rwca
accountancy
+ advisory

Annual Report for the year ended 31 March 2026

First NZ Properties Limited - Consolidation
For the year ended 31 March 2026

Prepared by RWCA Limited

Contents

Report of the Directors to the Shareholders

The Directors of First NZ Properties Limited are pleased to present the 2026 Operating Results and Annual Report for the 12 months ended 31 March 2026.

Activities
The Company engages in the Commercial property rental business.

Market Commentary and Management report

During the 2025–2026 financial year, the New Zealand commercial property market showed signs of recovery following the cyclical downturn experienced during 2023 and 2024. Reductions in the Official Cash Rate by the Reserve Bank of New Zealand improved investor confidence and financing conditions, although valuation and leasing conditions continued to vary across sectors.

FSS Management Ltd (FSS) continued to provide property management and administration services to the Group during the year. This is the sixth year in which FSS has provided these services. FSS is owned by First NZ Properties Ltd (59%) and the other shareholder is Superstore Properties Ltd (41%). During the year FSS charged a fee of 9% on the net rental from the properties as well as 0.9% per annum of any cash held in bank accounts. FSS returns any excess profit by way of rebate at the end of the financial year.

In December 2020 proceedings were issued in the High Court (Nelson Registry) against Michael Millar, Investment Services Limited (ISL) and Paul Mephan. Initially the claims related to the fraud and undisclosed payments made to ISL, for fees paid to ISL on the sale of property owned by First NZ Properties Limited, and the management of First NZ Properties Limited imputation credit account. The fraud aspect of the claim was settled and a payment of $850,667.74 was received in February 2022.

In May 2023, the case was heard in the Nelson High Court.

On 16 May 2024, the Court entered judgment in favour of First NZ Properties Ltd.

- The Court entered judgment against each of Mr Millar, ISL and Mr Mephan in summary as follows:
  - Against each of ISL and Mr Millar in the amount of $1,420,692.23 plus GST.
  - Against Mr Mephan in the amount of $450,000 plus GST.
- The Court also awarded interest on these judgment sums in favour of First NZ and costs that were fixed by the Court.

The Company was advised that the judgment of the High Court had been appealed to the Court of Appeal. This was heard in the Court of Appeal on 2 April 2025.

The Court of Appeal released its decision in the case of *Investment Services Limited (ISL), Michael Millar & Paul Mephan v First NZ Properties Limited & Superstore Properties Limited* on 11 June 2025.

In summary, the Court found that the First NZ Management Agreement contained an implied term, meaning that it continued beyond the sale of the last supermarket property in 2004, and applied to both Kilmore Street and Symonds Street.

ISL and Mr Millar had other parts of the appeal allowed and other parts were dismissed, but the amounts awarded by the High Court in these areas still stand. The ruling confirmed that First NZ Properties Ltd had a right to receive a settlement of $1,639,560.
Following discussions with RWCA (accountants) and BDO (auditor), this sum was part of the 2024-2025 accounts. This amount was then taken into the 2024-2025 accounts as Other Income.

15 Sheffield Crescent, Christchurch
Following the sale of the property at 15 Sheffield Crescent, Christchurch, Sheffield Crescent Property Ltd (Subsidiary of First NZ Properties Ltd) ceased trading and was placed into liquidation on 6 January 2025. Liquidation is now complete and the company was removed from the NZ Companies Register on 2 April 2025. All assets were passed through to First NZ Properties Ltd.

202-234 Rangitikei Street, Palmerston North
Harvey Norman electronics retail store dominates the property occupying around half of the floor area. Harvey Norman's lease expires in October 2026 and renewal negotiations are underway.

Bed, Bath and Beyond have a lease through until December 2031, with one further renewal available through to December 2036. They are currently sub-leasing the smaller central unit to Postie.

Uncle Bills/Price Busters lease runs through until April 2027 with another renewal period available to April 2033.

The property was marketed for sale in October/November 2025 by Bayleys, Palmerston North. There were several conditional offers received however the conditions and value of offers were not acceptable and none of these resulted in a final sale. The property was then removed from the market.

The process highlighted that there was a need for the Company to amalgamate the titles. Local surveyors have prepared the plans necessary to amalgamate the titles into a single title which have been forwarded to LINZ for confirmation.

The buildings are in good condition, although minor repairs are becoming increasingly required, especially to the services installations.

Financial Information
The Company’s Total Income from Rangitikei Street property (Symonds 110 Ltd is a subsidiary of First NZ Properties Ltd) this year was $1,125,527 (2025 $1,100,824) which is a 2.24% increase.

The Group recorded a loss after tax of ($529,832) (2025 profit after tax of $1,499,818).

Major items affecting the Statement of Profit or Loss:

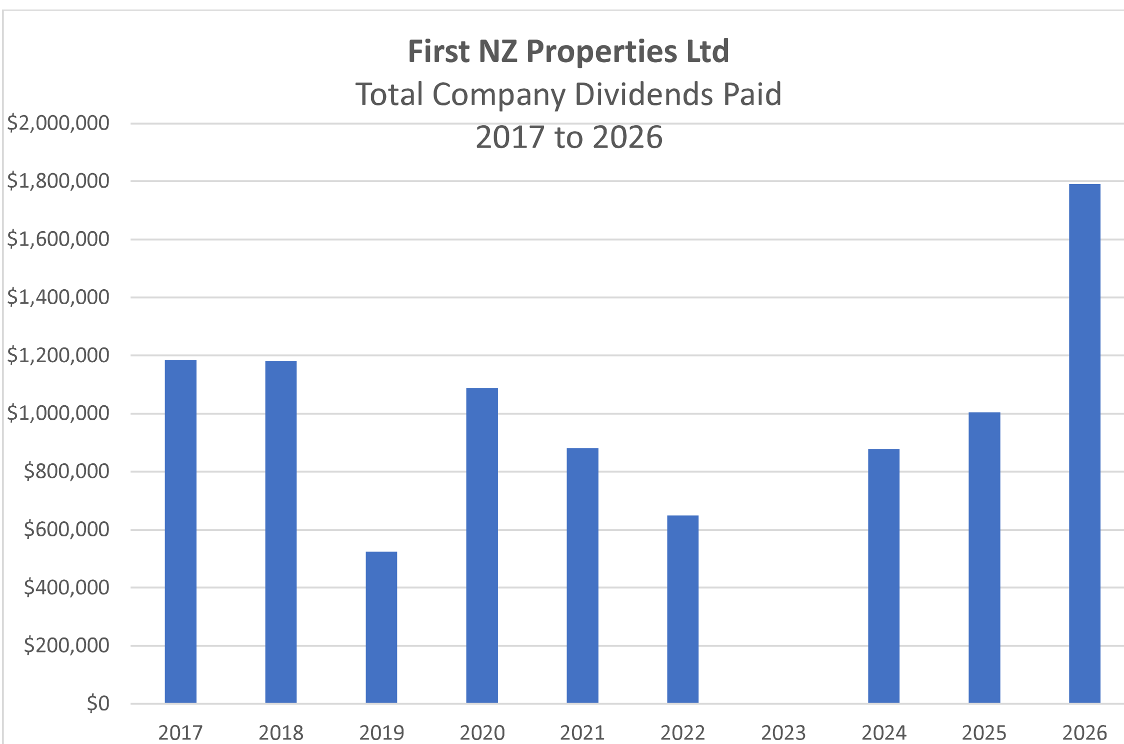
- The Rangitikei Street, Palmerston North property has been written down to $10,300,000 for the year which is a decrease of $550,000 (2025 decrease of $750,000).
- The 2026 accounts include the settlement with the purchasers of 110 Symonds Street property. This settlement was in August 2025. The settlement was between all parties and was full and final on all matters. $800,000 was paid to settle the claim and this was split 50/50, being $400,000 from Mr Millar and $400,000 from First NZ Properties Ltd.
- The tax provision in this financial year is $224,425 compared to 2025 $676,085.
- The Court of Appeal released its judgment on 11 June 2025 confirming First NZ Properties Ltd entitlement to a settlement of $1,639,560. This amount was recognised as Other Income in the 2025 financial statements.

Dividends

There were three dividends paid in the period ended 31 March 2026 with a total of $1,790,916 (2025 $1,004,741).

1. The first dividend was 16 cents gross and was declared on 9 June 2025 and paid on 13 June 2025.
2. The second dividend was 51 cents gross and was declared on 14 July 2025 and paid on 15 July 2025.
3. The third dividend was 9 cents gross and was declared on 28 October 2025 and was paid on 31 October 2025.

Three fully imputed dividends totalling 76 cents per share gross (55 cents per share net) were declared during the year.



Investment Property
Rangitikei Street, Palmerston North is now the only investment property held by the Group. Rangitikei Street is valued at $10.30m (2025 $10.85m) a reduction in the value of $550,000.

Earnings Per Share
Earnings per share were a loss of 16 cents (2025: earnings of 46 cents).

The principal factors affecting earnings per share were:

- The fair value loss on the Rangitikei Street property of $550,000 (2025 $750,000).
- The decrease in Interest Received to $356,723 (2025 $566,609). The total funds held, reduced to $8,423,427 (2025 $10,546,328) with the dividends paid in the 2026 year plus the interest rates also reduced during this period.
- The tax provision decreases to $224,425 (2025 $676,085).

- **Comparative 2025 to 2026:**
  The funds from the 11 June 2025 Court of Appeal decision ($1,639,560) were included in the 2025 accounts. There are no additional “Other Income” in the 2026 accounts.

Directors
The following Directors held office during the year ended 31 March 2026.

John Murray (Originally appointed 28 September 2020, re-appointed 15 September 2023 for a further 3 years).

Damien Prendergast (Originally appointed 7 May 2020, re-appointed 28 September 2020 and again from 15 September 2023 for a further 3 years).

Remuneration of Directors
Directors' remuneration paid during the year ended 31 March 2026 totalled $108,734 (2025 $135,837). There were no other benefits received.

Remuneration of employees
No employees' remuneration exceeded $100,000.

Auditors
BDO Christchurch Ltd was re-appointed as the Company's auditors at the 2025 AGM.

Share purchases
The Directors did not purchase any shares during the year.

Review of the Year:

Review of the Year 2025 to 2026	**First NZ Properties Ltd**
April 2025	
	Court of Appeal – **ISL,** M Millar and P Mephan appealing the High Court 16 May 2024 judgment (First NZ Properties Ltd v **ISL**, Millar and Mephan). Heard in Wellington on 2 April. Decision has been reserved for a later date.
	RBNZ reduce the Official Cash Rate (OCR) to 3.50%
	Sheffield Crescent Property Ltd (subsidiary of First NZ Properties Ltd) removed from the NZ Companies Register.
May 2025	
	RBNZ reduce the Official Cash Rate (OCR) to 3.25%
June 2025	
	Directors declared a dividend of 16 cents gross per share, fully imputed. Paid on 13 June.
	Court of Appeal decision released 11 June 2025. Court found an implied term in the management contract, therefore **ISL** is entitled to $450,000 gain fee from sale of Symonds Street. Also First NZ to pay Mr Mephan's costs and disbursements. All remaining appeal grounds were dismissed.
July 2025	

	Directors declared a dividend of 51 cents gross per share, fully imputed. Paid on 15 July.
August 2025	
	RBNZ reduce the Official Cash Rate (OCR) to 3.00%
	Settlement completed regarding the Symonds Street purchaser claim.
September 2025	
	BDO reappointed as the auditors.
October 2025	
	RBNZ reduce the Official Cash Rate (OCR) to 2.50%
	Directors declared a dividend of 9 cents gross per share, fully imputed. Paid on 31 October.
November 2025	
	RBNZ reduce the Official Cash Rate (OCR) to 2.25%
February 2026	
	RBNZ maintain the Official Cash Rate (OCR) at 2.25%
March 2026	
	Rangitikei Street, Palmerston North (owned by Symonds 110 Ltd). Surveyors instructed to prepare the necessary plans and application to amalgamate the titles into one title.
May 2026	
	Directors declared a dividend of 10 cents gross per share, fully imputed. Paid on 4 May.

The Directors thank the staff of FSS Management Ltd together with the Company's professional advisers, including RWCA Chartered Accountants, BDO Christchurch Ltd and Duncan Cotterill, for their continued support and assistance during the year.

For, and on behalf of the **First NZ Properties Limited** Board

John Murray
Chair

Damien Prendergast
Director

Date 17 July 2026

Consolidated Statement of Profit or Loss and Other Comprehensive Income

First NZ Properties Limited - Consolidation
For the year ended 31 March 2026

	NOTES	2026	2025
Continuing Operations			
Income & Revenue			
Gross Rental income	7	1,005,065	994,928
Service Charge Revenue Recovered from Tenants	7	120,461	105,896
Total Income & Revenue		**1,125,527**	**1,100,824**
Operating Income and (Expenses)			
Administrative Expenses	8	(517,225)	(717,945)
Other Operating Expenses	9	(724,510)	(212,424)
Total Operating Income and (Expenses)		**(1,241,734)**	**(930,369)**
Operating Profit / (Loss)		**(116,208)**	**170,455**
Financial Income and (Expenses)			
Finance Income	10	356,723	566,609
Total Financial Income and (Expenses)		**356,723**	**566,609**
Other Income			
Share of profit in Joint Venture	26	4,078	1,874
Other Income		-	1,639,560
Total Other Income		**4,078**	**1,641,435**
Profit / (Loss) Before Other (Expenses)/Income and Tax		**244,593**	**2,378,499**
Other (Expenses)/Income			
Fair Value Loss on Investment Property (see also note 17)	15	(550,000)	(750,000)
Profit / (Loss) Before Tax		**(305,407)**	**1,628,499**
Income Tax Expense			
Tax provision	12	(224,425)	(676,085)
Profit / (Loss) for the Year Attributable to Shareholders from Continuing Operations		**(529,832)**	**952,413**
Discontinued Operations			
Profit/(Loss) after Tax for the Year from Discontinued Operations	11	-	547,405
Profit / (Loss) for the Year Attributable to Shareholders		**(529,832)**	**1,499,818**
Total Comprehensive (Loss)/Income for the Year Attributable to Shareholders		**(529,832)**	**1,499,818**

The financial statements should be read in conjunction with the attached Notes to the Financial Statements and Audit Report.

BDO Christchurch

	NOTES	2026	2025
Earnings per share			
Basic and diluted earnings per share (cents)	30	(16)	46
Basic and diluted earnings per share (cents) from continuing operations	30	(16)	29

The financial statements should be read in conjunction with the attached Notes to the Financial Statements and Audit Report.

BDO Christchurch

rwca accountancy + advisory

Consolidated Statement of Changes in Equity

First NZ Properties Limited - Consolidation
For the year ended 31 March 2026

	SHARE CAPITAL	RETAINED EARNINGS	TOTAL ATTRIBUTABLE TO EQUITY HOLDERS OF PARENT	TOTAL EQUITY
Balance at 1 April 2025				
Opening Balance	1,020	21,199,098	-	21,200,119
Comprehensive Income for the year				
Profit / (Loss)	-	(529,832)	(529,832)	(529,832)
Total Comprehensive Income for the year	**-**	**(529,832)**	**(529,832)**	**(529,832)**
Contributions by and distributions to owners				
Dividends Paid	-	(1,790,916)	(1,790,916)	(1,790,916)
Total Contributions by and distributions to owners	**-**	**(1,790,916)**	**(1,790,916)**	**(1,790,916)**
31 March 2026	**1,020**	**18,878,349**	**(2,320,749)**	**18,879,370**

	SHARE CAPITAL	RETAINED EARNINGS	TOTAL ATTRIBUTABLE TO EQUITY HOLDERS OF PARENT	TOTAL EQUITY
Balance at 1 April 2024				
Opening Balance	3,920,742	20,704,021	-	24,624,764
Comprehensive Income for the year				
Profit / (Loss)	-	1,499,818	1,499,818	1,499,818
Total Comprehensive Income for the year	**-**	**1,499,818**	**1,499,818**	**1,499,818**
Contribution by and distributions to owners				
Dividends Paid	-	(1,004,742)	(1,004,742)	(1,004,742)
Share Redemptions	(3,919,722)	-	-	(3,919,722)
Total Contribution by and distributions to owners	**(3,919,722)**	**(1,004,742)**	**(1,004,742)**	**(4,924,464)**
31 March 2025	**1,020**	**21,199,097**	**495,076**	**21,200,119**

BDO Christchurch

rwca
accountancy
+advisory

Consolidated Statement of Financial Position

First NZ Properties Limited - Consolidation
As at 31 March 2026

	NOTES	31 MAR 2026	31 MAR 2025
Assets			
Current Assets			
Current Assets			
Cash and Cash Equivalents	14	332,413	201,012
Trade and other Receivables	20	-	81,860
Income Tax Receivable	12	24,589	-
Term Deposits	19	8,033,975	8,576,330
Other Current Assets	19	32,451	1,687,125
Total Current Assets		**8,423,427**	**10,546,328**
Total Current Assets		**8,423,427**	**10,546,328**
Non-Current Assets			
Investment Property	15	10,300,000	10,850,000
Investments in Joint Venture	26	66,289	62,211
Rental Rebates (Non Current)		-	1,982
Lease Incentives Amortised over Life of Leases		2,634	5,268
Other Non-Current Assets	19	156,446	154,532
Total Non-Current Assets		**10,525,369**	**11,073,994**
Total Assets		**18,948,797**	**21,620,322**
Liabilities			
Current Liabilities			
Trade and Other Payables	19	54,681	141,164
GST Payable		14,745	7,879
Income Tax Payable	12	-	271,159
Total Current Liabilities		**69,426**	**420,203**
Total Liabilities		**69,426**	**420,203**
Net Assets		**18,879,370**	**21,200,119**
Equity			
Share Capital	21	1,020	1,020
Retained Earnings		18,878,351	21,199,099
Total Equity		**18,879,370**	**21,200,119**

17 July 2026

The financial statements should be read in conjunction with the attached Notes to the Financial Statements and Audit Report.

BDO Christchurch

rwca
accountancy
+ advisory

Consolidated Statement of Cash Flows

First NZ Properties Limited - Consolidation
For the year ended 31 March 2026

	NOTES	2026	2025
Operating Activities			
Receipts from customers		1,224,482	1,280,152
Payments to suppliers and employees		(928,218)	(991,566)
Interest Income		356,723	566,609
Investment Income		4,078	1,874
Income tax Refunded / (Paid)		(520,173)	(368,320)
Net GST Received / (Paid)		6,866	(21,644)
Extraordinary Items			
Proceeds from Court Judgment	6	1,639,560	-
Settlement Proceeds - 110 Symonds Street Limited		(400,000)	-
Total Extraordinary Items		**1,239,560**	**-**
Net Cash Flows from Operating Activities	31	**1,383,319**	**467,104**
Investing Activities			
Rental Rebates		2,634	2,634
Proceeds from Sale of Property		-	8,550,000
Investments in Term Deposits		542,355	(4,578,696)
Loans to related parties		(4,078)	(1,874)
Escrow - Rout Milner Fitchett		(1,914)	(79,532)
Net Cash Flows from Investing Activities		**538,998**	**3,892,531**
Financing Activities			
Dividends paid	22	(1,790,916)	(1,004,741)
Capital Distribution	21	-	(3,919,722)
Net Cash Flows from Financing Activities		**(1,790,916)**	**(4,924,463)**
Net Cash Flows		**131,400**	**(564,828)**
Cash and Cash Equivalents			
Cash and cash equivalents at beginning of period		201,012	765,840
Cash and cash equivalents at end of period		332,413	201,012
Net change in cash for period		**131,400**	**(564,828)**

The financial statements should be read in conjunction with the attached Notes to the Financial Statements and Audit Report.

BDO Christchurch

rwca accountancy + advisory

Notes to the Financial Statements

First NZ Properties Limited - Consolidation
For the year ended 31 March 2026

1. Reporting Entity

These consolidated financial statements ("the financial statements") of First NZ Properties Limited ("the Company") and it's Subsidiaries (collectively "the Group") and the Group's equity accounted interest in joint ventures for the year ended 31 March 2026 were authorised for issue in accordance with a resolution of the Board of Directors on 31 July 2026.

First NZ Properties Limited is a Limited Company incorporated and domiciled in New Zealand and registered under the Companies Act 1993, and is engaged in the business of Commercial Property Investment.

2. Basis of Preparation

Statement of Compliance

These financial statements have been prepared in accordance with New Zealand generally accepted accounting practice (NZ GAAP); the requirements of the Financial Reporting Act 2013, the Companies Act 1993 and the Financial Markets Conduct Act 2013. For the purpose of complying with NZ GAAP, the Group is a Tier 1 for-profit entity. These financial statements comply with New Zealand International Financial Reporting Standards (NZ IFRS) and the International Financial Reporting Standards (IFRS).

Basis of Measurement

The financial statements have been prepared on the historical cost basis except for Investment properties which are measured at fair value at the end of each reporting period, as explained in the accounting policies below.

Presentation Currency

The financial statements are presented in New Zealand Dollars (NZD), which is the Company's functional currency and Group's presentation currency. All values are rounded to the nearest NZD, except when otherwise indicated.

Going Concern

The financial statements have been prepared on a going concern basis.

3. Summary of Material Accounting Policies

The material accounting policies used in the preparation of these financial statements are summarised below:

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 on which control commences until the date on which control ceases.

Interests in Equity-Accounted Investees

The Group’s interests in equity-accounted investees comprise interests in joint ventures.

Joint ventures are those entities in which the Group has joint control along with another or more parties. The parties to the arrangement have rights to the net assets of the arrangement.

Interests in joint ventures are accounted for using the equity method. They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group’s share of the profit or loss and OCI of equity-accounted investees, until the date on which significant influence or joint control ceases.

BDO Christchurch

rwca
accountancy
+ advisory

Revenue Recognition

Rental Income

Income arising from operating leases on Investment Properties is recognised on a straight line basis over the life of the lease and included in revenue in the statement of profit or loss. Lease incentives provided in relation to letting the investment Properties are recognised on the Statement of Financial Position and amortised on a straight-line basis over the non-cancellable portion of the lease to which they relate, as a reduction of rental income.

Service Charges Recovered

The tenants also pay the majority of the Groups operating expenses. These are recoveries of expenses incurred by the group in relation to the Investment Properties. The tenants are charged a monthly amount towards these operating costs based on an annual budget, and occupied floor space for each Investment Property. An annual wash-up reconciliation is prepared by the Group and any under or overcharges of actual costs incurred against costs recharged are settled.

Service Charge recoveries are recognised when invoiced, on a monthly basis, which is in line with when the Group meets its performance obligations for the services provided. The service charge recovered are based on what is specified in the tenants leases and the costs on the associated outgoings . The Group does not provide discounts nor is there any finance component in any of the costs so the transaction price is easily determined and allocated on a straight-line basis.

The services charges recovered that the Group identifies as being under the scope of NZ IFRS 15 includes but are not necessarily limited to; Rates, Building WoF, Health and Safety, Insurances, Cleaning, Rubbish and Pest Control, Fire Maintenance, Security, Lifts, Air-Conditioning and Other General Maintenance. This is because the Group deems these to be additional services above the lease of the rental space and so should be considered separately to the lease rental income (Refer to Note 7 for further consideration)

Interest

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable.

Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Finance costs recorded in the profit or loss comprise the interest expenses charged on borrowings. Interest expense is recognised on an accrual basis, using the effective interest rate method.

Income Tax

The income tax expense represents the sum of current tax payable and deferred tax movements.

Current Income Taxes

The tax currently payable is based on taxable profit for the year. Taxable profit differs from ‘profit before tax’ as reported in the profit or loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

BDO Christchurch

rwca accountancy + advisory

Deferred Tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For this purpose, the carrying amount of investment property measured at fair value is presumed to be recovered through sale, and the Group has not rebutted this presumption.

Current and Deferred Tax for the year

Movements in current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

Goods and Services Tax

All amounts in these financial statements are shown exclusive of GST, except for receivables and payables that are stated inclusive of GST.

Investment Properties

Investment Properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, Investment Properties are stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment properties are included in Profit or Loss in the period in which they arise, including the corresponding tax effect. Fair values are determined based on an annual valuation performed by an accredited external independent valuer applying a valuation model recommended by the Property Institute of New Zealand and in compliance with NZ IFRS 13.

The properties are held for both capital appreciation and rental income purposes. The Investment Properties are not depreciated for accounting purposes however depreciation is claimed for taxation purposes.

The Group reclassifies an investment property to Investment Property Classified as Held for Sale when the Group commences the process of disposing the property. The carrying value of the Investment Property is the contracted sale price, being the best indicator of fair value.

The income/(loss) for the year and net cashflows relating to an Investment Property Classified as Held for Sale are recognised as discontinued operations and are separately disclosed from all other continuing operations of the Group.

Investment Properties are derecognised either when they have been disposed of (i.e. at the date the recipient obtains control) or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in Profit or Loss in the period of derecognition.

BDO Christchurch

Financial Instruments

Financial Assets

The Group classifies its financial assets at amortised cost as stated below.

The Group's accounting policy for the classification is as follows:

Amortised cost

These assets arise principally from the provision of goods and services to customers (eg trade receivables), but also incorporate 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.

Impairment provisions for 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 within bad debts in the consolidated statement of comprehensive income. 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 other financial assets at amortised cost 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.

The Group's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the consolidated statement of financial position.

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less, and – for the purpose of the statement of cash flows.

Financial Liabilities

The Group classifies its financial liabilities at amortised cost as stated below.

The Group's accounting policy for this classification is as follows:

Amortised cost

Financial liabilities at amortised cost include the following items:

Trade payables and other short-term monetary liabilities, which are initially recognised at fair value and subsequently carried at amortised cost using the effective interest method.

De-Recognition of Financial Instruments

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or if the Group transfers the financial asset to another party without retaining control or substantial all risks and rewards of the asset.

A financial liability is de-recognised when it is extinguished, discharged, cancelled or expires.

Offsetting of Financial Instruments

BDO Christchurch

Financial assets and financial liabilities are offset and the net amount is reported in the Consolidated Statement of Financial Position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

Impairment of Non-Financial assets

At each reporting date, the carrying amounts of tangible and intangible assets, other than investments property and deferred tax assets are reviewed to determine whether there is any indication of impairment. If any such indication exists for an asset, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss.

An impairment loss is recognised whenever the carrying amount of an asset exceeds is recoverable amount. Impairment losses directly reduce the carrying amount of assets and are recognised in the reported profit or loss.

The estimated recoverable amount of an asset is the greater of their fair value less costs to sell and value in use. Value in use is determined by estimating future cash flows from the use and ultimate disposal of the asset and discounting to their present value using a pre-tax discount rate that reflects current market rates and risks specific to the asset. For an asset that does not generate largely independent cash flows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

Other impairment losses are reversed when there is a change in the estimates used to determine the recoverable amount.

Any reversal of impairments previously recognised is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years.

Share Capital

Share capital represents the consideration received for shares that have been issued, less any amounts redeemed at assessed market value at the time. All transaction costs associated with the issuing of shares are recognised as a reduction in equity, net of any related income tax benefits.

Dividend Distribution

Dividend distributions to the shareholders are recognised as a liability in the Group's financial statements in the period in which the dividends are approved by the Directors.

Fair Value Measurement

A number of the Group's accounting policies and disclosures require measurement at fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability
- In the absence of a principal market, in the most advantageous market for the asset or liability
- The principal or the most advantageous market must be accessible by the Group

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation technique adopted as follows.

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 : Inputs for the asset or liability that are not based on observable market data (unobservable inputs), or where there are significant adjustments to market data.

4. Adoption of new and revised reporting standards

Financial Reporting Standards Effective in the Reporting Period

There are no new or amended standards for the year ended 31 March 2026 that have had a material impact on the financial statements.

New NZ IFRS Standards and Interpretations Issued But Not Yet Adopted

Accounting standards and interpretations, considered relevant to the operation of the Group, that have not been applied during the reporting year, or have been issued but are not yet effective as at the date of issuance of these Financial Statements are outlined below. If applicable, the Group intends to adopt these when they become effective.

The Group has not yet assessed the impact of NZ IFRS 18 Presentation and Disclosure in the Financial Statements. It is expected that the standard will impact the presentation of the financial statements. No other standards or amendments to existing standards and interpretations that are not yet in effect are expected to have a material impact on the financial statements.

5. Material Accounting Judgments, Estimates and Assumptions

The preparation of financial statements in conformity with NZ IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Where material, information on material judgments, estimates and assumptions is provided in the relevant accounting policy or provided in the relevant note disclosure.

The estimates and underlying assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances. Estimates are subject to ongoing review and actual results may differ from these estimates. Revisions to accounting estimates are recognised in the year in which the estimate is revised and in future years affected.

The following are material management judgments in applying the accounting policies of the Group that have a material effect on the financial statements:

Fair Value Measurements and Valuation Processes

Some of the Group's assets and liabilities are measured at fair value for financial reporting purposes. The Board of Directors have determined the appropriate valuation techniques and inputs for fair value measurements. Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities are disclosed in later notes.

Investment Property is carried at Fair Value, the judgments, estimates and assumptions made in relation to the assets are detailed in Note 20.

6. Significant events and transactions

In December 2020 proceedings were issued in the High Court (Nelson Registry) against Michael Millar, Investment Services Limited and Paul Mephan. Initially the claims related to the fraud and undisclosed payments made to Investment Services Limited, for fees paid to Investment Services Limited on the sale of property owned by First NZ Properties Limited, and the management of First NZ Properties Limited imputation credit account.

In May 2023, the hearing was heard in the Nelson High Court before Justice Gwyn. The hearing ran from 1 May 2023 to 9 May 2023 with closing submissions given at the Wellington High Court on 12 May 2023

The Court released its decision on 16 May 2024.

Judgment was entered in favour of First NZ Properties against both Michael Millar and ISL for $1,633,796.64, being $1,420,692.73 plus GST, plus interest and costs (noting that it cannot recover the amount from both ISL and Micheal Millar). It also had judgment entered against Paul Mephan for $517,500, being $450,000 plus GST, plus interest and costs.

In June 2024 the Company was advised that the judgment of the High Court, dated 16 May 2024, had been appealed to the Court of Appeal.

This was heard in the Court of Appeal on 2 April 2025.

The parts the High Court judgment appealed were the findings that:

1. Mr Millar and ISL are liable for the payments of $183,220 plus GST for excess management fees, the payments to Gravtec of $204,328.87 plus GST and the payments to Terra Firma of $203,143.86 plus GST.

2. GST is payable on the above sums.

3. Mr Millar and ISL are liable for $830,000 plus GST for the gain fees paid to ISL on the sale of properties.

4. Mr Mephan is liable for $450,000 plus GST for the gain fees paid to ISL on the sale of the Symonds Street property.

The appellants abandoned their appeal relating to the Kilmore Street gain fee of $380,000 (plus GST) at trial but challenged their liability to pay the sum of $857,472.73 (plus GST) to First NZ, being:

- $450,000 (plus GST) for the Symonds Street gain fee; and

- $407,472.73 (plus GST) for the Gravtec & Terra Firma fees.

The Court of Appeal released its decision on 11 June 2025.

In summary, the Court found that the First NZ Management Agreement contained an implied term, meaning that it continued beyond the sale of the last supermarket property in 2004, and applied to both Kilmore Street and Symonds Street. ISL was therefore entitled in contract to receive the Symonds Street gain fee of $450,000 (plus GST) and entitled to rely on the indemnity provision in the Management Agreement.

The Court of Appeal agreed with the High Court that Mr Millar's responsibilities as a director of First NZ "conflicted profoundly" with his responsibilities to ISL. Mr Millar did not separate his responsibilities to First NZ and ISL, nor did he consider how his conflicts of interest could be managed.

First NZ was ordered to pay Mr Mephan costs for a standard appeal, and usual disbursements. No costs orders were made in relation to ISL or Mr Millar.

The ruling was treated as an adjusting subsequent event in the financial statements for the year ending 31 March 2025 with other income totaling $1,639,560 and a corresponding asset recognised. The settlement amount was received during the 2026 financial year.

Symonds 110 Limited (Subsidiary)

Symonds110 Limited along with Michael Millar and Paul Mephan had a claim in the High Court in Auckland issued against them. The claim was in relation to the aluminium composite cladding (ACP) which the purchaser of the building alleges has caused the loss of a tenant and that the ACP will need to be replaced. It is alleged that by failing to disclose the existence of a letter from the Auckland City Council regarding the ACP there has been a breach of the warranties in the agreement for sale and purchase. The claim did not specify exactly what the damages claim was, however, it is primarily focused on the loss of resale which they say is attributable to the ACP.

A statement of defence had been filed denying any liability whatsoever. We engaged expert valuation, building surveyor assistance and specialist fire experts. Offers had been exchanged, and a meeting had occurred in an endeavour to settle the dispute, but settlement had not been reached.

A trial in the High Court at Auckland was scheduled for two weeks in September 2025.

After more than 4 years the claim brought by the purchasers of 110 Symonds Street was settled in August 2025. The settlement was between all parties and was full and final on all matters. $800,000 was paid to settle the claim and this was split 50/50

BDO Christchurch

between Mr Millar and First NZ Properties Ltd. An expense of $400,000 has been recognised in the financial statements for the period ending 31 March 2026.

The claim was discontinued in the Courts.

7. Rental Income and Revenue

Revenue is accounted for in accordance with NZ *IFRS 15 Revenue from Contracts with Customers and Rental income under NZ IFRS* where appropriate.

Revenue is recognised when or as control of promised services is transferred to the particular customer with an amount that reflects the consideration that the entity expects to be entitled to in exchange for those services.

	NOTES	2026	2025
Rental Income & Revenue			
Rental Income			
Rental from Investment Properties (NZ IFRS 16 Leases)		1,005,065	994,928
Total Rental Income		**1,005,065**	**994,928**
Revenue			
Service Charge Income Recovered from Tenants (NZ IFRS 15 Revenue from Contracts for Customers)		120,461	105,896
Total Revenue		**120,461**	**105,896**
Total Rental Income & Revenue		**1,125,527**	**1,100,824**

Descriptions of the Principal activities the Group generates revenue from are as follows:

- Additional services involve the management of the Groups Investment Property leased to tenants. The contracts associated for these additional services are structured so the Group is reimbursed for subcontracted vendor costs as well as associated overhead and management fee expenses (service charge income recoveries). Additional services represent a series of distinct services rendered over time to deliver the overall performance obligation of managing the tenancy and property for each tenant applied under NZ IFRS 15.35(a).
- The amount of revenue recognised is gross for all additional services – an offsetting amount is recorded under other operating expenses.
- The payment for these additional services are reimbursements of costs of third-party services delivered to tenants that are controlled by the Group, therefore the Group is considered to be Principal for those services.
- Where the Group does not control third-party services delivered to tenant the Group is considered to be agent and therefore offsets the revenue and expense against each other for those services.

BDO Christchurch

	NOTES	2026	2025

8. Administrative Expenses

	NOTES	2026	2025
Accountancy Fees		33,203	24,690
Sundry Expenses		11,012	28,374
Audit Fees		24,290	23,492
Directors' Fees		108,734	135,837
Legal & Other Professional Expenses		141,289	326,623
Management Fees		145,218	148,783
Registry Fees		16,856	17,522
Sale of property - marketing		10,313	-
Valuation Fees- Investment Property		26,310	12,625
Total Administrative Expenses		**517,225**	**717,945**

9. Other Operating Expenses

	NOTES	2026	2025
Property Repairs & Maintenance		42,022	35,851
Insurance		58,913	72,381
Non Deductible Expenses		116,961	-
Rates		106,614	104,192
Settlement Proceeds - 110 Symonds Street Limited	6	400,000	-
Total Other Operating Expenses		**724,510**	**212,424**

10. Finance Income

	NOTES	2026	2025
Interest Received - Financial Assets at Amortised Cost		356,723	566,609
Total Finance Income		**356,723**	**566,609**

BDO Christchurch

	NOTES	2026	2025

11. Discontinued Operations, Net of Tax

	NOTES	2026	2025
15 Sheffield Crescent			
Rental Income			
Rental Income from Investment Properties (NZ IFRS 16 Leases)		-	180,587
Deferred Tax Adjustment on Derecognition of 15 Sheffield Crescent		-	490,580
Total Rental Income		**-**	**671,166**
Administrative Expenses			
Administrative Expenses		-	(44,394)
Management Fees		-	-
Total Administrative Expenses		**-**	**(44,394)**
Other Operational Expenses			
Repairs & Maintenance		-	(36,702)
Valuation Insurance		-	-
Total Other Operational Expenses		**-**	**(36,702)**
Profit Before Other (Expenses)/Income and Tax		-	590,071
Other Income / (Expenses)			
Fair Value Gain on Investment Property		-	-
Total Other Income / (Expenses)		**-**	**-**
Profit/(Loss) Before Tax from Discontinued Operations		-	590,071
Income Tax on Discontinued Operations			
Tax on Discontinued Operations		-	(42,666)
Total Income Tax on Discontinued Operations		**-**	**(42,666)**
Profit/(Loss) for the Year from Discontinued Operations		-	547,405
Basic and diluted earnings per share (cents)		-	17

Net Cashflows from Discontinued Operations

	NOTES	2026	2025
Operating Activities			
Receipts from Customers		-	180,587
Deferred Tax Adjustment on Derecognition of 15 Sheffield Crescent		-	490,580
Payments to Suppliers		-	(81,095)
Total Operating Activities		**-**	**590,072**
Final Dividends Paid by Parent upon Liquidation		-	(1,127,586)
Total Net Cashflows from Discontinued Operations		**-**	**(537,515)**

15 Sheffield Crescent Limited discontinued operations upon sale of the commercial property sold and settled on the 7th June 2024. The lease term with NZ Yarn Limited remained in effect until the date of settlement.

BDO Christchurch

rwca
accountancy
+ advisory

12. Income Tax

	NOTES	2026	2025
Components of income tax expense			
Current Taxation		224,425	718,752
Total income tax expense		224,425	718,752

	NOTES	2026	2025
Income Tax Expense			
Reported income			
Profit before tax from continuing operations		(305,407)	1,628,499
Profit before tax from discontinued operations		-	590,071
Total Reported income		**(305,407)**	**2,218,570**
Less: Non-assessable income			
Share of Profit / (Loss) of Joint venture			
Investment Income - FSS Management Limited		4,078	1,874
Total Share of Profit / (Loss) of Joint venture		**4,078**	**1,874**
Total Less: Non-assessable income		**4,078**	**1,874**
Taxable Profit / (Loss)		(309,484)	2,216,695
At effective income tax rate of 28%		(86,656)	620,675
Current Tax Expense		(86,656)	620,675
Reported as			
Income Tax reported in Profit or Loss		224,425	676,085
Income Tax attributable to discontinued operations		-	42,667
Income Tax Expense / (Income)		224,425	718,752

rwca accountancy + advisory

	NOTES	2026	2025

Income tax payable / (receivable)

Income tax payable / (receivable)			
Opening Balance		271,159	(79,273)
Current tax expense			
Tax on Discontinued Operations		-	42,666
Tax Expense		224,425	676,085
Deferred Tax Movement		-	-
Tax Paid			
Income Tax Paid		(586,458)	(611,291)
Prior Period Tax Adjustment		116,922	-
RWT Paid		(99,704)	(153,588)
Tax Refunds Received		49,067	396,559
Total Tax Paid		**(520,173)**	**(368,320)**
Total Income tax payable / (receivable)		**(24,589)**	**271,159**

	NOTES	2026	2025

13. Imputation Credit Account

Imputation Credit Account			
Opening Balance		165,901	208,382
Increases			
Income Tax Paid		605,810	611,291
Resident Withholding Tax Paid		99,704	153,588
Total Increases		**705,514**	**764,879**
Decreases			
Imputation Credits Attached to Dividends		695,209	390,026
Income Tax Refund		49,067	417,334
Total Decreases		**744,275**	**807,360**
Total Imputation Credit Account		**127,140**	**165,901**

	NOTES	2026	2025

14. Bank and Cash balances

Bank accounts in funds			
001 Distribution Account - Interest Rate 0% (2025: 0%)		4,936	5,986
002 Property Account - Interest Rate 0% (2025: 0%)		20,129	1,942
070 Call Account - Interest Rate 0.40% (2025: 2.75%)		96,630	58,812
000 Account - Symonds110 Limited - Interest Rate 0% (2025: 0%)		23,208	5,585
070 Call Account - Symonds110 Limited - Interest Rate 0.40% (2025 2.75%)		187,509	128,687
Total Bank accounts in funds		**332,413**	**201,012**
Total Bank and Cash balances		**332,413**	**201,012**

BDO Christchurch

	NOTES	2026	2025

15. Investment Property

	NOTES	2026	2025
Investment Property			
Opening Balance		10,850,000	11,600,000
Net Change in Fair Value		(550,000)	(750,000)
Total Investment Property		**10,300,000**	**10,850,000**
Total Investment Property		**10,300,000**	**10,850,000**

16. Lease Agreement Terms

234 Rangitikei Street

Harvey Norman

- Five year term expiring 27 October 2026 - One right of renewal of five years

- Rent reviews annually

Bed, Bath & Beyond

- Six year term expiring 1 December 2031 - One right of renewal of five years

- Rent review 3% per annum on anniversary of commencement date

Price Busters Ltd

- Six year term expiring 5 April 2027 - One right of renewal of six years

- Fixed annual rent review of a fixed 1% annually on the anniversary of the commencement date

17. Minimum Lease Income

The Group has entered into commercial property leases on its Investment Property portfolio. These non-cancellable leases have remaining lease terms as noted above. All leases include a clause to enable upward revision of the rental charge on various review dates based on prevailing market conditions.

Future minimum net rentals receivable, after incentive rebates, under non-cancellable leases at the reporting date areas follows:

	NOTES	2026	2025
Minimum Lease Income			
Less than 1 year		794,980	1,005,888
2 to 5 years		1,286,072	2,071,366
5 + years		214,473	214,473
Total Minimum Lease Income		**2,295,525**	**3,291,727**

BDO Christchurch

18. Valuations

The Group has entered into commercial property leases on its Investment Property portfolio. These non-cancellable leases have remaining lease terms as noted above. All leases include a clause to enable upward revision of the rental charge on various review dates based on prevailing market conditions.

The latest revaluation of the Investment Properties is summarised as follows:

	Rangitikei Street
Purpose	Financial Reporting
Amount of Valuation	$10,300,000 (2025: $10,850,000)
Valuer	Next Valuation (2025: Colliers International)
Basis of Valuation	The determination of the values stated were market value
	subject to existing tenancies and occupational arrangements.
Assessment Approach	Discounted cash flow
	Capitalisation approach
Vacancy Rate	Nil (2025: Nil)
Weighted average lease term	2.21 years (2025: 3.20 years)
Rental value per square metre	$2,522 (2025: $2,657)
Capitalisation rate	8.00% (2025: 7.50%)
Discount rate	9.25% (2025: 9.00%)
Terminal Yield	8.50% (2025: 7.50%)
Net market rent	$848,850 (2025: $805,833)
Net passing rent	$902,517 (2025: $899,645)

The valuations reflect the quality of tenants in occupation, the allocation of maintenance and insurance responsibilities between the Group and the tenants and the remaining economic life of the properties. The valuation also assumes on expiry of the current lease terms the Group will be able to re-tenant the properties at or above market rates.

The valuation for Rangitikei Street assumes the buildings meet the minimum seismic ratings requirements and that no capital expenditure is required on earthquake strengthening.

The fair value measurement for the Investment Properties has been categorised as a Level 3 fair value (refer to Note 3) based on the inputs to the valuation technique used being based on unobservable inputs.

The following table outlines the valuation techniques measuring fair value of the Investment Properties, as well as the unobservable inputs used and the inter-relationship between the key unobservable inputs and fair value measurement.

Valuation technique	**Unobservable inputs** **(Rangitikei)**	**The estimated fair value would** **increase/(decrease) if**
Discounted cash flow approach The discounted cash flow method adopts a 10 year investment horizon and makes appropriate allowances for rental growth and leasing costs on lease expiries, with an estimated terminal value at the end of the investment period. The present value is a reflection of market based income (inflows) and expenditure (outflows) projections over the 10 year period discounted at a market analysed return.	Discount rate of 9.25% Terminal yield of 8.50% at the end of the 10-year period	The discount rate was (lower)/higher being 0.25%, the valuations effect would increase / decrease by $143,143 / ($151,819) The terminal yield rate was lower/(higher) by 0.25%, the effect on valuation would be $172,262 / ($168,414)
Capitalisation approach This approach is considered a "point in time" view of the investment properties' value, based on the current contract and market income and an appropriate market yield or return for the properties. Capital adjustments are then made to the value to reflect under or over renting, pending capital expenditure and upcoming expiries, including allowances for lessee incentives and leasing costs.	Net rental income has been capitalised in perpetuity at capitalisation rates of 8.00% Assessed market rentals of $848,850	The capitalisation rate in perpetuity was lower/(higher) by 0.25%, the valuation would increase / (decrease) by $321,534 / (342,278) The assessed market rental was higher/(lower) by 1%, the valuation would increase / (decrease) by $106,106 / (106,106)

In deriving the market value under each approach, all assumptions are based, where possible, on market based evidence and transactions for properties with similar locations, construction detail and quality of lease covenant. The adopted market value is a judgemental combination of both the Capitalisation and the Discounted Cash Flow approaches. There was no change to the valuation methodology from the prior year.

BDO Christchurch

rwca accountancy + advisory

19. Financial Assets & Liabilities at amortised cost

	NOTES	2026	2025
Financial Assets at amortised cost			
Current			
Bank & cash		332,413	201,012
Other Receivables		-	81,860
Pending Proceeds from Court Judgment	6	-	1,639,560
Prepayments		32,428	45,338
Rental Rebates (Current)		23	2,227
Term Deposits		8,033,975	8,576,330
Total Current		**8,398,839**	**10,546,328**
Non-current			
Other Non-Current Asset			
Escrow - Rout Milner Fitchett		156,446	154,532
Total Other Non-Current Asset		**156,446**	**154,532**
Total Non-current		**156,446**	**154,532**
Total Financial Assets at amortised cost		**8,555,285**	**10,700,860**
Financial Liabilities			
Current			
Trade and other payables		54,681	141,164
Total Current		**54,681**	**141,164**
Total Financial Liabilities		**54,681**	**141,164**

Fair Values

The carrying amount of the above financial assets and liabilities approximate their fair value at the end of each financial year.

20. Trade and Other Receivables

	NOTES	2026	2025
Trade Receivables		-	81,860
Total Trade and Other Receivables		**-**	**81,860**

BDO Christchurch

rwca accountancy + advisory

	NOTES	2026	2025

21. Reconciliation of Issued Capital

Available Subscribed Capital	NOTES	2026	2025
Opening Balance		1,020	3,920,742
Share Redemptions		-	(3,919,722)
Total Available Subscribed Capital		**1,020**	**1,020**

	NOTES	2026	2025

Reconciliation of Shares on Issue

	NOTES	2026	2025
Opening Shares on Issue		3,271,986	4,065,452
Redemption of Shares Assessed at Market Value		-	(793,466)
Closing Shares on Issue		**3,271,986**	**3,271,986**

At reporting date, the total number of shares on issue comprises 3,271,986 shares (prior year: 3,271,986) authorised, issued and fully paid shares, rating equally for dividends and other distributions.

	NOTES	2026	2025

22. Dividends Paid

Cash dividends declared and paid during the year	NOTES	2026	2025
Interim Dividend for current year		1,790,916	1,004,741
Final Dividend for prior year		-	-
Total Cash dividends declared and paid during the year		**1,790,916**	**1,004,741**
Dividend Per Share (cents)		55	31

BDO Christchurch

23. Financial Instrument Risks

This note deals with exposures to interest rate, credit and liquidity risks arising in the normal course of the Group's business as follows:

Interest rate risk

Interest rate risk is that movements in interest rates will affect the Groups performance. As the Group currently does not have any bank loans, the risk associated with interest rates is considered low.

Credit risk

The Group in the normal course of business has credit risk from accounts receivable mainly for rent and bank balances. The Group manages bank balance credit risk through transacting only with major trading banks. The Group manages accounts receivable credit risk through accepting only reputable tenants and performing credit assessments prior to accepting the tenancy.

The maximum exposure to credit risk is represented by the carrying value of each financial asset in the Statement of Financial Position. The fair value of each financial asset is the same as the carrying value.

Liquidity risk

The Group had no loans as at 31 March 2026, as such risk associated with liquidity is low due to liabilities primarily consisting of creditors only. Cashflow is managed to ensure that all creditors are met as and when they fall due.

Undiscounted Contractual Cash Flows (Principal and Interest)

2026	Statement of Financial Position	Total	<1 year	1-2 Years	2-5 Years	>5 Years
Trade and Other Payables	54,681	54,681	54,681	-	-	-
Total Financial Liabilities	54,681	54,681	54,681	-	-	-

2025	Statement of Financial Position	Total	<1 year	1-2 Years	2-5 Years	>5 Years
Trade and Other Payables	141,164	141,164	141,164	-	-	-
Total Financial Liabilities	141,164	141,164	141,164	-	-	-

Capital Disclosures

The Group monitors "adjusted capital" which comprises all components of equity (i.e. share capital, retained earnings)

The Group's objectives when maintaining capital are:

- to safeguard the entity's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and
- to provide an adequate return to shareholders.

BDO Christchurch

24. Related Parties

The Group has entered into transactions with related parties during the year in the normal course of business. Related parties comprise directors, key management personnel, shareholders with significant influence, employees of the Group's associate, and the Group's associate, FSS Management Limited.

FSS Management Limited (FSS) has provided management services to the Group since 1 January 2021. As the Group is a shareholder in FSS, all transactions between the Group and FSS are related party transactions.

During the year ended 31 March 2026, the Group paid FSS management fees of **$145,217.83** and registry fees of **$16,855.90**.

FSS is also an associate of the Group. Details of the investment in FSS are disclosed in Note 25.

Directors

John Murray is an independent director of the Group, appointed on 28 September 2020 and reappointed for a further three-year term on 15 September 2023. He is not a shareholder of the Group.

During the year, the Group paid directors' fees of **$77,931**.

The Group has entered into a Deed of Indemnity with John Murray under which certain indemnities are provided in his favour. As directors' and officers' liability insurance was unavailable on commercially acceptable terms, the Group (or its wholly owned subsidiary) guaranteed its obligations under the Deed of Indemnity. The guarantee is supported by an unregistered second-ranking mortgage granted in favour of John Murray.

The Group, John Murray and ANZ Bank New Zealand Limited entered into a Deed of Postponement under which ANZ consented to the second-ranking mortgage in return for John Murray postponing certain rights as mortgagee.

During the 2024/2025 financial year, the Group increased the escrow established under the Deed of Indemnity from **$75,000** to **$150,000** following the settlement of the Sheffield Crescent property. The original escrow payment of **$75,000** was made in May 2023, with the additional **$75,000** deposited in October 2024. Both payments were made to the Rout Milner Fitchett Trust Account.

John Murray is also a director of FSS Management Limited. The Group and FSS are parties to a Management Agreement under which FSS provides management services to the Group and are also parties to a Shareholders' Agreement relating to FSS.

Damien Prendergast was appointed as a director on 7 May 2020, reappointed on 28 September 2020 and reappointed for a further three-year term on 15 September 2023.

During the year, the Group paid directors' fees of **$30,803**.

Damien Prendergast is a shareholder of the Group through:

· A&J Enterprises (2006) Limited as trustee of the Prendergast Family Trust; and

· Killaloe No. 2 Family Trust.

These shareholdings received dividends on the same terms as all other shareholders.

Damien Prendergast also has an associated interest through his daughter, Alana Prendergast, who held **316 shares** at balance date.

The Group has entered into a Deed of Indemnity with Damien Prendergast on terms equivalent to those entered into with John Murray. The indemnity arrangements include the guarantee, second-ranking mortgage, Deed of Postponement with ANZ Bank New Zealand Limited, and the escrow arrangements described above.

Damien Prendergast is also a director of FSS Management Limited. The Group and FSS are parties to both a Management Agreement and a Shareholders' Agreement relating to FSS.

Employees

Paul Rosanowski has been employed by FSS Management Limited as Project Manager since 15 December 2020.

During the year ended 31 March 2026, FSS paid remuneration of **$121,338.62** to Paul Rosanowski.

Paul Rosanowski is also a shareholder of the Group. During the year he acquired **8,000 additional shares** (5,500 shares in August 2025 and 2,500 shares in September 2025) and received dividends on the same terms as all other shareholders.

Richard Eberlein has been employed by FSS Management Limited as Property Manager since 15 December 2020.

During the year ended 31 March 2026, FSS paid remuneration of **$59,948** to Richard Eberlein.

Richard Eberlein ceased to be a shareholder of the Group on 28 March 2022 and did not acquire any shares during the current year.

At reporting date the following investments, both direct and indirect, were held by the Directors and the Managers:

A&J Enterprises (2006) Ltd	174,957 shares
Alana Prendergast	316 shares
Paul Rosanowski	22,841 shares

There were no amounts owing to or from related parties at 31 March 2026.

BDO Christchurch

25. Group Information and Investment in Subsidiaries and Joint Ventures

The consolidated financial statements of the Group include:

Name	Principle Activity
Parent	
First NZ Properties Limited	Property investment and management
Subsidiaries	
Sheffield Crescent Property Limited - Removed from the Companies Register 2 April 2025	Property investment
Symonds110 Limited	Property investment
First NZ 8 Limited	Non-active
Joint Ventures	
FSS Management Limited	Business management services

All group members are incorporated in New Zealand.

The ultimate controlling entity and parent company of the Group is First NZ Properties Limited which owns 100% of each subsidiary company.

The subsidiary is wholly owned, have a principal activity of being property owning companies and have a reporting date of 31 March.

FSS Management Limited is a joint venture of First NZ Properties Limited, First NZ Properties Limited holds a 59% shareholding in FSS Management Limited. FSS Management Limited has a reporting date of 31 March.

	NOTES	2026	2025
Investments in Subsidiaries & Joint Ventures - Shareholding (%)			
Subsidiaries			
Sheffield Crescent Property Limited - (In Liquidation on 6 January 2025)		-	100
Symonds110 Limited		100	100
First NZ 8 Limited		100	100
Joint Ventures			
FSS Management Limited		59	59

BDO Christchurch

26. Investment in Joint Venture - FSS Management Limited

The Group has a 59% interest in FSS Management Limited, which is involved in the business management of commercial property investment companies. FSS Management Limited is a private entity that is not listed on any public exchange. The Group's interest in FSS Management Limited is accounted for using the equity method in the consolidated financial statements.

The following table illustrates the summarised financial information of the Groups investment in FSS Management Limited:

	NOTES	2026	2025
Summarised Financial Information (Statement of Financial Position) - FSS Management Limited			
Statement of Financial Position			
Current Assets		135,490	153,496
Non-Current Assets		2,595	3,115
Current Liabilities		25,730	51,167
Shareholder Current Accounts		(100,000)	(100,000)
Non-Current Liabilities		-	-
Equity		12,354	5,443

	NOTES	2026	2025
Summarised Financial Information (Statement of Profit or Loss) - FSS Management Limited			
Statement of Profit or Loss			
Revenue From Contracts With Customers		264,624	285,523
Other Income		11,898	10,228
Operational Costs		(220,019)	(223,541)
Administrative Expenses		(45,124)	(66,836)
Profit / (Loss) Before Tax		**11,379**	**5,374**
Profit / (Loss) Before Tax		11,379	5,374
Income Tax Expense			
Income Tax Expense		(4,468)	(2,197)
Total Income Tax Expense		**(4,468)**	**(2,197)**
Profit for the Year		6,911	3,177
Group's Share of Profit / (Loss) for the Year		4,078	1,874

	NOTES	2026	2025
Reconciliation of Investment in FSS Management Limited (59%)			
Investment at Beginning of Period		62,211	60,337
Minor Prior Year Adjustment		-	-
Shares Purchased in Joint Venture for the Period		-	-
Share of Profit or (Loss) for the Period		4,078	1,874
Investment at End of Period		**66,289**	**62,211**

The joint venture had no contingent liabilities or capital commitments as at 31 March 2026. (2025: NIL)

BDO Christchurch

27. Contingent Assets and Contingent Liabilities

There are no subsequent events at year end (Last Year: Symonds110 Limited possible obligation estimated to be between $400,000 and $800,000).

28. Capital Commitments

There are no capital commitments at year end (Last Year: $Nil).

29. Subsequent Events

Dividend Declared

1 May 2026

The Directors resolved to pay a dividend to the shareholders as at 1 May 2026.

The gross dividend was 10 cents per share and this was fully imputed.

The dividend was authorised for payment on or about 6 May 2026 in cash to all holders of ordinary shares in the company.

	NOTES	2026	2025
30. Earnings Per Share			
Amounts used as the numerator to profit or loss			
(Loss) / Profit for the year and earnings used in basic and diluted EPS		(529,832)	1,499,818
(Loss) / Profit for the year and earnings from continuing operations used in basic and diluted EPS		(529,832)	952,413
The weighted average of shares used as the denominator to profit or loss			
Weighted average number of shares used in basic and diluted EPS		3,271,986	3,271,986
Basic and diluted earnings per share (cents)		(16)	46
Basic and diluted earnings per share (cents) from continuing operations		(16)	29

BDO Christchurch

rwca accountancy + advisory

	NOTES	2026	2025

31. Reconciliation of the net cash flow from operating activities to profit (loss)

	NOTES	2026	2025
Net profit / (loss) after tax		(529,832)	1,499,818
Changes in Assets and Liabilities			
(Increase) / decrease in accounts receivable		105,015	(26,619)
Increase / (decrease) in accounts payable		(86,483)	19,898
Increase / (decrease) in GST payable		6,866	(21,645)
(Increase) / decrease in income tax		(295,747)	(132,843)
Increase / (decrease) in Rent Rebates to be Amortised Over Remaining Lease Periods		(4,616)	17,295
Total Changes in Assets and Liabilities		**(274,965)**	**(143,914)**
Non-Cash Movements			
(Increase) / Decrease in Pending Proceeds from Court Judgment		1,639,560	(1,639,560)
(Increase) / decrease in Property Valuations		550,000	750,000
(Profit) / Loss in Investment Income of Joint Venture		(4,078)	(1,874)
Amortisation of lease Incentive		2,634	2,634
Total Non-Cash Movements		**2,188,116**	**(888,800)**
Net cash inflow / (outflow) from operating activities		1,383,319	467,104

32. Reconciliation of the Net Cash Flow from Financing Activities to Financing Liabilities

	NOTES	2026	2025
Net Change in Financing Liabilities for Period		1,907,916	4,924,463
Dividends Paid		(1,790,916)	(1,004,741)
Capital Distribution		-	(3,919,722)
Net Cash Inflow / (Outflow) from Financing Activities		(1,790,916)	(4,924,463)

BDO Christchurch

INDEPENDENT AUDITOR'S REPORT
TO THE SHAREHOLDERS OF FIRST NZ PROPERTIES LIMITED

Opinion

We have audited the consolidated financial statements of First NZ Properties Limited ("the Company") and its subsidiaries (together, "the Group"), which comprise the consolidated statement of financial position as at 31 March 2026, 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 material accounting policy information.

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 2026, 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 ("NZ IFRS") and IFRS® Accounting Standards.

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, the Company or any of its subsidiaries.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	*How the matter was addressed in our audit*
Valuation of investment property The Group's Investment Property is comprised of land and a building in Palmerston North. The property was valued at \$10,300,000 (2025: \$10,850,000) with a net loss in fair value of \$550,000 was recognised in the consolidated statement of profit or loss and other comprehensive income (2025: \$750,000 net loss in fair value).	Our procedures included, but were not limited to the following: • Assessed the valuation report prepared by Management's expert, including the methodology employed and key assumptions and estimates used; • Evaluated whether the expert had the necessary competence, capabilities, experience and objectivity to undertake the valuations;

Valuation of the investment property was included as a key audit matter due to the following reasons: • The significance to the financial statements: the investment property accounts for 54% of the total assets of the Group (2025: 54%), making it a significant balance on the consolidated statement of financial position; • The complexity of the valuation model: The valuation model is complex and relies on various estimates and underlying assumptions, such as capitalisation rates, discount rates, lease terms, comparable sales, current market rent and anticipated growth based on available market data. • The property valuation requires the use of judgments specific to the property, as well as consideration of the prevailing market conditions.	• Communicated with the valuer to understand the valuation process adopted. With the purpose of the meeting being to identify and challenge the critical judgement areas in the valuation model and to confirm the valuation approach was in accordance with NZ IFRS 13 *Fair Value Measurement*, and NZ IAS 40 *Investment Property;* • Engaged our own internal expert to critique and challenge the work performed by Management's expert, assumptions used and the appropriateness of the valuation methodology adopted; • Our specialists focused on the appropriateness of the valuation methodology chosen, and the appropriateness of the capitalisation rates and discount rates applied; and • We considered the adequacy of the disclosures made in Notes 16 and 19 to the financial statements, which set out the key judgements and estimates.

Other Information

The directors are responsible for the other information. The other information comprises the Annual Report, 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. 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.

Directors' Responsibilities for the Consolidated Financial Statements

The directors are responsible on behalf of the Group for the preparation and fair presentation of the consolidated financial statements in accordance with NZ IFRS and IFRS Accounting Standards, and for such internal control as the directors 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 directors are responsible on behalf of the Group 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 directors 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 decisions of users taken on the basis of these consolidated financial statements.

A further description of our responsibilities for the audit of the financial statements is located at the External Reporting Board's website at: https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-1-1/.

This description forms part of our auditor's report.

Who we Report to

This report is made solely to the Company's shareholders, as a body. Our audit work has been undertaken so that we might state those matters which 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 Company and the Company's shareholders, as a body, for our audit work, for this report or for the opinions we have formed.

The engagement partner on the audit resulting in this independent auditor's report is Amy Goodman.

BDO Christchurch Audit Limited

BDO Christchurch Audit Limited
Christchurch
New Zealand
17 July 2026

Directory

First NZ Properties Limited - Consolidation
For the year ended 31 March 2026

Nature of Business

Commercial Property Investment

Registered Office

FSS Management Limited
126 Tahunanui Drive
Nelson 7011

Date of Incorporation

23 August 1995

Incorporation Number

656559

New Zealand Business Number

9429038569333

IRD Number

065072920

Directors

John Murray
Damien Prendergast

Bankers

ANZ
127 Cashel Street
Christchurch 8011

Solicitors

Duncan Cotterill
197 Bridge Street
Nelson 7010

Auditors

BDO Christchurch
Awly Building - Level 4
287-293 Durham Street
Christchurch 8013

Chartered Accountant

RWCA Limited
Level 3, 7 Alma Street
Nelson 7010

Investment Manager, Property Manager

FSS Management Limited
Unit 1, 126 Tahunanui Drive
Tahunanui
Nelson 7011

Share Register, Secondary Market

Syndex Limited
Level 4
5 High Street
Auckland 1010

First NZ Properties Limited

(the **Company**)

Directors' Interests Register

Full name of director	Nature of interest	Value/extent of interest	Date disclosed
Damien Prendergast	Damien appointed as a director of the Company.	Three-year appointment at a fixed fee $9,000 per year.	7 May 2020
Craig Dennis	Craig appointed as a director of the Company.	Three-year appointment at a fixed fee $13,500 per year.	7 May 2020
Craig Dennis	Craig in his personal capacity entered into a deed of access, indemnity and insurance with the Company.	The deed of indemnity indemnifies Craig against any liability incurred by Craig as an officer of the Company other than liability to the Company or a related body corporate, liability arising out of conduct involving lack of good faith or if the indemnity is prohibited by statutory provision. The deed also grants Craig access to documents and information relating to the Company.	6 May 2020
Damien Prendergast	Damien in his personal capacity entered into a deed of access, indemnity and insurance with the Company.	The deed of indemnity indemnifies Damien against any liability incurred by Damien as an officer of the Company other than liability to the Company or a related body corporate, liability arising out of conduct involving lack of good faith or if the indemnity is prohibited by statutory provision. The deed also grants Damien access to documents and information relating to the Company.	6 May 2020
Damien Prendergast	Damien is a director and shareholder of A & J Enterprises 2006 Limited. A & J Enterprises Limited is a shareholder of the Company. Damien will receive dividends from the Company from time to time through A & J Enterprises Limited.	Such dividends will be proportionate to A & J Enterprises 2006 Limited's shareholding in the Company.	July 2020 (ongoing)

Damien Prendergast	Damien resigned at the 2020 AGM and was re-appointed as a director of the Company	Damien resigned as director at the 2020 AGM and was subsequently re-appointed as a director of the Company, together with John Murray	28 September 2020
John Murray	John appointed as a director of the Company under a letter of appointment.	Three-year appointment for a fee of $20,250 per year, for up to 81 hours per year and any hours undertaken over 81 to be charged at $250.00 per hour.	28 September 2020
John Murray	John in his personal capacity entered into a deed of indemnity and access with the Company.	The deed of indemnity indemnifies John to the maximum extent permitted by section 162 of the Companies Act 1993 (the **Act**) and allows John access to company documents. The deed contemplates effecting directors' and officers' liability insurance. It is intended that this cover John for liability up to $1,000,000 on the normal terms for that type of cover issued by VERO Liability Insurance Ltd.	28 September 2020
Damien Prendergast	Damien in his personal capacity entered into a deed of indemnity and access with the Company.	The deed of indemnity indemnifies Damien to the maximum extent permitted by section 162 of the Act and allows Damien access to company documents. The deed contemplates effecting directors' and officers' liability insurance. It is intended that this cover Damien for liability up to $1,000,000 on the normal terms for that type of cover issued by VERO Liability Insurance Ltd.	28 September 2020
Damien Prendergast	Damien declares his associated interest that his wife, Rebecca Prendergast is also a 50% shareholder of A & J Enterprises 2006 Limited. A & J	Such dividends will be proportionate to A & J Enterprises 2006 Limited's shareholding in the Company.	24 November 2020 (ongoing)

	Enterprises Limited is a shareholder of the Company. Rebecca will receive dividends from the Company from time to time through A & J Enterprises Limited.		
Craig Dennis	Craig in his personal capacity entered into deeds of guarantee and agreements to mortgage with Symonds 110 Limited and Sheffield Crescent Properties Limited (being wholly owned subsidiaries of the Company). John is also a director of Symonds 110 Limited and Sheffield Crescent Properties Limited.	The Company has granted a mortgage over properties held by it (through its wholly owned subsidiaries) in favour of Craig to secure the Company's obligations to Craig under the deed of indemnity entered into by Craig and the Company.	15 December 2020
John Murray	John in his personal capacity entered into deeds of guarantee and agreements to mortgage with Symonds 110 Limited and Sheffield Crescent Properties Limited (being wholly owned subsidiaries of the Company). John is also a director of Symonds 110 Limited and Sheffield Crescent Properties Limited.	The Company has granted a mortgage over property held by it (through its wholly owned subsidiaries) in favour of John to secure the Company's obligations to John under the deed of indemnity entered into by John and the Company.	15 December 2020
Damien Prendergast	Damien in his personal capacity entered into deed of guarantee and agreements to mortgage with Symonds 110 Limited and Sheffield Crescent Properties Limited (being wholly owned subsidiaries of the Company). Damien is also a director of Symonds 110 Limited and Sheffield Crescent Properties Limited.	The Company has granted a mortgage over property held by it (through its wholly owned subsidiaries) in favour of Damien to secure the Company's obligations to Damien under the deed of indemnity entered into by Damien and the Company.	15 December 2020
John Murray	The Company entered into a shareholders' agreement with Superstore Properties Limited, Springs Road Property Limited and FSS Management Limited. John is a	The shareholders' agreement sets out the terms on which the Company, Superstore Properties Limited and Springs Road Property Limited will hold shares in FSS Management Limited.	17 December 2020

	director of each of these companies.		
Damien Prendergast	The Company entered into a shareholders' agreement with Superstore Properties Limited, Springs Road Property Limited and FSS Management Limited. Damien is a director of each of these companies.	The shareholders' agreement sets out the terms on which the Company, Superstore Properties Limited and Springs Road Property Limited will hold shares in FSS Management Limited.	17 December 2020
John Murray	The Company entered into a management agreement with FSS Management Limited (**FSS**) pursuant to which FSS will provide management services to the Company. John is a director of FSS.	The Company will pay the following Fees to FSS: • 9% of net rental from the properties per annum plus GST; • for matters not contemplated by schedule 1 of the agreement the Company will pay on a time and attendance basis of $120 per hour; • FSS may at its discretion provide a rebate to the Company.	31 March 2021
Damien Prendergast	The Company entered into a management agreement with FSS pursuant to which FSS will provide management services to the Company. Damien is a director of FSS.	The Company will pay the following Fees to FSS: • 9% of net rental from the properties per annum plus GST; • for matters not contemplated by schedule 1 of the agreement the Company will pay on a time and attendance basis of $120 per hour; FSS may at its discretion provide a rebate to the Company.	31 March 2021
John Murray	John in his personal capacity entered into a deed of postponement with Sheffield Crescent Properties Limited (a wholly owned subsidiary of the Company) in favour of ANZ. John is a director of Sheffield Crescent Properties Limited.	The deed of postponement is required by ANZ for ANZ to consent to the granting of a second ranking mortgage by the Company in favour of John. The deed of postponement restricts the Company and John from taking certain actions in relation to any amount	13 April 2021

		the Company owes John under the mortgage.	
Damien Prendergast	Damien in his personal capacity entered into a deed of postponement with Sheffield Crescent Properties Limited (a wholly owned subsidiary of the Company) in favour of ANZ. Damien is a director of Sheffield Crescent Properties Limited.	The deed of postponement is required by ANZ for ANZ to consent to the granting of a second ranking mortgage by the Company in favour of Damien. The deed of postponement restricts the Company and Damien from taking certain actions in relation to any amount the Company owes Damien under the mortgage.	13 April 2021
Craig Dennis	Craig in his personal capacity entered into a deed of postponement with Sheffield Crescent Properties Limited (a wholly owned subsidiary of the Company) in favour of ANZ.	The deed of postponement is required by ANZ for ANZ to consent to the granting of a second ranking mortgage by the Company in favour of Craig. The deed of postponement restricts the Company and Craig from taking certain actions in relation to any amount the Company owes Craig under the mortgage.	13 April 2021
Damien Prendergast	Damien was appointed as a director of the Company under a letter of appointment on 7 May 2020.	Three-year appointment for a fee of $9,000 per year as from 7 May 2020. Addition: Any excess hours undertaken, apportioned between the Companies, to be charged at $150.00 per hour.	1 October 2021
John Murray	John in his personal capacity entered into a deed of variation and restatement of deed of indemnity and access with the Company.	The deed of variation and restatement varies and restates the deed of indemnity entered in by John and the Company on 28 September 2020. The variations include the requirement that the Company pay an amount of $75,000 to an escrow agent to be held in escrow for the purposes of meeting any costs which John and/or Damien may incur for which the Company has agreed to indemnify them in accordance with clauses	22 December 2021

		2.1.1 and 2.1.3 of the deed of indemnity.	
Damien Prendergast	Damien in his personal capacity entered into a deed of variation and restatement of deed of indemnity and access with the Company.	The deed of variation and restatement varies and restates the deed of indemnity entered in by Damien and the Company on 28 September 2020. The variations include the requirement that the Company pay an amount of $75,000 to an escrow agent to be held in escrow for the purposes of meeting any costs which John and/or Damien may incur for which the Company has agreed to indemnify them in accordance with clauses 2.1.1 and 2.1.3 of the deed of indemnity.	22 December 2021
John Murray	John in his personal capacity entered into an escrow agreement with the Company, Damien and Rout Milner Fitchett.	The escrow agreement sets out the terms on which the escrow funds (as contemplated by the deed of variation and restatement of deed of indemnity) will be held by Rout Milner Fitchett (as escrow agent).	22 December 2021
Damien Prendergast	Damien in his personal capacity entered into an escrow agreement with the Company, John and Rout Milner Fitchett.	The escrow agreement sets out the terms on which the escrow funds (as contemplated by the deed of variation and restatement of deed of indemnity) will be held by Rout Milner Fitchett (as escrow agent).	22 December 2021
John Murray	The Company has increased John's hourly rate for director services provided to the Company for any excess hours undertaken.	John's hourly rate has been increased from $250 per hour to $350 per hour. Any excess hours undertaken are apportioned between the Companies.	26 April 2022
Damien Prendergast	Damien has received from Colleen Prendergast's estate a further relevant interest in shares in the Company.	• Number and class: 5,880 ordinary shares. • Nature of relevant interest: Received by Damien Prendergast, Brown & Associates Trustees Limited and Andrea Prendergast as trustees of the Killaloe No.2 Family Trust. Damien is	8 February 2023.

		settlor, appointor, trustee and discretionary beneficiary of the trust. • Consideration: Nil. • Date of transfer: 8 February 2023.	
Damien Prendergast	Damien declares his associated interest through his sister, Andrea Jane Prendergast, who received from Colleen Prendergast's estate a relevant interest in shares in the Company.	• Number and class: 5,880 ordinary shares. • Nature of relevant interest: received by Andrea Jane Prendergast. • Consideration: Nil. • Date of transfer: 8 February 2023	8 February 2023
Damien Prendergast	Damien declares his associated interest through his daughter, Alana Sophie Prendergast, who has a relevant interest in shares in the Company.	• Number and class: 393 ordinary shares. • Nature of relevant interest: Received by Alana Sophie Prendergast. • Consideration: $1,790.50 • Date of transfer: 19 June 2016 to 5 March 2018	20 May 2023
John Murray	John declares his interest, as director of Sheffield Crescent Property Limited, in the conditional sale of its property at 15 Sheffield Crescent.	• Nature of interest: the Company is the sole shareholder of Sheffield Crescent Property Limited and John is a director of Sheffield Crescent Property Limited • Date of sale: Expected to be 31 July 2023	29 June 2023
Damien Prendergast	Damien declares his interest, as director of Sheffield Crescent Property Limited, in the conditional sale of its property at 15 Sheffield Crescent.	• Nature of interest: the Company is the sole shareholder of Sheffield Crescent Property Limited and Damien is a director of Sheffield Crescent Property Limited • Date of sale: Expected to be 31 July 2023	29 June 2023
Paul Gerard Rosanowski (employee)	Paul has acquired further shares in the Company. Paul is an employee of FSS which has a management	• Number and class: 3,675 ordinary shares. • Consideration: $4.10 per share.	17 October 2023

	agreement with the Company. Pursuant to the Company's financial product trading policy and guidelines Paul is an "interested person" and is required to disclose this interest in the Company's interest register.	• Date of transfer: 17 October 2023	
Paul Gerard Rosanowski (employee)	Paul has acquired further shares in the Company. Paul is an employee of FSS which has a management agreement with the Company. Pursuant to the Company's financial product trading policy and guidelines Paul is an "interested person" and is required to disclose this interest in the Company's interest register.	• Number and class: 5,880 ordinary shares. • Consideration: $4.10 per share. • Date of transfer: 18 October 2023	18 October 2023
John Murray	John was re-appointed as a director of the Company by way of ordinary resolution, passed at the Company's 2023 AGM, which was held on 15 September 2023.	• Three-year appointment • Annual fee of $45,000 per year (based on 12.5 hours of work per month). • Additional hours to be charged at $385 per hour • Increased annually at 30 September based on annual CPI increase. • Both the annual fee and cost of additional hours will be split between the Company and Superstore Properties Limited with the Company being responsible for 61% of the cost.	26 October 2023
Damien Prendergast	Damien was re-appointed as a director of the Company by way of ordinary resolution, passed at the	• Three-year appointment • Annual fee of $30,000 per year	26 October 2023

	Company's 2023 AGM, which was held on 15 September 2023.	(based on 12.5 hours of work per month). • Additional hours to be charged at $250 per hour • Increased annually at 30 September based on annual CPI increase • Both the annual fee and cost of additional hours will be split between the Company and Superstore Properties Limited with the Company being responsible for 61% of the cost.	
John Murray	John, in his capacity as a director of Sheffield Crescent Property Limited, approved the Sale of 15 Sheffield Crescent.	The Company is the sole shareholder of Sheffield Crescent Property Limited and John is a director of Sheffield Crescent Property Limited.	20 February 2024
Damien Prendergast	Damien, in his capacity as a director of Sheffield Crescent Property Limited, approved the Sale of 15 Sheffield Crescent.	The Company is the sole shareholder of Sheffield Crescent Property Limited and John is a director of Sheffield Crescent Property Limited.	20 February 2024
Paul Gerard Rosanowski (employee)	Paul has acquired further shares in the Company. Paul is an employee of FSS which has a management agreement with the Company. Pursuant to the Company's financial product trading policy and guidelines Paul is an "interested person" and is required to disclose this interest in the Company's interest register.	• Number and class: 2,673 ordinary shares. • Consideration: $4.60 per share. • Date of transfer: 13 March 2024	13 March 2024
Damien Prendergast	The Company entered into a deed of variation of management agreement with FSS. Damien is a director of FSS.	The deed of variation of management agreement amended the fees payable by the Company for services provided by FSS. The amendments are as follows: • In the event that a subsidiary company	1 April 2024

		sells its associated property, the Company will pay FSS up to 1.5% annually plus GST of the total managed funds held in all bank accounts. FSS has the ability to review the percentage at every yearly budget. For matters not contemplated by schedule 1 of the agreement the Company will pay on a time and attendance basis of $150 per hour.	
John Murray	The Company entered into a deed of variation of management agreement with FSS. John is a director of FSS.	The deed of variation of management agreement amended the fees payable by the Company for services provided by FSS. The amendments are as follows: • In the event that a subsidiary company sells its associated property, the Company will pay FSS up to 1.5% annually plus GST of the total managed funds held in all bank accounts. FSS has the ability to review the percentage at every yearly budget. • For matters not contemplated by schedule 1 of the agreement the Company will pay on a time and attendance basis of $150 per hour.	1 April 2024
John Murray	John, in his capacity as a director of Sheffield Crescent Property Limited, approved a variation to the agreement for sale and purchase of 15 Sheffield Crescent.	The Company is the sole shareholder of Sheffield Crescent Property Limited and John is a director of Sheffield Crescent Property Limited.	10 May 2024
Damien Prendergast	Damien, in his capacity as a director of Sheffield Crescent Property Limited, approved a variation to the agreement for sale and purchase of 15 Sheffield Crescent.	The Company is the sole shareholder of Sheffield Crescent Property Limited and Damien is a director of Sheffield Crescent Property Limited.	10 May 2024

Damien Prendergast	Damien declares his interest, as a shareholder of A & J Enterprises 2006 Limited (being a shareholder of the Company) in the Company's decision to pay a dividend to its shareholders.	Damien owns shares in A & J Enterprises 2006 Limited which owns shares in the Company. Such dividends will be proportionate to A & J Enterprises 2006 Limited's shareholding in the Company.	10 May 2024
Damien Prendergast	Damien in his personal capacity entered a deed of variation and restatement of the deed of indemnity and access, and a specific security deed with the Company.	The deed of variation and restatement of the deed of indemnity and access: • increases the escrow amount to be held by the escrow agent for the purposes of meeting any costs which John and/or Damien may incur for which the Company has agreed to indemnify them in accordance with clauses 2.1.1 and 2.1.3 of the deed of indemnity from \$75,000 to an amount to be determined by the directors up to a maximum of \$150,000; and • grants the directors security in the funds to be received by the Company on settlement of the sale of the property owned by Sheffield Crescent Properties Limited, to be secured by a specific security deed. The specific security deed grants the directors security in the amount of proceeds of settlement of the sale of the property at 15 Sheffield Crescent, to be deposited in an account in the Company's name, with such secured money to be used to cover any amount relating to obligations of the Company to the directors under the deeds of indemnity.	24 May 2024

Damien Prendergast	Damien in his personal capacity entered into a deed of variation and restatement of deed of guarantee, and a specific security deed with Sheffield Crescent Property Limited. Sheffield Crescent Property Limited is a wholly owned subsidiary of the Company. Damien is a director of the Company and of Sheffield Crescent Property Limited.	Sheffield Crescent Property Limited has guaranteed the performance of the Company's obligations under the deeds of indemnity. To support the guarantee Sheffield Cresent Property Limited granted a mortgage over the property owned by it in favour of the directors. This property is now subject to an agreement for sale and purchase and is due to settle on 7 June 2024. The directors agreed to discharge the mortgage held over the property and, in its place, have taken a specific security in Sheffield Crescent Property Limited's bank account which will hold the funds of the sale. The deed of variation and restatement of deed of guarantee records this variation. This security is secured by a specific security deed executed by Sheffield Crescent Property Limited (as debtor).	24 May 2024
John Murray	John in his personal capacity entered a deed of variation and restatement of the deed of indemnity and access, and a specific security deed with the Company.	The deed of variation and restatement of the deed of indemnity and access: • increases the escrow amount to be held by the escrow agent for the purposes of meeting any costs which John and/or Damien may incur for which the Company has agreed to indemnify them in accordance with clauses 2.1.1 and 2.1.3 of the deed of indemnity from \$75,000 to an amount to be determined by the directors up to a maximum of \$150,000; and • grants the directors security in the funds to be received by the	24 May 2024

		Company on settlement of the sale of the property owned by Sheffield Crescent Properties Limited, to be secured by a specific security deed. The specific security deed grants the directors security in the amount of proceeds of settlement of the sale of the property at 15 Sheffield Crescent, to be deposited in an account in the Company's name, with such secured money to be used to cover any amount relating to obligations of the Company to the directors under the deeds of indemnity.	
John Murray	John in his personal capacity entered into a deed of variation and restatement of deed of guarantee, and a specific security deed with Sheffield Crescent Property Limited. Sheffield Crescent Property Limited is a wholly owned subsidiary of the Company. John is a director of the Company and of Sheffield Crescent Property Limited.	Sheffield Crescent Property Limited has guaranteed the performance of the Company's obligations under the deeds of indemnity. To support the guarantee Sheffield Cresent Property Limited granted a mortgage over the property owned by it in favour of the directors. This property is now subject to an agreement for sale and purchase and is due to settle on 7 June 2024. The directors agreed to discharge the mortgage held over the property and, in its place, have taken a specific security in Sheffield Crescent Property Limited's bank account which will hold the funds of the sale. The deed of variation and restatement of deed of guarantee records this variation. This security is secured by a specific security deed executed by Sheffield Crescent Property Limited (as debtor).	24 May 2024
Damien Prendergast	Damien, in his capacity as a director of the Company, entered into	The Company entered into a short term loan agreement with ANZ. The	12 August 2024

	a loan agreement with ANZ. To give effect to the loan agreement Damien (in his personal capacity) was required to enter into a deed of partial release of security.	loan is secured by ANZ being granted authority over a deposit held by the Company. The deposit was subject to a specific security deed entered into by the Company and Damien and John (in their personal capacities). Damien agreed to enter into a deed of partial release of the security which released and discharged the deposit from the security interests granted to John and Damien.	
John Murray	John, in his capacity as a director of the Company, entered into a loan agreement with ANZ. To give effect to the loan agreement John (in his personal capacity) was required to enter into a deed of partial release of security.	The Company entered into a short term loan agreement with ANZ. The loan is secured by ANZ being granted authority over a deposit held by the Company. The deposit was subject to a specific security deed entered into by the Company and John and Damien (in their personal capacities). John agreed to enter into a deed of partial release of the security which released and discharged the deposit from the security interests granted to John and Damien.	12 August 2024
Damien Prendergast	Damien declares his interest as a director of the Company and as a 50% shareholder of A & J Enterprises 2006 Limited (being a shareholder of the Company), in the Company's decision to redeem some of its shares on a pro rata basis in accordance with its constitution and the Act.	The Company has decided to use funds held by it to return the Company's available subscribed capital to shareholders by exercising its option to redeem some of its shares from shareholders on a pro rata basis. The market value of the Company's shares has been determined to be $4.94 per share. Damien will receive a financial benefit from the share redemption through his shareholding in A & J Enterprises 2006 Limited. Such benefit will be proportional to A& J Enterprises 2006 Limited's shareholding in the Company.	16 August 2024

Damien Prendergast	Damien declares his associated interest (being that his wife, Rebecca Prendergast is a 50% shareholder of A & J Enterprises 2006 Limited, being a shareholder of the Company), in the Company's decision to redeem some of its shares on a pro rata basis in accordance with the Constitution and the Act.	The Company has decided to use funds held by it to return the Company's available subscribed capital to shareholders by exercising its option to redeem some of its shares from shareholders on a pro rata basis. The market value of the Company's shares has been determined to be $4.94 per share. Damien (through his associated interest with Rebecca) will receive a financial benefit from the share redemption through Rebecca's shareholding in A & J Enterprises 2006 Limited. Such benefit will be proportional to A& J Enterprises 2006 Limited's shareholding in the Company.	16 August 2024
Damien Prendergast	Damien declares his associated interest through his daughter, Alana Sophie Prendergast, and his sister, Andrea Jane Prendergast, who each have shareholdings in the Company and the Company's decision to redeem some of its shares on a pro rata basis in accordance with the Constitution and the Act	The Company has decided to use funds held by it to return the Company's available subscribed capital to shareholders by exercising its option to redeem some of its shares from shareholders on a pro rata basis. The market value of the Company's shares has been determined to be $4.94 per share. Damien's daughter and sister will receive a financial benefit from the share redemption through their respective shareholdings in the Company	16 August 2024
John Murray	In accordance with the terms of John's appointment as director on 26 October 2023, John's annual director fee and charge-out rate for additional hours has increased to reflect the annual CPI increase as at 30 September.	Per the terms of John's appointment as a director, John's annual director fee and charge-out rate for additional hours has been increased by 3.3% to reflect the annual CPI increase. This results in the following: • annual fee of $46,498.78 (apportioned between	30 September 2024

		the Company and Superstore Properties Limited based on equity values); and • additional hours to be charged at $397.82 per hour.	
Damien Prendergast	In accordance with the terms of Damien's appointment as director on 26 October 2023, Damien's annual director fee and charge-out rate for additional hours has increased to reflect the annual CPI increase as at 30 September.	Per the terms of Damien's appointment as a director, Damien's annual director fee and charge-out rate for additional hours has been increased by 3.3% to reflect the annual CPI increase. This results in the following: • annual fee of $30,999 (apportioned between the Company and Superstore Properties Limited based on equity values); and • additional hours to be charged at $258.33 per hour.	30 September 2024
John Murray	John, in his capacity as director of the Company, increased the escrow amount held pursuant to the deed of variation and restatement of deed of indemnity and access. John is a party to the deed of variation and restatement of deed of indemnity and access in his personal capacity.	The amount held in escrow was increased from $75,000 to $150,000. This increase was provided for in the deed of variation and restatement of deed of indemnity and access, which was approved by director resolution dated 24 May 2024.	22 October 2024
Damien Prendergast	Damien, in his capacity as director of the Company, increased the escrow amount held pursuant to the deed of variation and restatement of deed of indemnity and access. Damien is a party to the deed of variation and restatement of deed of indemnity and access in his personal capacity.	The amount held in escrow was increased from $75,000 to $150,000. This increase was provided for in the deed of variation and restatement of deed of indemnity and access, which was approved by director resolution dated 24 May 2024.	22 October 2024
Paul Gerard Rosanowski (employee)	Paul has acquired further shares in the Company. Paul is an	• Number and class: 5,000 ordinary shares.	6 November 2024

	employee of FSS which has a management agreement with the Company. Pursuant to the Company's financial product trading policy and guidelines Paul is an "interested person" and is required to disclose this interest in the Company's interest register.	• Consideration: $4.60 per share. • Date of transfer: 6 November 2024	
Paul Gerard Rosanowski (employee)	Paul has acquired further shares in the Company. Paul is an employee of FSS which has a management agreement with the Company. Pursuant to the Company's financial product trading policy and guidelines Paul is an "interested person" and is required to disclose this interest in the Company's interest register.	• Number and class: 3,110 ordinary shares. • Consideration: $4.18 per share. • Date of transfer: 19 August 2025	19 August 2025
Paul Gerard Rosanowski (employee)	Paul has acquired further shares in the Company. Paul is an employee of FSS which has a management agreement with the Company. Pursuant to the Company's financial product trading policy and guidelines Paul is an "interested person" and is required to disclose this interest in the Company's interest register.	• Number and class: 2,390 ordinary shares. • Consideration: $4.18 per share. • Date of transfer: 20 August 2025	20 August 2025
Paul Gerard Rosanowski (employee)	Paul has acquired further shares in the Company. Paul is an employee of FSS which has a management agreement with the Company.	• Number and class: 2,500 ordinary shares. • Consideration: $4.18 per share. • Date of transfer: 17 September 2025	17 September 2025

	Pursuant to the Company's financial product trading policy and guidelines Paul is an "interested person" and is required to disclose this interest in the Company's interest register.		
John Murray	In accordance with the terms of John's re-appointment as director on 26 October 2023, John's annual director fee and charge-out rate for additional hours has increased to reflect the annual CPI increase as at 30 September.	Per the terms of John's appointment as a director, John's annual director fee and charge-out rate for additional hours has been increased by 2.7% to reflect the annual CPI increase. This results in the following: • annual fee of \$47,754.25 (apportioned between the Company and Superstore Properties Limited based on equity values); and additional hours to be charged at \$408.56 per hour.	30 September 2025
Damien Prendergast	In accordance with the terms of Damien's appointment as director on 26 October 2023, Damien's annual director fee and charge-out rate for additional hours has increased to reflect the annual CPI increase as at 30 September.	Per the terms of Damien's appointment as a director, Damien's annual director fee and charge-out rate for additional hours has been increased by 2.7% to reflect the annual CPI increase. This results in the following: • annual fee of \$31,836 (apportioned between the Company and Superstore Properties Limited based on equity values); and additional hours to be charged at \$265.30 per hour.	30 September 2025