

ANNUAL REPORT 2025

Quayside Securities Limited
as Trustee for Quayside
Unit Trust



QUAYSIDE
SECURITIES

Quayside Securities Limited as Trustee for Quayside Unit Trust

Annual Financial Statements

For the year ended
30 June 2025

Quayside Securities Limited as Trustee for Quayside Unit Trust
Directors' Declaration
For the year ended 30 June 2025

Quayside Unit Trust is part of the 'Quayside Group'. The Quayside 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 all of its objectives as set out in its Statement of Intent for the year ended 30 June 2025. Refer to Note 13 for further information.

The performance of Quayside Securities Limited as Trustee for Quayside Unit Trust 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 the Bay of Plenty Regional Council (Council) has been fully informed by the directors of the company as to the performance of Quayside Securities Limited as Trustee for Quayside Unit Trust. The performance has met the shareholder's expectation as defined in the Quayside Group's Statement of Intent.

The directors of Quayside Securities Limited, as Trustee for the Quayside Unit Trust, are pleased to present the financial statements for the year ended 30 June 2025.

For and on behalf of the Board of Directors:



Director



Director

Quayside Securities Limited as Trustee for Quayside Unit Trust

For the year ending 30 June 2025

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INDEPENDENT AUDITOR'S REPORT

TO THE READERS OF QUAYSIDE SECURITIES LIMITED AS TRUSTEE FOR QUAYSIDE UNIT TRUST'S ANNUAL FINANCIAL STATEMENTS AND PERFORMANCE INFORMATION FOR THE YEAR ENDED 30 JUNE 2025

The Auditor-General is the auditor of Quayside Securities Limited as Trustee for Quayside Unit Trust (the Trust). 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 Trust on his behalf.

We have audited:

- the annual financial statements of the Trust on pages 5 to 16, that comprise the statement of financial position as at 30 June 2025, the income statement, 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 Trust for the year ended 30 June 2025 on pages 17 to 22.

Opinion

In our opinion:

- the annual financial statements of the Trust:
 - present fairly, in all material respects:
 - its financial position as at 30 June 2025; and
 - its income statement, 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 Trust's actual performance compared against the performance targets and other measures by which the Trust's performance can be judged in relation to the Trust'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 Trust 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 Trust for assessing the Trust'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 Trust 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 Trust'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 Trust'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 Trust 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 Trust's readers to judge the actual performance of the Trust 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 23 to 26, 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 Trust 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 Trust.

A handwritten signature in black ink, appearing to read 'Ed Loudon', with a long, sweeping horizontal line extending to the right.

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

Quayside Securities Limited as Trustee for Quayside Unit Trust
Income Statement
For the year ended 30 June 2025

	Note	30 June 2025 \$000	30 June 2024 \$000
Income			
Dividend income		57,845	54,529
Operating income		57,845	54,529
Expenses			
Trading and other expenses	5	(69)	(74)
Operating expenses		(69)	(74)
Operating profit before finance costs and taxation		57,776	54,455
Finance income		14	198
Finance expenses		-	-
Net finance costs		14	198
Profit before income tax		57,790	54,653
Income tax expense	6	-	-
Net profit after tax		57,790	54,653

Quayside Securities Limited as Trustee for Quayside Unit Trust
Statement of Comprehensive Income
For the year ended 30 June 2025

	30 June 2025 \$000	30 June 2024 \$000
Net profit after tax	57,790	54,653
Other comprehensive (loss) / income		
<i>Items that will not be reclassified to profit or loss:</i>		
Investment in subsidiaries revaluation reserve	773,719	(530,550)
Total comprehensive (loss) / income for the period	831,509	(475,897)

Quayside Securities Limited as Trustee for Quayside Unit Trust
Statement of Changes in Equity
For the year ended 30 June 2025

	Share capital \$000	Revaluation reserve \$000	Retained earnings \$000	Total equity \$000
Balance at 1 July 2023	7,525	2,219,102	39,391	2,266,018
Profit after tax	-	-	54,653	54,653
Investment in subsidiaries revaluation	-	(530,550)	-	(530,550)
Total comprehensive (loss) / income	-	(530,550)	54,653	(475,897)
Dividends to shareholders	-	-	(54,638)	(54,638)
Balance at 30 June 2024	7,525	1,688,552	39,406	1,735,483

	Share capital \$000	Revaluation reserve \$000	Retained earnings \$000	Total equity \$000
Balance at 1 July 2024	7,525	1,688,552	39,406	1,735,483
Profit after tax	-	-	57,790	57,790
Investment in subsidiaries revaluation	-	773,719	-	773,719
Total comprehensive (loss) / income	-	773,719	57,790	831,509
Dividends to shareholders	-	-	(57,841)	(57,841)
Balance at 30 June 2025	7,525	2,462,271	39,354	2,509,151

Quayside Securities Limited as Trustee for Quayside Unit Trust
Statement of Financial Position
As at 30 June 2025

	Note	30 June 2025 \$000	30 June 2024 \$000
Assets			
Current assets			
Cash and cash equivalents		104	154
Total current assets		104	154
Non-current assets			
Investments in Port of Tauranga Limited	7	2,509,061	1,735,341
Total non-current assets		2,509,061	1,735,341
Total assets		2,509,165	1,735,495
Liabilities			
Current liabilities			
Trade and other payables		12	12
Total current liabilities		12	12
Total liabilities		12	12
Net assets		2,509,151	1,735,484
Equity			
Paid up units	8(a)	7,525	7,525
Reserves		2,462,271	1,688,550
Retained earnings		39,354	39,409
Total equity		2,509,151	1,735,484

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



Director



Director

Quayside Securities Limited as Trustee for Quayside Unit Trust
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 received	57,845	54,529
Interest received	14	198
Payments to suppliers	(69)	(71)
Net cash flow from operating activities	57,790	54,656
Cash flows from financing and investing activities		
Dividends paid	(57,841)	(54,638)
Net cash flow used in financing activities	(57,841)	(54,638)
Net increase in cash and cash equivalents	(51)	19
Cash and cash equivalents at the beginning of the year	154	135
Cash and cash equivalents at the end of the year	103	154

Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements

For the year ended 30 June 2025

1 Reporting entity

Quayside Unit Trust (the “Trust”) was established under a Trust Deed dated 25th July 1991.

Quayside Securities Limited is the Trustee for Quayside Unit Trust. These financial statements are for Quayside Unit Trust. The Parent of Quayside Securities Limited as Trustee for Quayside Unit Trust is Quayside Holdings Limited and the ultimate controlling entity is the Bay of Plenty Regional Council. The Trust is a council-controlled 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 Trust has an investment in the Port of Tauranga Limited. The Trust is classified as a for-profit entity.

For the purposes of these financial statements, the Quayside Group comprises Quayside Holdings Limited and its subsidiaries and equity accounted investees, including Quayside Unit Trust.

2 Basis of preparation

Statement of compliance

These financial statements 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 Trust is a reporting entity for the purposes of the Financial Reporting Act 2013 and these financial statements comply with that Act.

NZ IFRS – Reduced disclosure regime

The Trust applies External Reporting Board Standard A1 ‘Accounting Standards Framework (For-profit Entities Update)’ (‘XRB A1’). For the purposes of complying with NZ GAAP, the Trust 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.

In accordance with the Financial Reporting Act 1993, Section 13(2), the Trust prepares separate non-consolidated financial statements because it is a subsidiary of Quayside Holdings Limited which prepares NZ IFRS compliant consolidated financial statements.

The financial statements were approved by the Board of Directors on 04 September 2025.

Basis of measurement

The financial statements have been prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value: other financial assets and liabilities mandatorily measured at fair value through the income statement. The methods used to measure fair values are discussed further in note 4.

Functional and presentation currency

These financial statements are prepared in New Zealand dollars (\$), which is the Trust’s functional currency. Where presented, all financial information has been 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.

Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements

For the year ended 30 June 2025

2 Basis of preparation (continued)

Use of estimates 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 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 relates to the valuation of financial instruments (refer note 4(b)).

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

a) Financial instruments

(i) Non-derivative financial assets

The Trust classifies non-derivative financial assets into the following categories:

Financial assets at amortised cost

Financial assets at amortised cost are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, the assets are measured at amortised cost using the effective interest method, less any impairment losses. Financial assets at amortised cost include cash and cash equivalents.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits with an original maturity of three months or less. Bank overdrafts, when applicable, are shown within borrowings in current liabilities in the Statement of Financial Position.

Financial assets at fair value through comprehensive income

Financial assets at fair value through comprehensive income are investments in equity instruments that are designated as such on initial recognition and are not held for trading. Financial assets at fair value through comprehensive income are recognised initially at fair value plus any directly attributable transaction costs. They are subsequently measured at their fair value with gains and losses recognised in other comprehensive revenue and expense. When sold, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is transferred within equity to retained earnings. Dividends from these financial assets are recognised in profit and loss.

Financial assets designated at fair value through comprehensive income comprise of the Trust's investment in Port of Tauranga Limited.

b) Dividend income

Dividend income is recognised on the date that the right to receive payment is established, being the ex-dividend date.

c) Finance income and expense

Finance income comprises interest income on funds invested. Interest income is recognised as it accrues, using the effective interest method. Finance expenses comprise interest expense on borrowings. All borrowing costs are recognised in profit or loss using the effective interest method.

Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements

For the year ended 30 June 2025

3 Significant accounting policies (continued)

d) Income tax expense

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, and any 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 tax 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.

e) Units issued

Units issued are classified as equity.

Where the Trust issues new or cancels existing units, the value of units issued or cancelled is calculated on the value of net assets of the Trust divided by the units on issue.

f) Goods and Services Tax (GST)

The Trust is not registered for GST. All amounts stated are inclusive of GST.

4 Determination of fair values

A number of the Trust's accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities.

Fair values have been determined for measurement and/or disclosure purposes based on the following methods:

a) Trade receivables and payables

The nominal value less impairment provision of trade receivables and payables are assumed to approximate their fair values due to their short term nature.

b) Non-derivative financial assets

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date.

Where applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

Quayside Securities Limited as Trustee for Quayside Unit Trust
Notes to the Financial Statements
For the year ended 30 June 2025

5 Expenses

	30 June 2025 \$000	30 June 2024 \$000
Trading and other expenses		
KPMG – fees for financial statements audit	(12)	(11)
Other expenses	(57)	(63)
Total trading and other expenses	(69)	(74)

6 Income tax

	30 June 2025 \$000	30 June 2024 \$000
Taxable income		
Profit before income tax	57,790	54,653
Income tax on surplus at 28% (2024: 28%)	16,181	15,303
Amounts which are non-deductible / (non- taxable):		
Non-taxable income		-
Dividend imputation credits	(16,196)	(15,268)
Transfer of income tax liability settled by Quayside Group	15	(36)
Income tax expense	-	-
Income tax expense is represented by:		
Current tax	-	-
Deferred tax	-	-

A deferred tax asset (DTA) of \$1.5m (representing a gross tax loss balance of \$5.2m) has not been recognised in accordance with NZ IAS 12 as it is not probable that future taxable profits will be generated by QUT against which the tax losses can be utilised. Rather, QUT's 2025 income tax liability should be satisfied in combination with other members of the Quayside Tax Consolidated Group ("Quayside Group"). Where the Quayside Group has excess taxable income in any year, the QUT pre-consolidation tax losses will be available for offset to, and utilisation by, the Quayside Group at that time.

Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements

For the year ended 30 June 2025

7 Investment in subsidiaries at fair value through comprehensive income

Investment in Port of Tauranga Limited

Port of Tauranga Limited facilitates export and import activities through the Port of Tauranga, located in Mount Maunganui in the Bay of Plenty, New Zealand.

Quayside Securities Limited holds the shares in Port of Tauranga Limited as Trustee for the Quayside Unit trust. This is in accordance with the Declaration of trust by Quayside Securities Limited. Section 92 of the Companies Act 1993 prevents Notice of any Trust being entered on the share register, and consequently the share certificate is in the name of Quayside Securities Limited. Listed shares held in the Port of Tauranga Limited are stated at fair value as determined by reference to published current bid price quotations in an active market and are categorised under the level 1 fair value hierarchy. The last bid price at 30 June 2025 was \$6.81 (2024: \$4.71) which has resulted in an increase in the fair value of the investment in Port of Tauranga Limited of \$773,719,128 (2024: decrease of \$530,550,259).

	30 June 2025 \$000	30 June 2024 \$000
Ordinary shares at cost	46,791	46,791
Ordinary shares at fair value	2,509,061	1,735,341

Shares in Port of Tauranga Limited are measured at fair value through other comprehensive income, as designated on initial recognition.

8 Capital and reserves

a) Units issued

	30 June 2025 No.	30 June 2024 No.	30 June 2025 \$000	30 June 2024 \$000
Units held				
‘A’ Units - Quayside Holdings Limited				
Balance as at 1 July	7,525,000	7,525,000	7,525	7,525
Balance as at 30 June	7,525,000	7,525,000	7,525	7,525
‘C’ Units - Bay of Plenty Regional Council				
Balance as at 1 July	100	100	-	-
Balance as at 30 June	100	100	-	-

‘A’ Units have a right to vote and receive dividends if they are declared. ‘C’ Units have no voting rights. All units were issued for \$1 and are fully paid.

Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements

For the year ended 30 June 2025

9 Related party transactions

Parent and ultimate controlling entity

The Parent entity of Quayside Securities Limited as Trustee for the Quayside Unit Trust is Quayside Holdings Limited, which is 100% owned by the Bay of Plenty Regional Council – refer Note 1.

Transactions with key management personnel

The administration and management of the Trust is undertaken by Quayside Securities Limited as Trustee for Quayside Unit Trust. Therefore, there is no management personnel compensation in relation to the Trust. Quayside Securities Limited contracts with Quayside Holdings Limited for management services.

Other related entities

Other related parties include subsidiaries in the Group – refer Note 1. During the year, the Trust 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.

Related party transaction values and outstanding balances are as follows:

	30 June 2025 \$000	30 June 2024 \$000
Quayside Holdings Limited		
Dividends paid by Quayside Unit Trust	57,841	54,638
Quayside Securities Limited		
Trustee fees paid by Quayside Unit Trust	57	61
Port of Tauranga Limited		
Dividends paid to Quayside Unit Trust	57,845	54,529

In the *Quayside Group*, interest is on charged on intercompany loans at the actual rate of interest incurred by Quayside Holdings Limited.

The Trust had no transactions with equity accounted investees of its parent, Quayside Holdings Limited. No related party debts have been written off or forgiven during the year.

10 Capital commitments and contingencies

The Trust has no capital commitments or contingencies at 30 June 2025 (2024: nil).

Quayside Securities Limited as Trustee for Quayside Unit Trust
Notes to the Financial Statements
For the year ended 30 June 2025

11 Financial instruments

Categories of financial instruments

	30 June 2025 \$000	30 June 2024 \$000
Financial assets at amortised cost		
Cash and cash equivalents	104	154
	104	154
Financial assets designated at fair value through other comprehensive income upon initial recognition		
Investment in subsidiaries	2,509,061	1,735,341

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

12 Subsequent events

There were no significant events after balance date.

Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements


For the year ended 30 June 2025

13 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
Shareholding		
Issued shares*	680,581,230	680,581,230
Quayside shares	368,437,680	368,437,680
% held By Quayside	54.14%	54.14%
Operations		
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
Cash flows		
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
Asset Backing		
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
Governance		
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.


Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements

For the year ended 30 June 2025

13 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.


Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements

For the year ended 30 June 2025

13 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.


Quayside Securities Limited as Trustee for Quayside Unit Trust

Notes to the Financial Statements


For the year ended 30 June 2025

13 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.

Quayside Securities Limited as Trustee for Quayside Unit Trust


Notes to the Financial Statements

For the year ended 30 June 2025

13 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 Securities Limited as Trustee for Quayside Unit Trust
Notes to the Financial Statements
For the year ended 30 June 2025

13 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. <div>  </div>

Targets met: **13/13**

Key


Met


Not met


Not applicable

Quayside Securities Limited as Trustee for Quayside Unit Trust

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 Unit Trust 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. Current interests and those which ceased during the year, are tabulated below. New disclosures 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 Securities Limited as Trustee for Quayside Unit Trust
Statutory Information
For the year ended 30 June 2025

Interests register (continued)

WHITE, Te Taru	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	Councillor Director Shareholder Director Director Director Director Shareholder Shareholder Director Board Member
WHINERAY, Fraser Scott	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 <i>WMNZ Holdings Limited was amalgamated into Tui Bidco Limited (31 December 2024)</i>	Director Director Director Director Director Director Director
FEAR, David Graeme	Quayside Holdings Limited Quayside Securities Limited Quayside Properties Limited Upstream Poplars Limited NorthWest Water Limited <i>Johnny Appleseed Holdings, Hawke's Bay (March 2025)</i>	Director Director Director Shareholder Shareholder <i>Director</i>

Quayside Securities Limited as Trustee for Quayside Unit Trust

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 Securities Limited as Trustee for Quayside Unit Trust 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 *Quayside Group* has arranged policies of Directors' and Officers' Liability Insurance and separate Directors' and Officers' defence costs insurance.

Donations

No donations were made by Quayside Securities Limited as Trustee for Quayside Unit Trust during the year ended 30 June 2025 (2024: nil).

Loans

There were no loans by Quayside Securities Limited as Trustee for Quayside Unit Trust, to directors.

Employees

The Trust does not have any employees. All administration is carried out by Quayside Holdings Limited under a management agreement with Quayside Securities Limited.

Auditor's remuneration

KPMG : Audit Fees \$12,276 (GST exclusive).

Quayside Securities Limited as Trustee for Quayside Unit Trust Directory

Registered office

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

Postal address

Level 2, 41 The Strand
Tauranga 3110

Auditors

KPMG
On behalf of the Auditor-General
247 Cameron Road
Tauranga 3110
New Zealand

Solicitor

Cooney Lees Morgan
PO Box 143
Tauranga 3110