS TRUST  
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FOR THE YEAR ENDED 31 MARCH 2024

14. FINANCIAL INSTRUMENTS (cont.)

	2024	2023
	\$	\$
Equity Investments at Fair Value through Profit or Loss		
Balance at the Beginning of the Year	184,800	-
Acquisition - Fonterra Co-Op (New Zealand)	-	152,674
Disposal of Shares	(30,000)	-
Gain on Disposal of Shares	2,700	-
Change in Fair Value	(17,100)	32,126
Market Value of Shares	<u>\$ 140,400</u>	<u>\$ 184,800</u>

The fair value is determined using Level 1 inputs, being quoted prices in active markets, as at 31 March 2024 Fonterra Co Op shares had a market value of \$2.34 per share (2023: \$3.08 per share).

15. RELATED PARTIES

The ultimate Parent of the Group is Wellington Tenth Trust. All Related Party loans are shown in note 6.

Subsidiaries

Set out below is a list of the material subsidiaries of the Group:

	Principal Activity	Balance Date	Place of Business/ Country of Incorporation	Ownership Percentage	
				2024	2023
Taranaki 217 Limited	Hostel Accommodation	March	NZ	100%	100%
Capital Hill Limited	Commercial Rental	March	NZ	100%	100%
Village at the Park Limited	Investment Company	March	NZ	100%	100%

Other Related Parties

In addition to the above, and the associates listed in note 4, Wellington Tenth Trust is related to the following entities:

Entity	Relationship
Wharewaka o Pōneke Charitable Trust	Wellington Tenth Trust has the right to appoint two trustees
Wharewaka o Pōneke Enterprises Limited	Common Trusteeship/Directorship
Palmerston North Māori Reserve Trust	Common Trusteeships
Te Aro Pa Limited	Common Trusteeship/Directorship
Ngahuru Charitable Trust	Common Trusteeships

Transactions with related parties

Related Party Transactions included:	2024	2023
	\$	\$
Interest received from Wharewaka o Pōneke Charitable Trust (refer to note 11)	114,375	114,375
Interest received from Hikoikoi Management Limited (refer to note 11)	48,606	33,719
Interest received from KS Exchange JV (refer to note 11)	-	502,385
Executive office fees charged by Hikoikoi Management Limited (refer to note 12)	(526,461)	(566,838)
	<u>\$ (363,480)</u>	<u>\$ 83,641</u>

Balances of Related Party Loans are shown in note 6 and are required to be settled in cash.

Executive office fees are charged by Hikoikoi Management Limited covering expenses incurred in the management and administration of the Palmerston North Māori Reserve Trust and Wellington Tenth Trust.



WELLINGTON TENTHS TRUST  
 NOTES TO AND FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS  
 FOR THE YEAR ENDED 31 MARCH 2024

15. RELATED PARTIES (cont.)

Trustee Remuneration

Trustee remuneration is determined by way of resolution at the Trust's annual general meeting. Trustee remuneration by trustee is as follows:

	2024	2023
	\$	\$
Anaru Smiler (Chairman)	62,500	60,000
Venessa Ede	18,000	18,000
Jeanie Hughes	18,000	18,000
Matthew Love-Parata	18,000	18,000
Hon Mahara Okeroa	18,000	18,000
Peter Jackson	18,000	18,000
Richard Te One	18,000	18,000
Jennifer Dittmer	18,000	18,000
Thomas Buchanan	18,000	18,000
	<u>\$ 206,500</u>	<u>\$ 204,000</u>

16. COMMITMENTS

There are no commitments as at 31 March 2024 (2023: nil).

17. CONTINGENT LIABILITIES

There are no contingent liabilities as at 31 March 2024 (2023: nil).

18. EVENTS OCCURRING AFTER THE REPORTING DATE

There are no other events subsequent to balance date that would affect the financial statements.



## INDEPENDENT AUDITOR'S REPORT

### To the Beneficial Owners of Wellington Tenths Trust

#### Opinion

We have audited the consolidated financial statements of Wellington Tenths Trust and its controlled entities (the Group) on pages 3 to 18, which comprise the consolidated statement of financial position as at 31 March 2024, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 March 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime (NZ IFRS RDR).

#### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other than in our capacity as auditor we have no relationship with, or interests in, Wellington Tenths Trust or any of its controlled entities.

#### Information Other Than the Consolidated Financial Statements and Auditor's Report

The Trustees are responsible for the other information. The other information comprises the information included in the statistical information, debt to total assets ratio, and total assets on the first two pages preceding the consolidated financial statements, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

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

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

### **Trustees' Responsibilities for the Consolidated Financial Statements**

The Trustees are responsible on behalf of the Group for the preparation and fair presentation of the consolidated financial statements in accordance with NZ IFRS, and for such internal control as the Trustees determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) 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 these consolidated financial statements.

As part of an audit in accordance with ISAs (NZ), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, 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 our 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 Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the use of the going concern basis of accounting by the Trustees and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for the audit opinion.

We communicate with the Trustees regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### **Report on Other Legal and Regulatory Requirements**

The Owners' Register conforms and has been properly kept in accordance with the requirements of the Trust Deed.

### **Restriction on Use**

This report is made solely to the Group's Beneficial Owners, as a body. Our audit has been undertaken so that we might state to the Group's Beneficial Owners those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Group and the Group's Beneficial Owners as a body, for our audit work, for this report, or for the opinions we have formed.



**Crowe New Zealand Audit Partnership**  
CHARTERED ACCOUNTANTS  
11 July 2024