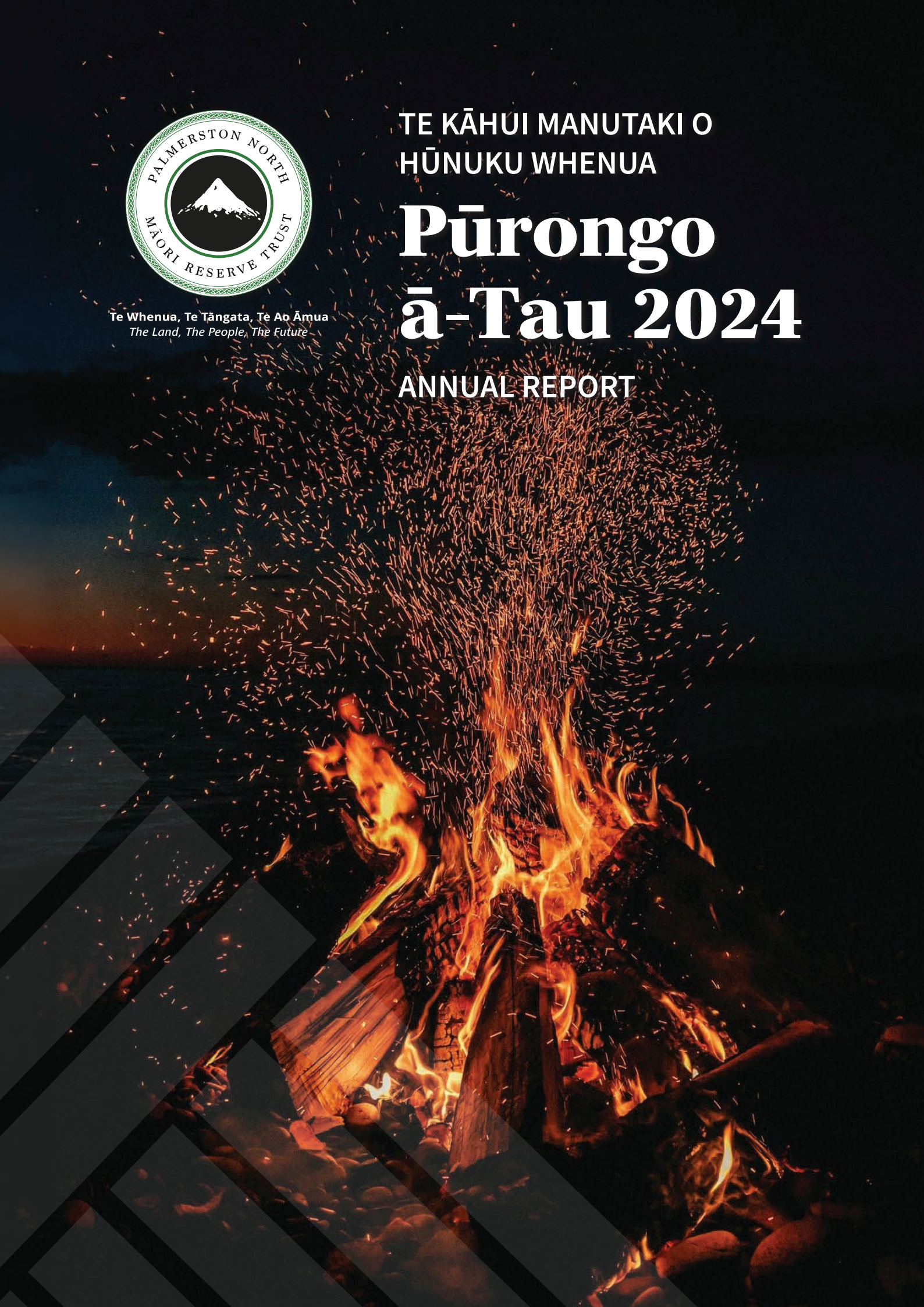


Te Whenua, Te Tāngata, Te Ao Āmua
The Land, The People, The Future

TE KĀHUI MANUTAKI O
HŪNUKU WHENUA

Pūrongo ā-Tau 2024

ANNUAL REPORT





Te Kāhui Manutaki o Hūnuku Whenua

Whāinga

Objective

The Te Kāhui Manutaki o Hūnuku Whenua (Palmerston North Māori Reserve Trust) is an Ahu Whenua Trust constituted under Section 244 of Te Ture Whenua Māori Act 1993.

The Trust is governed by a board of nine Manutaki (Trustees) being Amokura (Chairman) Liz Mellish, MNZM, and Manutaki (Trustees) Paula King, Wiki Michalanney, Ann Reweti, Philippa Fairclough, Jeanie Hughes, Richard Te One, Aisha Ross, and Matthew Love-Parata.

Mihi

Tuia i runga, Tuia i raro

Tuia i te here tāngata, ka rongo te pō ka rongo te ao.

E ngā whānau whānui

Kei roto i ngā kainga, i runga i ngā marae huri noa
te motu me te waipounamu rānei.

Tēnā koutou katoa.

E ngā tini me ngā mano haere atu rā.

Oti atu.

E te hunga ora, kia kaha, kia māia, kia manawanui.

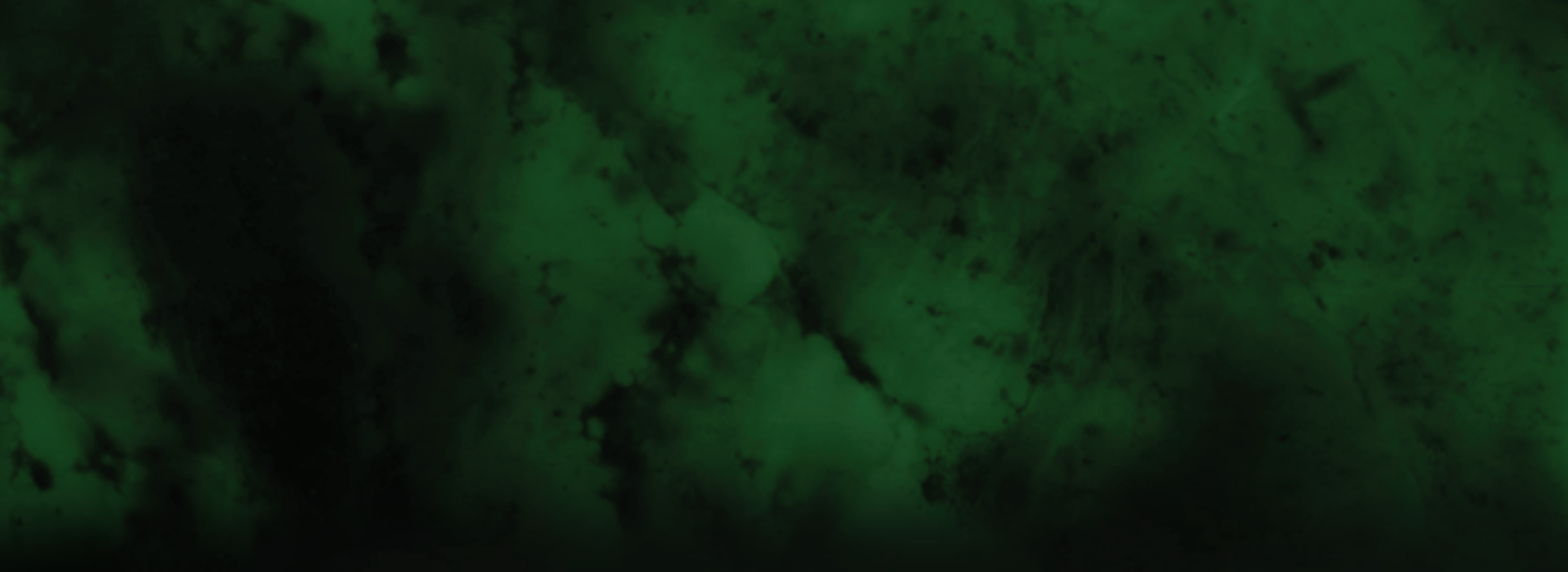
The image is a composite. At the top, there is a grey geometric pattern of interlocking lines. Below this is a dark blue night sky filled with stars, with the Milky Way galaxy visible on the left side. In the foreground, a Maori man is depicted from the chest up. He has dark hair and traditional facial markings (moko) on his face. He is wearing a white garment and a dark, textured skirt. He is holding a long, flat wooden paddle horizontally in front of him with both hands. The background behind him shows a dark landscape with some lights in the distance, possibly a town or a bay at night.

Te Ōhākī o Te Wharepōuri

“I muri nei kia pai ki aku taonga
Māori, taonga Pākehā, kia tae ake te
haruru o to reo ki ahau i Te Reinga”

“After I have gone be good to my Māori people and my European
people, let the thunder of your voice reach me in the spirit land”

Te Wharepōuri 1842



Rārangi Take

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Te Kōwai Tahī Kaupapa Whānui

Section One General

Pānui mō te Hui ā-Tau

AGM Notification Adverts



Te Whenua, Te Tangata, Te Ao Āmua
The Land, The People, The Future

PALMERSTON NORTH MĀORI RESERVE TRUST ANNUAL GENERAL MEETING

Date

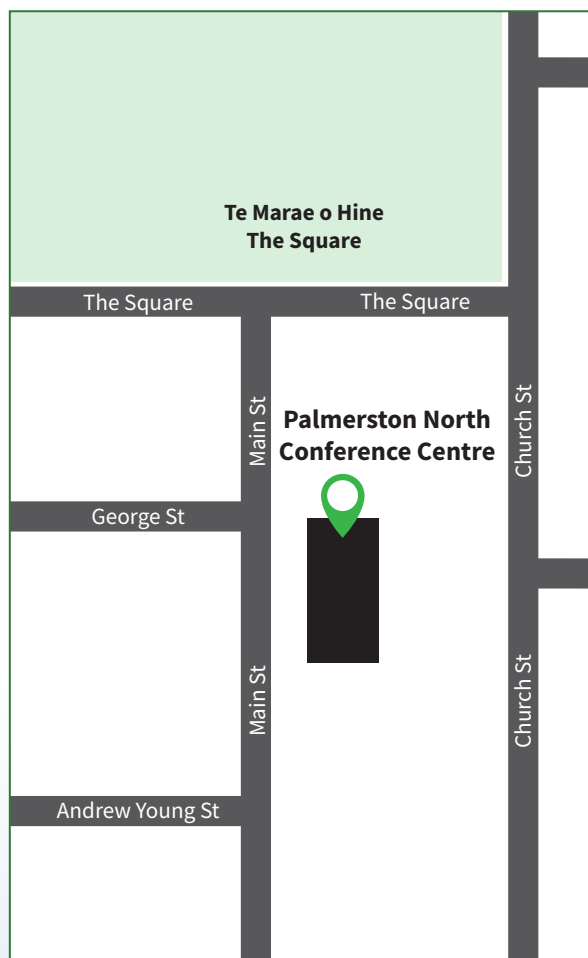
Saturday 24 August 2024 - 10:00 – 12:00pm

Venue

Palmerston North Conference Centre
354 Main Street, Palmerston North

Agenda

- Mihi whakatau / Karakia
- Apologies
- Minutes 2023 Annual General Meeting
- Election of Managing Trustees
- Baxters, 9-17 Ranfurly Street, PN Proposal
- Report from the Amokura (Chairman) and Manutaki (Trustees)
- Financial Report
- Appointment of Auditor
- Trustee Remuneration
- Annual Distribution
- Karakia Whakamutunga



Te Karere a Liz Mellish – Te Amokura, Te Kāhui o Hūnuku Whenua

Message from the Chairman Liz Mellish, MNZM
Palmerston North Māori Reserve Trust

**“ Tū Tama Roto,
Tū Tama Waho.**

***Tēnā koutou katoa kua tae mai
nei ki tēnei pānui ki te mau mai
i ngā kaupapa.***

***Ka nui te hari mō tō koutou
manawa nui ki te huihui mai ki te
whakatakoto i ngā pitopito kōrero e
pā ana ki tēnei hui.”***



Tēnā koutou, tēnā koutou, tēnā koutou katoa,

**“I muri nei, kia pai ki aku taonga Māori,
taonga Pākehā, kia tae ake te haruru o to reo
ki au i Te Reinga”**

**“After I have gone, be good to my Māori people
and my European people, let the thunder of
your voice reach me in the spirit land.”**

We are coming together at this Annual General Meeting to consider the journey we are on, while remembering the past, being in the present, and preparing for the future, which is the Matariki celebration of renewal in our new year.

The Trust along with our sister Ahu Whenua Trust, Wellington Tenths Trust, will take this time to reflect and provide the pathway for our mokopuna in the future. This is ongoing mahi and we will ensure in the coming year, 2024 to 2025, that we provide you with a blueprint we have steadily been heading to.

In looking back at our strategic plan in the 2004 Annual Report we had three strategic goals all relating to our land assets through our Land Management Plan:

- To move our land from Leasehold to Freehold to enable a better return for owners
- That the commercial developments with freehold land such as Baxters and Palmy 31 will increase our income
- We will be risk averse and in larger investments become stand alone “entities”, so that core assets like Metlifecare are not at risk.

Twenty years on and those goals and strategies have worked well for us. We have been able to base our thinking and decision making on those strategies and have provided a good return for owners as we have grown the business.

We have seen during those twenty years the world is now a very different place and the

Photo Credit: www.matariki.co.nz



revitalisation of Te Ao Māori has seen a confidence return, as our young people retain te reo and tikanga with education being at the heart of this change. The rise of our statistics to being just on a million people in a country of 5.3 million peoples, is affecting positively how we manage our mātauranga Māori in this century.

Trustees recognising this strong change will look to develop their strategic direction to guide the Ahu Whenua Trusts for the next twenty years and beyond. We have key assets requiring development and as we refresh our thinking in both operations and governance including our role in Te Whanganui a Tara, we will prepare for an exciting future.

Our operations team Hikoikoi Management Ltd is the company owned by the Ahu Whenua Trusts, Wellington Tenth Trust and Palmerston North Māori Reserves Trust. Led by General Manager, Vicki Hollywell, they handle all the day to day matters for the Trusts and they have done a sterling job in managing our assets of \$136,287,567.

I am looking forward to our hui in Palmerston North and having time to meet and maintain our whānau relationships.

Naku noa, Nā

Liz Mellish, MNZM

Amokura

Te Kāhui Manutaki o Hūnuku



Kaupapa Tatauranga

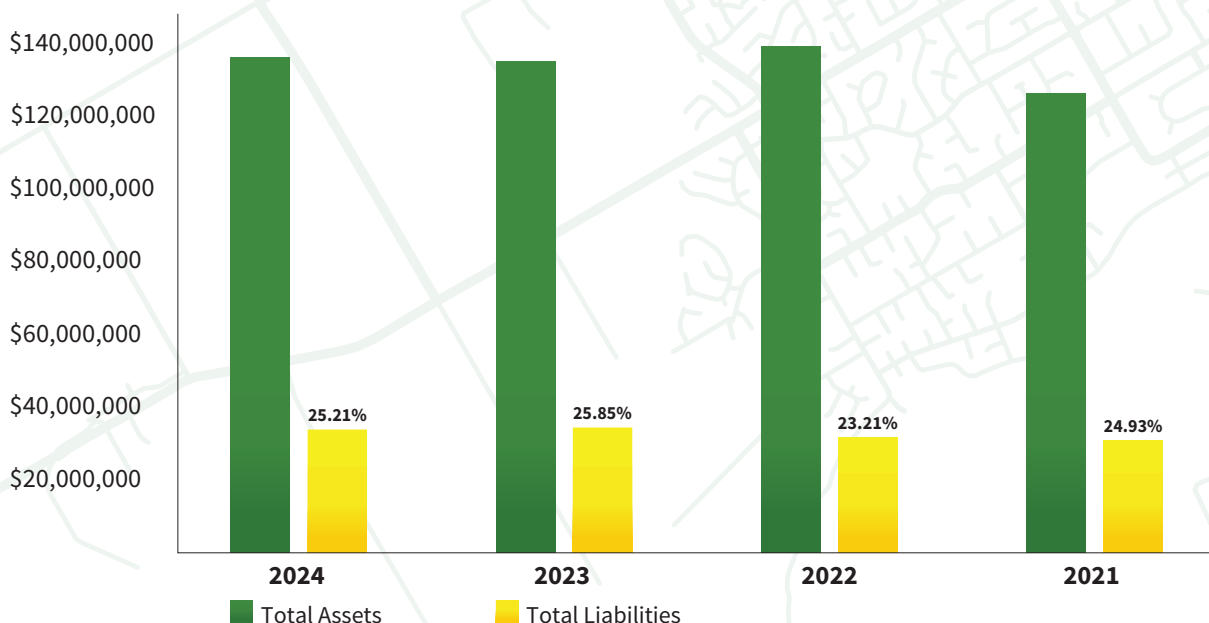
Statistical Information

STATISTICAL INFORMATION	2024	2023	2022	2021
Number of Owners	1,182	1,184	1,138	1,111
Number of Shares	190,831.866	190,831.866	190,831.866	190,831.866
Total Assets	\$136,287,567	\$134,874,179	\$139,037,726	\$126,275,864
Total Liabilities	\$34,355,913	\$34,867,203	\$32,267,981	\$31,483,338
Total Equity	\$101,931,654	\$100,006,976	\$106,769,745	\$94,792,526
Indicative Value per Share	\$534.14	\$524.06	\$559.50	\$496.73
Revenue	\$8,409,145	\$7,527,844	\$7,258,787	\$6,709,747
Operating Profit After Net Financing Costs	\$2,879,033	\$2,667,748	\$3,506,535	\$3,106,334
Investment Property Revaluation	(\$3,347,847)	(\$7,423,708)	\$8,114,060	\$16,287,518
Profit for the year	\$2,870,586	(\$5,816,861)	\$12,923,127	\$21,099,093
Distribution declared	\$954,159	\$954,159	\$954,159	\$954,159
Distribution per Share	\$5.00	\$5.00	\$5.00	\$5.00

Pūtea Tārewa - Wahirawa Tauritenga

Debt to Total Assets Ratio

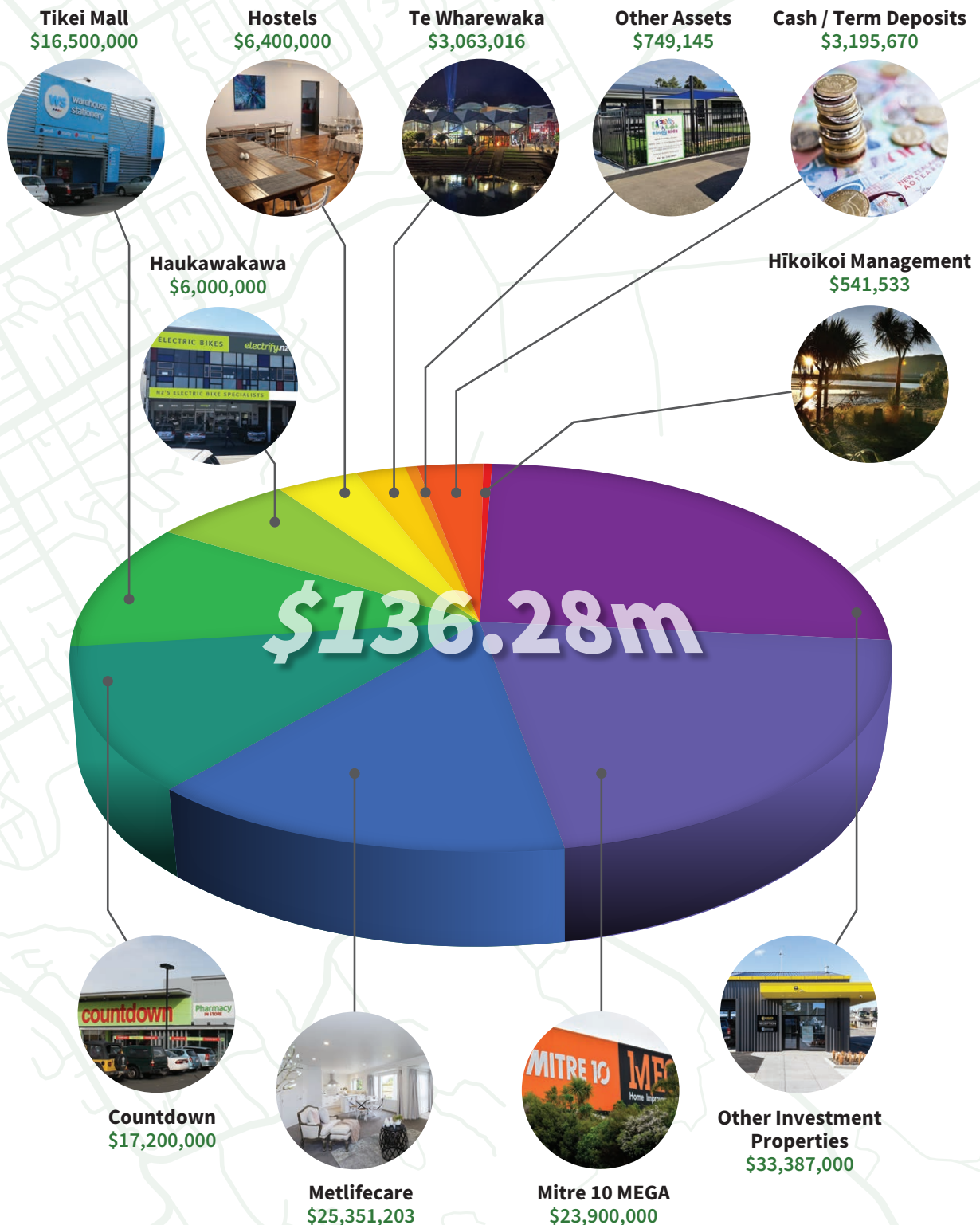
The illustration below shows the movement in the debt to total assets ratio over the past four years. As at 31 March 2024 the debt to total assets ratio is 25.21%, that is, the total liabilities of the Trust is 25.21% of the Trust's total assets. This is an improvement of 0.64% from 31 March 2023.



Whairawa Tapeke

Total Assets

The illustration below shows the breakdown of the total assets of the Trust in graphical form. The graph shows in dollar terms the holdings of the Trust as at 31 March 2024. The diversified nature of the portfolio means that any risk is spread across a range of holdings and returns are generated from a range of sources reducing any potential losses in one particular area.



Te Mahere Pae Whenua o Hūnuku

Property Map



Baxters Hostel Accommodation, 7-11 Ranfurly Street, Palmerston North. *not shown on map





Hura Metlifecare Palmerston North Village

Showcasing Metlifecare Palmerston North Village

Manaaki Tangata, Tuinga Tangata, Hāpori Tangata

Care, connection, and community

Directors of Metlifecare PAN Development are pleased to announce and celebrate as the villas we have been reporting on for the past three plus years are now complete.

An official opening took place on 23 July 2024 and included the planting of three kōwai trees on site. Earl Gasparich, Metlifecare CEO, Liz Mellish and Mayor Grant Smith each planted a kōwhai that will enhance the villas surroundings, and be an

enduring reminder of the strength of our partnership.

The development team includes General Manager Vicki Hollywell, Liz Mellish, and Keith Hindle and they have worked tirelessly with Metlifecare Directors and Board to ensure this development has been completed on time and within budget.

Metlifecare Palmerston North Village is set amongst established gardens and has a wonderful sense of community and companionship. Located in the heart of Palmerston North residents of the village and newly completed villas experience the many attractions the city has to offer.

Ngā Tataunga

By the Numbers

55 BED REST-HOME
HOSPITAL CARE-HOME

32 SERVICED
APARTMENTS

49 INDEPENDENT VILLAS
OLDER PART OF VILLAGE

43 INDEPENDENT VILLAS
NEWLY COMPLETED

\$25.3 MILLION
CURRENT ASSET VALUE

50% JOINT VENTURE
OWNER

65 STAFF
EMPLOYED







Hura Mitre 10 MEGA

Showcasing Mitre 10 MEGA

Anchor tenant, Mitre 10 MEGA (Nash Street Group)

Mitre 10 MEGA continues to be the strong anchor tenant in this complex. We have commenced a small internal development for Mitre 10 MEGA, by constructing a “Click n Collect” area within the building. This further enhances the offering for Mitre 10 MEGA and improves the rental income for the Trust. Whilst Torpedo7 are closing their doors, the other tenancies Lighting Direct and Reduced to Clear are performing well. The change of tenancy is

proving a draw card for other national tenants and we expect to have that sorted in the next few months.

We have maintained a very positive relationship with Palmerston North City Council and continue to work through the proposal for a cycleway on Featherston Street. We wish to identify this retail complex similarly as we did Tikei Mall, we will introduce you to that at the AGM.

Ngā Tataunga

By the Numbers

1 LARGE ANCHOR TENANT
MITRE 10 MEGA

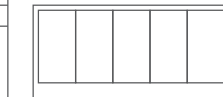
\$23.9 MILLION
CURRENT ASSET VALUE

4 TENANCIES
IN TOTAL

\$1.6 MILLION PA + GST
RENTAL INCOME

100% OWNED
PROPERTY

10,150 SQUARE METRES FLOOR AREA
ACROSS TWO BUILDINGS





Hura Te Aro Pā

Showcasing Te Aro Pā Visitors Centre

Refurbishment of Te Aro Pā Historical Site

Situated at the base of the Bellagio Apartment Complex at 33 Taranaki Street, Wellington, the Te Aro Pā Visitors Centre has undergone a remarkable transformation.

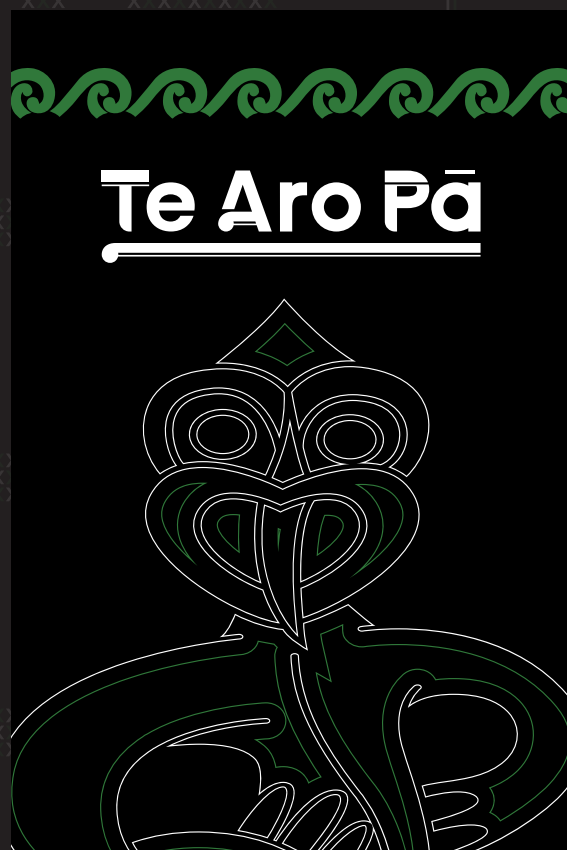
In 2005, during the construction of the apartments, the remains of three whare ponga (sleeping huts) were discovered. This year the Visitors Centre has been thoughtfully redesigned, featuring new wall graphics, enhanced lighting, and state-of-the-art audio-visual components. These updates aim to help us to reveal the rich layers of Māori history concealed beneath the city and to present our story in a compelling way.

Te Aro Pā plays a crucial role in the educational and tourism efforts of our team at Te Raukura, Te Wharewaka o Pōneke. The team utilizes the archaeological remnants of the pā to support our Te Kāhui Kura education kaupapa, engaging with many kaiako and taura. Additionally, Te Aro Pā is a key stop on our walking tours, which explore significant sites for Mana Whenua in Wellington's inner city.

The revitalization of Te Aro Pā will enhance the accessibility of the history of Te Whanganui-a-Tara, providing both Mana Whenua and visitors with a deeper understanding of our cultural heritage.

The renewed site aims to reignite ahikāroa and strengthen connections to our cultural landscape and whakapapa.

Te Aro Pā will officially reopen on August 15. Our Ahu Whenua Trusts extend their gratitude to everyone who contributed to this exciting renewal.



Hura Tapa Ingoa

Showcasing Names

The Kaupapa Matua for Tapa Ingoa is ‘Te Ōhākī a Te Wharepōuri’:

“I muri nei, kia pai ki aku taonga Māori, taonga Pākehā, kia tae ake te haruru o to reo ki ahau i Te Reinga”

The Tapa Ingoa naming convention holds a significant role in our mission to preserve and promote te reo Māori within the Ahu Whenua Trusts. It provides a framework for our affiliated organisations to develop meaningful, customised, and relevant te reo Māori names for both current and future roles. By implementing Tapa Ingoa, we ensure that new roles are assigned names that reflect our cultural heritage, a responsibility that we all share, and reflect the courage, roles and responsibilities of you our kaumoana (seafarers).

The interpretation of te reo Māori within Tapa Ingoa is unique and specific to our cultural context. Therefore, it is not just important, but it is a privilege for us to consider the te reo equivalents in conjunction with the horopaki. This exclusivity is what makes our role in this process so special.

Horopaki

The horopaki, or background context of Tapa Ingoa, is deeply rooted in the journey of the Te Āti Awa waka Tokomaru to Aotearoa. The te reo Māori terms used in the naming convention specifically reference a waka hourua or roles associated with seafaring. This rich historical and cultural context is what makes Tapa Ingoa so unique and worthy of our respect and admiration.

When Tokomaru voyaged from Hawaiki to Aotearoa, it was guided by the amokura, revered for their red tail feathers, which symbolise leadership. Acting as manutaki or guiding birds, they soared ahead of Tokomaru, assessing conditions, offering upon high invaluable perspectives.

As the manutaki offered guidance from above, their messages and directions were interpreted by hautū (leadership) who possessed the ability to use the knowledge, guidance, foresight, and unique perspective of the amokura, steering Tokomaru accordingly.

Due to their size and complexity, waka hourua requires a skilled and seasoned crew. Historically, individuals dedicated years to honing their abilities before being selected by hautū to join the crew. It was a great honour to be picked as part of the original Tokomaru crew, and this honour continues to be bestowed upon those who are part of the Ahu Whenua Trusts’ crew of today.

Te Rahi o Hīkoikoi (Waka Hourua - Group)

“I muri nei, kia pai ki aku taonga Māori, taonga Pākehā, kia tae ake te haruru o to reo ki ahau i Te Reinga”

Amokura & Manutaki (Rangi - Governance)

“Ko te amokura kei runga” - “Haere i te ara o ngā manu takitaki”

**Kaumōana - Owners
(Whare)**

**Hautū
(Kae - Management)**

“E tū kī te kae o te waka”

Kaimahi (Hiwi – Operations)

“Mahia te mahi hei painga mō te katoa”



Te Kōwai Rua Tauāki Pūtea

Section Two Summarised Consolidated Financial Statements

Te Kāhui Manutaki o Hūnuku Whenua

Summarised Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 March 2024

	Note	2024 \$	2023 \$
Income			
Gross Rental Income	1	8,389,769	7,499,269
Other Income		19,376	28,575
Total Income		8,409,145	7,527,844
Expenses			
Direct Property Expenses	1	(2,451,322)	(2,317,663)
Administration Expenses	2	(979,790)	(1,054,601)
Other Expenses		(93,069)	(67,528)
Total Expenses		(3,524,181)	(3,439,792)
Operating Profit Before Net Financing Costs		4,884,964	4,088,052
Net Finance Costs		(2,005,931)	(1,420,304)
Operating Profit After Net Financing Costs		2,879,033	2,667,748
Non-Operating Revenue and Expenses			
Share of Metlifecare Palmerston North Limited Investment Property Revaluation for the Year		4,265,000	(54,000)
Share of Metlifecare Palmerston North Profit / (Loss) for the Year		(330,000)	172,000
Investment Property Revaluation	4	(3,347,847)	(7,423,708)
Loss on Sale of Investment Property		-	(720,000)
Profit / (Loss) Before Income Tax		3,466,186	(5,357,960)
Income Tax Expense		(595,600)	(458,901)
Summarised Consolidated Statement of Cash Flow		\$2,870,586	\$(5,816,861)

Te Kāhui Manutaki o Hūnuku Whenua

Summarised Consolidated Statement of Cash Flow

For the year ended 31 March 2024

	2024 \$	2023 \$
Cash Flows From Operating Activities		
Cash Receipts From Operating Leases	8,422,952	7,563,803
Cash Paid to Suppliers and Employees	(3,401,906)	(3,446,511)
Other Operating Activities	(2,598,724)	(1,980,378)
Net Cash Inflow From Operating Activities	2,422,322	2,136,914
Cash Flows From Investing Activities		
Purchase of Investment Property	(165,907)	(5,263,708)
Proceeds From Sale of Investment Property	-	600,000
Distribution Received from Metlifecare	600,000	500,000
(Receipts)/Advances to Related Party Advances	(68,750)	27,463
Other Investing Activities	(111,328)	(145,459)
Net Cash Inflow/(Outflow) From Investing Activities	254,015	(4,281,704)
Cash Flows From Financing Activities		
Drawdown of Borrowings	-	5,700,000
Repayment of Borrowings	(960,000)	(1,560,098)
Net Cash Inflow/(Outflow) From Financing Activities	(960,000)	4,139,902
Cash Distributions to Owners		
Distributions Paid to Owners	(871,360)	(999,813)
Net Increase in Cash and Cash Equivalents	844,977	995,299
Cash and Cash Equivalents at Beginning of Year	2,350,693	1,355,394
Cash and Cash Equivalents at End of Year	\$3,195,670	\$2,350,693

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

Te Kāhui Manutaki o Hūnuku Whenua
Summarised Consolidated Statement of Changes in Equity
For the year ended 31 March 2024

	2024	2023
	\$	\$
Balance at beginning of year	100,006,976	106,769,745
Profit for the year	2,870,586	(5,816,861)
Other Movements	8,251	8,251
Distribution Declared	(954,159)	(954,159)
Balance at end of the year	\$101,931,654	\$100,006,976

Te Kāhui Manutaki o Hūnuku Whenua
Summarised Consolidated Statement of Financial Position
As at 31 March 2024

	Note	2024	2023
		\$	\$
Discretionary Reserve		106,787	98,536
Retained Earnings		101,824,867	99,908,440
Total Equity		\$101,931,654	\$100,006,976
ASSETS			
Current Assets			
Cash and Cash Equivalents		3,195,670	2,350,693
Other Current Assets		211,654	156,035
Total Current Assets		3,407,324	2,506,728
Non - Current Assets			
Investment Property Work in Progress		129,819	88,759
Investment Properties	4	103,387,000	106,610,000
Investment in Metlifecare Palmerston North Limited		21,354,000	18,019,000
Other Non-Current Assets		407,672	389,766
Related Party Receivables	5	7,601,752	7,259,926
Total Non - Current Assets		132,880,243	132,367,451
TOTAL ASSETS		136,287,567	134,874,179
LIABILITIES			
Current Liabilities			
Unclaimed Distributions		1,886,631	1,812,083
Interest-Bearing Loans and Borrowings	3	960,000	31,218,225
Other Current Liabilities		1,114,129	785,113
Total Current Liabilities		3,960,760	33,815,421
Non - Current Liabilities			
Interest-Bearing Loans and Borrowings	3	29,298,225	-
Other Non-Current Liabilities		1,096,928	1,051,782
Total Non - Current Liabilities		30,395,153	1,051,782
TOTAL LIABILITIES		34,355,913	34,867,203
NET ASSETS		\$101,931,654	\$100,006,976

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

Te Kāhui Manutaki o Hūnuku Whenua

Notes to the Summarised Consolidated Financial Statements

For the year ended 31 March 2024

A summary of the Palmerston North Māori Reserve Trust and its controlled entities (the Group) audited financial statements for the year ended 31 March 2024 are shown in the Financial Summary section of this annual report.

The summarised Financial Statements have been prepared in accordance with FRS-43: Summary Financial Statements.

The amounts stated in these summarised financial statements have been extracted from the full financial statements of the Group dated 2 July 2024, of which an unmodified opinion was given by our auditors, Crowe New Zealand Audit Partnership.

The summarised financial statements do not include all disclosures provided in the full financial statements and cannot be expected to provide as complete understanding as provided by the full financial statements of the Group.

The summarised financial statements should be read in conjunction with the statement of accounting policies and notes to the full audited financial statements.

The full 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 entity.

The full financial statements were authorised for issue by the Trustees on 2 July 2024. Copies of these are available from the Executive Office and at <https://pnmrt.maori.nz>

1. 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.

	2024		
	Gross Rental Income	Direct Property Expenses	Net Rental Income
	\$	\$	\$
Tikei Mall	1,352,484	(297,333)	1,055,151
Nash Street Group	1,914,287	(372,411)	1,541,876
Countdown Supermarket	1,245,500	(102,701)	1,142,799
Hostel Accommodation	1,194,178	(745,208)	448,970
Thorndon Quay - Haukawakawa LP	404,554	(223,290)	181,264
Other	2,278,766	(710,379)	1,568,387
	\$8,389,769	\$(2,451,322)	\$5,938,447

	2023		
	Gross Rental Income	Direct Property Expenses	Net Rental Income
	\$	\$	\$
Tikei Mall	1,267,708	(365,047)	902,661
Nash Street Group	1,851,505	(336,720)	1,514,785
Countdown Supermarket	1,245,500	(150,178)	1,095,322
Hostel Accommodation	1,104,562	(685,535)	419,027
Thorndon Quay - Haukawakawa LP	338,766	(188,440)	150,326
Other	1,691,228	(591,743)	1,099,485
	\$7,499,269	\$(2,317,663)	\$5,181,606

Te Kāhui Manutaki o Hūnuku Whenua

Notes to the Summarised Consolidated Financial Statements

For the year ended 31 March 2024

2. ADMINISTRATION EXPENSES

	2024	2023
	\$	\$
Accountancy Fees	75,349	65,607
Audit Fees	45,015	41,270
Bank Charges	3,299	4,609
Cleaning & Laundry	4,388	2,767
Computer Expenses	942	5,560
Consultancy Fees	11,789	-
Executive Office	482,776	526,077
General Expenses	16,158	10,165
Insurance	39,022	32,417
Koha	400	3,500
Legal Fees	10,490	73,262
Loss on Disposal of Property, Plant and Equipment	353	456
Owners' Meetings	22,387	28,213
Postage, Printing & Stationery	19,148	22,009
Memberships & Subscriptions	12,829	10,088
Tangi Contributions	-	1,200
Telephone & Internet	2,043	2,339
Trustees' Fees (see note 5)	182,666	173,333
Trustees' Expenses	50,736	51,729
	\$979,790	\$1,054,601

3. INTEREST-BEARING LOANS AND BORROWINGS

Westpac Banking Corporation 91 Loan	2024	2023
	\$	\$
Current	960,000	31,218,225
Non-current	29,298,225	-
	\$30,258,225	\$31,218,225

4. 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.

Cost 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.

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.

Te Kāhui Manutaki o Hūnuku Whenua

Notes to the Summarised Consolidated Financial Statements

For the year ended 31 March 2024

4. INVESTMENT PROPERTIES CONTINUED

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 2023 and 31 March 2024.

	2024	2023
	\$	\$
Balance at 1 April	106,610,000	111,710,000
(Additions / Disposals) (refer to note 4 below)		
152-166 Rangitikei Street	769	3,568,263
Smith City Storeroom, 168 Rangitikei Street	-	75,445
Super Cheap Auto	124,078	-
Sale of 19 & 21 Ngata Street to Metlifecare JV	-	(600,000)
Loss on Sale of Investment Property	-	(720,000)
	124,847	2,323,708
Change in fair value	(3,347,847)	(7,423,708)
Balance at 31 March	\$103,387,000	\$106,610,000

Te Kāhui Manutaki o Hūnuku Whenua

Notes to the Summarised Consolidated Financial Statements
For the year ended 31 March 2024

4. INVESTMENT PROPERTIES CONTINUED

Carrying Value of Individual Properties at Fair Value:	Change in Fair			
	2024	Additions	Value	2023
	\$	\$	\$	\$
Countdown Supermarket - 247-271 Rangitikei Street, PN	17,200,000	-	(50,000)	17,250,000
Tikei Mall - 168-208 Rangitikei Street, PN	16,500,000	124,078	75,922	16,300,000
Nash Street Group (Mitre 10 MEGA) - 250-270 Featherston Street, PN	23,900,000	-	(1,800,000)	25,700,000
	57,600,000	124,078	(1,774,078)	59,250,000
Hostels				
Palmy 31 - 29 & 31 Ngata Street, 40 & 42 Carroll Street, PN	4,100,000	-	700,000	3,400,000
Baxters - 9-17 Ranfurly Street, PN	2,300,000	-	-	2,300,000
	6,400,000	-	700,000	5,700,000
Other				
272-276 Featherston Street, PN	1,600,000	-	240,000	1,360,000
61-65 Grey Street, PN	950,000	-	(60,000)	1,010,000
67-71 Grey Street, PN	1,600,000	-	130,000	1,470,000
77-83 Grey Street, PN	780,000	769	69,231	710,000
152-166 Rangitikei Street, PN	6,400,000	-	(910,000)	7,310,000
38 Carroll Street, PN	672,000	-	(38,000)	710,000
46 Carroll Street & 33 Ngata Street, PN	2,510,000	-	(55,000)	2,565,000
35 Grey Street, PN	501,000	-	(14,000)	515,000
33-41 Grey Street, PN	2,350,000	-	(100,000)	2,450,000
51-59 Grey Street, PN	2,600,000	-	(50,000)	2,650,000
121 Grey Street, PN	730,000	-	(20,000)	750,000
27 Ngata Street, PN	720,000	-	(40,000)	760,000
32 Ngata Street, PN	790,000	-	(40,000)	830,000
34 Ngata Street, PN	790,000	-	20,000	770,000
26, 26a Fitchett Street, PN	572,000	-	17,000	555,000
30 Fitchett Street, PN	720,000	-	20,000	700,000
34 Fitchett Street, PN	730,000	-	10,000	720,000
40 Fitchett Street, PN	658,000	-	28,000	630,000
42 Fitchett Street, PN	620,000	-	10,000	610,000
46, 46a Fitchett Street, PN	664,000	-	34,000	630,000
48 Fitchett Street, PN	660,000	-	10,000	650,000
3 Nash Street & 16 Ngata Street, PN	845,000	-	(5,000)	850,000
9, 11, 15 Nash Street & 26 Ngata Street, PN	1,230,000	-	-	1,230,000
22-24 Ngata Street, PN	1,900,000	-	(200,000)	2,100,000
28-30 Ngata Street, PN *(A)	1,795,000	-	195,000	1,600,000
81-95 Thorndon Quay, Wellington (Haukawakawa LP)	6,000,000	-	(1,525,000)	7,525,000
	39,387,000	769	(2,273,769)	41,660,000
	\$103,387,000	\$124,847	\$(3,347,847)	\$106,610,000

(A) 28-30 Ngata Street includes 28a, 28b, 28c, 28d and 30a and 30b

Te Kāhui Manutaki o Hūnuku Whenua

Notes to the Summarised Consolidated Financial Statements

For the year ended 31 March 2024

5. RELATED PARTY TRANSACTIONS

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. There have been no impairments of related party balances during the year (2023: nil) and there have been no write-offs of related party balances during the year (2023: nil).

Related Party Balances at year end included:

	2024	2023
	\$	\$
Receivable from Investment Property Sales - Metlifecare Palmerston North Limited	3,997,203	3,724,126
Receivable from Loans - Wharewaka o Pōneke Charitable Trust	3,063,016	3,063,016
Receivable from Trading Activities and Loans - Hikoikoi Management Limited	541,533	472,784
	\$7,601,752	\$7,259,926
Related Party Balances		
Non-Current Related Party Receivables	7,601,752	7,259,926
	\$7,601,752	\$7,259,926
Reconciliation		
Balance at Beginning of Year	7,259,926	7,039,263
Net Payments/(Receipts)	68,750	(27,463)
Accrued interest on Metlife Palmerston North Limited Advance	273,076	248,126
Balance at End of the Year	\$7,601,752	\$7,259,926

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 2024	Ownership Percentage 2023
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

Wharewaka o Pōneke Charitable Trust
 Wharewaka o Pōneke Enterprises Limited
 Wellington Tenths Trust
 Ngahuru Charitable Trust

RELATIONSHIP

PNMRT has the right to appoint two Trustees
 Common Trusteeship / Directorship
 Common Trusteeships
 Common Trusteeships

Te Kāhui Manutaki o Hūnuku Whenua

Notes to the Summarised Consolidated Financial Statements
For the year ended 31 March 2024

5. RELATED PARTY TRANSACTIONS CONTINUED

Transactions with related parties

Related Party Transactions included:

	2024	2023
	\$	\$
Interest received from Wharewaka o Pōneke Charitable Trust	114,375	114,375
Interest received from Metlife Palmerston North Limited	273,076	248,126
Interest received from Hikoikoi Management Limited	42,676	30,134
Executive office fees charged by Hikoikoi Management Limited	(482,776)	(526,077)
Loss on sale of investment properties to Metlife Palmerston North Limited	-	(720,000)
	\$(52,649)	\$(853,442)

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

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

	2024	2023
	\$	\$
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
Takiri Cotterill (Ceased 30 November 2023)	10,666	16,000
Richard Te One (Appointed March 2023)	16,000	1,333
	\$182,666	\$173,333



**To the Beneficial Owners of
Palmerston North Māori Reserve Trust**
Independent Auditor's Report
Report on the Summary Financial Statements

Crowe New Zealand Audit Partnership

Level 1, Findex House,
57 Willis St, Wellington 6011
Main: +64 4 471 0006

www.crowe.nz

Opinion

The summarised consolidated financial statements, which comprise the summarised consolidated statement of financial position as at 31 March 2024, the summarised consolidated statement of profit or loss and comprehensive income, summarised consolidated statement of changes in equity and summarised consolidated statement of cash flows for the year then ended, and related notes, are derived from the audited consolidated financial statements of Palmerston North Māori Reserve Trust for the year ended 31 March 2024.

In our opinion, the accompanying summarised consolidated financial statements are consistent, in all material respects, with the audited consolidated financial statements, in accordance with *FRS-43: Summary Financial Statements* issued by the New Zealand Accounting Standards Board.

Summarised Consolidated Financial Statements

The summarised consolidated financial statements do not contain all the disclosures required by New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime (NZ IFRS RDR). Reading the summarised consolidated financial statements and the auditor's report thereon, therefore, is not a substitute for reading the audited consolidated financial statements and the auditor's report thereon. The summarised consolidated financial statements and the audited consolidated financial statements do not reflect the effects of events that occurred subsequent to the date of our report on the audited consolidated financial statements.

The Audited Consolidated Financial Statements and Our Report Thereon

We expressed an unmodified audit opinion on the audited consolidated financial statements in our report dated 9 July 2024.

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

The Trustees are responsible for the other information. The other information comprises the information included on pages 12 and 13 of the Annual Report, but does not include the summarised 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.

Trustees' Responsibility for the Summarised Consolidated Financial Statements

Trustees are responsible on behalf of the entity for the preparation of the summarised consolidated financial statements in accordance with *FRS-43: Summary Financial Statements*.

Auditor's Responsibility

Our responsibility is to express an opinion on whether the summarised consolidated financial statements are consistent, in all material respects, with the audited consolidated financial statements based on our procedures, which were conducted in accordance with International Standard on Auditing (New Zealand) (ISA (NZ)) 810 (Revised), *Engagements to Report on Summary Financial Statements*.

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

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.

Crowe New Zealand Audit Partnership
CHARTERED ACCOUNTANTS
9 July 2024





Te Kōwai Toru Ngā Tāpiritanga

Section Three Appendices

Te Tāpiritanga Tahī: Ngā Minitī

Appendix One: Minutes

Minutes of Annual General Meeting held Saturday 26 August 2023, 10am - 12 noon Palmerston North Cophorne, Steeple Room, Palmerston North.

TRUSTEES PRESENT

Liz Mellish (Chairman), Ann Reweti, Aisha Ross, Jeanie Hughes, Paula King, Richard Te One, Matthew Parata-Love, Takiri Cotterill.

Apologies received and accepted from Trustee Wikitoria Michalanney who was unable to attend.

ADVISERS PRESENT

Aaron Titter (BDO), and Ben Westerman (Westerman Property Solutions).

EXECUTIVE OFFICE AND WELLINGTON OFFICE

Vicki Hollywell, Christine Fox, Kathleen Thompson, Mo Imrie, Jane Tam, Tanea Pahina, Aroha Moiri, Coral MacLennan.

ATTENDEES

Liz Mellish, Ann Reweti, Aisha Ross, Jeanie Hughes, Paula King, Takiri Cotterill, Matthew Parata-Love, Richard Te One, Allan Brown, Giovanna Sturmey, John Mako, Maria Tangiora, David Awa Love, James Mangai, Jonny Dittmer, Louis McNaught, Karl Adamson, Steven Manuera, Fiona Mako, Aroha Moiri, Tracey Evans, Alamaine McGregor, Brent Nunn, Aaron Titter, Ben Westerman, Dinah King, Anaru Adams, Amy Solomon, Averill Kahui, Brian Jones, Carrie Tantrum, Gina Irihapeti Rangiwhehu, Hera Hailwood, Glory Pouroto King and Jocelyn Mauriri King Whānau Trust, Jade Te Auhe, Hemi Rainford, Whānau Trust, Kingi Topia Mako, Hera Hailwood, Kieron Te Auhe, Kingi Morgan Kingi Topia Mako, Jenni Dittmer, Karin Tucker, Kaye Adamson,

James Makowharemahihi, Teremoana McBride, Jean Cameron, Kris Fairclough, Lynda Soloman, Mana Huntley, Maraea Tanerau, Marama Mako, Maria Ratana, Marie Broughton, Mike Te Ariki, Marilyn Kairimu-Davis, Sierra Gear, Dione King, Pamela Workman, Tony Nuku, Philippa Fairclough, Pauline Kahui-Rogers, Tracey Cameron-Arnold, Peielo Vaka Vivili, Dione King, Sarah HT Hemara, Peter and Grace Luke, Trevor Nunn, Tracey Wairau, Phenessa Cosgrove, Riini Brown, Phillip Solomon, Samuel Kahui, Raima Roberts, Pirihira Te Paki, Pikiraukura Butler-Hunia, Te Matau Rainford, Prayash Chhetri, Wikitoria Gear, Christine Fox, Virginia Eyles, Richard Eyles, Sheri-Ann Solomon, Rina Roberts-Tuahuru, Terrence Huntley, Pirihira Joyce Te Paki and Poiria Love Erskine.

APOLOGIES

Thomas Taumanu, James Taumanu, Peter Reweti, Mark Te One, Wikitoria Michalanney, June Hagan, Tania Hannah Dillon, Tangaroa Tua Te Namu, Taiteremoana Enoka, Lorraine Sana McPherson, Parekura Kereru Mako, Uriah Solomon, John Enoka, Piriri (Bill) Manaia, Douglas William Hapora Mana, Anne Sommerville, Elliot Mauriri, Kent Huntley, Owen Enoka Senior, Ringitia Korimako Mako, Karen Ramsbottom, Matthew Reweti, Julia Marino, Martha Gilbert, Yvonne Westerman, Leigh Ross, DougDonclan, TiareDonclan, Hine Love-Thompson, Nicole Soleman, Danny Broughton, Kereana Gooch, Morania Solomon, Aidan Daly, Miria Mako, Koha Mako, Fraser Mako, Whetu Mako, Kevan Gooch, Telesis Te Paki, Sonia Rogers, Philip Nuku.

MIHI WHAKATAU AND KARAKIA TIMATANGA

Lois McNaught and Anaru Adams opened the meeting at 10:36am with karanga, mihi and karakia, followed by waiata 'Haere Mai' led by Hikoikoi kaumātua.

OPENING ADDRESS BY CHAIRMAN

Liz Mellish opened with a mihi and welcomed all to this meeting, great to be back in Papaioea and kanohi ki te kanohi'.

HOUSEKEEPING

- ▶ Register at the front desk and note any apologies
- ▶ Receive two voting forms and information on nominees
- ▶ Keep any proxy forms stapled to the voting papers
- ▶ Reminder - Media are not permitted at this meeting
- ▶ In the case of emergency – follow instructions of staff
 - Exits are well marked
 - Wharepaku – in foyer and upstairs on Level 1

AGENDA

Mihi Whakatau / Karakia

Waiata

Agenda

Housekeeping

Acknowledgment of Rangatira who have passed

Minutes of 2022 Annual General Meeting & Matters

Arising

Annual Report from Chairman and Trustees

Managing Trustees nominees kōrero

Financial Report

Appointment of Auditor

Trustee Remuneration

Election of Managing Trustees (voting closed)

Annual Distribution

Pānui

Karakia Whakamutunga

Waitata tautoko 'Whakaria Mai'

ACKNOWLEDGMENT THOSE WHO HAVE PASSED 2023

Liz Mellish on behalf of Trustees acknowledged former Trustees past and avid supporters of the Trust over the past 50 years

Resolution

Trustees have reviewed the minutes and recommend that beneficial owners accept the Minutes of the 2022 Annual General Meeting as a true and correct record.

Moved: James Wharemakomahihi

Seconded: Jennifer Dittmer

CARRIED UNANIMOUSLY

MATTERS ARISING FROM THE PREVIOUS MINUTES

Trustees believe that matters arising from the Annual General Meeting are covered in the reports which follow.

MANAGING TRUSTEES NOMINEES KŌRERO

The three-year term of Managing Trustees Takiri Cotterill and Paula King retired by rotation at this Annual General Meeting, and they have offered themselves again.

There are two Trustee positions available and with three nominations received an election will be held. Nominees are Takiri Cotterill, Paula King, Philippa Fairclough. Owners will have received a nominee profile form and voting form on registration. A special request - should you have any proxies please keep these stapled together with your forms.

Nominees were invited to come on stage and give a two-minute kōrero to owners with a bell ring indicating when two minutes is up. Nominees delivered their two-minute kōrero in alphabetical order Takiri Cotterill, Philippa Fairclough and Paula King.

Voting forms will be collected at the end of the Financial Report.

REPORT FROM THE CHAIRMAN AND TRUSTEES

Celebrating our relationship with Westermans Property Management of 20 years, Ben Westerman presented a taonga for PNMRT Trust, a beautifully carved waka taua.

With the three kete guiding us, Liz Mellish began her report on Te Whenua, Te Tangata and Te Ao Āmua. Our four pou that guide our decision making are Rangatiratanga, Kaitiakitanga, Whanaungatanga, Manaakitanga.

TE WHENUA

Metlifecare Palmerston North Village

By the Numbers:

- 38 bed rest home
- 32 serviced apartments
- 17 studio apartments certified to provide rest home level care
- 49 independent villas
- 63 staff employed
- 23 independent living units
- Stage 1 construction completed on time and within budget
- Stage 2 construction underway

Owners are invited to visit the Metlifecare site which is rapidly taking shape.

Showcasing Rangitikei Street

- Large format retail mall
- Completed late 2022
- Three tenancies

Showcasing Haukawakawa Commercial Complex

Owners are aware our property in Wellington at 81-89 Thorndon Quay has been secured as a future development and we are quietly determining our prospecting strategy on this traditional land. Pleased to have the current tenants:

- Birthright
- Creative Show Off
- HEB Construction
- Hospice Foundation
- Wellington Electric Bikes
- Wilson Parking

Te Raukura, Te Wharewaka o Pōneke

Highlighting support for our Kura Ahurea Education Programme.

Te Kāhui Kura consists of:

- Kura Ahurea
- Kura Hautū
- Kura Taiao

Growth and demand of education programmes with the introduction of NZ Curriculums has been high and WOPEL are able to met this demand - 2022/32 kura and 2023/67 kura

In addition, Tourism and Events:

- Trophy tour undertaken for FIFA
- Powhiri for Swedish and South African teams at Te Raukura
- FIFA Womens World Cup welcome to Wellington:
- Hinemoana Ka Eke – Strength of the Sea
- Bringing our culture alive and accessible in Wellington
- Matariki – Mana Moana light show in Whairepo Lagoon
- Waitangi Day 2023 successful

Showcasing Te Aro Pā

Ongoing story as we look to improve this cultural site of significance with successful funding applications and design being finalised.

TE TĀNGATA

Reporting on social and cultural initiatives of the Trust.

Environmental Pou

- Environment matters with local government
- Richard Te One is now a Hearings Commissioner and able to sit on resource consent matters and give a Māori perspective (mana whenua) opinion.
- Climate change initiatives (discussion):

Pito One vunerable:

- Working with Hutt City Council
- Managed retreat
- Transportable buildings at Hikoikoi

PNMRT belongs to FOMA (Federation of Māori Authorities)

- Working with Govt reform – RMA/Mana o Te Wai

Cultural and Social Initiatives

- Our community based at Hikoikoi support the activities of Ngahuru Charitable Trust
- Put into action our social and cultural initiatives:
 - Raranga - Te Rōpū Raranga o Manaia
 - Te Ataarangi (Te Reo)
 - Kaumātua rōpū
 - Waka kaupapa at Te Raukura, Te Wharewaka o Pōneke
 - Hikoikoi Waka ama Club regatta for Matariki

Owners Database and Successions

Team working hard to locate owners and gather details for succession alongside Māori Land Court.

- Owners hui in Hamilton, 8 November 2023
- Paid out just under \$1million dollars through tracking of owners
- Focus from staff and Trustees
- Please continue to keep in touch and details up to date

FINANCIAL REPORT

Aaron Titter from BDO was invited by the Chairman to present the Financial Report to owners.

Aaron thanked owners for the opportunity to present the financial report for the Palmerston North Māori Reserve Trust for the year ended 31 March 2023.

Again, another excellent year, so well done to the Trustees for these results he is presenting.

TOTAL ASSETS

Each year we depict your trust's assets in this pie chart. This can be seen on page 13 of your annual report.

This year the Trust's assets are carried at \$134.87 million, compared to \$139.04 million last year. The total of your investment properties makes up \$106.61 million of this amount with the full break down of the investment properties on page 30 of your summarised financial statements with some detailed here including the largest investment properties of Mitre 10 Mega valued at \$25.7 million, Countdown valued at \$17.25 million and Tikei Mall valued at \$16.3 million.

DEBT TO TOTAL ASSETS

This slide shows the percentage of debt to total assets, which is continuing to decrease year on year through a combination of paying down the bank debt and the revaluation of investment properties. At 31 March 2023 the amount owing by your trust totaled 25.8% of total assets, which is a healthy ratio.

Looking back to 2014, the trust had total assets of \$78.2 million and a debt to asset ratio of 39.24%. In 10 years, the trust has increased its assets by \$56.68 million with \$38.58 million of this attributable to investment properties, which is great growth for the trust.

STATEMENT OF FINANCIAL POSITION

We now move onto the statement of financial position, or what you own less what you owe. This is shown on page 25 of your annual report, we will come back to the statements of financial performance and cash flows.

This is the numerical form of the pie charts shown earlier.

Total current assets are \$2.5 million for 2023. This included approximately \$2.35 million of cash reserves. This has improved since last year as rental income increased with more tenants filling your properties.

The loans to Hikoikoi and the Wharewaka are approximately \$3.54 million, a \$27,000 reduction from 2022.

Your trust has an equity investment in Metlifecare which has a book value of \$18.02 million decreasing from last year as a result of a lower share of profit and an investment property loss for the 2023 year.

Investment properties the trust owns have a book value of \$106.61 million after accounting for the revaluation decrease which has reduced the value of properties by \$7.42 million this year. Movements in this property value are outlined in note 3 on page 30 of your annual report showing the revaluation for each property.

In terms of this revaluation:

- Approximately \$600k related to the residential properties you own (a 8.75% decrease) – anyone who owns a house is aware of the impact on property prices over the last 18 months.
- As a result of interest rates going up, the rates applied to the commercial rents received have increased and this decreases the value of commercial properties.

STATEMENT OF FINANCIAL POSITION CONTINUED

Current liabilities have increased by \$28.64 million from last year due to the current borrowings increasing to \$31.22 million compared with \$960,000 in the previous year. This increase is explained in note 4 on page 28 of your annual report and is due to the timing of the Westpac loan renewal. The trust has since renewed the term loan to 30 June 2025, but as this was not formally agreed to before balance date, the full loan had to be classified as current.

Before we move off the current liabilities I want to draw your attention to the unclaimed distribution line and the decrease year on year.

Total borrowings have increased by \$4.14 million which is due to loan drawdowns during the year to help fund the 152 – 166 Rangitikei Street development and the 2022 leasehold interest purchase of 19, 21 and 27 Ngata and 387 Carroll Street.

Deducting total liabilities from the total assets shows a net asset value for your trust of \$100 million for 2023 versus \$106.77 million for 2022.

STATEMENT OF FINANCIAL PERFORMANCE

This slide details the summarised statement of profit and loss shown on page 24 of your annual report. Starting at the top, total revenue from your properties increased by approximately \$270,000. The breakdown of rental income is shown on page 27 of your annual report. Rental expenses increased by approximately \$210,000 with rates, insurance and property management fees increasing from 2022. Overall, the net income from properties increased by approximately \$60,000.

STATEMENT OF FINANCIAL PERFORMANCE CONTINUED

Administration expenses increased by approximately \$117,000 from 2022 to 2023. The detail of what comprises the administration expenses is shown in note 3 on page 27 of your annual report. Most expenses have increased as activity picks up for the trust with new tenants and post COVID-19.

This leaves your trust with an operating profit before net financing costs of \$4.09 million for 2023 versus \$4.16 million for 2022.

Net financing costs of the trust increased by \$769,000 due to increased interest rates on the loan held with Westpac.

The next line is your share of the after-tax profit of Metlifecare broken down into the trading profit and the revaluation profit, which collectively decreased by just over \$5.17 million dollars. The next line is then the Trust's investment property revaluation which is a \$7.42 million decrease for 2023 compared with a \$8.11 million increase in 2022. Please take into account that property revaluations post COVID-19 were generous and the decrease in value for 2023 doesn't mean any cash was lost.

After deducting income tax on the profits generated, we end up at a net loss after tax of \$5.82 million versus a \$12.92 million surplus for 2022. Again, this loss is mainly because of the investment property revaluation which was not cash.

STATEMENT OF CASH FLOW

The last statement I will talk to today is the statement of cash flows shown underneath the statement of profit or loss in your annual report, on page 24.

Your Trust generated \$2.14 million from its operations, which includes rents less expenses, including interest.

A net \$4.28 million was paid towards investments, this is mainly due to investment property development work undertaken at 152 – 166 Rangitikei Street, which has now been completed.

\$4.14 million was drawn down from Westpac in respect of the Trust mortgages and just under \$1 million was distributed to you as owners either for last year's dividend, or for historic amounts where owners have been identified and funds distributed.

This results in net cash on hand of \$2.35 million in the Trust operating accounts. This is just shy of a \$1 million increase on 2022.

Resolution

It is hereby resolved that beneficial owners approve the audited Financial Statements for the year ended 31 March 2023 as a true and correct record of the Trust's financial position.

Moved: Sam Kahui

Seconded: James Wharemakomahihi

CARRIED UNANIMOUSLY

TRUSTEE REMUNERATION

You will recall that last year there was a request from the floor for the trustees to seek independent advice regarding the level of trustee fees. This advice was sought from EY. The advice was that the fee for the chair should increase by \$5000, and trustees were correct at the current level. Your trustees considered this and in light of current cost of living pressures on our owners recommend not to increase any fees.

Resolution

Trustees recommend that the Trustee Remuneration remain the same level as for 2022 for:

Moved: Marama Mako

Seconded: Gina Rangiwhehu

CARRIED UNANIMOUSLY

APPOINTMENT OF AUDITOR

Resolution

It is hereby resolved that beneficial owners appoint Crowe New Zealand Audit Partnership as the independent auditors for the Palmerston North Māori Reserve Trust for the year ending 31 March 2024.

Moved: Grace Luke

Seconded: Karin Tucker

CARRIED UNANIMOUSLY

ANNUAL DISTRIBUTION

Most important for the Trust is cash flow. Based on our financial performance we are in the position of offering \$5 per share.

Resolution

Trustees recommend to beneficial owners that a distribution of \$5.00 per share, being a total commitment for 190,831.866 shares = \$954,159. Noted that the distribution is paid into bank accounts in the last week of November 2023.

Moved: Grace Luke

Seconded: Dinah King

CARRIED UNANIMOUSLY

ELECTION OF MANAGING TRUSTEES

Voting will be closed at this time and papers counted. Provisional results to be confirmed 29 August and were announced during lunch. For the minutes results are listed below as received by BDO:

I now DECLARE THE FINAL RESULT OF THE TRUSTEE ELECTION AS.

RANK	NAME	VOTES	RESULT
1	Paula King	29,562.48829	ELECTED
2	Philippa Fairclough	23,586.06579	ELECTED
3	Takiri Cotterill	19,455.84122	

TE AO ĀMUA

Liz discussed and highlighted to the owners the current case in court with 'Whakatū' 'South Island Tenths' and claim against crown. Watching outcome closely and preparing owners or further discussion as no doubt the North Island Tenths – WTT/PNMRT will pursue investigation into a case for our Trusts.

THANKS TO OUR SPONSORS

Acknowledgment to Countdown and Mitre 10 MEGA for their contribution to today's hui (donation of produce (fruit and vegetables) and assorted seeds (vegetable and herbs). Owners are encouraged to take seeds packets home for spring planting.

In addition to this our thanks to Donna Lynch from the Work Collective and AWF attending today. The Work Collective have a partnership agreement with Ngahuru Charitable Trust and are managing employment opportunities for whānau. Also, our talented weavers from Te Rōpū Raranga o Manaia who have some kete and merchandise on display and sale, in the foyer.

THANKS TO OUR ADVISORS/ HĪKOIKOI MANAGEMENT TEAM

Acknowledgment to our advisors and team from Hikoikoi, ngā mihi kia koutou.

PĀNUI

Advised to submit any changes for bank details, email, address and IRD numbers. Payments will be made to bank accounts in November.

KARAKIA WHAKAMUTUNGA

Karakia mo Matariki played to close the hui at 11:56am.

WAIATA TAUTOKO

Kaumātua joined owners, Trustees and staff to sing waiata 'Whakaria Mai'.

Te Tāpiritanga Rua: Ko Ngā Manutaki

Appendix Two: Trustee Profiles



Liz Mellish
Amokura (Chairman)

Tribal Affiliations: Te Ātiawa, Taranaki, Ngāti Ruanui

Liz Mellish is the current Chairman of Palmerston North Māori Reserve Trust. Liz is also Chairman of Te Raukura, Te Wharewaka. Liz is the Deputy Chairman of the Federation of Māori Authorities and a member of Pouhere Taonga the Māori Heritage Board. Liz has Directorships on Metlifecare Palmerston North, Wellington Uni Professional, Hikoikoi Management Limited and Haukawakawa Limited. Liz is Trustee of Featherston Booktown and Chairman of the Featherston Anzac Club.

Liz lives in Featherston with husband Graham and is the mother of three daughters and nine mokopuna, three of whom are currently students at Wellington University. Liz is an avid reader and gardener and enjoys being at the coast.



Ann Reweti

Tribal Affiliations: Te Ātiawa, Taranaki, Ngāti Tama, Ngāti Tara

Ann was appointed as a Trustee of the Palmerston North Māori Reserve Trust in 2009. She is also a Trustee of Te Wharewaka o Pōneke Charitable Trust.

Ann has worked for Wellington City Libraries for over 30 years of her working life with her latest tenure there from 1992-present as the Business Development Customer Specialist, Māori. Ann has a Bachelor of Mātauranga Māori (BMM) 1997, and a Bachelor of Māori and Information Management (BMIM) 2002 from Te Wānanga o Raukawa. Ann entered library work with BA (VUW) and Diploma of NZLS, and in 2010 received a FLIANZA – Fellowship of the Library and Information Assn of NZ Aotearoa.

Ann supervised the production of four volumes of Nga Tūpuna o Te Whanganui-a-Tara – which has around 100 profiles of our people migrating to and living in this rohe from 1830 onwards.



Jeanie Hughes

Tribal Affiliations: Te Ātiawa, Taranaki

Born and raised at Waiwhetu, Jeanie is the youngest child of four children and the only daughter of Manu and Jean Taumanu.

Jeanie has been a Trustee on the Wellington Tenths Trust and the Palmerston North Māori Reserve Trust since 2006. Her motivation for being a Trustee is “is it right for our owners?” as being a Trustee is a huge commitment and a lot of responsibility. Jeanie was raised to be honest, with principles, and will help anyone if asked and if warranted. She is retired, a mother to one daughter, and nanny to six mokopuna. She enjoys golf and belongs to Cambridge Golf Club, loves music and her whānau.



Aisha Ross

Tribal Affiliations: Ngāruahine, Taranaki, Te Ātiawa, and Whakatōhea

Joining the Board over ten years ago, Aisha is a grandson of the late Rangimaimaiao (King) and Julian Tamati Ross.

He is the Te Rau Matomato - Chief Executive Officer of Parininihi ki Waitōtara Incorporation and brings a wealth of experience from across the investment, technology and innovation, education, and public sectors. He has held several senior leadership roles, previously as a General Partner at Hillfarrance Venture Capital, an early-stage firm investing in high-growth technology. He currently holds a number of directorships and trusteeships.

Aisha has a strong commitment to our kaupapa and is proud to support our people in the pursuit of growth and prosperity. He holds an MBA from Waikato University and Masters in Technological Futures from the Mind Lab New Zealand.



Wiki Michalanney

Tribal Affiliations: Te Ātiawa, Ngāti Maniapoto

Wiki was elected to the Palmerston North Māori Reserve Trust in 2010.

Wiki lives in Waitara, Taranaki. She is a Justice of the Peace and a Marriage Celebrant and continues to provide administrative and project management support for the Te Ātiawa Kaumātua Housing Trust and a Trustee for Ngāti Rāhiri Hapū. Wiki is a Board member for Taranaki Women's Refuge, and was an independent appointee working with Marae Trustees on the Owae Marae redevelopment project.

Wiki is a Life Member of the Māori Women's Welfare League, Waitara Branch Treasurer/Secretary, and in 2018 was elected President Aotea Region. She has held numerous other positions for the league, Treasurer, Area Representative, and Project Coordinator. Wiki would like to share this quote 'The best preparation for tomorrow is doing your best today.'



Philippa Fairclough

Tribal Affiliations: Te Ātiawa, Ngāti Te Whiti

Born and raised on the Kapiti Coast, Philippa is the daughter of Ralphe and Nui Biss. She attended Wellington Teachers College before moving to Taranaki to begin her teaching career in Ngāmotu. She has lived in the shadow of Taranaki for 37 years with her husband Graeme. They have two tamariki and four mokopuna. Whānau is the foundation of her life. Her whānau, parents and grandparents provided her with strong values of manaakitanga and aroha, along with respect for all and working hard in all you do.

Philippa is passionate about education and has spent her career in teaching and leadership roles. Her key focus is on improving educational opportunities and outcomes for tamariki, rangatahi and their whānau. Philippa's interests include raranga, running, kororā monitoring and spending time with her whānau.

He aha te mea nui o te ao?
He tangata, he tangata, he tangata



Paula King

Tribal Affiliations: Ngāruahine, Ngāti Ruanui, Te Ātiawa, Taranaki Iwi

Proudly Taranaki born and bred, Paula lives in Hawera. Her qualifications and experience include:

Business and Property Management

- Advisory and Responsible Trustee, Company Director, Administrator

Education

- Tertiary, Business Tutor at Taranaki Polytechnic

- Secondary, Head of Business Studies Department (Accounting, Economics, Financial Literacy), Careers Advisor.

These skills are relevant to her work as a Trustee, Member of the Audit & Risk Committee and Director of Baxters Ltd.

Community

In the community Paula has volunteered as a Teacher Aide, Budget Advisor and Auditor. She has also served as a Coach, Manager and Administrator for multiple sporting codes. Paula attends hui for various Iwi and Hapū Entities and supports her local Marae and Kaupapa Māori. She has a strong interest in whakapapa research and relishes spending time with her whānau.



Matthew Love-Parata

Tribal Affiliations: Te Ātiawa, Taranaki, Ngāti Puketapu ki Paraparaumu, Ngāti Tama, Ngāti Te Whiti, Ngāti Toa

Matthew has been a long-standing Trustee with Palmerston North Māori Reserve Trust and Wellington Tenths Trust since 1988.

Matthew's focus in both Trusts has been to grow the assets for the shareholders (by making considered and risk averse decisions), and to continue to support the owners and their whānau.

Both Trusts have continued to develop strategic whenua areas and this has resulted in strong financial asset returns for the owners.

Matthew's background in the building industry includes as a building contractor in the Whangamata/Coromandel region, Building Project Management in Sydney/Canberra/Auckland, Building Inspector at Taupō District Council and Training Advisor with the Building Construction Industry Training Organisation (BCITO) in the Central North Island.

Matthew continues to support well researched property development opportunities as a way to grow the asset base of both Trusts.

Matthew is blessed with a daughter Trudy and son Darren, with Adrienne (D.1989), and blessed again with two more sons (Joshua and Louie) with his wife, Joanne. Matthew and Joanne have three mokopuna (Noah, Jessie, and Meela).



Richard Te One

Tribal Affiliations: Te Ātiawa, Taranaki Iwi

A resident of Lower Hutt, Richard is married with two adult daughters.

He is currently employed by Hikoikoi Management in a relationship liaison role. Prior to this he was self-employed for 14 years in his own gardening business and before that he spent 13 years in the public health sector. He is a qualified hearing commissioner for the Resource Management Act and is the Mana Whenua committee member for the Hutt City Council District Plan Review.

Richard served on school Boards of Trustees for 16 years and was the Chairman of the Sacred Heart College Board of Trustees from 2018 to 2023. He is also a musician who has played professionally for nearly 40 years in New Zealand and internationally, and he continues to play locally in various bands.





Te Whenua, Te Tāngata, Te Ao Āmua
The Land, The People, The Future

Te Kāhui Manutaki o Hūnuku Whenua: Palmerston North Māori Reserve Trust

Whakapā mai: Contact us

Te Tari Matua

Executive Office

24d Marine Parade, Hikoikoi, Pito One

PO Box 39294, Lower Hutt 5045

Phone: 04 473 2502

Freephone: 0508 445 645

Email: info@tekau.maori.nz

Web: www.pnmrt.maori.nz

Te Tari Matua Kaimahi

Executive Office Staff

Vicki Hollywell - Manahautū (General Manager)

Christine Fox - Kaiwhiriwhiri Matua (Trust Secretary)

Coral MacLennan - Kaiarataki Matua (Manager Hikoikoi)

Jane Tam - Kaitatau Matua (Senior Accountant / HR)

Tracey Ward - Kaitatau (Accountant)

Richard Te One - Kaiarataki (Relationship Liaison Officer)

Te Atahikoia Mohi - Kaiwhiriwhiri (Administrator)

Jodie Govind - Kaiwhiriwhiri (Office Support)

Te Karanga o Te Tui Marino - Kaiarataki

(Environmental Liaison Officer)

Te Tari o Te Raukura,

Te Wharewaka o Pōneke ,

Te Tari o Te Whanganui a Tara

Wellington Office

Level 1, Te Raukura, (Te Wharewaka)

2 Taranaki Street, Wellington

P O Box 39294

Lower Hutt 5045

Te Tari o Te Whanganui a Tara

Wellington Tours Office

Roger Hollywell - Toihautū (Manager)

Te Piataaio Raroa - Kaiwhiriwhiri (Administrator)

Taylor Ramsbottom - Kaiārahi (Guide)

Manaaki Graham - Kaiārahi (Guide)

Taimakau Pikia-Karehana - Kaiārahi (Guide)

Ngā Tekau Alcohol & Drug Service

Maree Robertson - Kaiarataki (Registered

Addictions Practitioner DAPAANZ)





Te Whenua, Te Tāngata, Te Ao Āmua
The Land, The People, The Future

Puku Whakaurunga 2024

Proxy Form 2024

PO Box 39294, Wellington Mail Centre,
Lower Hutt 5045
24d Marine Parade, Pito One 5010
Phone: 04 473 2502 or
Freephone: 0508 445 645
Email: info@tekau.maori.nz

I _____

OF _____

BEING AN OWNER IN THE PALMERSTON NORTH MĀORI RESERVE TRUST

SHAREHOLDER NUMBER _____

DO HEREBY APPOINT _____

OR FAILING HIM/HER _____

TO ACT AS MY PROXY TO ATTEND AND VOTE ON ALL MATTERS AT THE ANNUAL GENERAL MEETING OF BENEFICIAL OWNERS TO BE HELD ON SATURDAY 24 AUGUST 2024, AND AT ANY ADJOURNMENT THEREOF.

DATED THIS _____ DAY OF _____

2024 _____

SIGNATURE OF OWNER _____

IN THE PRESENCE OF WITNESS
(SEE 11.25 OF THE ATTACHED PROXY VOTING RULES)

OCCUPATION _____

ADDRESS _____

NOTES:

The proxy form when completed must either be handed in at the meeting or lodged with the secretary or the executive office of the Trust before 10.00am on the working day before the meeting *(see 11.26 of the attached Proxy Voting Rules)*
A proxy must be an owner or a descendant of an owner *(see 11.23 of the attached Proxy Voting Rules)*



Te Whenua, Te Tāngata, Te Ao Āmua
The Land, The People, The Future

Te Kāhui Manutaki o Hūnuku Whenua

Proxy Voting Rules

The rules are contained at clause 11 of the Trust Deed and are set out as follows:

PROXY

11.23 A proxy must be an owner or a descendant of an owner.

11.24 If an owner giving the proxy is opposed to:

- a** any exchange;
- b** any lease;
- c** any other proposed resolution;

he or she is entitled to direct his or her proxy to vote against any of these. For that purpose he or she must write in the space provided on the proxy such directions as he or she requires, namely:

- d** I direct my proxy to vote against any exchange; or
- e** I direct my proxy to vote against any lease of the land; or
- f** I direct my proxy to vote against the proposed resolution.

11.25 The persons following are qualified to act as witness to a signature on a proxy form:

Kaumātua
Solicitor of the High Court
Justice of the Peace
Officer of the Māori Land Court
Licensed Interpreter of the Māori language
Registered Medical Practitioner
Officiating Minister
Registered Nurse
Registered School Teacher
Officer of the Department of Justice
Chartered Accountant.

11.26 The proxy form when completed must either be handed in at the meeting or lodged with the secretary or the executive office of the Trust before 10.00am on the working day before the meeting.

INSTRUMENT OF APPOINTMENT

11.27 No person shall be entitled to vote as proxy at a meeting unless the chairperson of the meeting is satisfied that the instrument containing his or her appointment is prima facie in order.

11.28 If any instrument of appointment is ruled by the chairperson to be out of order, the reason for the ruling shall be certified on the instrument.

11.29 The chairperson of the meeting shall, on request, give to any person entitled to vote at the meeting an opportunity to inspect any instrument of appointment which has been lodged and to raise any objection to the instrument.

CANCELLATION AND LAPSE OF APPOINTMENT

11.30 An appointment as proxy may be cancelled by the person who has given the proxy by writing by him or her and either lodged at the notified office of the Trust before 10.00 am on the last working day before the day of the meeting or lodged with the chairperson of the meeting.

11.31 An appointment as proxy shall lapse on the death of the person giving the proxy or on the cancellation of the appointment as provided in the immediately preceding subclause.

11.32 If a person who has appointed a proxy attends the meeting personally and notifies the chairperson that he or she is present and the chairperson notifies the meeting accordingly the proxy shall not vote for him or her after the chairperson's notification, but the validity of voting which has already been completed prior to that notification to the meeting shall not be affected thereby.

Kuputaka

Glossary

Amokura

Manutaki

Te Kāhui o Ngā Tekau

Te Kāhui Manutaki o Ngā Tekau

Te Kāhui o Hūnuku Whenua

Te Kāhui Manutaki o Hūnuku Whenua

Te Kāhui o Ngahuru

Te Kāhui Manutaki o Ngahuru

Amokapua

Te Kāhui Manutaki o Te Wharewaka o Pōneke

Te Rahi o Hīkoikoi

Kaumoana (Seafarers)

Manahautū

Kaiwhiriwhiri Matua

Kaiarataki Matua

Kaiwhiriwhiri

Kaiwhiriwhiri

Kaitatau Matua

Kaitatau

Kaiarataki

Kaiarataki

Kaiarataki

Toihautū

Kaiārahi

Chairman

Trustee

Wellington Tenths Trust

Wellington Tenths Trust Trustees

Palmerston North Māori Reserve Trust

Palmerston North Māori Reserve Trust Trustees

Ngahuru Charitable Trust

Ngahuru Charitable Trust Trustees

Chairman, Ngahuru Charitable Trust

Te Wharewaka o Pōneke Trustees

Hīkoikoi Management Limited

Owners

General Manager

Trust Secretary

Manager Hīkoikoi

Administrator

Office Support

Senior Accountant / HR

Accountant

Relationship Liaison Officer

Environmental Liaison Officer

AoD & Gambling Practitioner

Manager

Guide

PALMERSTON NORTH
MĀORI RESERVE TRUST
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