

FIRST NZ PROPERTIES LTD



This quarterly Management Report (“Report”) provides key information about First NZ Properties Ltd. This report covers the period between 01 July to 30 September 2024.



Second Quarter, FY 2025

30 October 2024

Dear Shareholder

FIRST NZ PROPERTIES LIMITED (COMPANY) - SHAREHOLDER UPDATE

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.
Fixed 3% increase in rent from November.
- **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.
Fixed 3% increase in rent from December.
- **PriceBusters (Uncle Bills Discount Store).** Rent Review 5th April 2025, Lease Renewal 5th April 2027, Final Lease Expiry 5th April 2033.
Full rent, opex and all recharges are being paid.

Dividends

The First NZ Properties Limited directors, on the 30 October 2024, resolved to pay a fully imputed dividend of 24 cents per share (gross) on or around 4 November 2024 to the shareholders who were registered on the share register on 30 October 2024.

Share Redemption

The board of the Company resolved to return the Company’s available subscribed capital (**ASC**) to shareholders by exercising its option to redeem some of its shares on a pro rata basis in accordance with its constitution and the Companies Act. The redemption was for a total amount of \$3,919,722.04. Simmons Corporate Finance determined that the fair market value of the Company’s shares to be within a range with a midpoint of \$4.94 per share. The consideration for the redeemed shares was at that value which resulted in a percentage redemption of 19.52% of shares on issue. The share redemption was completed on 22 August 2024 and the share register was updated.

Unaudited Financial Report as at 30 September 2024

Below is an unaudited update of the company’s financial information.

This information is directly from our Xero system and covers the period 1 April 2024 to 30 September 2024.



This information has not been independently verified or audited and so it may be incomplete, inaccurate or inadequate for a particular shareholder's purposes. A shareholder's reliance on the information is solely a matter for that shareholder's own judgement, investigation and analysis and no representation or warranty (express or implied) is given in relation to the information.

Financial information summary	2025 (1 April to 30 Sept 2024)	2024 (1 April to 30 Sept 2023)
Gross rental income	\$ 678,437	\$ 1,010,833
Net profit before tax (NPBT)	\$ 390,314	\$ 534,566
Total assets	\$20,260,591	\$24,120,199
Total liabilities	\$ 984,987	\$ 235,085
Ending equity	\$19,275,604	\$23,885,114

High Court Proceedings

Judgement Appealed

The judgment of the High Court, dated 16 May 2024, has been appealed to the Court of Appeal.

The 3rd and 4th of April 2025 have been set to hear the appeal.

Payments for the High Court judgment and costs have been received by the Company and these funds are held by Duncan Cotterill in their Trust account, waiting on the appeal.

Funds received:

High Court Judgment	\$1,877,104.00
Costs	\$ 113,104.36
Disbursements	\$ 148,438.85

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.

3 weeks from 22 September 2025 have been set for the hearing in the High Court.

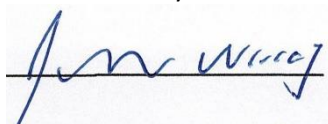
Annual General Meeting

The following resolutions were passed at the 2024 AGM held in Nelson:

- 1) That the minutes of the 15 September 2023 AGM held at Trailways Hotel, Nelson be approved.
Passed unanimously.
- 2) That the 2023-2024 Annual Report be adopted.
Passed unanimously.
- 3) That BDO Christchurch continue as Auditors for the following year, 2025. The manager of the Company be authorised to fix the fees and expenses of the Company's auditor.
Passed unanimously.

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

Yours faithfully



John Murray
Chair