

FIRST NZ PROPERTIES LTD



This quarterly Management Report (“Report”) provides key information about First NZ Properties Ltd. This report covers the period between 01 January to 31 March 2024.



Fourth Quarter, FY 2024

15 April 2024

Dear Shareholder

FIRST NZ PROPERTIES LIMITED (COMPANY) - SHAREHOLDER UPDATE

Sheffield Crescent Property Limited, Christchurch, a subsidiary of First NZ Properties Limited

15 Sheffield Crescent, Christchurch.

- The current term of the lease ends in November 2024, however there are four 3-year rights of renewal through until 2036.
- The rent is due to be reviewed upon the lease renewal in 2024.
- Conditional sale of the property accepted on 12 February. Due diligence is currently underway with other conditions to be fulfilled.

All rent, insurance premiums and recharges are up to date.

Symonds110 Ltd, a subsidiary of First NZ Properties Limited

202 Rangitikei Street, Palmerston North.

- **Harvey Norman Ltd.** Rent Review 27th Oct 2024, Lease Renewal 27th Oct 2026, Final Lease Expiry 27th Oct 2031.
Full rent, opex and all recharges are being paid.
- **Bed Bath and Beyond.** Rent Review 1st Dec 2024, Lease Renewal 1st Dec 2026, Final Lease Expiry 1st Dec 2036.
Full rent, opex and all recharges are being paid.
- **Price Busters (Uncle Bills Discount Store).** Rent Review 5th April 2024, Lease Renewal 5th April 2027, Final Lease Expiry 5th April 2033.
Full rent, opex and all recharges are being paid.
- Property and surrounding area generally in good condition.

Dividends

The Directors will review the end of year financial statements before any decision is made about a dividend. This will allow the decision to be made in May.



Unaudited Financial Report at 31 March 2024

Below is an unaudited update of the company's 12-month financial information.

This information is directly from our Xero system as at 31 March 2024.

It is expected that there will be changes to these numbers following an update to the year-end accounts. These are preliminary, they do not have any adjustment for property values, and are for information only. Confirmed numbers will be available following the audit by BDO Christchurch.

During the year \$885,525 of retained earnings has been distributed by way of dividend.

Financial information summary	2024 (1 Apr to 31 Mar 2024)	2023 (1 Apr to 31 Mar 2023 for comparison)
Gross rental income	\$ 2,157,619	\$ 2,060,451
Net profit before tax (NPBT)	\$ 1,322,975	\$ (2,510,191)
Ending equity	\$ 24,788,311	\$ 24,350,861

High Court Proceedings

High Court – Heard in the Nelson High Court 1 to 9 May 2023 with final submissions in Wellington on 12 May 2023. The Company has claimed approximately \$2.1m and ISL counter claimed \$124,000.

Judgement has not yet been issued.

Symonds110 Limited

Symonds110 Limited along with Michael Millar and Paul Mephan have had a claim in the High Court in Auckland issued against them. It is alleged that by failing to disclose the existence of a letter from the Auckland City Council regarding the aluminium composite cladding (ACP), there has been a breach of the warranties in the agreement for sale and purchase.

A statement of defence has been filed denying any liability whatsoever.

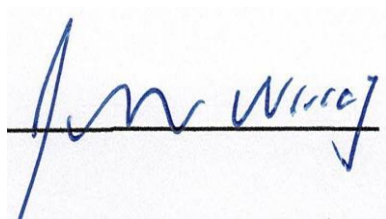
A date for the hearing in the High Court has been set for 22 September 2025.

Change of Address

If you have had a change of residential address, email address or cell phone number please advise us by emailing the update to paul@fssmanagement.co.nz

If you require any further information, please contact us on info@fssmanagement.co.nz .

Yours faithfully



John Murray
Chair