

# ANNUAL REPORT 2025

Quayside Properties Limited



**QUAYSIDE**  
PROPERTIES

# **Quayside Properties Limited**

Annual Financial  
Statements

For the year ended  
30 June 2025

# **Quayside Properties Limited**

## **Directors' Declaration**

### **For the year ended June 2025**

Quayside Properties Limited is part of the 'Quayside Group'. The Group's Statement of Intent, prepared in accordance with the Local Government Act 2002, covers prudent financial management and risk management. The Quayside Group achieved the majority of its objectives as set out in its Statement of Intent for the year ended 30 June 2025. Refer to Note 24 for further information.

The performance of Quayside Properties Limited in undertaking its monitoring and advisory functions will be assessed with respect to:

- The quality of financial and other analysis.
- The robustness and accuracy of the information relied upon in providing advice.
- The clarity, timeliness and materiality of advice.
- Compliance with the shareholder's expectation that there should be "no surprises" arising from the company.
- Compliance with the shareholder's expectation for optimal commercial performance from the company.

#### **Achievements**

During the year Bay of Plenty Regional Council was fully informed by the directors of the company as to the performance of Quayside Properties Limited. The performance has met the shareholder's expectations as defined in the Quayside Group's Statement of Intent.

The directors are pleased to present the financial statements of Quayside Properties Limited for the year ended 30 June 2025.

For and on behalf of the Board of Directors:



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Director



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Director

# **Quayside Properties Limited**

## **For the year ending 30 June 2025**

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## **INDEPENDENT AUDITOR'S REPORT**

### **TO THE READERS OF QUAYSIDE PROPERTIES LIMITED'S ANNUAL FINANCIAL STATEMENTS AND PERFORMANCE INFORMATION FOR THE YEAR ENDED 30 JUNE 2025**

The Auditor-General is the auditor of Quayside Properties Limited (the Company). The Auditor-General has appointed me, Ed Loudon, using the staff and resources of KPMG, to carry out the audit of the annual financial statements and the performance information of the Company on his behalf.

We have audited:

- the annual financial statements of the Company on pages 5 to 28, that comprise the statement of financial position as at 30 June 2025, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date and the notes to the annual financial statements that include accounting policies and other explanatory information; and
- the performance information of the Company for the year ended 30 June 2025 on pages 29 to 34.

#### **Opinion**

In our opinion:

- the annual financial statements of the Company:
  - present fairly, in all material respects:
    - its financial position as at 30 June 2025; and
    - its statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended; and
  - comply with generally accepted accounting practice in New Zealand in accordance with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime; and
- the performance information:
  - accurately reports, in all material respects, the Company's actual performance compared against the performance targets and other measures by which the Company's performance can be judged in relation to the Company's objectives in its statement of intent for the year ended 30 June 2025; and
  - has been prepared, in all material respects, in accordance with section 68 of the Local Government Act 2002 (the Act).





Our audit was completed on 4 September 2025. This is the date at which our opinion is expressed.

### **Basis for our opinion**

We carried out our audit in accordance with the Auditor-General's Auditing Standards, which incorporate the Professional and Ethical Standards and the International Standards on Auditing (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board. Our responsibilities under those standards are further described in the *Responsibilities of the auditor for the audit of the annual financial statements and the performance information* section of our report.

We have fulfilled our responsibilities in accordance with the Auditor-General's Auditing Standards.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Responsibilities of the Board of Directors for the annual financial statements and the performance information**

The Board of Directors is responsible on behalf of the Company for preparing annual financial statements that are fairly presented and that comply with generally accepted accounting practice in New Zealand. The Board of Directors is also responsible for preparing the performance information in accordance with the Act.

The Board of Directors is responsible for such internal control as it determines is necessary to enable it to prepare annual financial statements and the the performance information that are free from misstatement, whether due to fraud or error.

In preparing the annual financial statements and the performance information, the Board of Directors is responsible on behalf of the Company for assessing the Company's ability to continue as a going concern. The Board of Directors is also responsible for disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors' responsibilities arise from the Local Government Act 2002.

### **Responsibilities of the auditor for the audit of the annual financial statements and the performance information**

Our objectives are to obtain reasonable assurance about whether the annual financial statements and the performance information, 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 carried out in accordance with the Auditor-General's Auditing Standards will always detect a material misstatement when it exists. Misstatements are differences or omissions of amounts or disclosures, and can arise from fraud or error. Misstatements are considered material if, individually or in the



aggregate, they could reasonably be expected to influence the decisions of readers, taken on the basis of these annual financial statements and the performance information.

We did not evaluate the security and controls over the electronic publication of the annual financial statements and the performance information.

As part of an audit in accordance with the Auditor-General's Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. Also:

- We identify and assess the risks of material misstatement of the annual financial statements and the performance information, 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.
- We 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 Company's internal control.
- We evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- We conclude on the appropriateness of the use of the going concern basis of accounting by the Board of Directors and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company'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 annual financial statements and the performance information 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 Company to cease to continue as a going concern.
- We evaluate the overall presentation, structure and content of the annual financial statements and the performance information, including the disclosures, and whether the annual financial statements and the performance information represent the underlying transactions and events in a manner that achieves fair presentation.
- We evaluate the overall presentation, structure and content of the performance information, including the disclosures, and assess whether the performance information achieves its statutory purpose of enabling the Company's readers to judge the actual performance of the Company against its objectives in its statement of intent.

We communicate with the Board of Directors 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 our audit.

Our responsibilities arise from the Public Audit Act 2001.



## Other Information

The Board of Directors is responsible for the other information. The other information comprises the information included on pages 35 to 38, but does not include the annual financial statements and the performance information, and our auditor's report thereon.

Our opinion on the annual financial statements and the performance information 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 annual financial statements and the performance information, our responsibility is to read the other information. In doing so, we consider whether the other information is materially inconsistent with the annual financial statements and the performance information or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on our work, 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.

## Independence

We are independent of the Company in accordance with the Auditor-General's Auditing Standards, which incorporate the independence requirements of 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.

Other than the audit, we have no relationship with, or interests in, the Company.

A handwritten signature in black ink, appearing to read 'Ed Loudon', with a stylized flourish at the end.

Ed Loudon  
KPMG New Zealand  
On behalf of the Auditor-General  
Wellington, New Zealand



Quayside Properties Limited  
Income Statement  
For the year ended 30 June 2025

	Note	30 June 2025 \$000	30 June 2024 \$000
Trading revenue	4	4,738	4,127
Cost of sales		(1,719)	(1,581)
<b>Gross profit</b>		<b>3,019</b>	2,546
Other income		808	5,224
Other expenses	5	(1,252)	(568)
Depreciation and amortisation	12,13	(230)	(341)
Financial Contributions expense	6	(11,599)	(21,318)
Fair value gains (losses)	7	(16,057)	10,833
		<b>(28,330)</b>	(6,170)
<b>Operating loss before financing costs</b>		<b>(25,311)</b>	(3,624)
Financial income	8	85	113
Financial expenses	8	(2,866)	(2,656)
Net finance costs		<b>(2,781)</b>	(2,543)
<b>Share of profit (loss) from equity accounted investees</b>	14	<b>(121)</b>	162
Loss before income tax		<b>(28,213)</b>	(6,005)
Income tax benefit / (expense)	9	9,938	(3,087)
<b>Loss for the period</b>		<b>(18,275)</b>	(9,092)

Quayside Properties Limited  
Statement of Comprehensive Income  
For the year ended 30 June 2025

	Note	30 June 2025 \$000	30 June 2024 \$000
Loss for the period		(18,275)	(9,092)
<b>Other comprehensive income</b>			
Revaluation of intangibles, net of tax *	19 (b)	609	(585)
Total other comprehensive income		609	(585)
<b>Total comprehensive income</b>		<b>(17,666)</b>	<b>(9,677)</b>

\* Net of tax effect is disclosed in notes 9 and 17.

Quayside Properties Limited  
Statement of Changes in Equity  
For the year ended 30 June 2025

	Share Capital \$000	Revaluation Reserve \$000	Retained Earnings \$000	Total Equity \$000
<b>Balance at 1 July 2023</b>	10,500	2,966	17,142	30,609
Loss for the period	-	-	(9,092)	(9,092)
Revaluation, net of tax	-	(585)	-	(585)
Total Comprehensive income	-	(585)	(9,092)	(9,677)
<b>Balance at 30 June 2024</b>	<b>10,500</b>	<b>2,380</b>	<b>8,052</b>	<b>20,932</b>
 <b>Balance at 1 July 2024</b>	 <b>10,500</b>	 <b>2,380</b>	 <b>8,052</b>	 <b>20,932</b>
Loss for the period	-	-	(18,275)	(18,275)
Revaluation, net of tax	-	609	-	609
Total Comprehensive income	-	609	(18,275)	(17,666)
<b>Balance at 30 June 2025</b>	<b>10,500</b>	<b>2,989</b>	<b>(10,223)</b>	<b>3,266</b>

Quayside Properties Limited  
Statement of Financial Position  
As at 30 June 2025

	Note	30 June 2025 \$000	30 June 2024 \$000
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents		3,347	3,832
Trade and other receivables	10	4,615	4,164
Related party receivables		5,017	218
Assets held for sale	11	51,258	-
<b>Total current assets</b>		<b>64,237</b>	<b>8,214</b>
<b>Non-current assets</b>			
Intangible assets	12	3,042	2,350
Property, plant and equipment	13	531	723
Investment in equity accounted investees	14	-	7,191
Investment properties	15	100,180	118,374
Deferred tax asset	17	-	389
Other financial assets		771	531
Right-of-use assets		33	40
<b>Total non-current assets</b>		<b>104,557</b>	<b>129,597</b>
<b>Total assets</b>		<b>168,794</b>	<b>137,811</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	16	5,049	9,802
<b>Total current liabilities</b>		<b>5,049</b>	<b>9,802</b>
<b>Non-current liabilities</b>			
Deferred tax liability	17	-	10,090
Lease liability		29	35
Borrowings	18	160,450	96,952
<b>Total non-current liabilities</b>		<b>160,479</b>	<b>107,077</b>
Total liabilities		165,528	116,879
<b>Net assets</b>		<b>3,266</b>	<b>20,932</b>

Quayside Properties Limited  
Statement of Financial Position  
As at 30 June 2025

	Note	30 June 2025 \$000	30 June 2024 \$000
Equity			
Share capital	19a	10,500	10,500
Revaluation reserves	19b	2,989	2,380
Retained earnings		(10,223)	8,052
<b>Total equity</b>		<b>3,266</b>	<b>20,932</b>

These financial statements have been authorised for issue by the Board of Directors on 4 September 2025.



\_\_\_\_\_  
Director



\_\_\_\_\_  
Director

Quayside Properties Limited  
Statement of Cash Flows  
For the year ended 30 June 2025

	30 June 2025 \$000	30 June 2024 \$000
Cash flows from operating activities		
Dividends	80	84
Receipts from customers	4,774	2,027
Interest received	85	113
Interest paid	(2,865)	(2,654)
Payments to suppliers and directors	(8,539)	(2,696)
<b>Net cash flow used by operating activities</b>	<b>(6,465)</b>	<b>(3,126)</b>
Cash flows from investing activities		
Investment in equity accounted investees	-	126
Improvements to investment property	(59,518)	(52,084)
<b>Net cash flow used in investing activities</b>	<b>(59,518)</b>	<b>(51,958)</b>
Cash flows from financing activities		
Advance of inter-company borrowings	63,498	48,000
Provincial growth fund	2,000	8,600
<b>Net cash flow from financing activities</b>	<b>65,498</b>	<b>56,600</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>(485)</b>	<b>1,517</b>
Cash and cash equivalents at the beginning of the year	3,832	2,315
<b>Cash and cash equivalents at the end of the year</b>	<b>3,347</b>	<b>3,832</b>



**Quayside Properties Limited**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2025**

## **1 Reporting entity**

Quayside Properties Limited (the Company) is a company incorporated and domiciled in New Zealand and registered under the Companies Act 1993. The Parent is Quayside Holdings Limited, and the ultimate controlling entity is the Bay of Plenty Regional Council.

The Company is a council-controlled trading organisation as defined under Section 6 of the Local Government Act 2002, by virtue of the Council's right to appoint the Board of Quayside Holdings Limited.

The primary purpose of the Company is to hold investment properties.

## **2 Basis of preparation**

### **Statement of compliance**

The financial statements of the Company have been prepared in accordance with the requirements of the Local Government Act 2002, which includes the requirement to comply with generally accepted accounting practice in New Zealand (NZ GAAP).

The financial statements comply with New Zealand Equivalents to International Financial Reporting Standards – Reduced Disclosure Regime ("NZ IFRS RDR") and other applicable Financial Reporting Standards as appropriate to for-profit entities. The Company is a reporting entity for the purposes of the Financial Reporting Act 2013 and its financial statements comply with that Act.

### **NZ IFRS – reduced disclosure regime**

The Company applies External Reporting Board Standard A1 'Accounting Standards Framework (For-profit Entities Update)' ('XRB A1'). For the purposes of complying with NZ GAAP, the Company is eligible to apply Tier 2 For-profit Accounting Standards (NZ IFRS RDR) on the basis that it is not a large for-profit public sector entity.

The financial statements were approved by the Board of Directors on 4 September 2025.

### **Basis of measurement**

The financial statements have been prepared on an historical cost basis except that the following assets are stated at fair value: intangibles, bearer plants, investment properties and equity investments.

### **Presentation currency**

These financial statements are presented in New Zealand dollars (\$), and where presented, rounded to the nearest thousand.

### **Changes in accounting policies**

There have been no changes in accounting policies. The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

### **Use of estimate and judgements**

The preparation of financial statements 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 these estimates. Estimates and underlying assumptions are reviewed

## 2 Basis of preparation (continued)

on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have a significant effect on the amount recognised in the financial statements, are detailed below:

- Assessment of Financial Contributions spent on behalf of third-party landowners (Note 6)
- Kiwifruit income receivable (Note 10)
- Valuation of intangible assets (Note 12)
- Classification and valuation of investment property (Note 15).

## 3 Significant accounting policies

### Kiwifruit income

Revenue from the sale of kiwifruit is recognised in the Income Statement when the control of the kiwifruit is transferred to the buyer i.e. Zespri. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due, associated costs or the possible return of goods, or where there is continuing management involvement with the goods. Income at year-end is based on the highly probable income per tray to be received, based on the latest available forecast from Zespri. Any revision of the income recognised during the year will be recognised in the Income Statement.

### Expenses

Finance expenses comprise interest expense on borrowings. Except for interest capitalised directly attributable to the purchase or construction of qualifying assets, all borrowing costs are recognised in the Income Statement using the effective interest method.

### Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts, when applicable, are shown within borrowings in current liabilities in the Statement of Financial Position.

### Trade and other receivables

Trade and other receivables are measured at their cost less impairment losses.

### Intangible assets

Kiwifruit licences are initially measured at cost and are then subsequently revalued each year.

Amortisation has been calculated on the licences from September 2016 based on the licence period expiring on 6 September 2039.

After initial recognition, licences are carried at a revalued amount, being fair value at the date of revaluation less any subsequent accumulated impairment losses. Increases in the carrying amount arising on revaluation are credited to the revaluation reserve in other comprehensive income. To the extent that the increase reverses a decrease previously recognised in the Income Statement, the increase is recognised in the Income Statement. If the carrying amount is decreased as a result of revaluation, the decrease shall be recognised in the Income Statement unless there is a credit balance existing in the revaluation reserve in respect of that asset – in which case the reserve should be offset first.

### 3 Significant accounting policies (continued)

#### Investment properties

Investment properties are property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, used in the production or supply of goods or services or for administrative purposes. Where part of the investment property is used for administrative purposes, the property is deemed to be investment property if an insignificant portion is held for this purpose. Investment properties are measured at cost on initial recognition and subsequently at fair value with any change therein recognised in profit or loss. Cost includes any expenditure that is directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs.

Properties leased to third parties under operating leases are generally classified as investment property unless:

- the occupants provide services that are integral to the operation of the Company's business and those services could not be provided efficiently and effectively by the lessee in another location;
- the property is being held for future delivery of services by the Company;
- the lessee uses services of the Company and those services are integral to the reasons for the lessee's occupancy of the property.

When the use of a property changes such that it is reclassified as property, plant and equipment, its fair value at the date of reclassification becomes its costs for subsequent accounting.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss. When an investment property that was previously classified as property, plant and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

Any improvements, including directly attributable Financial Contributions, in investment property will be recognised initially at cost, and will subsequently be measured at fair value as part of the revaluation of investment property.

Financial Contributions attributable to land not owned by the Company ("the Overhang") are expensed in the year they are incurred. Whilst these are recoverable under the Western Bay of Plenty District Operational Plan, the recoverability is subject to certain future events that are not wholly within the control of the Company and treated as contingent assets. Consequently, the Overhang is disclosed but not recognised.

#### Property, plant and equipment

Property, plant and equipment is initially measured at cost and subsequently stated at either fair value or cost, less depreciation and any impairment losses.

Subsequent expenditure that increases the economic benefits derived from the asset is capitalised.

Depreciation of property, plant and equipment is calculated on a straight line basis and expensed over their estimated useful lives. Major useful lives are:

Bearer plants	20 years
Plant and equipment	8 years

Bearer plants are accounted for using the revaluation method and are revalued annually. The revaluation method requires a revaluation to fair value. On revaluation any accumulated depreciation is eliminated against the gross carrying amount of the asset. Any increase in carrying value from revaluation is recognised in other comprehensive income and accumulated in equity under the heading of revaluation surplus. If an asset's carrying amount is decreased as a result of a revaluation, the decrease shall be recognised in the Income Statement unless there is a credit balance existing in the revaluation reserve in respect of that asset – in which case the reserve should be offset first.

### **3 Significant accounting policies (continued)**

#### **Trade and other payables**

Trade and other payables are stated at cost.

#### **Borrowings**

Borrowings are initially recognised at their fair value plus transaction costs, if any. After initial recognition, all borrowings are measured at amortised cost using the effective interest method. Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least 12 months after balance date.

#### **Non-derivative financial instruments**

Non-derivative financial instruments comprise trade and other receivables, cash and cash equivalents, trade and other payables and loans and borrowings.

A financial instrument is recognised if the Company becomes a party to the contractual provisions of the instrument. Financial assets are derecognised if the Company's contractual rights to the cash flows from the financial assets expire or if the Company transfers the financial asset to another party without retaining control or substantially all risks and rewards of the asset.

Non-derivative financial instruments are recognised initially at fair value. Subsequent to initial recognition, financial instruments are measured at amortised cost using the effective interest method, less any impairment losses.

#### **Goods and services tax**

All amounts are shown exclusive of Goods and Services Tax (GST), except for trade receivables and trade payables that are stated inclusive of GST.

#### **Income tax**

Income tax expense includes components relating to current tax and deferred tax.

Current tax is the amount of income tax payable based on the taxable profit for the current year. Current tax also includes adjustments to income tax payable in respect of prior years.

Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses. Temporary differences are differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which the deductible temporary differences or tax losses can be utilised.

Deferred tax is not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition of an asset or liability in a transaction that affects neither accounting profit nor taxable profit.

Current and deferred tax are measured using tax rates (and tax laws) that have been enacted or substantively enacted at balance date.

Current and deferred tax is recognised against the profit or loss for the period, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

### 3 Significant accounting policies (continued)

#### Application of IFRIC 23 to Rangiuru Business Park (RBP)

The Company has obtained professional tax advice regarding the treatment of the interchange and enabling infrastructure associated with the Rangiuru Business Park development. The tax position adopted is supported by applicable legislation and guidance. Current and deferred tax balances have been measured in accordance with this advice. The Company will continue to monitor relevant developments and reassess its position should new information become available. To further support the adopted position and reduce residual uncertainty, the Group intends to seek a private binding ruling from Inland Revenue.

### 4 Trading revenue

	30 June 2025 \$000	30 June 2024 \$000
Rental and lease income	17	17
Sale of goods – kiwifruit	4,721	4,110
<b>Total trading revenue</b>	<b>4,738</b>	<b>4,127</b>

The Company has several kiwifruit orchards. All the orchards are managed by post-harvest provider Seeka Kiwifruit Industries Limited, and all kiwifruit is sold to Zespri under a supply agreement. All income from trays of kiwifruit is net of the point of sale and cool store costs.

Kiwifruit income this year has been derived from 26.35 canopy hectares of kiwifruit orchards (2024: 26.35 hectares).

Kiwifruit income this year includes an upward adjustment of \$423,318 in relation to the prior year crop (2024: \$696,583 upward adjustment). This was due to a revision during the year in the estimate of income receivable shown in the accounts at 30 June 2025.

### 5 Other expenses

	30 June 2025 \$000	30 June 2024 \$000
Audit fees	(20)	(27)
Directors' fees	(145)	(145)
Consultancy costs	-	(80)
Business park consultancy costs	(641)	(186)
Other	(446)	(130)
<b>Total other expenses</b>	<b>(1,252)</b>	<b>(568)</b>

**Quayside Properties Limited**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2025**

**6 Financial Contributions expense**

As at 30 June 2025, the Company has spent \$113.1m in Financial Contributions for the development of the enabling infrastructure at the Rangiuru Business Park.

The development of the Rangiuru Business Park is disciplined by the Western Bay of Plenty District Council Operative District Plan ("the Plan"). In line with the Plan, Quayside must fund a portion of the enabling infrastructure for Stage 3 and 4.

The Financial Contributions spent as at 30 June 2025 and not attributable to Stage 1 and 2 are expensed and payable to the Company by owners of Stage 3 and 4 upon them obtaining title. These Financial Contributions are recoverable but are not wholly within the control of the Company and as such are expensed and disclosed as a contingent asset. Refer to Note 22. The amounts expensed include interest calculated as outlined in the plan (Official Cash Rate plus 1.5%) for an amount of \$4.7m.

**7 Fair value gains/(losses)**

	30 June 2025 \$000	30 June 2024 \$000
Change in fair value of investment properties	(16,170)	11,615
Change in fair value of bearer plants	(127)	(652)
Change in fair value of equity investments	240	130
<b>Total fair value gains /(losses)</b>	<b>(16,057)</b>	<b>10,833</b>

Fair value gains on investment property are affected by the portion of PGF funding attributed to the Rangiuru investment property and allocated to Quayside's land (\$1.29m).

**8 Net finance costs**

	30 June 2025 \$000	30 June 2024 \$000
Interest income on bank deposits	85	113
Interest expense – Related Party	(2,865)	(2,654)
Interest expense – Lease liability	(1)	(2)
<b>Net finance cost</b>	<b>(2,781)</b>	<b>(2,543)</b>



Quayside Properties Limited  
Notes to the Financial Statements  
For the year ended 30 June 2025

**9 Income tax**

	30 June 2025 \$000	30 June 2024 \$000
Reconciliation of effective tax rate		
Profit before tax for the period	(28,213)	(6,005)
Income tax for the period at 28%	(7,900)	(1,681)
Adjustments		
- Fair value gains through profit and loss	(67)	-
- Share of profit from equity accounted investees	34	-
- Non-assessable income / non-deductible expenses	-	4,343
- Dividend imputation credits / other tax credits	5	-
- Loss offset	-	435
- Tax losses unutilised	6,358	-
- Prior period adjustments	(8,444)	-
- Other adjustments	76	(10)
<b>Income tax (benefit) / expense</b>	<b>(9,938)</b>	<b>3,087</b>

**Income tax expense is represented by:**

	Note	30 June 2025 \$000	30 June 2024 \$000
Current tax expense			
Current tax on profits for the year		-	-
Prior period adjustment*		(8,444)	-
Recognition of temporary differences		(1,495)	3,087
<b>Income tax (benefit) / expense</b>		<b>(9,938)</b>	<b>3,087</b>

**Income tax recognised in other comprehensive income:**

Revaluation of intangibles	237	(227)
	<b>237</b>	<b>(227)</b>

\*Refer to note 3 Significant account policies for the Application of IFRIC 23 to Rangiuru Business Park (RBP)

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## 10 Trade and other receivables

	30 June 2025 \$000	30 June 2024 \$000
Kiwifruit income receivable	3,813	3,121
GST receivable	802	-
<b>Total trade and other receivables</b>	<b>4,615</b>	<b>3,121</b>

The kiwifruit income receivable is based on a forecast of proceeds to be received from Zespri on the harvest of the 2025 crop. This is based on the actual number of trays supplied to Zespri and latest forecast information from Zespri on the \$ per tray expected to be received. Revisions of income receivable during the year are recorded in the Income Statement - refer to Note 4.

Current trade and other receivables, excluding prepayments, are non-interest bearing and receipt is normally on 30-day terms, therefore the carrying value of debtors and other receivables approximates their fair value.

	30 June 2025 \$000	30 June 2024 \$000
Not past due	4,615	3,121

## 11 Assets held for sale

As at 30 June 2025, the Company classified the following assets as held for sale in accordance with NZ IFRS 5 Non-current Assets Held for Sale and Discontinued Operations:

Asset type	30 June 2025 \$000	30 June 2024 \$000
Equity Accounted Investees (investments in TCDL and LCDL)	6,997	-
Investment Property (Land held for sale for further development)	44,261	-
<b>Total assets held for Sale</b>	<b>51,258</b>	<b>-</b>

All transactions are expected to be completed in the 2026 financial year.

8.7ha of stage 1A of the Rangiuru Business Park is under contract and unconditional from 26 July 2025. Hence these investment properties have been classified as non-current asset held for sale as at 30 June 2025. No impairment losses were recognised upon reclassification, as the fair value less costs to sell is expected to exceed the carrying amounts.

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## 12 Intangible assets

	30 June 2025 \$000	30 June 2024 \$000
Gold 3 – kiwifruit license		
Opening value	2,350	3,371
Amortisation	(155)	(209)
Carrying value	2,195	3,162
Amortisation reversed on revaluation	155	209
Revaluation	692	(1,021)
<b>Total intangibles</b>	<b>3,042</b>	<b>2,350</b>
G3 license - hectares	5.53	5.53

The G3 licences held are for a total of 5.53 hectares (2024: 5.53 hectares). A registered valuer at 30 June 2025 determined that the fair value for licences held by Quayside was \$3.0m. The current valuation is based on the latest Zespri licence auction, with a reference price of \$0.55m per hectare (2024: \$0.4m).

The original cost of the licences is \$38,449. There are no restrictions over the title of the intangible assets. No intangible assets are pledged as security for liabilities.

From September 2016, Zespri announced that G3 licences now have a determined expiration date of 6 September 2039. Amortisation of the licence has been calculated from September 2016 on the basis of this useful life. Prior to September 2016 there was no amortisation of the licence due to the undetermined licence period.

## 13 Property, plant and equipment

	Bearer plants \$000	Total \$000
<b>Balance at 1 July 2023</b>	1,500	1,500
Revaluation	(777)	(777)
Depreciation expense	(125)	(125)
Depreciation reversed on revaluation	125	125
<b>Balance at 30 June 2024</b>	<b>723</b>	<b>723</b>
<b>Balance at 1 July 2024</b>	723	723
Revaluation	(192)	-
Depreciation expense	(66)	(66)
Depreciation reversed on revaluation	66	-
<b>Balance at 30 June 2025</b>	<b>531</b>	<b>657</b>

Fair value of the bearer plants (kiwifruit vines) has been determined by independent registered valuation at 30 June 2025. Fair value has been determined with reference to comparative orchard sales in the region, taking in to account the quality of the orchard, potential production and orchard gate return.

Quayside Properties Limited  
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## 14 Investment in equity accounted investees

As at 30 June 2025, the Company holds equity interests in the following joint venture entities which are accounted for using the equity method:

Name of Entity	Place of Business	Principal Activity	Balance Date	Measurement Method	% of ownership interest	
					2025	2024
Lakes Commercial Developments Limited	New Zealand	Commercial development – Rotorua	30 June	Equity method	50.00	50.00
Tauranga Commercial Developments Limited	New Zealand	Commercial Development - Tauranga	30 June	Equity method	50.00	50.00

The entities listed above have share capital consisting solely of ordinary shares, which are held directly by the company. The country of incorporation or registration is also their principal place of business, and the proportion of ownership interest is the same as the proportion of voting rights held. Both joint ventures are private entities and therefore there are no quoted prices available to determine fair value.

A reconciliation of the carrying value of equity accounted investees is as follows:

	30 June 2025 \$000	30 June 2024 \$000
<b>Balance at 1 July</b>	<b>7,191</b>	<b>7,155</b>
New investment	-	-
Reclassification to Current Asset held for sale	<b>(6,995)</b>	
Share of profits	<b>(121)</b>	162
Dividends receivable	<b>(75)</b>	(126)
<b>Non-current assets balance at 30 June</b>	<b>-</b>	<b>7,191</b>
Current asset held for sale	<b>6,995</b>	-
<b>Total Investment in equity accounted investees</b>	<b>6,995</b>	<b>7,191</b>

These investments are currently classified as held for sale, with a planned transfer of ownership to the parent company Quayside Holdings Ltd expected to be completed in July 2025.

The classification of these investments as held for sale does not impact the recognition or measurement of equity-accounted earnings for the current reporting period. There is no committed uncalled capital in equity accounted investees (2024: nil). There are no capital contributions payable at 30 June 2025 (2024: nil). There are no contingent liabilities relating to interests in equity accounted investees (2024: nil).

Quayside Properties Limited  
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**15 Investment properties**

	30 June 2025 \$000	30 June 2024 \$000
Balance at 1 July	118,374	70,794
Additions – Work in progress (at cost)	39,890	34,768
Capitalised interest	3,636	1,196
Revaluation	(17,459)	11,615
<b>Investment Properties - non-current assets at 30 June</b>	<b>144,441</b>	<b>118,374</b>

*Classified as:*

Asset held for sale	44,261	-
Investment Property – Non current	100,180	118,374
<b>Total Investment Properties at 30 June</b>	<b>144,441</b>	<b>118,374</b>

**Description of investment properties**

Investment properties held include the following:

Asset type	Location	Current use
Industrial Zoned Land under development as a 'Rangiuru Business Park'.	Rangiuru, Te Puke	Kiwifruit orchards, leased dairy grazing land and residential rentals, land under development.

**Rangiuru land classification**

Management have run an assessment to determine the classification of Rangiuru land as at 30 June 2025. The decision to classify the land as investment property instead of inventory requires a high degree of judgement from management.

In 2005 Quayside undertook a plan change which changed the land from rural to industrial. There has been no change in the designation of the land since this time. In parallel in 2005, Quayside obtained a number of long-term consents for the park. All are deemed operative, by virtue of the Tauranga Eastern Link development.

At balance date, buildings and vines had been removed from Stage One land as part of the ongoing development. Earthworks were underway, alongside continued progress on other infrastructure works outlined in the development plan.

Management is still evaluating a range of options around timing and actions to be taken with the plan plots and the development of the Business Park. The Company is currently seeking expressions of interest in the development and is evaluating to sell the land, lease the land or develop vertical builds. The land classified as "held for sale" is not indicative of future intentions.

## 15 Investment properties (continued)

Due to the existing uncertainties disclosed above, management believes that the classification of the land as investment property is appropriate.

As at balance date, Quayside have commitments of circa \$29.1m towards the Ranguru development.

### Valuation of investment properties

Investment properties are revalued annually to fair value. The fair value measurements have been categorised as a level 2 fair value based on the inputs to the valuation technique.

The valuation of all investment property was carried out by CBRE. The valuers are experienced valuers with extensive market knowledge in the type of investment properties owned by Quayside Properties Limited. All investment properties were valued based on open market evidence and 'highest and best use' currently for the land. The date of the valuation was 30 June 2025. A summary of the valuation methods and significant assumptions applied in the valuation of these assets are:

Asset type	Valuation Method adopted	Highest and best use	Significant assumptions
Ranguru Business Park – External Valuation	Discounted cashflow approach (2024: market approach). <i>Reason for change:</i> Discounted cash flow as it provides a better indication of value for the subdivision, which is well progressed, particularly with limited or no sales evidence for similar partially completed sales being available.	Stage 1 Land – Industrial park development (2024: Industrial park development) Stage 2 land – Industrial park development (2024: Industrial park development)	Adopted discount rate (2024: Comparable sales) - Stage 1 land - 13.0%. Sales \$/sqm 509-\$600 increasing by 3%/year -Stage 2 land – 14.5%. Sales \$/sqm 540 increasing by 3%/year. First sale in 2029.

Note: The 2025 valuation adopts the Discounted Cash Flow (DCF) method, which is considered more appropriate for assessing the development potential of the Ranguru Business Park, compared to the Comparable Sales method used in 2024.

## 16 Trade and other payables

	30 June 2025 \$000	30 June 2024 \$000
Trade payables	5,049	9,802
Balance at 30 June	5,049	9,802

Trade payables reflect the amounts to be spent in relation to the development of the Ranguru Business Park.



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**17 Deferred taxation**

	Assets		Liabilities		Net	
	2025 \$000	2024 \$000	2025 \$000	2024 \$000	2025 \$000	2024 \$000
Deferred tax (asset) / liability						
Investment property	-	-	2,647	9,397	2,647	9,397
Bearer plants	-	-	-	-	-	-
Intangibles	-	-	842	708	842	708
Right of use asset/lease liabilities	(8)	-	9	-	1	-
Property, plant and equipment	(54)	(16)	-	-	(54)	(16)
Tax losses	145	(388)	-	-	145	(388)
Others	(3,581)	-	-	-	(3,581)	-
<b>Total deferred tax (asset) / liability</b>	<b>(3,498)</b>	<b>(404)</b>	<b>3,498</b>	<b>10,105</b>	<b>-</b>	<b>9,702</b>

Group	30 June 2025 \$000	30 June 2024 \$000
<b><i>Movement for the year</i></b>		
Opening balance	9,702	6,839
Recognised in the Income Statement	(9,938)	3,090
Recognised in Comprehensive Income	237	(227)
<b><i>Closing balance</i></b>	<b>-</b>	<b>9,702</b>

Quayside Properties Limited  
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## 18 Borrowings

	30 June 2025 \$000	30 June 2024 \$000
	<b>Current</b>	<b>Current</b>
<i>Loan from Quayside Holdings Limited</i>	-	-
	<b>Non-current</b>	<b>Non-current</b>
<i>Loan from Quayside Holdings Limited</i>	<b>160,450</b>	<b>96,952</b>

Quayside Properties Limited has two intercompany loans from Quayside Holdings Limited, for a total outstanding amount of \$160.5 million (2024: \$96.9 million).

The core loan (\$34.5 million) has interest charged at the Bank Bill Benchmark Rate (BKBM) at the beginning of each quarter plus a margin. The loan is repayable on demand; however, Quayside Holdings Limited has undertaken that it will not recall this loan within the next twelve months.

The second loan has interest charged based on the costs of funding incurred by Quayside Holdings Limited.

As at 30 June 2025, commitments to the development are \$29.1 million and \$24.0 million is available to be drawn from the Parent. The Board expects to be able to meet commitment as the current held for sale investment property proceeds are due to received in September 2025. Refer to Note 11.

As the Company's 100% shareholder, the Parent has confirmed it has no intention to demand repayment of the shareholder loan within twelve months from the date these financial statements are authorised for issue.

	30 June 2025 \$000	30 June 2024 \$000
<b><i>Loan from Quayside Holdings Limited</i></b>		
Balance at 1 July	<b>96,952</b>	48,952
Further advances	<b>63,498</b>	48,000
Principal Repayments	-	-
Interest expensed	<b>2,868</b>	2,654
Interest capitalised	<b>3,635</b>	1,196
Interest paid	<b>(6,503)</b>	(3,850)
<b>Balance at 30 June 2025</b>	<b>160,450</b>	<b>96,952</b>

Quayside Properties Limited  
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**19 Capital and reserves**

**(a) Share capital**

	30 June 2025 No.	30 June 2024 No.
Number of ordinary shares		
Balance at 1 July	10,500,100	10,500,100
Issue of ordinary shares of cash	-	-
<b>Balance at 30 June</b>	<b>10,500,100</b>	<b>10,500,100</b>

The holders of the ordinary shares are entitled to dividends as declared from time to time and all shares have equal voting rights at meetings of the Company, and rank equally with regard to the Company's residual assets on wind up. All shares were issued for \$1 and are fully paid.

During 2025 there were no dividend distributions (2024: nil).

**(b) Revaluation reserves**

The revaluation reserves relate to the revaluation of kiwifruit licences. Refer to further information in Notes 12 and 13.

	30 June 2025 \$000	30 June 2024 \$000
<b><i>Revaluation reserve - intangibles</i></b>		
Opening balance	2,380	2,966
Revaluation	691	(1,021)
Amortisation reversed on revaluation	155	209
Deferred tax expense (refer Note 17)	(237)	228
Movement for the year – other comprehensive income	609	(585)
<b>Closing balance</b>	<b>2,989</b>	<b>2,380</b>

Quayside Properties Limited  
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## 20 Financial instruments

### Categories of financial instruments

	30 June 2025 \$000	30 June 2024 \$000
<i>Financial assets at amortised cost</i>		
Cash and cash equivalents	3,347	3,832
Trade and other receivables	4,615	4,164
Related party receivables	5,017	218
Loan to equity accounted investee	-	-
<b>Balance at 30 June</b>	<b>12,979</b>	<b>8,214</b>
<i>Financial assets at fair value through profit and loss</i>		
Other financial assets	771	531
<i>Financial liabilities at amortised cost</i>		
Borrowings – non current	160,450	96,952
<b>Balance at 30 June</b>	<b>164,121</b>	<b>106,754</b>

Taxes payable/receivable, prepayments, deferred costs and income in advance, which are included within trade and other payables and trade and other receivables in the statement of financial position, are not classified as financial instruments.

## 21 Related party transactions

### Identity of related parties

#### Parent and ultimate controlling entity

The Parent entity of the Company is Quayside Holdings Limited, which is 100% owned by the Bay of Plenty Regional Council.

#### Key management personnel

The Company has a related party relationship with its directors. The Company has no employees as Quayside Properties Limited contracts with Quayside Holdings Limited for management services.

#### Other related entities

Other related parties include subsidiaries in the Group. During the year, the Company entered into transactions with companies in which directors hold directorships. These directorships have not resulted in significant influence over the operations, policies or key decisions of these companies.

**Quayside Properties Limited**  
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**21 Related party transactions (continued)**

Transaction values and balances outstanding with related parties include:

	30 June 2025 \$000	30 June 2024 \$000
<b>Quayside Holdings limited</b>		
Interest charged to Quayside Properties Limited	6,504	3,850
Loan payable by Quayside Properties Limited	160,450	96,952
Accounts payable by Quayside Properties Limited	1,725	2,273
Accounts receivable by Quayside Properties Limited	4,724	1,025
Share of Dividend receivable by Quayside Properties Limited	75	-
<b>Bay of Plenty Regional Council</b>		
Accounts payable by Quayside Properties Limited	7	18
Rates paid by Quayside Properties Limited	41	31
Resource consent fees paid by Quayside Properties Limited	29	22
<b>Transactions with Equity accounted investees</b>		
Dividend received by Quayside Properties Limited	-	125
<b>Transactions with other related entities</b>		
Accounts payable by other entities of the Group	-	18

Quayside Properties Limited holds one unit in Quayside Investment Trust, acquired in April 2014 for a cost of \$1. The current value of this unit is \$2.25 (2024: \$2.53). There are no other obligations between Quayside Properties Limited and Quayside Investment Trust.

No related party debts have been written off or forgiven during the year.

**Transactions with key management personnel**

The Company does not provide any non-cash benefits to directors in addition to their directors' fees or salaries. Directors' fees paid during the year were \$145,000 (2024: \$145,000), excluding GST.

**Transactions with parent company**

Borrowings from the Parent company amount to \$160,450,000 (2024: \$96,951,750). For the specific terms please Refer to Note 18.

**Transactions with equity accounted investees**

The outstanding amount of the loan to an equity accounted investee as at 30 June 2025 is \$nil.

## **22 Capital commitments, contingent liabilities and contingent assets**

### *Capital commitments*

The Company has circa \$29.1m of commitments in relation to the development of the Rangiuru Business Park (2024: \$40.2m).

### *Contingent assets*

The company spent \$11.6m (2024: \$21.3m) in Financial Contributions and accrued interest of \$4.7m (2024: \$2.1m) on that amount for the development of the enabling infrastructure necessary to develop the Rangiuru Business Park that can be recovered from other landowners upon the verification of certain events (the landowners obtain the consent to develop) as outlined in the Plan. These events are not wholly within the control of Quayside Properties Limited Refer to Note 6.

## **23 Subsequent events**

Subsequent to balance date, the Company has entered into an agreement to sell its equity interests in Lakes Commercial Developments Ltd and Tauranga Commercial Developments Ltd to the parent company, Quayside Holdings Ltd (QHL). The transaction has completed in July 2025.

On 28 August 2025, an agreement to sell approximately 0.6 hectares of industrial land at Rangiuru Business Park became unconditional. The sale price is \$3.7 million.




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## 24 Quayside Group Performance Information

The Company is a member of the *Quayside Group*. The *Quayside Group* is required to prepare a Statement of Service Performance reporting on performance measures and results. Recorded below are the ten targets and results of the *Quayside Group's* Statement of Intent categorised under five portfolio activities.

### Port portfolio

The *Quayside Group* has a majority shareholding in Port of Tauranga.

Objective	Measure	2025 Result	
Hold Port of Tauranga shareholding on behalf of Council.	Maintain at or above a minimum level of shareholding as directed by Council.	Quayside held 54.14% of Port of Tauranga shares as at 30 June 2025.	

Target met: **Yes**

The Port of Tauranga continues to provide the *Quayside Group* and Council with dividend returns and long-term capital growth. The *Quayside Group* is a long-term investor in Port of Tauranga and must maintain a minimum level of shareholding in accordance with Council policy. The *Quayside Group* cannot sell any Port shareholding without the endorsement from Council.

Of significant interest to shareholders of Quayside is the financial performance of the Port of Tauranga and the participation rate of Quayside as shareholder in governance of the Port of Tauranga.


	30 June 2025	30 June 2024
<b>Shareholding</b>		
Issued shares*	680,581,230	680,581,230
Quayside shares	368,437,680	368,437,680
% held By Quayside	54.14%	54.14%
<b>Operations</b>		
Operating revenues	\$464.7m	\$417.4m
Results from operating activities	\$228.4m	\$198.8m
Net profit	\$173.4m	\$90.8m
Underlying profit**	\$126.0m	\$102.7m
<b>Cash flows</b>		
Ordinary dividends paid out	\$106.8m	\$100.7m
Ordinary dividends received by Quayside	\$57.8m	\$54.5m
Ordinary dividends as percent of underlying profit	85%	98%
Dividend declared post balance date	\$66.0m	\$59.2m
<b>Asset Backing</b>		
Share price (last bid price)	\$6.81	\$4.72
Market value of Port	\$4,634.7m	\$3,211.7m
Market value of Quayside Holding	\$2,509.1m	\$1,735.3m
Net asset backing per share (dollars per share)	\$3.40	\$3.27
<b>Governance</b>		
Number of directors	7	7
Number of Quayside affiliated directors	2	2

\*Includes treasury shares

\*\*Underlying profit after tax is a non-GAAP financial measure which excludes items considered to be one-off and not related to core business such as changes to tax legislation and impairment of assets. Underlying profit after tax does not have a standardised meaning prescribed by GAAP and therefore may not be comparable to similar financial information presented by other entities. Further information on Port of Tauranga's non-financial performance can be found in its Annual Report or on its website [www.port-tauranga.co.nz](http://www.port-tauranga.co.nz)

## 24 Quayside Group Performance Information (continued)

### Investment Returns


Performance target	Performance measure	2025 result	
Generate long-term commercial returns across the Investment Portfolio.	Five year rolling gross return target of 7.0% per annum. Note the targeted return metric will be reviewed as part of the external SIPO review.	7.1% 5-Year Compound annual growth rate (CAGR)  2024 did not include the same measure	

Target met: **Yes**

The Quayside Group achieved its SOI performance measure for the five years ended 30 June 2025. The portfolio delivered a **7.1% p.a.** gross return on a compound annual growth (CAGR) basis, meeting the SOI target of **at least 7.0% p.a.**

This result is calculated from audited accounting values, adjusted to fair value for equity-accounted investees where the carrying amount is not considered representative of fair value ("Investment Values"), using a five-year CAGR methodology applied to the Investment Portfolio NAV of \$427 million at 30 June 2025.


The 5-year CAGR reflects cross-funding adjustments, accounting for times when the Investment Portfolio funded or was funded by other Quayside Group segments (Port and Special Purpose Assets). Such adjustments include costs-to-serve, for which 45% of governance costs is assumed to be allocated to the Investment Portfolio.

Performance target	Performance measure	2025 result	
Provide a resilient dividend to Council.	Dividend paid in accordance with Quayside Distribution Policy.	\$47m distributed to BOPRC as dividend, in line with SOI (2024: \$45m)	

Target met: **Yes**

The *Quayside Group* met its dividend resilience target for the year, with a total distribution of \$47 million, consistent with the expectations set out in the Statement of Intent (SOI) and by the Bay of Plenty Regional Council (BOPRC).

This distribution slightly exceeds the indicative amounts derived from the current Distribution Policy, which remains under review as at 30 June 2025. The outcome reflects our commitment to maintaining stable and reliable returns and demonstrates our ability to deliver on shareholder expectations while supporting long-term financial sustainability.

Performance target	Performance measure	2025 result	
Investment policies that promote a sustainable and diversified fund.	Independent review of Statement of Investment Policy and asset allocations.	SIPO externally reviewed by Mapua Wealth	

Target met: **Yes**


The Quayside Group has met its investment governance target for the year. A comprehensive independent review of the Statement of Investment Policy and Objectives (SIPO) and associated asset allocations was undertaken by Mapua Wealth, with the updated SIPO formally approved by the Board in December 2024.

This review has reinforced the robustness of our investment framework, ensuring continued alignment with strategic objectives, prudent risk management, and best practice governance standards.

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## 24 Quayside Group Performance Information (continued)


### Strategic Assets

Performance target	Performance measure	2025 result	
Develop the Rangiuru Business Park to create long term benefit for the Bay of Plenty region.	Deliver Stage 1a Rangiuru Business Park by late 2025 and Stage 1b by late 2026.	Quayside has sold 8.7ha in Rangiuru Business Park, confirming demand. Stage 1a completes in 2025 with Stage 1b in 2026—boosting growth in Bay of Plenty.	

Target met: **Yes**


The *Quayside Group* has achieved a key milestone with the unconditional sale of 8.7 hectares within Stage 1a of the Rangiuru Business Park, validating market demand for this strategically located industrial hub. Leveraging disciplined capital allocation, proactive risk management, and close collaboration with regional stakeholders, Quayside remains on track to complete Stage 1a by late 2025 and reach practical completion of Stage 1b by late 2026. These developments will unlock significant economic value, attract high-quality tenants, and advance Quayside's commitment to sustainable growth for the Bay of Plenty—while upholding the highest standards of safety, quality, and environmental stewardship.

### Responsible Investment

Performance target	Performance measure	2025 result	
Be a responsible investor that aligns capital with achieving a healthy, sustainable society, environment, and economy.	Independent Review of Responsible Investment Policy. Publish climate related disclosures.	Quayside's Responsible Investment Policy went through an independent review, and its Climate Disclosure was filed on 31 Oct 2024	

Target met: **Yes**

As part of the recent Statement of Investment Policy and Objectives (SIPO) review, Mapua Wealth independently assessed Quayside's Responsible Investment Policy against leading market standards. In addition, Quayside's Climate-Related Disclosure (CRD) statement was filed on 31 October 2024, demonstrating transparency and compliance with emerging regulatory expectations. Together, these actions confirm that the responsible-investment framework meets or exceeds best-practice benchmarks, reinforcing Quayside's dedication to sound governance, environmental stewardship, and long-term value creation.

Performance target	Performance measure	2025 result	
Build climate resilience into investment decision-making.	Investment due diligence and decision papers include comprehensive climate resilience consideration.	Quayside includes climate-resilience checks in all investment decisions.	


Target met: **Yes**

The *Quayside Group* embeds comprehensive climate-resilience analysis in every investment due-diligence and decision paper. While a formal manager-selection framework is still being finalised, each of Quayside's three most recent commitments—Waterman Fund 5, Pacific Equity Partners, and Direct Capital—was approved only after undergoing dedicated climate due-diligence reviews, ensuring alignment with Quayside's responsible-investment objectives.


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## 24 Quayside Group Performance Information (continued)

### An Engaging Place to Work

Performance target	Performance measure	2025 result	
Our kaimahi are valued, supported and passionate about their work.	Employee Engagement Survey achieves >78% rating.	2025 is 80%. (2024: n/a this is a new measure)	


Target met: **Yes**

Performance target	Performance measure	2025 result	
Our kaimahi represent our community in an environment of diversity and inclusiveness.	Review of Diversity and Inclusion (D&I) metrics.  Annual Report on progress against D&I metrics.	D&I metrics are reviewed annually by the People, Culture and Safety Committee.  D&I metrics are reported in the annual report.	

Target met: **Yes**


There is continued focus on Quayside's Employee Value Proposition to encourage diversity and inclusion in its recruitment practices, as well as focussed initiatives to build on Quayside's culture of inclusion.

### Social License to Operate

Performance target	Performance measure	2025 result	
Our stakeholder engagement is honest, transparent, and respectful and our community understands and supports our purpose.	Increase Net Promoter Score (NPS) FY25 ≥ 5% of previous year or ≥85%.	NPS score in 2025 was 91%. (2024: 96%)	

Target met: **Yes**

While the Net Promoter Score is a slight decrease from 2024, which yielded a result of 96%, Quayside maintains a target of at or above 85%.

Performance target	Performance measure	2025 result	
Our recognition of Te Tiriti o Waitangi is meaningful and supports decision making.	>40% of our kaimahi are competent in our cultural competency framework	63% of our kaimahi are defined as competent against Quayside's cultural competency framework.	


Target met: **Yes**

Quayside's cultural competency framework requires assessment of understanding of Te Tiriti o Waitangi (amongst other aspects). Quayside's cultural competency framework—developed internally — defines competence for our organisation, requires staff to self-assess and agree a rating with their manager at year-end, and is finally moderated by GM Operations for consistency and recording on the employee file.

## 24 Quayside Group Performance Information (continued)

### Governance

This activity relates to the policies and procedures the *Quayside Group* will adopt to satisfy governance requirements and expectations and ensures that open dialogue exists between the *Quayside Group* and Council, so that Council are kept informed of all significant matters relating to the *Quayside Group* at the earliest opportunity.

Performance measure	Performance target	2025 result	
Quayside operates independently of Council and the Fund is managed in a prudent commercial manner.	Quayside Board has a majority of independent directors.	The Quayside Board has seven appointed Directors, of which four are independents (M Wynne, D Fear, F Whineray, K Horne)	
	Quayside Board holds regular meetings.	Regular meetings are held by the Quayside Board throughout the year, with seven meetings held during the period.	
	Quayside maintains the following committees that meet regularly: - Audit and Risk - People, Culture and Safety - Investment	The committees met regularly during the period: - Audit and Risk: five meetings - People, Culture and Safety: four meetings - Investment: six meetings	
	Quayside reports regularly to Council via publication of annual and interim reports, presentations, briefings, and workshops.	Quayside presented to Council: - 23 October 2024 (Briefing) - 27 March 2025 (Briefing) - 18 June 2025 (Briefing)	
	Maintain a robust internal and external audit function.	Quayside has a Board approved internal audit plan which is monitored by Audit and Risk. The external audit is conducted by KPMG.	
	Regular review of company policies and frameworks.	All policies are reviewed in accordance with the Policy & Charter Schedule or as directed by our Board.	
	Regular internal compliance auditing,	The Board has defined risk appetite statements and has undertaken a review of the risk management framework.	
	Defined risk appetite and risk management framework.	An Annual Board Performance review was undertaken during the period.	
	Annual Board Performance Review.		

Target met: **Yes**


The Group maintains strong governance practices and policies, with regular review.

Quayside Properties Limited  
Notes to the Financial Statements  
For the year ended 30 June 2025

**24 Quayside Group Performance Information (continued)**




**NZDX Issuer**

This activity relates to requirements for the *Quayside Group* to satisfy the New Zealand Exchange Listing Rules as a New Zealand Debt Exchange listed company.

Performance measure	Performance target	2025 result	
Quayside maintains regulatory compliance with its obligations as a market issuer.	Financial Reporting in accordance with Financial Markets Conduct Act 2013.  Quayside complies with NZX Listing Rules, including Continuous Disclosure obligations.	Filing of interim and annual financial statements achieved within legislative timelines.  Board receives regular reporting on PPS compliance in line with NZX requirements.	

Targets met: **13/13**

**Key**

 *Met*       *Not met*       *Not applicable*

Quayside Properties Limited  
Statutory Information  
For the year ended 30 June 2025

## Interests register

The Company is required to maintain an interests register in which the particulars of certain transactions and matters involving the Directors must be recorded. The interest register for Quayside Holdings Ltd is available for inspection at the registered office. The Directors of the Company have made general disclosures of interest in accordance with S140(2) of The Companies Act 1999. Current interests and those which ceased during the year are tabulated below. New disclosures and updates advised since 1 July 2024 are italicised.

Director	Entity	Position
WYNNE, Mark Douglas	Alliance Group Limited Quayside Holdings Limited Quayside Securities Limited Quayside Properties Limited  <i>Waipura North Limited (October 2024)</i>	Director / Chair Director / Chair Director / Chair Director / Chair  <i>Shareholder</i>
CROSBY, Stuart Alan	Bay of Plenty Regional Council Quayside Holdings Limited Quayside Securities Limited Quayside Properties Limited	Councillor Director Director Director
HORNE, Keiran Anne	Quayside Holdings Limited Quayside Securities Limited Quayside Properties Limited Screen South Limited Spey Downs Limited University of Canterbury Enable Networks Limited Enable Services Limited  <i>Antarctica New Zealand (July 2024)</i> <i>Antarctica New Zealand isn't registered on NZ Companies</i>	Director Director Director Director   Chair Shareholder Council Member   ARC Chair Director   ARC Chair  <i>Director</i>
MCTAVISH, Fiona Catherine	Bay of Plenty Regional Council BOPLASS Limited McTavish – Huriwai Investments Limited Priority One WBOP Inc Quayside Holdings Limited Quayside Securities Limited Quayside Properties Limited Regional Software Holdings Limited  <i>GLAMB Limited (13 June 2025)</i>	Officer Director Director   Shareholder Executive Board Member Director Director Director Director  <i>Director</i>

Quayside Properties Limited  
Statutory Information  
For the year ended 30 June 2025

**Interests register (continued)**

<b>WHITE, Te Taru</b>	<p>Bay of Plenty Regional Council Noa New Zealand Limited Quayside Holdings Limited Quayside Properties Limited Quayside Securities Limited Te Taru White Consultancy Limited Whenua Fruits Limited Manaakiora Trust Te Tatau o Te Arawa Charitable Trust</p>	<p>Councillor Director   Shareholder Director Director Director Director   Shareholder Shareholder Director Board Member</p>
<b>WHINERAY, Fraser Scott</b>	<p>Quayside Holdings Limited Quayside Securities Limited Quayside Properties Limited Waste Management NZ Limited (and associated) Port of Tauranga Limited Centre for Climate Action Joint Venture Limited Jarden Group</p> <p><i>WMNZ Holdings Limited was amalgamated into Tui Bidco Limited (31 December 2024)</i></p>	<p>Director Director Director Director Director Director Director</p>
<b>FEAR, David Graeme</b>	<p>Quayside Holdings Limited Quayside Securities Limited Quayside Properties Limited Upstream Poplars Limited NorthWest Water Limited</p> <p><i>Johnny Appleseed Holdings, Hawke's Bay (March 2025)</i></p>	<p>Director Director Director Shareholder Shareholder</p> <p><i>Director</i></p>



**Quayside Properties Limited**  
**Statutory Information**  
**For the year ended 30 June 2025**

**Information used by directors**

During the financial year there were no notices from directors of Quayside Properties Limited requesting to use information received in their capacity as a director which would not otherwise have been available to them.

**Indemnification and insurance of directors and officers**

The Company has arranged policies of Directors' and Officers' Liability Insurance and separate Directors' and Officers' defence costs insurance.

**Donations**

No donations were made by Quayside Properties Limited during the year ended 30 June 2025.

**Directors**

The following directors of Quayside Properties Limited held office as at 30 June 2025:

	Remuneration \$000 p.a.
M Wynne (Chair)	42
S Crosby	21
D Fear	21
K Horne	21
F McTavish *	-
F Whineray	21
T White	21
<b>Total</b>	<b>147</b>

The fees above are exclusive of GST.

\*Directors were remunerated by Quayside Properties Limited except for F McTavish who was remunerated by the Bay of Plenty Regional Council.

**Loans**

There were no loans by Quayside Properties Limited to directors.

**Employees**

Quayside Properties Limited does not have any employees.

**Auditor's remuneration**

The following amounts are payable to the auditors of the company for the year:

KPMG: Audit Fees for the current year \$19,730 (GST exclusive)

**Quayside Properties Limited**  
**Statutory Information**  
**For the year ended 30 June 2025**

**Quayside Properties Limited**  
**Directory**

**Registered office**

Level 2, 41 The Strand  
Tauranga 3110  
Ph: (07) 579 5925

**Auditors**

KPMG  
On behalf of the Auditor-General  
Level 2, 247 Cameron Road  
Tauranga 3110

**Solicitor**

Cooney Lees Morgan  
PO Box 143  
Tauranga 3110