



# SUPERSTORE PROPERTIES LTD



This quarterly Management Report (“Report”) provides key information about Superstore Properties Ltd. This report covers the period between 01 July to 30 September 2022.

Second Quarter, FY 2023

28 October 2022

Dear Shareholder

## **SUPERSTORE PROPERTIES LIMITED (COMPANY) - SHAREHOLDER UPDATE**

### **Dividend Declared – Payable in November**

The Superstore Properties Limited directors have resolved to pay a dividend to the shareholders as at 27<sup>th</sup> October 2022. The dividend is 10 cents per share (gross) and this will be fully imputed.

The dividend has been authorised for payment on or about the 9 November 2022 in cash to all holders of ordinary shares in the company who were registered as such in the share register as at 5pm on the 27 October 2022.

The Board is satisfied that the Company will immediately after the distribution of the Dividend satisfy the solvency test.

### **PROPERTY INFORMATION**

#### **Cranford Street, Christchurch**

- **Placemakers** originally leased the premises in 1998 until 2018. In 2014 a new lease to 2022 with three further renewals of 6 years each was negotiated. The first renewal has recently been agreed, through to February 2028 and if future renewals are taken up, the lease would continue until 2040.
- The exterior of the building was recently repainted at the Company’s cost, in accordance with the lease.
- The next market rent review is due in 2025.
- Full rent and all recharges are being paid.

#### **Cameron Road, Tauranga**

- This is a traditional mid 1990’s tilt slab warehouse with an 100% NBS rating. It provides 5,015m<sup>2</sup> of retail and storage space, with 228 covered and open carparking spaces.
- The building is in good condition. The exterior of the building has been recently repainted by the tenant.
- **The Warehouse Limited** originally leased the property in 1999 through to 2015.
- A new 10 year lease to 2025 was then negotiated with three rights of renewal of 4 years taking it through to 2037.
- A CPI/Market rent review fell due in April 2022, and this is still under negotiation.
- Full rent and all recharges are being paid.



## **Unaudited Financial Report at 30 September 2022**

- This is an unaudited update of the company's 6-month financial information.
- This information is directly from our Xero system as at 30 September 2022.

<b>Financial information summary</b>	<b>2022 (1 Apr to 30 Sept 2022)</b>	<b>2021 (1 Apr to 30 Sept 2021 for comparison)</b>
Gross rental income	\$ 763,025	\$ 786,446
Net profit before tax (NPBT)	\$ 212,730	\$ 465,262
Total assets	\$30,473,187	\$24,586,093
Total liabilities	\$10,446,263	\$10,793,168
Ending equity	\$20,026,924	\$13,792,925

## **Annual General Meeting**

The Company AGM was held in Nelson on the 21 September 2022.

The chair overviewed the 2021-22 operations and commented on the general strategy for the company. This would include a review of the current properties and look at possibilities of sales and purchases. He also commented on the current capital structure of the company with the possibility of a share buyback or return of capital.

All the resolutions were passed unanimously. BDO Christchurch were returned as the auditors for the Company.

## **Cranford Street, Christchurch, - Property**

The Directors have requested a marketing proposal from several real estate agents relating to this property. The Directors are reviewing the property which may be promoted for sale.

## **Special General Meeting – Change of Constitution**

A special meeting of the Company was held at Duncan Cotterill at 197 Bridge Street, Nelson on Friday 17 June 2022, commencing at 10:15am.

The meeting was convened in relation to the proposed adoption of a new constitution for the Company which would modernise the constitution.

### **The meeting passed the following resolution:**

That the current constitution of the Company is revoked and the constitution set out in appendix one to the notice of meeting is adopted by the Company.

A copy of the new constitution is available on our website <https://www.fssmanagement.co.nz/wp-content/uploads/2022/06/SST-Constitution-2022.pdf> .

If you require any further information, please contact us on [info@fssmanagement.co.nz](mailto:info@fssmanagement.co.nz) .

Yours faithfully

**John Murray**  
Chair

**Superstore Properties Limited**

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**28 October 2022**

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**John Murray**  
Chair

**Damien Prendergast**  
Director