Te Whenua, Te Tāngata, Te Ao Āmua

The Land, The People, The Future

PALMERSTON NORTH MĀORI RESERVE TRUST

CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2022

PALMERSTON NORTH MĀORI RESERVE TRUST

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

Palmerston North Māori Reserve Trust

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 March 2022

	Note	2022 $	2021 $
Income			
Gross Rental Income	12	7,228,885	6,678,888
Other Income		29,901	30,859
Total Income		7,258,787	6,709,747
Expenses			
Direct Property Expenses	12	(2,107,074)	(2,090,882)
Administration Expenses	14	(937,642)	(860,178)
Depreciation		(56,364)	(57,027)
Total Expenses		(3,101,081)	(3,008,087)
Operating Profit Before Net Financing Costs		4,157,706	3,701,660
Finance Costs			
Finance Income	13	86,925	90,392
Finance Expenses	13	(738,096)	(685,718)
Net Finance Costs		(651,171)	(595,326)
Operating Profit After Net Financing Costs		3,506,535	3,106,334
Non-Operating Revenue and Expenses			
Share of Equity Accounted Investees Investment Property Revaluation for the Year	4	4,229,500	894,250
Share of Equity Accounted Investees Trading Profit for the Year	4	1,066,000	1,380,250
Investment Property Revaluation	3	8,414,060	16,287,518
Demolition Costs		-	(13,346)
Donation to Ngahuru Charitable Trust	17	(76,691)	-
Profit Before Income Tax		17,139,405	21,655,006
Income Tax Expense	15	(592,278)	(555,913)
Profit for the Year		16,547,127	21,099,093
Total Comprehensive Income for the Year		**$16,547,127**	**$21,099,093**

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

Palmerston North Māori Reserve Trust

Consolidated Statement of Changes in Equity

For the year ended 31 March 2022

	Note	Retained Earnings $	Discretionary Reserve $	Total Equity $
Balance as at 1 April 2020		74,565,558	73,783	74,639,340
Profit for the Year		21,099,093	-	21,099,093
Total Comprehensive Income for the Year		21,099,093	-	21,099,093
Other Movements				
Transfer to Discretionary Reserve from Distributions and Unclaimed Distributions	11	-	8,251	8,251
Total Other Movements		-	8,251	8,251
Transactions With Owners of the Trust in their Capacity as Owners				
Distributions Paid	9	(954,159)	-	(954,159)
Balance as at 31 March 2021		94,710,492	82,034	94,792,526
Profit for the Year		16,547,127	-	16,547,127
Total Comprehensive Income for the Year		16,547,127	-	16,547,127
Other Movements				
Transfer to Discretionary Reserve from Distributions and Unclaimed Distributions	11	-	8,251	8,251
Total Other Movements		-	8,251	8,251
Transactions With Owners of the Trust in their Capacity as Owners				
Distributions Paid	9	(954,159)	-	(954,159)
Balance as at 31 March 2022		**$110,303,460**	**$90,285**	**$110,393,745**

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

Palmerston North Māori Reserve Trust

Consolidated Statement of Financial Position

For the year ended 31 March 2022

	Note	2022 $	2021 $
EQUITY			
Discretionary Reserve	11	90,285	82,034
Retained Earnings		110,303,460	94,710,492
Total Equity		**$110,393,745**	**$94,792,526**
ASSETS			
Current Assets			
Trade and Other Receivables		72,284	56,145
Prepayments		74,634	96,188
Cash and Cash Equivalents	5	1,355,394	3,204,740
Total Current Assets		1,502,312	3,357,073
Non - Current Assets			
Property, Plant and Equipment		296,392	265,317
Investment Properties	3	118,810,000	105,745,000
Investment in Equity Accounted Investees	4	18,401,000	13,105,500
Related Party Receivables	6	3,563,263	3,650,259
Investment Property Work in Progress	3	88,759	152,715
Total Non - Current Assets		141,159,414	122,918,791
TOTAL ASSETS		**142,661,726**	**126,275,864**
LIABILITIES			
Current Liabilities			
Trade Payables and Other Current Liabilities	10	527,121	736,774
Payable for 19, 21, 27 Ngata St & 38 Carroll St Leasehold Interest	8	1,620,000	-
Income Tax Payable	15	202,754	161,952
Unclaimed Distributions	9	1,865,988	1,647,723
Interest-Bearing Loans and Borrowings	7	960,000	960,000
Total Current Liabilities		5,175,863	3,506,449
Non - Current Liabilities			
Interest-Bearing Loans and Borrowings	7	26,118,323	27,078,323
Deferred Tax Liability	15	973,795	898,566
Total Non - Current Liabilities		27,092,118	27,976,889
TOTAL LIABILITIES		**32,267,981**	**31,483,338**
NET ASSETS		**$110,393,745**	**$94,792,526**

Approved for and on behalf of the Trustees on 12 July 2022

Trustee | Trustee

K. A. Reweti

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

Palmerston North Māori Reserve Trust

Consolidated Statement of Cash Flows

For the year ended 31 March 2022

	Note	2022 $	2021 $
Cash Flows From Operating Activities			
Cash Receipts From Operating Leases		7,240,050	6,843,334
Cash Paid to Suppliers and Employees		(3,469,246)	(3,029,474)
Interest Received		86,925	90,392
Interest Paid		(738,096)	(685,718)
Income Taxes Paid	15	(476,248)	(597,651)
Net GST Received		22,048	15,915
Net Cash Inflow/(Outflow) From Operating Activities		2,665,434	2,636,798
Cash Flows From Investing Activities			
Purchase of Property, Plant and Equipment		(83,160)	(66,033)
Purchase of Investment Property		(2,830,972)	(1,173,182)
Distribution Received from Equity Accounted Investee	4	-	200,000
Repayment of Related Party Advances	6	86,996	47,251
Net Cash Inflow/(Outflow) From Investing Activities		(2,827,136)	(991,964)
Cash Flows From Financing Activities			
Repayment of Borrowings	7	(960,000)	(960,000)
Net Cash Inflow/(Outflow) From Financing Activities		(960,000)	(960,000)
Cash Distributions to Owners			
Distributions Paid to Owners	9	(727,643)	(878,116)
Net Increase/(Decrease) in Cash and Cash Equivalents		**(1,849,346)**	**(193,282)**
Cash and Cash Equivalents at Beginning of Year		3,204,740	3,398,022
Cash and Cash Equivalents at End of Year	5	**$1,355,394**	**$3,204,740**

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

1. REPORTING ENTITY

The consolidated financial statements of Palmerston North Māori Reserve Trust, which is domiciled in New Zealand, as at and for the year ended 31 March 2022 comprise the Trust and its subsidiaries (together referred to as the "Group") and individually as "Group entities" and the Group's equity accounted interests in associates.

Palmerston North Māori Reserve Trust is an Ahu Whenua Trust constituted by the New Zealand Māori Land Court Order of December 16, 2003 pursuant to Sec 244 of the Te Ture Whenua Māori Act 1993 which varied the original Trust Deed of 1977, and the subsequent variations of Deed made on November 5, 1999 and May 1993. For the purposes of complying with generally accepted accounting practice in New Zealand ("NZ GAAP") the Group is a for-profit entity.

2. BASIS OF PREPARATION

(a) Statement of Compliance

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

These financial statements were authorised for issue by the Trustees on the 6th of July 2022.

(b) Basis of Measurement

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

(c) Functional and Presentation Currency

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

(d) Use of Estimates and Judgements

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

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

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

The accounting policies set out below and in other relevant notes have been applied consistently to all periods presented in these financial statements and have been applied consistently by Group entities.

(e) 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 the subsidiary are included in the consolidated financial statements from the date that control commences until the date that control ceases.

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2. BASIS OF PREPARATION (cont.)

Investments in Equity Accounted Investees

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

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

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

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

Transactions Eliminated on Consolidation

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

(f) Impairment for Non-Financial Assets

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

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

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(g) Good and Services Tax (GST)

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

(h) Comparatives

The comparative figures have been reclassified to conform to current years presentation.

3. INVESTMENT PROPERTIES

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

Investment property comprises a number of commercial and residential properties that are leased to third parties, and a number of bare development properties. For residential properties the lease terms range from six months to 12 months and commercial properties have leases negotiated with periods ranging from three years to 15 years with various rights of renewals.

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

Highest and best use has been determined as each of the investment property's current use and therefore fair value has been determined as follows:

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

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

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

Colliers International (Wellington Valuation) Limited have valued all investment properties for financial reporting purposes at 31 March 2021 and 31 March 2022.

3. INVESTMENT PROPERTIES (cont.)

	2022 $	2021 $
Balance at 1 April	105,745,000	87,430,000
Additions (refer to note 3 below)		
22 - 24 Ngata Street Development	-	1,201,135
Steve's Tyres Development	31,235	816,460
152-166 Rangitikei Street work to date	2,589,705	-
Purchase of Leasehold Interest in 121 Grey Street	330,000	-
Purchase of Leasehold Interest in 19, 21, 27 Ngata Street & 38 Carroll Street	1,700,000	-
Other Developments	-	9,887
	4,650,940	2,027,482
Change in fair value	8,414,060	16,287,518
Balance at 31 March	**$118,810,000**	**$105,745,000**

Carrying Value of Individual Properties at Fair Value:	2022 $	Additions $	Change in Fair Value $	2021 $
Countdown Supermarket - 247-271 Rangitikei Street, PN	18,000,000	-	225,000	17,775,000
Tikei Mall - 168-208 Rangitikei Street, PN	17,100,000	-	450,000	16,650,000
Nash Street Development (Mitre 10 Mega) 250-270 Featherston Street, PN	28,700,000	-	2,675,000	26,025,000
	63,800,000	-	3,350,000	60,450,000
Hostels				
Palmy 31 - 29 & 31 Ngata Street, 40 & 42 Carroll Street, PN	2,700,000	-	(200,000)	2,900,000
Baxters - 9-17 Ranfurly Street, PN	2,250,000	-	290,000	1,960,000
	4,950,000	-	90,000	4,860,000

3. INVESTMENT PROPERTIES (cont.)

	2022	Additions	Change in Fair Value	2021
Other	$	$	$	$
272-276 Featherston Street, PN	1,250,000	-	-	1,250,000
61-65 Grey Street, PN	1,050,000	-	50,000	1,000,000
67-71 Grey Street, PN	1,550,000	31,235	268,765	1,250,000
77-83 Grey Street, PN	850,000	-	170,000	680,000
152-166 Rangitikei Street, PN (A)	5,500,000	2,589,705	1,110,295	1,800,000
38 Carroll Street, PN	750,000	425,000	(85,000)	410,000
46 Carroll Street & 33 Ngata Street, PN	2,600,000	-	130,000	2,470,000
35 Grey Street, PN	570,000	-	120,000	450,000
33-41 Grey Street, PN	2,700,000	-	350,000	2,350,000
51-59 Grey Street, PN	2,700,000	-	270,000	2,430,000
121 Grey Street, PN	800,000	330,000	(40,000)	510,000
19 Ngata Street, PN	920,000	425,000	75,000	420,000
21 Ngata Street, PN	400,000	-	(40,000)	440,000
27 Ngata Street, PN	800,000	425,000	(45,000)	420,000
32 Ngata Street, PN	825,000	425,000	(220,000)	620,000
34 Ngata Street, PN	735,000	-	155,000	580,000
26 Fitchett Street, PN	600,000	-	55,000	545,000
30 Fitchett Street, PN	780,000	-	135,000	645,000
34 Fitchett Street, PN	800,000	-	135,000	665,000
40 Fitchett Street, PN	680,000	-	50,000	630,000
42 Fitchett Street, PN	680,000	-	160,000	520,000
46/46a Fitchett Street, PN	710,000	-	110,000	600,000
48/48a Fitchett Street, PN	730,000	-	110,000	620,000
3 Nash Street & 16 Ngata Street, PN	850,000	-	70,000	780,000
9-15 Nash Street & 26 Ngata Street, PN	1,230,000	-	80,000	1,150,000
22-24 Ngata Street, PN	2,200,000	-	50,000	2,150,000
28a/b/ & 30/30b Ngata Street, PN	1,700,000	-	300,000	1,400,000
81-87 Thorndon Quay & 89-95 Thorndon Quay, Wgtn	8,000,000	-	1,150,000	6,850,000
8-28 Carroll Street & 3-17 Ngata Street, PN	7,100,000	-	300,000	6,800,000
	50,060,000	4,650,940	4,974,060	40,435,000
	$118,810,000	**$4,650,940**	**$8,414,060**	**$105,745,000**

(A) 152-166 Rangitikei Street is currently under construction, Colliers International (Wellington Valuation) Limited have valued the property excluding costs required to complete, which has been estimated at $3.5m.

3. INVESTMENT PROPERTIES (cont.)

Investment Property Work in Progress at Cost

Investment property work in progress is measured at fair value unless fair value cannot be reliably measured, at which time it will be measured at cost.

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

	152 - 166 Rangitikei	22 - 24 Ngata St Dvlpmnt	Steve's Tyres	Other Dvlpmnts	Total
	$	$	$	$	$
Balance at 31 March 2020	17,856	807,231	12,523	33,394	871,004
Costs incurred	82,676	393,904	803,937	28,677	1,309,193
Transferred to investment property at fair value	-	(1,201,135)	(816,460)	(9,887)	(2,027,482)
Balance at 31 March 2021	100,531	-	-	52,184	152,715
Costs incurred	2,489,174	-	31,235	36,575	2,556,985
Transferred to investment property at fair value	(2,589,705)	-	(31,235)	-	(2,620,941)
Balance at 31 March 2022	$ -	$ -	$ -	$ 88,759	$ 88,759

Other Developments at 31 March 2022 is in relation to a Baxters development, which is in an early stage of development.

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4. INVESTMENT IN EQUITY ACCOUNTED ASSOCIATES

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

Investee	Balance Date	Place of Business/Country of Incorporation	Ownership Percentage 2022	Ownership Percentage 2021
Hīkoikoi Management Limited	31-Mar	NZ	50%	50%
Metlifecare Palmerston North Limited	30-Jun	NZ	50%	50%

The Group has no commitments and no contingencies in relation to its investments in associates.

Non-current investment in Associate	Hīkoikoi Management Limited	Metlifecare Palmerston North Limited	Total
	$	$	$
Balance at 31 March 2020	-	11,031,000	11,031,000
Share of trading profit	-	1,380,250	1,380,250
Share of investment property revaluation profit	-	894,250	894,250
Dividends received	-	(200,000)	(200,000)
Balance at 31 March 2021	-	13,105,500	13,105,500
Share of trading profit	-	1,066,000	1,066,000
Share of investment property revaluation profit	-	4,229,500	4,229,500
Balance at 31 March 2022	$ -	$18,401,000	$18,401,000

Hīkoikoi Management Limited has no profit/(loss) for the years ended 31 March 2021 and 31 March 2022.

Assets and Liabilities of Associates	2022		
	Hīkoikoi Management Limited	Metlifecare Palmerston North Limited	Total
	$	$	$
Current Assets	49,064	12,124,000	12,173,064
Non-current Assets	1,133,035	60,402,000	61,535,035
Total Assets	1,182,099	72,526,000	73,708,099
Current Liabilities	114,125	11,246,000	11,360,125
Non-current Liabilities	1,067,974	24,479,000	25,546,974
Total Liabilities	1,182,099	35,725,000	36,907,099
Net Assets	$ -	$36,801,000	$36,801,000

Assets and Liabilities of Associates	Hīkoikoi Management Limited	Metlifecare Palmerston North Limited	Total
	$	$	$
Current Assets	45,900	7,955,000	8,000,900
Non-current Assets	1,137,603	47,328,000	48,465,603
Total Assets	1,183,503	55,283,000	56,466,503
Current Liabilities	94,538	2,478,000	2,572,538
Non-current Liabilities	1,088,965	26,595,000	27,683,965
Total Liabilities	1,183,503	29,073,000	30,256,503
Net Assets	$ -	$26,210,000	$26,210,000

5. CASH AND CASH EQUIVALENTS

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

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

	2022 $	2021 $
Bank Balances	1,355,394	3,204,740
Total cash and cash equivalents	**$1,355,394**	**$3,204,740**

Interest rate charged on overdrawn bank balances and interest received on call deposits were 9.75% and 0.15% respectively (2021: 9.25% and 0.05%). Bank balances are on call. Total overdraft available at reporting date is $250,000 (2021: $250,000).

6. RELATED PARTY RECEIVABLES

Related party relationships are detailed in note 17. The balances below have arisen from a combination of trading activities and loans.

Transactions with related parties are to be settled in cash. None of these balances are secured. During the year the Trustees resolved to donate $76,691 to Ngahuru Charitable Trust. There have been no impairments of related party balances during the year (2021: nil) and there have been no write-offs of related party balances during the year (2021: nil).

Related Party (refer to note 17) Balances at year end included:	Interest Rate	2022 $	2021 $
Receivable from Loans - Wharewaka o Pōneke Charitable Trust	3.5%	3,063,016	3,063,016
Receivable from Trading Activities & Loans - Hīkoikoi Management Limited	4.5%	500,248	510,552
Receivable from Loans - Ngahuru Charitable Trust	0.0%	-	76,691
		$3,563,263	**$3,650,259**
Related Party Balances			
Non-Current Related Party Receivables		3,563,263	3,650,259
		$3,563,263	**$3,650,259**
Reconciliation			
Balance at Beginning of Year		3,650,259	3,697,510
Net Payments/(Receipts)		(86,996)	(47,251)
Balance at End of the Year		**$3,563,263**	**$3,650,259**

7. INTEREST-BEARING LOANS AND BORROWINGS

	Maturity Date	Interest Rate
Westpac Banking Corporation 91 Loan	31/03/2024	3.20%

	2022 $	2021 $
Balance at Beginning of Year	28,038,323	28,998,323
Interest	726,510	693,162
Repayments	(1,686,510)	(1,653,162)
Balance at End of the Year	**$27,078,323**	**$28,038,323**
Current	960,000	960,000
Non-current	26,118,323	27,078,323
	$27,078,323	**$28,038,323**

Borrowings are initially recognised at fair value net of transaction costs and subsequently carried at amortised cost.

The bank loans are secured over certain investment properties with a carrying amount of $92,150,000 (2021: $82,890,000).

8. PAYABLE FOR 19, 21, 27 NGATA ST & 38 CARROLL ST LEASEHOLD INTEREST

	2022 $	2021 $
Purchase Price	1,700,000	-
Deposit Paid	(80,000)	-
Balance Owing at End of the Year	**$1,620,000**	**$ -**

The Trust has entered into an unconditional agreement to acquired the leasehold interest for 19, 21, 27 Ngata St and 38 Carroll St for $1,700,000 which settles on 1 June 2022. The leasehold interest acquired has been capitalised into Investment Property (see note 3).

9. UNCLAIMED DISTRIBUTIONS

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

	2022 $	2021 $
Balance at Beginning of Year	1,647,723	1,579,930
Distribution Declared	954,159	954,159
Net Distributions Claimed	(735,894)	(886,367)
Balance at End of the Year	**$1,865,988**	**$1,647,723**
Reconciliation to Cashflow		
Net Distributions Claimed	(735,894)	(886,367)
Distribution relating to shares held by the Trust (refer to note 11)	8,251	8,251
	$(727,643)	**$(878,116)**

10. TRADE AND OTHER PAYABLES AND OTHER CURRENT LIABILITIES

	2022 $	2021 $
Trade Payables	152,344	438,514
Bonds Payable	39,670	4,734
Accrued Expenses	118,642	96,510
GST Payable	54,320	33,314
Income Received in Advance	162,146	163,702
	$527,121	**$736,774**

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

11. DISCRETIONARY RESERVE

	2022 $	2021 $
Balance at the Beginning of the Year	82,034	73,783
Distribution relating to shares held by the Trust	8,251	8,251
Total Distributions Transferred	8,251	8,251
Balance at End of the Year	**$90,285**	**$82,034**

A parcel of 1,650 shares were originally transferred to the Trust from the Māori Trustee (on the basis that the owners could no longer be identified), these shares have been accumulating distributions since the transfer took place.

During the 2018 year the Trustees resolved that these unclaimed distributions could be applied to specific activities as resolved by the Trustees. There was no allocation to the Rangitahi Leadership Wānanga as it was not held in 2022 (2021: $nil).

12. RENTAL INCOME

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

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

	2022		
	Gross Rental Income $	Direct Property Expenses $	Net Rental Income $
Tikei Mall	1,294,878	(279,109)	1,015,769
Nash Street Development	1,895,698	(352,611)	1,543,087
Countdown Supermarket	1,245,500	(101,013)	1,144,487
Hostel Accommodation	1,057,957	(651,605)	406,352
Thorndon Quay - Haukawakawa LP	286,382	(175,512)	110,871
Other	1,448,471	(547,225)	901,246
	$7,228,885	**$(2,107,074)**	**$5,121,811**

12. RENTAL INCOME (cont.)

	2021		
	Gross Rental Income	Direct Property Expenses	Net Rental Income
	$	$	$
Tikei Mall	1,205,341	(276,979)	928,362
Nash Street Development	1,647,775	(305,239)	1,342,536
Countdown Supermarket	1,245,500	(95,960)	1,149,540
Hostel Accommodation	1,009,052	(671,710)	337,342
Thorndon Quay - Haukawakawa LP	251,628	(152,215)	99,413
Other	1,319,592	(588,779)	730,813
	$6,678,888	**$(2,090,882)**	**$4,588,006**

The Group has a number of operating leases for both commercial and residential property related to its investment properties. Where possible the Group always endeavours to sublease vacant spaces on short-term lets. Rental income recognised under non-cancellable operating leases during the year was $7,228,885 (2021: $6,678,888)

13. FINANCE COSTS

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

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

	2022	2021
Finance Income - Assets at Amortised Cost	$	$
Interest Income from Loans - Wharewaka o Pōneke Charitable Trust (refer to note 17)	60,375	60,375
Interest Income from Loans & Trade Receivables - Hīkoikoi Management Limited (refer to note 17)	25,785	28,830
Interest Income - Westpac	765	1,187
	86,925	90,392
Finance Expense - Liabilities at Amortised Cost		
Interest Expense - Westpac	(737,521)	(685,718)
Interest Expense - other	(575)	-
	(738,096)	(685,718)
Net Finance Expense	**$(651,171)**	**$(595,326)**

14. ADMINISTRATION EXPENSES

	2022	2021
	$	$
Accountancy Fees	56,317	47,589
Audit Fees	36,553	34,414
Bad Debts	826	-
Bank Charges	1,759	3,036
Cleaning & Laundry	2,804	2,323
Computer Expenses	429	-
Consultancy Fees	3,121	3,624
Executive Office (refer to note 17)	445,829	436,928
General Expenses	9,529	7,625
Insurance	29,699	28,401
Koha	1,000	400
Legal Fees	79,270	25,104
Owners' Meetings	25,555	35,054
Postage, Printing & Stationery	9,164	1,386
Memberships & Subscriptions	10,084	10,086
Tangi Contributions	1,000	1,400
Telephone & Internet	2,203	2,647
Trustees' Fees (refer to note 17)	185,333	188,000
Trustees' Expenses	37,166	32,161
	$937,642	**$860,178**

15. INCOME TAX

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

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

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

Temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss,

Temporary differences related to investments in subsidiaries and associates, where the reversal of the difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

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

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

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously. Deferred tax assets are only recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

	2022	2021
a) Income tax recognised in profit or loss	$	$
Current tax	517,050	506,870
Deferred tax expense	75,228	49,043
Total income tax expense	**$592,278**	**$555,913**
b) Reconciliation of income tax expense		
Profit before income tax expense	17,139,405	21,655,006
Tax expense at 17.5%	2,999,396	3,789,626
Non-deductible expenses	22,295	313
Deductible of leasehold purchase	(34,125)	-
Non-assessable investment property revaluation	(1,472,460)	(2,850,316)
Non-assessable equity accounted earnings	(926,713)	(398,037)
Dividend received from equity accounted investee	-	35,000
Tax deductible depreciation	(5,886)	(2,989)
Income taxed at different rates	9,771	4,191
Prior period adjustments	-	2,884
Ring-fenced residential losses	-	(24,759)
Total income tax expense	**$592,278**	**$555,913**
c) Current tax		
Asset/(liability) at 1 April	(161,952)	(252,733)
Current year tax expense	(517,050)	(506,870)
Payments	476,248	597,651
Asset/(liability) at 31 March	**$(202,754)**	**$(161,952)**

CROWE NEW ZEALAND

15. INCOME TAX (cont.)

	2022 $	2021 $
d) Deferred tax		
Balance at the beginning of the year	(898,566)	(849,523)
Current year movement	(75,228)	(49,043)
Deferred tax asset/(liability)	**$(973,795)**	**$(898,566)**
Deferred tax assets/(liabilities) are attributable to the following:		
Accrued Expenses	9,484	7,537
Investment Properties	(983,279)	(917,600)
Residential Ring-Fenced Losses	-	11,497
	$(973,795)	**$(898,566)**
e) Māori Authority Tax Credit Account		
Balance at the beginning of the year	5,515,141	5,048,147
Current year movement	480,792	466,994
	$5,995,933	**$5,515,141**

16. FINANCIAL INSTRUMENTS

Financial Assets

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

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

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

Financial Liabilities

The Group's financial liabilities comprise of borrowings, trade and other payables and unclaimed distributions for which is classified as amortised cost, the Group's accounting policy is as follows:

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

Impairment for financial assets measured at amortised cost

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

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

CROWE NEW ZEALAND

16. FINANCIAL INSTRUMENTS (cont.)

	2022 $	2021 $
Financial Assets at Amortised Cost		
Trade and Other Receivables	30,927	42,255
Cash and Cash Equivalents	1,355,394	3,204,740
Related Party Receivables	3,563,263	3,650,259
	$4,949,584	$6,897,254
Financial Liabilities at Amortised Cost		
Trade and Other Payables	310,655	539,758
Unclaimed Distributions	1,865,988	1,647,723
Interest bearing loans and borrowings	27,078,323	28,038,323
	$29,254,966	$30,225,804

17. RELATED PARTIES

The ultimate Parent of the Group is Palmerston North Māori Reserve Trust.

Subsidiaries

Set out below are the significant subsidiaries of the Group:

	Principal Activity	Balance Date	Place of Business/Country of Incorporation	Ownership Percentage 2022	Ownership Percentage 2021
Baxters Limited	Hostel Accommodation	March	NZ	100%	100%
Haukawakawa Limited Partnership	Investment Property	March	NZ	100%	100%

Other Related Parties

In addition to the above, Palmerston North Māori Reserve Trust is related to the following entities:

ENTITY	RELATIONSHIP
Wharewaka o Pōneke Charitable Trust	PNMRT has the right to appoint two Trustees
Wharewaka o Pōneke Enterprises Limited	Common Trusteeship / Directorship
Wellington Tenths Trust	Common Trusteeships
Ngahuru Charitable Trust	Common Trusteeships

17. RELATED PARTIES (cont.)

Transactions with related parties

Related Party Transactions included:

	2022 $	2021 $
Interest received from Wharewaka o Pōneke Charitable Trust (refer to note 13)	60,375	60,375
Interest received from Hīkoikoi Management Limited (refer to note 13)	25,785	28,830
Executive office fees charged by Hīkoikoi Management Limited (refer to note 14)	(445,829)	(436,928)
Donation to Ngahuru Charitable Trust	(76,691)	-
	$(436,360)	$(347,723)

Balances of Related Party Loans shown above are required to be settled in cash.

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

Ngahuru Charitable Trust is the charitable arm of the Palmerston North Māori Reserve Trust and the Wellington Tenths Trust. The donation of $76,691 made during the year was for funds towards the operating costs of Ngahuru Charitable Trust.

Trustee Remuneration

Trustee fees are determined by way of resolution at the Trust's Annual General Meeting.
Trustee remuneration by Trustee is as follows:

	2022 $	2021 $
Liz Mellish (Chairman)	60,000	60,000
Jeanie Hughes	16,000	16,000
Paula King	16,000	16,000
Matthew Love-Parata	16,000	16,000
Wiki Michalanney	16,000	16,000
Ann Reweti	16,000	16,000
Aisha Ross	16,000	16,000
Mark Te One (Resigned 31 January 2022)	13,333	16,000
Takiri Cotterill	16,000	16,000
	$185,333	$188,000

18. EQUITY MANAGEMENT

The Group's equity (net assets) relates to retained earnings and the Discretionary Reserve (refer note 11).

The Group manages its equity through the use of budgets and business cases to determine future capital requirements. There are no externally imposed capital requirements at the end of the year or during each reporting period.

The Group's policies in respect of equity management and allocation are reviewed regularly by the Trustees.

There have been no material changes in the Group's management of equity during the year.

19. COMMITMENTS

At 31 March 2022 there is a $3,485,295 (2021: $5,178,917) commitment to the completion of 152 - 166 Rangitikei Street development (note 3). There are no further commitments at 31 March 2022 (2021: nil).

20. CONTINGENT LIABILITIES

There are no contingent liabilities as at 31 March 2022 (2021: nil).

21. EVENTS OCCURRING AFTER THE REPORTING DATE

There are no other events subsequent to the reporting date that would affect the financial statements (2021: nil).

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To the Beneficial Owners of Palmerston North Māori Reserve Trust

Independent Auditor's Report

Opinion

We have audited the consolidated financial statements of Palmerston North Māori Reserve Trust (the Trust) and its controlled entities (the Group) on pages 3 to 18, which comprise the consolidated statement of financial position as at 31 March 2022, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 March 2022, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime (NZ IFRS RDR).

Basis for Opinion

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

Other than in our capacity as auditor we have no relationship with, or interests in, Palmerston North Māori Reserve Trust or any of its controlled entities.

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

The Trustees are responsible for the other information. Our opinion on the consolidated financial statements does not cover the other information included in the annual report and we do not and will not express any form of assurance conclusion on the other information. At the time of our audit, there was no other information available to us.

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.

Trustees' Responsibilities for the Consolidated Financial Statements

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

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

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for the audit opinion.

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

Report on Other Legal and Regulatory Requirements

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

Restriction on Use

This report is made solely to the Trust's beneficial owners, as a body. Our audit has been undertaken so that we might state to the Trust's beneficial owners those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Trust and the Trust's beneficial owners 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 Les Foy.

Crowe

Crowe New Zealand Audit Partnership
CHARTERED ACCOUNTANTS
12 July 2022

The title 'Partner' conveys that the person is a senior member within their respective division and is among the group of persons who hold an equity interest (shareholder) in its parent entity, Findex Group Limited. The only professional service offering which is conducted by a partnership is external audit, conducted via the Crowe Australasia external audit division and Unison SMSF Audit. All other professional services offered by Findex Group Limited are conducted by aprivately owned organisation and/or its subsidiaries.

PALMERSTON NORTH
MĀORI RESERVE TRUST
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