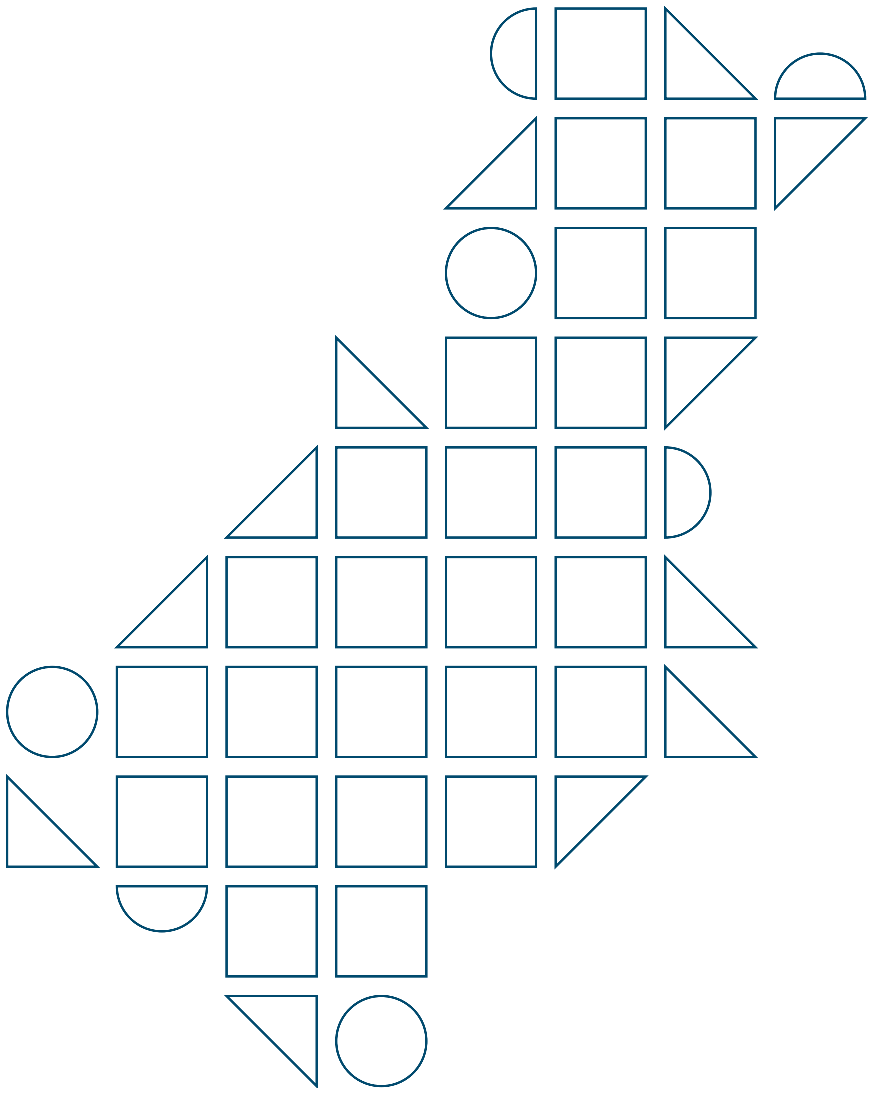

Gisborne Holdings Ltd
Annual Report 2023

Contents

2023 Overview

We're forming a plan for growth and sustainable returns.

Gisborne Holdings Ltd or GHL is wholly owned by Gisborne District Council (GDC). We're a Council Controlled Trading Organisation working on behalf of the people of Tairāwhiti.

We own $139 million in assets including Tauwhareparae Farms, Waikanae Beach Top 10 Holiday Park, Wash'n Go Gisborne Auto Wash, and other properties.

Over the past six years we've generated $10 million in dividends for Council helping offset rates for locals. However, this has come at a cost to our balance sheet, and this year we paid only a partial distribution.

The board has been clear with itself, staff, and GDC, that GHL cannot continue this way.

We've spent the past year thinking differently about how we can make best use of our unique and commercial position, skills, and relationships to better support GDC and make Tairāwhiti a better place. By potentially releasing capital in some of our less strategic assets, we believe we'll be in a position to play a significant role in the region's recovery.

We want to do more for the region's residents and help solve local issues. We can't do it alone. We look forward to engaging with the community over the coming months to discover what the way forward might look like.

We invite your feedback as together we help shape the future. Please see pages 57-58.

Quick Facts

1,435 millimetres

record-breaking rainfall in Tairāwhiti during first half of 2023

47,500 guest nights at Waikanae Beach Top 10 Holiday Park

4 states of emergency over 40 days declared in Tairāwhiti since 1 January

1,300 hectares

Tauwhareparae Farms land damaged or being retired

130

community and staff homes managed by Property Holdings

$1.9 million

reported loss by Gisborne Holdings Ltd

$555 million

estimated by Gisborne District Council to fund Cyclone Recovery Plan

2,920 unique Wash'n Go Gisborne Auto Wash customers in 2023

Chair's Report

Tairāwhiti and GHL have been through a challenging 12 months.

What an extraordinary year 2023 has been.

It will come as no surprise to anyone living on New Zealand's East Coast to learn that Mother Nature has been the major influencer in 2023.

The unprecedented weather events during our summer had a massive impact on everyone living in Tairāwhiti, and GHL's people and portfolio of assets were not spared. While Tauwhareparae Farms suffered the worst damage, all our assets, and some of the region's critical infrastructure, also suffered because of the storms. Disrupted road access and flooding had a huge impact on the region's ability to provide services to locals, let alone, to visitors.

Staff and board

We have a team of passionate staff who have continued to work hard for the Tairāwhiti community despite the challenges of Cyclone Gabrielle and the anxiety that often comes from strategic reviews.

Our chief executive Tracey Johnstone departed in February 2022. We won't reappoint someone to the position until we can present a clear strategic plan signed off by our owner GDC. Once that is in place, we will be able to match potential candidates for the task ahead. We believe the 'who' should follow the 'what'. Meanwhile, our senior leadership team stepped up impressively during this period and has allowed us the luxury of finding the right person once the strategy is signed off.

I have enormous admiration for GHL staff across the region who, after being flung into chaotic situations during this year's weather events, did what they could to stay safe and help neighbours. It is difficult for those who weren't on the ground to understand the absolute devastation that our staff had to operate within.

For our farm staff, the havoc of Cyclone Hale in January, Cyclone Gabrielle in February, and the rain events in June, were the lowlights. After Cyclone Gabrielle farm staff were without power and communications for days. Even today their access to normal amenities is hampered by damaged tracks and roads.

Waikanae Beach Top 10 Holiday Park staff were also amazing during Cyclone Gabrielle ensuring the park stayed open when displaced residents needed a place of warmth and solace. Meanwhile, despite the challenges of travel around the district and disrupted communications, our property staff stepped up during the region's time of need, checking on residents in our 130 managed community and staff homes.

To each staff member, I pass on my own and the board's, personal thanks for your perseverance. Despite the challenges, you did an outstanding job protecting our assets and assisting the community with disaster relief. I have enormous pride and admiration for your professional and selfless attitude despite the difficult circumstances.

After nine years on the board, two as chair, Rob Telfer departed in September 2022. We thank Rob for his service and wish him all the best in his new role as a GDC councillor. I also wish to thank my fellow board members for their candour and enthusiasm which has provided for robust debate around our potential role in the future.

Financial results and distributions

While our earnings before interest tax depreciation amortisation and revaluation (EBITDAR) were $5 million ($4.6 million last year), our business made a loss of $1.9 million. This is a negative difference of $4.4 million compared with last year's $2.5 million profit. The significant contributing factor to our overall loss was the fall in the valuation of our investment properties (-$2.3 million) due to rising interest rates, and a decrease in the value of all livestock (-$2.2 million), in particular, sheep. Sheep value fell from $6.7 million to $4.7 million, with an average per head value of $162 compared to last year's $207. This was mainly due to an under-pressure market and increased sheep losses during Cyclone Gabrielle.

Between 2022 and 2023, company equity dropped by $31.7 million (21%) to $122.7 million. This was driven for the most part by a decrease in the valuation of Tauwhareparae Farms. Carbon forestry pushed up land prices to never-seen-before levels last year, but it was a unique 12 months according to our independent valuer. By year end 2023, there had been a price correction and as a result, Tauwhareparae Farms was once again valued at the current best use - farming. The valuations of Waikanae Beach Top 10 Holiday Park and Wash'n Go Gisborne Auto Wash have also decreased slightly since last year mostly due to interest rates increasing.

Meanwhile, GHL's debt ratio was 8% which is good news given our SOI target was for no more than 25%. We set a conservative target because we felt like there were challenges coming. While our debt ratio is low relative to valuations, the group's relatively poor cash generation ability makes taking on more debt problematic. This cash generation issue is at the heart of our strategic review process.

Despite a better EBITDAR compared to last year, we paid only a partial $200,000 distribution to GDC, not the $2.7 million signalled in last year's annual report. We recognise our strengths and vulnerabilities, and continue to work with our owner to find a way to pay this year's dividend and shore up our contributions for the future .

Health and safety

Protecting our people at work is a priority, and we continue to work with Safe on Site to ensure we implement best practice systems to lift the health and safety bar.

Success

Resilience is the word that best summarises the year. It has been tough. Everyone will understand how challenging farming has been of late with the Government's carbon policy creating further volatility and valuation challenges. With a recent shift to El Nino weather patterns, it looks like we might be through the worst of recent rain events. Now, of course, we will be on high alert for a drought!

Waikanae Beach Top 10 Holiday Park is our major non-farm asset. It delivered strong and stable returns despite a challenging year weather-wise and the lingering effects of the pandemic.

Rental properties have been a stable earner, if a slightly low returning asset group, given recent interest rate rises.

Wash'n Go Gisborne Auto Wash suffered from water shortages during our region's infrastructure challenges and has been dogged by technical challenges with our payments system.

The future

We've undertaken a comprehensive review of our strategic position and investment policy with the assistance of PwC and have now delivered a draft five-year strategic plan to GDC for consideration. We believe it delivers a fresh strategy to help make a difference to the Tairāwhiti community. We can see the region needs a significant level of rebuild investment, and as GDC's investment partner, we want to play a role.

Discussions with our shareholder focus on trying to establish a more resilient, sustainable, and relevant role for GHL to play. Our conversations have been constructive and robust, but reaching an agreement may not be straightforward. We look forward to building on our relationship and working with our owner on an agreed plan.

Potentially releasing capital in some of our less strategic assets is an option before we start contributing to a community rebuild. We would like community feedback on any reprioritisation of our portfolio and as soon as we have an agreed strategic plan with GDC we look forward to a period of community consultation.

Please take this as an invitation to come along to our annual general meeting on Thursday 28 September, Waikanae Surf Club, 5.30pm, to hear our views and tell us what you think. We invite your feedback as together we all help shape the future.

Ngā mihi nui

John Rae
Chair and chief executive

September 2023

Our Responsibilities

We're building a foundation to support regional recovery and resilience.

Our sole shareholder, Gisborne District Council (GDC), asks that GHL provide and activate sustainable and economic returns for our community. It wants us to get the best financial return while acknowledging our responsibilities to Te Tiriti o Waitangi, as well as our social, environmental, and ethical obligations.

What that means is getting things done to benefit the community. In July 2022 we signaled to GDC that we do not currently have the correct asset portfolio to meet its requirements. Then, like the rest of the region, the weather events of 2023 left a terrific impact.

We've used these past six months to review our responsibilities while still making sure we align with GDC's long-term strategic direction. We've shifted the conversation and the way forward is clearer.

We must consider:

> diversification
> restructuring our asset base
> focusing on regional resilience and prosperity
> collaborating with new partners
> proving ourselves to be a trusted investment partner, and
> providing a dividend to GDC.

By having a best-for-region approach and cutting back on anything not linked to delivering this, we can become stronger and significantly more commercial. The people of Tairāwhiti will be the ones to benefit.

We're now in a period of evolution and we want to hear from you. Please see pages 57-58.

Our Assets

We're reviewing assets with a best-for-region focus.

Tauwhareparae Farms

63% of GHL's total asset

Tauwhareparae Farms is 11,250ha made up of adjoining properties: Lowden Hills (1,140ha), Puketawa Station (3,848ha), Tamatea Station (3,100ha), and Tauwhareparae Station (3,162ha). The farm is 4,200ha effective and winters 44,000 stock units. Eighteen percent of the farm's value is related to forestry. Around 1,300ha of highly erodible land was in the process of retirement before the entire operation was severely impacted by the wet weather and cyclones in the first six months of 2023. After Cyclone Gabrielle it took days to get access in to the 15 staff and restore power and communications. Even now, staff have only one access to the farms.

Waikanae Beach Top 10 Holiday Park

5% of GHL's total asset

This stunningly located holiday park is the region's largest accommodation provider. It can hold over 800 people in a range of accommodation from non-powered tent sites to apartments. It has a covered heated swimming pool, barbecue areas, jumping pillow, and all the normal amenities you would expect in a facility of this size. The park employs up to 27 staff over summer. This year's weather events affected holidaymakers in the region, but occupancy figures remained positive. An increase in occupancy was driven by demand for roofed accommodation (56% to 74%). Families displaced after Cyclone Gabrielle stayed at the park, and later, tradespeople filled vacant rooms.

Wash'n Go Gisborne Auto Wash

1% of GHL's total asset

Wash'n Go Gisborne Auto Wash is a cashless car wash on Carnavon St, Gisborne. It's open 6am to 11pm daily and offers a variety of vehicle cleaning options. We built the facility in 2021. We have faced challenges including a 10-week breakdown while we waited for parts, and another closure after Cyclone Gabrielle. Around 2,900 individual customers use Wash'n Go Gisborne Auto Wash. In 2023, 40,000 litres of water was made available to GDC after Cyclone Gabrielle.

Property

31% of GHL's total asset

We own a portfolio of properties under our asset arm Property Holdings. It includes Awarua (GDC's administration building on Fitzherbert St), and nine other properties including a house and office in Ruatoria, and Childers Rd land where the new Matai building is under construction. Property Holdings earned $2.3 million in rent.

By potentially releasing capital in some of our less strategic assets we believe we can play a significant role in the region's recovery. We're approaching any discussions around capital release options with an open mind and no decisions will be made until after we've heard from the community.

As we review our assets with a best-for-region focus we want to hear from you. Please see pages 57-58.

Looking Forward

Mapping the future of Tairāwhiti begins today.

After Cyclone Gabrielle we took a review of our strategic position and investment policy. We believe the region will need a significant level of rebuild investment and we want play our part.

We've been developing our five-year strategic plan which has the community at its centre. Any new businesses must pay for themselves, and growth must not come at the expense of dividends. We want to be an active leader in regional investments, a good citizen of Tairāwhiti, and a good employer.

We invite your feedback as together we help map the future of Tairāwhiti. Please see pages 57-58.

Financial Statements

Directors' Report 2023

for the year ended 30 June 2023

The Board of Directors presents its consolidated financial statements for Gisborne Holdings Limited for the year ended 30 June 2023, and the auditor's report thereon.

J. Rae

A. Allan

15 September 2023

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INDEPENDENT AUDITOR'S REPORT

TO THE READERS OF GISBORNE HOLDINGS LIMITED'S FINANCIAL STATEMENTS AND PERFORMANCE INFORMATION FOR THE YEAR ENDED 30 JUNE 2023

The Auditor-General is the auditor of Gisborne Holdings Limited (the company). The Auditor-General has appointed me, Stuart Mutch, using the staff and resources of Ernst & Young, to carry out the audit of the financial statements and performance information of the company on his behalf.

Opinion

We have audited:

- the financial statements of the company on pages 27 to 53, that comprise the statement of financial position as at 30 June 2023, 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 financial statements that include accounting policies and other explanatory information; and
- the performance information of the company on pages 53 and 54.

In our opinion:

- the financial statements of the company on pages 27 to 53:
  - present fairly, in all material respects:
    - its financial position as at 30 June 2023; and
    - its financial performance and 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 of the company on pages 53 and 54 presents fairly, in all material respects, the company's actual performance compared against the performance targets and other measures by which performance was judged in relation to the company's objectives for the year ended 30 June 2023.

Our audit was completed on 19 September 2023. This is the date at which our opinion is expressed.

The basis for our opinion is explained below. In addition, we outline the responsibilities of the Board of Directors and our responsibilities relating to the financial statements and the performance information, we comment on other information, and we explain our independence.

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

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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 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 financial statements and the performance information

The Board of Directors is responsible on behalf of the company for preparing 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 for the company.

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

In preparing the 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 intends 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 financial statements and the performance information

Our objectives are to obtain reasonable assurance about whether the 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 financial statements and the performance information.

For the budget information reported in the financial statements and the performance information, our procedures were limited to checking that the information agreed to the company's statement of intent.

We did not evaluate the security and controls over the electronic publication of the 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 financial statements and the performance information, whether due to fraud or error, design and perform audit procedures

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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 evaluate the appropriateness of the reported performance information within the company's framework for reporting its performance.

- 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 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 financial statements and the performance information, including the disclosures, and whether the financial statements and the performance information represent the underlying transactions and events in a manner that achieves fair presentation.

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 1 to 22 and 55 to 56, but does not include the financial statements and the performance information, and our auditor's report thereon.

Our opinion on the 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 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 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.

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Independence

We are independent of the company in accordance with the independence requirements of 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) (PES 1)* issued by the New Zealand Auditing and Assurance Standards Board.

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

Stuart Mutch
Ernst & Young
On behalf of the Auditor-General
Wellington, New Zealand

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Statement of Comprehensive Income

for the year ended 30 June 2023

	Notes	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Revenue from contracts with customers				
Tauwhareparae Farms		**6,571**	7,027	6,506
Property Holdings		**208**	216	204
Wash'n Go Gisborne Auto Wash and Gisborne Vehicle Testing Station		**345**	370	615
Waikanae Beach Top 10 Holiday Park		**2,706**	2,434	2,252
Total revenue from contracts with customers	5.1	**9,830**	10,047	9,577
Revenue other				
Rental income		**2,336**	2,291	2,372
Grants		**26**	-	-
Capital gain on disposal of assets		**-**	-	1,422
Change in valuation of investment property, livestock, forestry	14, 16	**(4,662)**	-	756
Total revenue other		**(2,300)**	2,291	4,550
Total revenue		**7,529**	12,338	14,127
Cost of sales				
Tauwhareparae Farms		**1,228**	2,862	2,596
Property Holdings		**533**	479	609
Wash'n Go Gisborne Auto Wash and Gisborne Vehicle Testing Station		**111**	72	130
Waikanae Beach Top 10 Holiday Park		**472**	417	425
Total cost of sales		**2,344**	3,830	3,760
Gross profit		**5,186**	8,507	10,367
Expenditure from continuing operations				
Salaries and wages		**3,266**	3,541	3,285
Administrative expenditure		**1,531**	1,465	1,584
Depreciation		**814**	841	886
Loss on sale of assets		**40**	-	51
Financing expenditure		**768**	692	513
Total expenditure		**6,419**	6,539	6,319
Net operating profit/(loss) before taxation	5.2	**(1,233)**	1,969	4,048
Subvention Payment – Gisborne District Council	9	**(300)**	(400)	(200)
Taxation (expense)/credit	8	**(420)**	(800)	(1,292)
Net profit/(loss) for the period		**(1,952)**	769	2,556

Statement of Comprehensive Income

for the year ended 30 June 2023 (continued)

	Notes	**Actual 2023 $000**	Budget unaudited 2023 $000	Actual 2022 $000
Other comprehensive income				
Revaluation gain/(loss) on property, plant, and equipment		**(25,599)**	-	26,271
Deferred tax on building revaluations		**(831)**	-	1,339
Revaluation gain/(loss) on carbon credits	18	**(4,633)**	-	4,074
Deferred tax on carbon credits revaluation		**1,297**	-	(1,141)
Other comprehensive income for the year attributable to owners of the company		**(29,766)**	-	30,543
Net profit/(loss) for the year		**(1,952)**	769	2,556
Total comprehensive income for the year attributable to the owners of the company		**(31,718)**	769	33,099

Statement of Changes in Equity

for the year ended 30 June 2023

	Ordinary shares $000	Asset revaluation reserve $000	Carbon credit revaluation reserve $000	Fair value reserve $000	Retained earnings $000	Total $000
At July 2022	**33,478**	**76,478**	**4,060**	**(5)**	**40,439**	**154,450**
Net profit/(loss) for the year	**-**	**-**	**-**	**-**	**(1,952)**	**(1,952)**
Other comprehensive income	**-**	**(26,430)**	**(3,336)**	**-**	**-**	**(29,766)**
Total comprehensive income for the year	**-**	**(26,430)**	**(3,336)**	**-**	**(1,952)**	**(31,718)**
Transactions with owners in their capacity as owners						
Dividend	**-**	**-**	**-**	**-**	**-**	**-**
As at 30 June 2023	**33,478**	**50,048**	**724**	**(5)**	**38,487**	**122,732**

Statement of Changes in Equity

for the year ended 30 June 2022

	Ordinary shares $000	Asset revaluation reserve $000	Carbon credit revaluation reserve $000	Fair value reserve $000	Retained earnings $000	Total $000
At July 2021	33,478	48,868	1,127	(5)	39,542	123,010
Net profit/(loss) for the year	-	-	-	-	2,556	2,556
Other comprehensive income	-	27,610	2,933	-	-	30,453
Realised gains on sale	-	-	-	-	-	-
Total comprehensive income for the year	-	27,610	2,933	-	2,556	33,099
Transactions with owners in their capacity as owners						
Shares issued	-	-	-	-	-	-
Dividend	-	-	-	-	(1,659)	(1,659)
At 30 June 2022	33,478	76,478	4,060	(5)	40,439	154,450

Statement of Financial Position

for the year ended 30 June 2023

	Notes	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Contributed equity	6	**33,478**	33,478	33,478
Retained earnings	7	**38,487**	34,912	40,439
Reserves	7	**50,767**	56,341	80,533
Total equity		**122,732**	124,731	154,450
Represented by:				
Current assets				
Cash and cash equivalents		**2,482**	-	2,451
Trade and other receivables	10	**147**	183	2,403
Inventories	11	**236**	13	221
Total current assets		**2,865**	196	5,075
Current liabilities				
Bank	12	**-**	1,692	-
Payables and accruals	13	**1,499**	1,475	1,377
Gisborne District Council - Current Account		**300**	400	206
Taxation		**567**	139	662
Term loan facility	12.1	**-**	-	15,005
Lease liability	15.2	**184**	117	115
Total current liabilities		**2,550**	3,823	17,365
Net working capital		**315**	(3,627)	(12,290)
Non-current assets				
Investment property	14	**43,165**	44,477	45,465
Property, plant, and equipment	15.1	**69,178**	70,060	95,080
Right of use assets	15.2	**1,292**	1,372	1,367
Biological assets	16	**20,142**	18,791	22,500
Equity instruments at fair value through other comprehensive income	17	**499**	497	497
Investments in shares	17	**2**	2	2
Intangible assets - New Zealand emission units	18	**4,880**	11,902	9,512
Total non-current assets		**139,159**	147,101	174,423
Non-current liabilities				
Financial liabilities - term loan	12.1	**10,414**	10,834	-
Deferred tax	8	**5,120**	6,583	6,354
Lease liability	15.2	**1,208**	1,326	1,329
Total non-current liabilities		**16,742**	18,743	7,683
Net assets		**122,732**	124,731	154,450

For and on behalf of the Board, who authorise the issue of these financial statements on 15 September 2023.

J. Rae

A. Allan

Statement of Cash Flows

for the year ended 30 June 2023

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Cash flows from operating activities			
Cash was provided from:			
Receipts from customers	**12,265**	12,337	11,944
	12,265	12,337	11,944
Cash was applied to:			
Payments to suppliers and employees	**7,189**	8,838	8,915
Income tax refunds payments/(refunds)	**1,286**	800	996
	8,475	9,638	9,911
Net cash inflow/(outflow) from operating activities	**3,790**	2,699	2,033
Cash flows from investing activities			
Cash was provided from:			
Proceeds from sale of fixed assets	**2,184**	-	4,184
	2,184	-	4,184
Cash was applied to:			
Purchase of fixed assets	**558**	600	367
	558	600	367
Net cash inflow/(outflow) from investing activities	**1,626**	(600)	3,817
Cash flows from financing activities			
Cash was applied to:			
Dividends paid	**-**	2,550	1,659
Gisborne District Council - Current Account	**200**	450	400
Interest paid	**593**	692	347
Term loan repayment	**4,592**	774	894
	5,385	4,466	3,300
Net cash inflow/(outflow) from financing activities	**(5,385)**	(4,466)	(3,300)
Net increase/(decrease) in cash held	**31**	(2,366)	2,551
Opening cash brought forward	**2,451**	674	(100)
Ending cash carried forward	**2,482**	(1,692)	2,451
Cash at year end:			
Cash and cash equivalents	**2,482**	-	2,451
Bank wholesale advances	**-**	(1,692)	-
Ending cash carried forward	**2,482**	(1,692)	2451

Notes to the Financial Statements

1. Corporate information

Gisborne Holdings Limited is a company incorporated and domiciled in New Zealand and is a Council Controlled Trading Organisation as defined in section 6 of the Local Government Act 2002. The Company is wholly owned by Gisborne District Council and is registered under the Companies Act 1993.

The Financial Statements for Gisborne Holdings Limited are for the year ended 30 June 2023. The Financial Statements were authorised on 15 September 2023.

The principal activities during the year were:

- production and supply of livestock
- planting, growing, and tending of forestry
- maintenance and reversion of native forestry areas
- provision of accommodation for council employees and council services
- project management of property management
- operation of Waikanae Beach Top 10 Holiday Park
- commercial property leasing and management.

There have been no significant changes in the nature of these activities during the year.

2. Summary of significant accounting policies

(a) Basis of preparation
The financial statements of the Company have been prepared in accordance with a generally accepted accounting practice in New Zealand and the requirements of the Companies Act 1993. The financial statements have also been prepared on a historical cost basis except where accounting policies state assets or liabilities are carried at fair value.

The financial report is presented in New Zealand dollars and all values are rounded to the nearest thousand dollars ($000) unless otherwise stated.

The financial statements are prepared on a going concern basis. Comparative information in relation to the recognition of available New Zealand emission units has been reclassified to align with the current year classification and/or disclosures.

(b) Statement of compliance
The financial statements of Gisborne Holdings Limited have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand (NZ GAAP). Gisborne Holdings Limited is a for-profit entity for the purposes of complying with NZ GAAP. The financial statements comply with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime (NZ IFRS RDR), other New Zealand accounting standards, and authoritative notices that are applicable to entities that apply NZ IFRS RDR.

The Company is eligible and has elected to report in accordance with Tier 2 For-profit Accounting Standards (NZ IFRS RDR) on the basis that the Company has no public accountability and is not a large for-profit public sector entity.

(c) Cash and cash equivalents
Cash and cash equivalents in the Statement of Financial Position comprises of cash at the bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Statement of Cash Flows, cash and equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included within interest-bearing loans and borrowings in current liabilities on the Statement of Financial Position.

(d) Trade receivables
Trade receivables, which generally have 30-60 day terms, are recognised initially at fair value and subsequently measure at amortised cost using the effective interest method, less an allowance for impairment.

Collectability of financial assets are reviewed on an ongoing basis at an operating unit level. Individual debts that are known to be uncollectible are written off when identified. An impairment provision is recognised when there is objective evidence that the Company will not be able to collect the receivable. Financial difficulties of the debtor, default payments or debts more than 60 days overdue are considered objective evidence of impairment.

The amount of the impairment loss is the receivable carrying amount compared to the present value of the estimated future cash flow, discounted at the original effective interest rate. Present value is calculated under IFRS 9 expected credit loss model, where future value of receivables is calculated based on the future values of these balances in one year, using the companies incremental borrowing rate.

(e) Inventories
In accordance with New Zealand Equivalent to International Accounting Standard 41 (NZ IAS 41), agriculture wool on hand is valued at fair value less estimated point of sale costs at time of harvest. Consumable stocks are valued at the lower of cost, determined on a first-in first-out basis, and net realisable value. This valuation includes allowances for slow moving and obsolete inventories.

In accordance with NZ IAS 2, inventories are valued at the lower of cost, determined on a first-in first-out basis, and net realisable value.

(f) Livestock
Livestock is valued at fair value less point of sale costs. These values are not the same as those used for calculating taxation. Changes in the value of existing productive livestock and the numbers and/or composition of the livestock are treated as revenue items.

(g) Forestry assets
Forestry assets are valued on the basis of fair value less estimated point of sale costs. Fair value is determined based on the present value of expected net cash flows discounted at a current market determined pre-tax rate. Forestry assets are revalued annually by an independent valuer. Valuation movements pass through the Statement of Comprehensive Income. The costs to maintain the forestry assets are included in the Statement of Comprehensive Income.

(h) Investments and other financial assets
IFRS 9 requires all financial assets, except equity instruments and derivatives, to be assessed based on a combination of the entity's business model for managing the assets and the instruments' contractual cash flow characteristics. These include:

- debt instruments at amortised cost
- debt instruments at fair value through other comprehensive income (FVOCI), with gains or losses recycled to profit or loss on derecognition
- equity instruments at FVOCI, with no recycling of gains or losses on profit or loss on derecognition, and
- financial assets fair value through profit or loss (FVPL).

Notes to the Financial Statements

(continued)

Financial assets at amortised cost (debt instruments)
Financial assets at amortised cost are subsequently measured using the effective interest rate (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified, or impaired.

Debt instruments at FVOCI
The Company applies the categories under IFRS 9 of debt instruments measured at FVOCI when both of the following conditions are met:

- the instrument is held within a business model, the objective of which is achieved by both collecting contractual cash flows and selling financial assets
- the contractual terms of the financial asset meet the solely payments of principal and interest test. FVOCI debt instruments are subsequently measured at fair value with gains and losses arising due to changes in fair value recognised in other comprehensive income (OCI). Interest income and foreign exchange gains and losses are recognised in profit or loss in the same manner as for financial assets measured at amortised cost.

Equity instruments at FVOCI
Upon initial recognition, the Company occasionally elects to classify irrevocably some of its equity investments as equity instruments at FVOCI when they meet the definition of equity under IAS 32 Financial Instruments: Presentation, and are not held for trading. Such classification is determined on an instrument-by-instrument basis.

Gains and losses on these equity instruments are never recycled to profit. Dividends are recognised in profit or loss as other operating income when the right of the payment has been established, except when the Company benefits from such proceeds as a recovery of part of the cost of the instrument, in which case, such gains are recorded in other comprehensive income or OCI. Equity instruments at FVOCI are not subject to an impairment assessment.

(i) Property, plant, and equipment
Plant and equipment is stated as historical cost less accumulated depreciation and any accumulated impairment losses. Such cost includes the cost of replacing parts that are eligible for capitalisation when the cost of replacing the parts is incurred. All other repairs and maintenance and revaluation costs are recognised in the Statement of Comprehensive Income as incurred.

Land and buildings are measured at fair value, based on annual valuations by external independent valuers who apply the International Valuations Standard Committee International Valuation Standards, less accumulated depreciation on buildings and less any impairment losses recognised after the date of the revaluation.

Depreciation is calculated on a straight-line basis over the estimated useful life of the specific assets as follows:

Asset	Years estimated useful life
Land	Not depreciated
Land improvements	10
Buildings	40
Plant and equipment	10
Office equipment	10
Vehicles	5
IT equipment	4
Leasehold improvements	2

The assets' residual values, useful lives and amortisation methods are reviewed, and adjusted if appropriate annually.

Capital work in progress is not depreciated. The total cost of a project is transferred to freehold buildings and/or plant and equipment on its completion and then depreciated.

Revaluations of land and buildings
Any revaluation increment is credited to the asset revaluation reserve included in other comprehensive income, except to the extent that it reverses a revaluation decrement for the same asset previously recognised in profit or loss, in which case the increment is recognised in profit or loss.

Any revaluation decrement is recognised in profit or loss, except to the extent that it offsets a previous revaluation increment for the same asset in which case the decrement is debited, directly to the asset revaluation reserve to the extent of the credit balance existing in the revaluation reserve for that asset. Any accumulated depreciation as at the revaluation date is eliminated against the gross carrying amounts of the assets and the net amounts are restated to the revalued amounts of the assets.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in the Statement of Comprehensive Income.

Under disposal or derecognition, any revaluation reserve relating to the particular asset being sold is transferred to retained earnings.

Derecognition
An item of property, plant, and equipment is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal.

(j) Investment property
Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the period in which they arise, including the corresponding tax effect.

Fair values are determined based on an annual valuation performed by an accredited external independent valuer applying a valuation model recommended by the Property Institute of New Zealand.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition.

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Company accounts for such property in accordance with the policy stated under property, plant, and equipment up to the date of change in use.

(k) Emissions Trading Scheme
Gisborne Holdings Limited has voluntarily entered the New Zealand Emissions Trading Scheme (ETS) in respect of 1,224 hectares of forest land located in the Tauwhareparae area. This entitles Gisborne Holdings Limited to receive emission units (units) for carbon stored in the specified area, from 1 January 2008 baseline.

Units that have been estimated to have been sequestered and/or registered that are forecast to be in excess of those that are required to be returned in the normal course of harvest are recognised at fair value at the date that they are estimated to be controlled. Measurement at subsequent year ends is at fair value referenced to market prices with movements being recorded in other comprehensive income.

At the point of time where trees are harvested, an obligation to surrender units occur. At that point in time a liability for the fair value of the units expected to be surrendered is recognised. An asset relating to units previously held, but not recognised (as they are deemed to be available for trading as they are expected to be surrendered in the normal course of the management of the forest), is also recognised at that point in time at fair value.

Notes to the Financial Statements

(continued)

(l) Impairment of non-financial assets other than goodwill and indefinite life intangibles
Non-financial assets are tested for impairment whenever events or changes in circumstances indicated that the carrying amount may not be recoverable.

The Company conducts an annual internal review of asset values, which is used as a source of information to assess for any indicators of impairment. External factors, such as changes in expected future processes, technology and economic conditions, are also monitored to assess for indicators of impairment. If any indication of impairment exists, an estimate of the asset's recoverable amount is calculated.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. Recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or group of assets (cash-generating units). Non-financial assets that suffered impairment are tested for possible reversal of the impairment whenever events or changes in circumstances indicate that the impairment may have reversed.

(m) Trade and other payables
Trade and other payables are carried at amortised cost and due to their short-term nature they are not discounted. They represent liabilities for goods and services provided to the Company prior to the end of the financial year that are unpaid and arise when the Company becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(n) Interest-bearing loans and borrowings
All loans and borrowings are initially recognised at a fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Fees paid on the establishment of loan facilities that are yield-related are included as part of the carrying amount of the loans and borrowings.

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 the reporting date.

Borrowing costs
Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset (ie an asset that necessarily takes a substantial period of time to get ready for its intended use of sale) are capitalised as part of the cost of that asset. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

(o) Provisions and employee benefits
Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, and it's probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reasonable estimate can be made of the amount of the obligation.

Where the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the Statement of Comprehensive Income net of any reimbursement.

Employee leave benefits, wages, salaries, annual leave
Liabilities for wages and/or salaries, including non-monetary benefits and annual leave expected to be settled within 12 months of the reporting date are recognised in respect of employees' services up to the reporting date. They are measured at the amounts expected to be paid when the liabilities are settled. Expenses for non-accumulating sick leave are recognised when the leave is taken and are measured at the rates paid or payable.

(p) Leases
The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

Company as a lessee
The Company leases offices and land (holiday park). The contracts are made for fixed periods with right of renewal options included.

The Company allocates the consideration in the contract to the lease based on the stand-alone price in the contract.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the future fixed lease payments (taking into account any rent reviews).

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability. Where it is determined it is not reasonably certain the extension option will be exercised, the lease liability will be measured up until the point of the initial lease period.

The lease payments are discounted using either the interest rate implicit in the lease, or if that rate cannot be readily determined, the Company's incremental borrowing rate is used, being the rate that the Company would have to pay to borrow the funds necessary to obtain an asset of similar value to the right of use asset in a similar economic environment with similar terms, security and conditions.

Lease payments are allocated between principal and finance cost. The finance cost is charged to the Statement of Comprehensive Income over the lease period.

Right of use assets are measured at cost comprising the amount of the initial measurement of the lease liability.

Right of use assets are depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

Payments associated with short-term leases and all leases of low value assets are recognised on a straight-line basis as an expense in the Statement of Comprehensive Income, and are exempt from NZ IFRS 16 recognition. Short term leases are those with a term of less than 12 months. Low value assets comprise office equipment, for example, photocopiers.

Where a right of use asset is subleased, the full amount of the lease obligation to the Company is recognised in accordance with the above, with the income received from the subleased recognised as revenue in the Statement of Comprehensive Income.

The right of use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows: buildings - 40 years.

The right of use assets are depreciated over the following years based on current agreements: GDC ground lease for holiday park (324 months), and The Works building lease (120 months).

The cost of right of use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received.

Notes to the Financial Statements
(continued)

Company as a lessor
Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

(q) Contributed equity
Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares of options are shown in equity as a deduction, net of tax, from the proceeds.

(r) Revenue from contracts with customers
Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services.

(s) Income tax and other taxes
Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the current period's taxable income. The tax rates and laws used to compute the amount are those that are enacted or substantively enacted by the reporting date.

Deferred income tax is provided on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognised for all taxable temporary reasons.

Deferred income tax assets are recognised for all deductible and temporary differences, carry-forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry-forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Unrecognised deferred income tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax assets and deferred tax liabilities are offset only if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred tax assets and liabilities relate to the same taxable entity and the same taxation authority.

Revenues, expenses and assets are recognised net of the amount of gst except:

- when the gst incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the gst is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable
- receivables and payables, which are stated with the amount of gst included.

The net amount of gst recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the Statement of Financial Position.

Cash flows are included in the Statement of Cash Flows on a gross basis and the gst component of cash flows arising from investing the financing activities, which is recoverable from, or payable to, the taxation authority is classified as part of operating cash flows.

Commitments and contingencies are disclosed net of the amount of gst recoverable from, or payable to the taxation authority.

(t) Government grants

The Company receives Government grants from the Ministry of Primary Industries which subsidises the cost of forestry establishment, silviculture and thinning. The subsidies are recognised as revenue upon entitlement as conditions pertaining to eligible expenditure have been fulfilled. This is in accordance with NZ IAS 20: Government Grants.

3. Financial risk management objectives and policies

The Company's principle financial instruments comprise of receivables, payables, bank loans and overdrafts, available-for-sale investments, cash, and short term deposits.

Risk exposures and responses
The Company manages its exposure to key financial risks, including interest rate risk in accordance with the Company's financial risk management policy. The objective of the policy is to support the delivery of the Company's financial targets while protecting future financial security.

The Company uses different methods to measure and manage different types of risks to which it is exposed. These include monitoring levels of exposure to interest rates and assessments of market forecasts for interest rates. Ageing analyses and monitoring of specific credit allowances are undertaken to manage credit risk. Liquidity risk is monitored through the development of future rolling cash flow forecasts.

The board reviews and agrees policies for managing each of these risks as summarised below.

Primary responsibility for identification and control of financial risks rests with the financial controller under the authority of the board. The board reviews and agrees policies for managing each of the risks identified, including interest rate risk, credit allowances, and future cash flow forecast projections.

4. Significant accounting judgements, estimates, and assumptions

The preparation of the financial statements requires management to make judgements, estimates, and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue, and expenses. Management bases its judgements and estimates on historical experience and on other various factors it believes to be reasonable under the circumstances, the result of which form the basis of the carrying values of assets and liabilities that are not readily apparent from other sources.

Management has identified the following critical accounting policies for which significant judgements, estimates and assumptions are made. Actual results may differ from these estimates under different assumptions and conditions and may materially affect financial results or the financial position reported in future periods.

Further details of the nature of these assumptions and considerations may be found in the relevant notes to the financial statements.

(i) Significant accounting judgements
Impairment of non-financial assets other than goodwill and indefinite life intangibles
The Company assesses impairment of all assets at each reporting date by evaluating conditions specific to the Company and to the particular asset that may lead to impairment. These include product performance, technology, economic and political environments, and future product expectation. If an impairment trigger exists, the recoverable amount of the asset is determined.

Notes to the Financial Statements

(continued)

Taxation

The Company accounting policy for taxation requires management's judgement as to the types of arrangements considered to be a tax on income in contrast to an operating cost.

Assumptions about the generation of future taxable profits depend on management's estimates of future cash flows. These depend on estimates of future production and sales volumes, operating costs, capital expenditure, dividends and other capital management transactions. Judgements are also required about the application of income tax legislation. These judgements and assumptions are subject to risk and uncertainty, hence there is a possibility that changes in circumstances will alter expectations, which may impact the amount of deferred tax assets and deferred tax liabilities recognised on the Statement of Financial Position and the amount of other tax losses and temporary differences not yet recognised. In such circumstances, some or all of the carrying amounts of recognised deferred tax assets and liabilities may require adjustment, resulting in a corresponding credit or charge to the Statement of Comprehensive Income.

Leases

The Company has several lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (eg, construction of significant leasehold improvements or significant customisation to the leased asset).

(ii) Significant accounting estimates and assumptions

Valuation of livestock

The Company has included livestock at fair value and movements in fair value are recognised in comprehensive income. The fair value of livestock has been determined by independent livestock valuers after deduction of the estimate costs to market the livestock.

Valuation of land, buildings, and investment property

The Company has included land, buildings, and investment property at fair value and movements in fair value are recognised in comprehensive income. The fair value of land, buildings, and investment property have been determined by independent property valuers.

Valuation of forestry

The Company has included forestry at fair value and movements in fair value are recognised in comprehensive income. The fair value of forestry has been determined by independent forestry valuers.

Estimation of useful lives of assets

The estimation of the useful lives of assets has been based on historical experience as well as manufacturer's warranties (for plant and equipment), and turnover policies (for motor vehicles). In addition, the condition of the assets is assessed at least once per year and considered against the remaining useful life. Adjustment to useful lives is made when considered necessary.

Leases

The estimation of the lease terms is based on the substance of the contract with renewal options available.

New Zealand emission units

Units estimated to be available to the Company over and above those estimated to be required to be surrendered in the normal course of harvesting have been recognised at fair value as an asset on the balance sheet. Units estimated to be required to be surrendered in the normal course of forestry management and harvesting are not recognised as an asset, as an equal and offsetting liability would also be expected to be recognised at the point of harvest as an obligation to surrender those units would occur at that time.

5.1 Revenue from contracts with customers

2023

	Tauwhareparae Farms actual 2023 $000	Property Holdings actual 2023 $000	Gisborne Vehicle Testing Station actual 2023 $000	Waikanae Beach Top 10 Holiday Park actual 2023 $000	Total actual 2023 $000
Major goods					
Livestock	6,217	-	-	-	6,217
Wool	185	-	-	-	185
Forestry	-	-	-	-	-
Other	158	-	-	11	169
Total goods	6,560	-	-	11	6,571
Major services					
Accommodation	-	-	-	2,626	2,626
Other	10	208	345	69	632
Total services	10	208	345	2,695	3,258
Total	6,571	208	345	2,706	9,829

2022

	Tauwhareparae Farms actual 2022 $000	Property Holdings actual 2022 $000	Gisborne Vehicle Testing Station actual 2022 $000	Waikanae Beach Top 10 Holiday Park actual 2022 $000	Total actual 2022 $000
Major goods					
Livestock	6,046	-	-	-	6,046
Wool	264	-	-	-	264
Forestry	-	-	-	-	-
Other	193	-	-	15	209
Total goods	6,503	-	-	15	6,519
Major services					
Accommodation	-	-	-	2,168	2,168
Other	3	204	615	69	891
Total services	3	204	615	2,237	3,059
Total	6,506	204	615	2,252	9,577

Notes to the Financial Statements
(continued)

5.2 Net operating profit/(loss) before taxation includes

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
After charging:			
Audit fees	**75**	65	60
Directors' fees	**257**	320	237
Employee benefit expenditure	**3,009**	3,221	3,048
Depreciation:			
Buildings and improvements	**514**	841	556
Plant and equipment	**200**	-	213
Motor vehicles	**100**	-	117
Financing Expenditure:			
Short-term advance facility	**608**	540	344
Overdraft	**9**	24	35
Lease depreciation	**92**	76	80
Lease interests	**59**	52	54

6. Contributed equity

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Issued and paid up			
Balance at 1 July	**33,478**	33,478	33,478
Issued share capital	**-**	-	-
Balance at 30 June	**33,478**	33,478	33,478

7. Retained earnings and reserves

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Retained earnings			
Balance 1 July	**40,439**	36,693	39,542
Net profit/(loss) attributable to equity holders	**(1,952)**	769	2,556
Dividend	**-**	(2,550)	(1,659)
Balance at 30 June	**38,488**	34,912	40,439
Asset revaluation reserve			
Balance 1 July	**76,478**	53,183	48,868
Revaluation of land	**(28,569)**	-	32,216
Revaluation of buildings	**2,970**	-	(5,945)
Deferred tax on buildings revaluation	**(831)**	-	1,339
Balance at 30 June	**50,048**	53,183	76,478
Fair value reserve			
Balance 1 July	**(5)**	(5)	(5)
Revaluation of investments	**-**	-	-
Balance at 30 June	**(5)**	(5)	(5)
Carbon credit revaluation reserve			
Balance 1 July	**4,060**	3,164	1,127
Revaluation of carbon credits	**(4,633)**	-	4,074
Deferred tax on carbon credits revaluation	**1,297**	-	(1,141)
Balance at 30 June	**724**	3,164	4,060
Total closing balance revaluation reserves	**50,766**	56,342	80,533

Nature and purpose of reserves

Asset revaluation reserve
The asset revaluation reserve is used to record increments and decrements in the fair value of land and buildings to the extent that they offset one another.

Revaluation reserve
The revaluation reserve arises on revaluation of investments which are recognised as assets.

Interest rate risk
The Company's financial assets and liabilities which are exposed to interest rate risk include cash and deposits and secured bank loans. The Company adopts a policy of reducing the exposure to changes in interest rates by utilising interest rate swaps to limit future interest costs when necessary.

Carbon credit revaluation reserve
The carbon credit revaluation reserve records movements in the fair value of carbon credits.

Notes to the Financial Statements

(continued)

8. Income tax

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
(a) Income tax			
The major components of income tax expenses are:			
Income statement			
Current income tax			
Current period income tax charge	**1,188**	800	1,273
Prior period adjustment	**-**	-	78
Deferred income tax			
of temporary differences	**(788)**	(3,501)	4
Prior period adjustment	**20**	-	(63)
Income tax expense/(credit) reported in the income statement	**420**	(2,701)	1,292
(b) Amounts charged or credited directly to other comprehensive income			
Relating to revaluation of carbon credits	**(1,297)**	-	1,141
Relating to revaluation of buildings	**831**	-	(1,665)
Relating to revaluation of buildings - purchase price allocation	**-**	-	326
Income tax expense reported in other comprehensive income	**(466)**	-	(198)
(c) Numerical reconciliation between aggregate tax expense recognised in the Statement of Comprehensive Income and tax expense calculated per statutory income tax rate			
Total accounting profit/(loss) before income tax	**(1,532)**	**2,369**	**3,848**
At the Company's statutory income tax rate of 28% (2022: 28%)	**(429)**	663	1,077
Herd livestock adjustment	**99**	-	(429)
Prior period adjustment	**(20)**	-	15
Non-deductible income and expenses	**769**	-	628
Change in tax depreciation on buildings	**-**	-	-
IFRS 16	**-**	-	-
Aggregate income tax expense/(credit)	**419**	663	1,292
Aggregate income tax expense/(credit) is attributable to:			
Continuing operations	**419**	663	1,292
	419	663	1,292
Effective tax rate	**-77.54%**	33.78%	33.08%
Imputation credit balance	**4,668**	-	3,405
(d) Recognised deferred tax assets and liabilites			
Deferred income tax at 30 June relates to the following:			
(i) Deferred tax liabilites			
Biological assets	**2,775**	3,682	3,559
Building revaluations	**892**	62	60
Accelerated depreciation: buildings, plant and equipment, motor vehicles	**245**	210	203
IFRS 16	**(28)**	(20)	(21)
Other	**(129)**	(107)	(111)
New Zealand emission units	**1,366**	2,756	2,664
Gross deferred tax liabilities	**5,121**	6,583	6,354
Net deferred tax liabilities	**5,121**	6,583	6,354

9. Subvention payments paid

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Subvention payment 2022	**-**	-	200
Subvention payment 2023	**300**	400	-
	300	400	200

10. Financial assets at fair value through profit or loss

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Trade receivables	**147**	183	16
Related party receivable Gisborne District Council	**-**	-	2,387
Balance at 30 June	**147**	183	2,403

The fair value of debtors has been assessed under the IFRS 9 expected credit loss model, and there are no impaired trade and other receivables to disclose.

Due to the short-term nature of these receivables, their carrying value is assumed to approximate their fair value.

11. Inventories

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Farm supplies on hand	**128**	-	137
Wool on hand	**89**	-	70
Goods for sale	**19**	13	14
Balance at 30 June	**236**	13	221

No inventories are pledged as security for liabilities nor are any inventories subject to retention of title clauses.

12. Bank

Working capital facility with a limit of $3.5 million is in place with ANZ Bank New Zealand Limited. The facilities are secured by way of a general security agreement.

12.1 Financial liabilities – term loan

Term facilities of $10.4 million are in place with ANZ Bank New Zealand Limited, which is fully drawn as at 30 June 2023. The facilities are secured by way of mortgage and general security agreement and terminate on 31 July 2024.

Notes to the Financial Statements

(continued)

13. Payables and accruals

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
Trade creditors and accruals	**1,055**	1,175	1,049
Accrued staff entitlements	**444**	300	328
	1,499	1,475	1,377
Related party payable Gisborne District Council	**300**	400	206
Balance at 30 June	**1,799**	1,875	1,583

Fair value

Due to the short-term nature of these payables, their carrying value is assumed to approximate their fair value.

Related party payable to Gisborne District Council comprises of trade payables at normal terms of trade. Dividend and subvention payable balances are on terms in accordance with Statement of Intent.

14. Investment property

	Land $000	Buildings $000	Total $000
Cost or valuation			
At 30 June 2021	**24,951**	**23,800**	**48,751**
Additions at cost	613	409	1,022
Disposals at net book value	(4,726)	-	(4,726)
Revaluation adjustment	248	170	418
At 30 June 2022	**21,086**	**24,379**	**45,465**
Additions at cost	-	-	**-**
Disposals at net book value	-	-	**-**
Revaluation adjustment	50	(2,350)	**(2,300)**
At 30 June 2023	**21,136**	**22,029**	**43,165**

The Company's investment properties consist of nine properties (2022: nine properties). Management determined that the investment properties consist of three classes: commercial, residential, and cropping. These are based on the nature, characteristics, and risks of each property.

As at 30 June 2023, the fair values of the properties are based on valuations performed by Kay Maw of Lewis Wright Valuation & Consultancy Ltd, an accredited independent valuer. The valuation method used was the market comparison approach. Rental income derived from investment properties was $2.304m (2022: $2.346m). Direct operating expenses generating rental income were $0.387m (2022: $0.294m).

15.1 Property, plant, and equipment

	Freehold land and improvement $000	Buildings $000	Construction in progress $000	Leasehold improvements $000	Plant and equipment $000	Motor vehicles $000	Total $000
Year ended 30 June 2022							
At 1 July net of accumulated depreciation and impairment	**53,339**	**15,445**	**109**	**3**	**1,383**	**273**	**70,552**
Additions at cost	-	63	-	-	144	145	**352**
Disposals and transfers	(613)	(394)	(109)	-	(18)	(75)	**(1,209)**
Revaluation adjustment	32,216	(5,945)	-	-	-	-	**26,271**
Depreciation charged for the year	(181)	(375)	-	-	(213)	(117)	**(886)**
At 30 June net of accumulated depreciation and impairment	**84,761**	**8,794**	**-**	**3**	**1,296**	**226**	**95,080**
Year ended 30 June 2023							
At 1 July net of accumulated depreciation and impairment	**84,761**	**8,794**	**-**	**3**	**1,296**	**226**	**95,080**
Additions at cost	**-**	**78**	**311**	**-**	**105**	**64**	**558**
Disposals and transfers	**-**	**(24)**	**-**	**-**	**(22)**	**(1)**	**(47)**
Revaluation adjustment	**(28,569)**	**2,970**	**-**	**-**			**(25,599)**
Depreciation charged for the year	**(186)**	**(327)**	**-**	**(1)**	**(200)**	**(100)**	**(814)**
At 30 June net of accumulated depreciation and impairment	**56,006**	**11,491**	**311**	**2**	**1,179**	**189**	**69,178**

The fair value of freehold land (including forestry land) and improvements (including buildings) are determined by independent valuation. The independent valuation was performed by Bruce Cowper and Kay Maw of Lewis Wright Valuation & Consultancy Ltd, independent accredited valuers. The fair value as per the valuation at 30 June 2023 was $67.88m (2022: $93.55m).

Fair value is the amount for which assets could be exchanged between a knowledgeable willing buyer and a knowledgeable willing seller in an arm's length transaction as at valuation date. Fair value is determined by direct reference to recent market transactions on arm's length terms for land and buildings comparable to those held by the Company.

Notes to the Financial Statements

(continued)

15.2 Right of use assets and lease liabilities

This note provides information for leases where the group is a lessee. For leases where the group is a lessor, see Note 22.

Set out below are the carrying amounts of **right of use assets** recognised and the movements.

	Buildings $000	Land $000	Total $000
At 30 June 2021	**467**	**980**	**1,447**
Additions (Note 15.1)	-	-	-
Disposals (Note 15.1)	-	-	-
Depreciation expense	(45)	(35)	(80)
At 30 June 2022	**422**	**945**	**1,367**
Additions (Note 15.1)	17	-	**17**
Disposals (Note 15.1)	-	-	-
Depreciation expense	(46)	(46)	**(92)**
At 30 June 2023	**393**	**899**	**1,292**

Set out below are the carrying amounts of **lease liabilities** (included under Financial Expenditure) and the movements.

	2023 $000	2022 $000
As at 1 July	**1,444**	1,501
Additions	**-**	-
Accretion of interest	**59**	54
Payments	**(128)**	(111)
At 30 June	**1,375**	1,444
Current	**184**	115
Non-current	**1,208**	1,329
At 30 June	**1,392**	1,444

16. Biological assets (consumable)

Biological assets consist of sheep and cattle (livestock) and plantation trees (forestry). The Company farms livestock for the sale of sheep, lambs, cattle and calves.

(a) Reconciliation of opening balance to closing balance

For the year ended 30 June 2023

	Sheep		Cattle		Forestry		Total
	Quantity	$000	Quantity	$000	Hectares	$000	$000
Open balance							
As at 1 July	32,553	6,752	4,676	5,182	1,534	10,565	22,500
Natural increase	32,273	2,895	2,294	1,869	-	-	4,764
Purchases	83	100	15	105	-	-	205
Change in fair value	-	(544)	-	498	-	(69)	(115)
Sales	(30,801)	(3,743)	(2,350)	(2,529)	-	-	(6,273)
Death, kills, and recoveries	(4,976)	(724)	(179)	(215)	-	-	(939)
Closing balance as at 30 June	**29,132**	**4,736**	**4,456**	**4,910**	**1,534**	**10,497**	**20,142**

(b) The fair value of biological assets at year end was:

	2023		2022	
	Quantity	**$000**	Quantity	$000
SHEEP				
Mature sheep	**29,039**	**4,729**	25,648	5,710
Immature sheep	**93**	**7**	6,905	1,042
Total sheep	**29,132**	**4,736**	32,553	6,752
	2023		2022	
	Quantity	**$000**	Quantity	$000
CATTLE				
Mature cattle	**2,676**	**3,504**	2,735	3,632
Immature cattle	**1,780**	**1,406**	1,941	1,550
Total cattle	**4,456**	**4,910**	4,676	5,182
	2023		2022	
	Hectares	**$000**	Hectares	$000
FORESTRY				
Forest tree crop				
Total forestry	**1,534**	**10,496**	1,534	10,565
Total biological assets as at 30 June		**20,142**		22,500

The fair value of livestock is determined by independent valuation as at 30 June 2023. The independent livestock valuation was performed by Gisborne East Coast Farmers Ltd, independent livestock agents, in accordance with the Company's accounting policy detailed in Note 2.

The independent valuation used the quoted price in an active market as the appropriate basis for determining fair value. Where there is more than one active market that the Company has access to, the most relevant market has been used.

The gain on initial recognition of livestock sold is recognised in the Statement of Comprehensive Income in the year of sale. At time of sale, wool is recorded as inventory.

The fair value of the forest tree crop is determined by an independent valuation. Independent forestry valuation as at 30 June 2023 was performed by PF Olsen and Company Limited, independent providers of professional forestry services. The fair value is assessed as follows:

- the maturity value of the existing tree crop and the future cost of realising that revenue are determined
- future costs and revenue are discounted from the year in which they occur to the date of the valuation by applying an appropriate discount rate.

The appropriate discount rate is determined by considering the recent sales of forests and the relative sensitivity of the value of the forest to future log prices.

The fair value of the forest tree crop excludes the value of the underlying land which is recorded separately in the financial statements. It also excludes the value of New Zealand emissions units.

17. Equity instruments

	Actual 2023 $000	Budget unaudited 2023 $000	Actual 2022 $000
At fair value			
Unlisted shares	**499**	497	497
Listed shares	**2**	2	2
At 30 June 2023	**501**	499	499

Investments are in ordinary shares, and therefore have no fixed maturity date or coupon rate.

Value assumptions
(a) Listed shares
The fair value of listed available-for-sale investments has been determined directly by reference to published price quotations in an active market.

(b) Unlisted shares
The fair value of the unlisted investments has been estimated using valuation techniques based on assumptions, which are supported by observable inputs. Management believes the estimated fair value resulting from the valuation techniques and recorded in the Statement of Financial Position and the related changes in fair value recorded in equity are reasonable and the most appropriate at the Statement of Financial Position date.

18. Intangible assets

Intangible assets consist of New Zealand emissions units.

Reconciliation of opening balance to closing balance

For the year ended 30 June 2023

	New Zealand emissions units post-1989	
	Quantity	**$000**
Opening balance as at 1 July	**125,000**	**9,512**
Valuation increase/(decrease)	**-**	**-**
Valuation increase/(decrease)	**-**	**(4,633)**
Closing balance at 30 June	**125,000**	**4,880**

For the year ended 30 June 2022

	New Zealand emissions units post-1989	
	Quantity	**$000**
Opening balance as at 1 July	125,000	5,437
Valuation increase/(decrease)	-	4,075
Closing balance at 30 June	125,000	9,512

19. Contingencies

The Company has a contingent liability in respect of both its pre-1990 and post-1989 forests which are part of the New Zealand Emissions Trade Scheme (ETS). Should the Company deforest all of its pre-1990 forests, it would have a liability under the ETS to surrender New Zealand emissions units of approximately $6.5m determined at 30 June 2023 (2022: $12m). Should the Company experience a decrease in total carbon stocks for all of its post-1989 forests, whether due to events such as harvest or forest fire, it would have a liability under the ETS to surrender New Zealand emissions units of approximately $11.2m determined at 30 June 2023 (2022: $20.9m). The amount and timing of any liability is uncertain and is dependent on the occurrence of the circumstances described above and the price of emissions units at the time of deforestation.

20. Capital commitments

The Company has capital commitments at 30 June 2023 of $438k (2022: nil). This is for the upgrades at Waikanae Beach Top 10 Holiday Park. .

Notes to the Financial Statements
(continued)

21. Transactions with related parties

During the year the Company paid various expenses to Gisborne District Council and made sales to Gisborne District Council, which is the ultimate sole shareholder of the Company. The amounts charged by and to Gisborne District Council were based on normal terms and conditions of trade. These are outlined below.

	Sales to related parties		Purchases from related parties		Other transactions with related parties	
Related party Consolidated	**2023 $000**	2022 $000	**2023 $000**	2022 $000	**2023 $000**	2022 $000
Shareholder: Gisborne District Council						
Rates materials and dog registrations paid	**-**	-	**277**	270	**-**	-
Subvention payment and dividends	**-**	-	**-**	-	**300**	2,059
Management fee	**135**	132	**-**	-	**-**	-
Rental	**1,882**	1,873	**65**	49	**-**	-
Property maintenance	**73**	64	**-**	-	**-**	-
Fleet maintenance	**-**	14	**-**	-	**-**	-
Others	**-**	2,424	**-**	54	**-**	-

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

Details relating to key management personnel, including remuneration paid are included below. Key management personnel include all directors.

Director fees	**2023 $000**	2022 $000
Short-term employee benefits	**257**	237

Employees paid over $100,000 per year	**2023**	2022
$100,000 - $109,999	**2**	0
$110,000 - $119,999	**2**	0
$120,000 - $129,999	**0**	1
$130,000 - $139,999	**0**	1
$140,000 - $149,999	**1**	1
$150,000 - $159,999	**0**	2
$160,000 - $169,999	**0**	0
$170,000 - $179,999	**0**	0
$180,000 - $189,999	**2**	0
$190,000 - $199,999	**0**	0
$200,000 - $209,999	**0**	1

22. Operating leases

The Company has various commercial property leases. The leases run for various terms and are reviewed as per individual lease agreements.

	2023 $000	2022 $000
Contracted future minimum rental income		
Within one year	**2,134**	2,237
After one year but no more than five years	**10,091**	10,429
After more than five years	**39,507**	35,793

23. Subsequent events

No significant items/events have occurred between year end and the signing of the financial statements.

24. Risk identification and management

The Company has in place policies and procedures to identify areas of significant business risk, and implement procedures to effectively manage those risks. Where appropriate the board obtains advice directly from external advisors. Once a significant business risk is identified, the board is advised and corrective action is taken promptly to mitigate and monitor the risk.

25. Capital management

The Company's capital is its equity which comprises retained earnings. Equity is represented by net assets. The Company manages its equity as a by-product of prudently managing revenues, expenses, assets, liabilities, and general financial dealings to ensure the Company effectively achieves its objectives and purpose, whilst still remaining a going concern.

On 28 September 2022 the directors resolved, subject to meeting solvency certification requirements, to pay a final dividend for the 2022 financial year of $2.5m. However, subsequent to that date the company's working capital position has not allowed the directors to satisfy themselves of those requirements. Consequently a dividend has not been recorded or recognised as due as at 30 June 2023.

26. Financial targets

		Actual 2023 $000	Actual 2022 $000
A return on shareholder funds ratio of at least 3% (1)	**Not achieved**	**-0.3%**	3%
A bank debt to bank debt plus equity ratio of no more than 25% (2)	**Achieved**	**8%**	9%
A minimum five year rolling average GDC return on investment of 5% (3)	**Not achieved**	**4.5%**	6%
An interest coverage ratio of at least times 4.0 (4)	**Achieved**	**5**	7
A shareholder funds to total assets ratio of no less than 75%	**Achieved**	**86%**	86%
GHL meets the minimum level of distribution outlined in the SOI	**Not achieved**	**$2m**	$1.9m

(1) EBIT/average shareholder's funds
(2) Bank/bank + equity
(3) Distribution/contribution to equity averaged over five years
(4) EBIT excl. revaluation/financing expenditure

Notes to the Financial Statements
(continued)

27. Non-financial targets

GOAL	OBJECTIVE	MEASURE	2023	2022
Ensure assets are managed prudently.	Assets are maintained/ upgraded in a timely cost-effective manner.	A ten-year asset management plan is in place. A three-year rolling maintenance plan is in place. Management and maintenance plans are reviewed annually to ensure maintenance work is being undertaken and priorities reassessed as required. Annual budgets reflect maintenance plans.	**Achieved**	Achieved
Ensure GHL are effectively managing Community Housing on behalf of GDC.	Residents are satisfied with GHL's management of community housing. Operate within parameters set by GDC.	Annual satisfaction survey of 95% or better. Budgets are adhered to.	**Achieved**	Not achieved 80%
Ensure the Waikanae Beach Top 10 Holiday Park is positively contributing to Tairāwhiti's tourism sector.	Customers are satisfied with the service provided by the park staff and facilities provided.	Global Review Index score of 85% or better.	**Not achieved 82.6%**	Achieved
Ensure land is managed sustainably and to be a leader in land stewardship.	Land and waterways are managed in line with best practice.	Environmental plans are in place for each of the three stations and budgets incorporate annual spending on measures to implement improvements required. 30m riparian strips are enforced to better protect watercourses from the effects of forestry.	**Achieved**	Achieved
To make safety our priority and provide a safe environment.	Maximise safety across all divisions. Health and Safety Calendar and Annual Improvement Plan are in place.	Minimum of 10 Health and Safety Committee meetings held each year. Health and Safety Calendar is reviewed annually and adhered to. The Annual Improvement Plan is agreed in January each year in consultation with an independent health and safety provider.	**Achieved**	Achieved
To maximise returns to GDC.	All assets are fully utilised.	Maintain 100% occupancy across the property portfolio.	**Not achieved**	Achieved
To be a good employer.	To be a company people want to work.	Training opportunities provided. Annual review of salaries to progress towards our goal of all permanent staff being paid the living wage.	**Achieved**	Achieved

Statutory Information

Directors holding office during the year

John Rae	Chair
David Mullooly	Deputy Chair
Andrew Allan	Audit and Risk Committee Chair
Hayden Swann	
Joshua Wharehinga	
Robert Telfer	Retired

Entries in the interests' register

General notice of interests declared during the year (Section 140(2) of the Companies Act 1993)

No general notices of interest were notified by directors during the year.

Share dealings (Section 148 of the Companies Act 1993)

No director has had any relevant interest in any shares issued by the Company.

Use of company information (Section 145 of the Companies Act 1993)

During the year the Board received no notices from any director requesting to use Company information received in their capacity as a director which would not otherwise have been available to them.

Directors' insurance (Section 162(7) of the Companies Act 1993)

The Company has insured, and provided indemnities to all its directors against liabilities to other parties (except the Company or a related party of the Company) that may arise from their positions as directors.

The insurance/indemnity does not cover liabilities arising from criminal convictions

Directors' remuneration (Section 161(2) of the Companies Act 1993)

Directors' remuneration in respect of the year ended 30 June 2023 was as follows:

J Rae	$80,000
D Mullooly	$47,500
A Allan	$43,700
R Telfer	$ 9,500
H Swann	$38,000
J Wharehinga	$38,000

In addition to directors' fees the following amount for vehicle and expense reimbursement was paid $18,679 (2022: $6,640)

No other benefits have been provided by the Company to a director for services as a director or in any other capacity. No loans have been made by the Company to a director nor has the Company guaranteed any debts incurred by a director.

Directory

Directors

John Rae	Chair
David Mullooly	Deputy Chair
Andrew Allan	Audit and Risk Committee Chair
Hayden Swann	
Joshua Wharehinga	
Robert Telfer	Retired

Registered office

The Works Building
41 The Esplanade
Gisborne 4040

Postal address

PO Box 694
Gisborne 4040
Phone 020 4183 4481

Chief executive

John Rae (acting)

Auditor

Ernst and Young on behalf of the Auditor General

Tax agent

Pricewaterhouse Coopers

Bankers

ANZ Gisborne

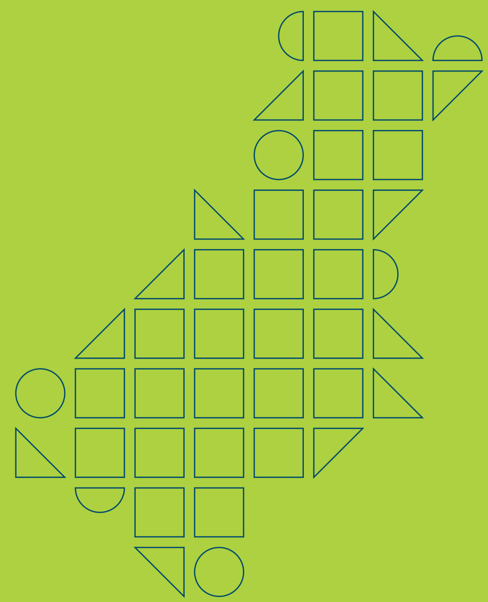
Lawyers

Grey Street Legal
Alison Bendall

Notes

Tell us what you think

GHL is a community entity. Our community's voice is important to us. If you want to let us know what you think we'd love to hear from you.



Notes

Your chance to have your say

Your name:

Email/phone number:

1. Do you agree with the idea that GHL needs to reset its priorities and if so, what, and why?

2. Do you disagree with the idea that GHL needs to reset its priorities and if so, what, and why?

3. What else would you like to see happen?

For any other comments please feel free to use more paper to write on and attach this page on the top. You can drop this in the box at our AGM, on Thursday 28 September, Waikanae Surf Club, 5.30pm. You can also send it to us at the address above, email us or complete this form online.

GISBORNE HOLDINGS LTD
Investment for local return

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GISBORNE HOLDINGS LTD

Investment for local return

TFL TAUWHAREPARAE FARMS & LIVESTOCK

TOP 10 Holiday Parks Superior Waikanae Beach

PROPERTY HOLDINGS

WashnGo Gisborne Auto Wash