

# Performance Report

Ngāti Te Whiti Whenua Tōpu Trust  
For the year ended 31 March 2025

Prepared by BDO Taranaki

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# Entity Information

## Ngāti Te Whiti Whenua Tōpu Trust For the year ended 31 March 2025

### Legal Name of Entity

Ngāti Te Whiti Whenua Tōpu Trust

### Entity Type and Legal Basis

Registered Charitable Trust

### Registration Number

CC46331

### Entity's Purpose or Mission

The Ngāti Te Whiti Whenua Tōpu Trust seeks to provide for the use, management, and alienation of the lands and any other property or assets of the trust to the best advantage of the beneficiaries, inclusive of being the sponsor for a marae development for the beneficiaries. It also seeks to provide education grants to its members, and to provide education.

### Entity Structure

Charitable Trust

### Main Sources of Entity's Cash and Resources

Ngāti Te Whiti Whenua Tōpu Trust receives the majority of its revenue from the lease of commercial property.

### Main Methods Used by Entity to Raise Funds

Ngāti Te Whiti Whenua Tōpu Trust is actively applying for grants from other major charitable organisations for assistance with funding of project work.

### Entity's Reliance on Volunteers and Donated Goods or Services

The Trust has very little reliance on volunteers and donations.

### Entity's Governance Arrangements

The trustees are elected to office in accordance with the rules and procedures set out in the trust deed second schedule. The trustees are limited to five, with a term of office no longer than three years without facing re-election. Trustees cannot be employed by the trust and must be a registered adult beneficial owner of the trust.

### Physical Address

131 South Road, Spotswood, New Plymouth 4310

### Postal Address

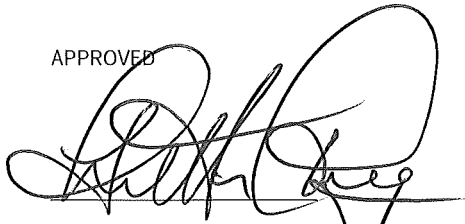
PO Box 681, Taranaki Mail Centre, New Plymouth, Taranaki, New Zealand, 4340

# Approval of Financial Report

## Ngāti Te Whiti Whenua Tōpu Trust For the year ended 31 March 2025

The Trustees are pleased to present the approved financial report including the historical financial statements of Ngāti Te Whiti Whenua Tōpu Trust for year ended 31 March 2025.

APPROVED



Trustee

Date ..... 6-11-25



Trustee

Date ..... 6-11-25

# Statement of Service Performance

## Ngāti Te Whiti Whenua Tōpu Trust For the year ended 31 March 2025

### Description of medium to long term objectives

The Trustees are required to manage the assets of the Trust, inclusive of the land and building assets and being able to apply funds for the Ngāmotu Marae development project, to the best advantage of the owners. The Trustees meet these objectives by ensuring that all leases over any of the land and buildings that are leased are current and that the lessees are up-to-date with their rental payments. The Trustees support the Ngāmotu Marae development by making grant applications for the civil works and the building of Ngāmotu Marae as well as promoting the marae development within the local community and beyond.

The Trustees can apply Trust income for Māori Community purposes inclusive of education purposes for the beneficial owners. The Trustees have been active in raising funds for Ngāmotu Marae, a Marae for Ngāti Te Whiti at 1 Bayly Road during the year. They have also budgeted \$6,000 for education grants for Ngāti Te Whiti whanau.

|                                                                                          | 2025      | 2024    |
|------------------------------------------------------------------------------------------|-----------|---------|
| <b>Description and Quantification of the Entity's Key Activities</b>                     |           |         |
| Education grants                                                                         | 3,000     | -       |
| Grants utilised for Wananga                                                              | 16,250    | -       |
| Grants obtained to offset administration costs associated with Ngāmotu marae development | 15,000    | 26,000  |
| Fundraising for Ngāmotu marae                                                            | 2,000,000 | -       |
| Lease of Trust land and buildings                                                        | 401,418   | 378,297 |
| Rental                                                                                   | 21,840    | 19,840  |

### Description and Quantification of the Entity's Activities

The Trustees of the Ngāti Te Whiti Whenua Tōpu Trust are also the initial Trustees of the Ngāmotu Marae Reservation as per clause 6 of the original Charter and now clause 7 of the Deed of Trust and Mārae Charter dated 19 January 2025 following the approval of amendments at the AGM held on 19 January 2025. As at 19 January 2025 the board members of the Ngāti Te Whiti Hapū Society Inc (NTWHSI) are also the initial Trustees of this charter.

During the year ten Trustee meetings were held for the Ngāmotu Marae Reservation with the board members of the NTWHSI.

The Trustees held ten Trustee meetings during the 2024-25 financial year as well as utilising email to conduct Trust business.

During the 2024-25 year the rental was reviewed and increased for one of the leases as per the lease deed and one of the lessees renewed their lease for a further 12 months.

Three wananga were held during the 2024-25 financial year. Two were for Ngāti Te Whiti whanau with one being held in New Plymouth and the other in Wellington. One was held with the Trust's solicitor for the Trustees and the NTWHSI board members to cover governance matters and to review the Trust's Deed and the Ngāmotu Marae Charter.

Education grants of \$500 each were made to Donna Campbell, Rose Harnett, Josie Leckie, Innocence Stevenson, Te Ariki Hema and Teeshna Hema.

# Statement of Financial Performance

Ngāti Te Whiti Whenua Tōpu Trust  
For the year ended 31 March 2025

|                                                                    | NOTES | 2025           | 2024           |
|--------------------------------------------------------------------|-------|----------------|----------------|
| <b>Revenue</b>                                                     |       |                |                |
| Donations, koha, bequests and other general fundraising activities | 1     | 30             | -              |
| General grants                                                     | 1     | 58,870         | 40,600         |
| Revenue from commercial activities                                 | 1     | 454,602        | 429,056        |
| Interest, dividends and other investment revenue                   | 1     | 145,290        | 179,906        |
| Other revenue                                                      | 1     | 15,600         | 15,600         |
| <b>Total Revenue</b>                                               |       | <b>674,392</b> | <b>665,163</b> |
| <b>Expenses</b>                                                    |       |                |                |
| Expenses related to fundraising                                    | 2     | 12,529         | -              |
| Employee remuneration and other related expenses                   | 2     | 136,355        | 83,758         |
| Expenses related to commercial activities                          | 2     | 83,917         | 78,347         |
| Other expenses related to service delivery                         | 2     | 50,720         | 64,573         |
| Other expenses                                                     | 2     | 32,508         | 35,501         |
| <b>Total Expenses</b>                                              |       | <b>316,029</b> | <b>262,178</b> |
| <b>Surplus/(Deficit) for the Year</b>                              |       | <b>358,363</b> | <b>402,984</b> |

# Statement of Financial Position

Ngāti Te Whiti Whenua Tōpu Trust

As at 31 March 2025

|                                                         | NOTES | 31 MAR 2025       | 31 MAR 2024       |
|---------------------------------------------------------|-------|-------------------|-------------------|
| <b>Assets</b>                                           |       |                   |                   |
| <b>Current Assets</b>                                   |       |                   |                   |
| Cash and short-term deposits                            | 3     | 2,769,712         | 283,588           |
| Debtors and prepayments                                 | 3     | 101,503           | 145,822           |
| Investments                                             | 6     | 241,398           | 2,778,008         |
| <b>Total Current Assets</b>                             |       | <b>3,112,612</b>  | <b>3,207,417</b>  |
| <b>Non-Current Assets</b>                               |       |                   |                   |
| Property, Plant and Equipment                           | 5     | 8,491,601         | 8,520,734         |
| Investments                                             | 6     | 570,955           | 551,415           |
| Other non-current assets                                | 3     | 1,388,703         | 948,795           |
| <b>Total Non-Current Assets</b>                         |       | <b>10,451,259</b> | <b>10,020,944</b> |
| <b>Total Assets</b>                                     |       | <b>13,563,871</b> | <b>13,228,361</b> |
| <b>Liabilities</b>                                      |       |                   |                   |
| <b>Current Liabilities</b>                              |       |                   |                   |
| Creditors and accrued expenses                          | 4     | 97,196            | 118,107           |
| Deferred revenue                                        | 4     | 2,038,661         | 2,048,281         |
| <b>Total Current Liabilities</b>                        |       | <b>2,135,857</b>  | <b>2,166,388</b>  |
| <b>Total Liabilities</b>                                |       | <b>2,135,857</b>  | <b>2,166,388</b>  |
| <b>Total Assets less Total Liabilities (Net Assets)</b> |       | <b>11,428,014</b> | <b>11,061,973</b> |
| <b>Accumulated Funds</b>                                |       |                   |                   |
| Accumulated surpluses (or deficits)                     | 7     | 7,205,449         | 6,847,086         |
| <b>Revaluation reserves</b>                             |       |                   |                   |
| Property, plant and equipment revaluation reserve       | 8     | 4,221,245         | 4,221,245         |
| Investment revaluation reserve                          | 8     | 1,320             | (6,358)           |
| <b>Total Revaluation reserves</b>                       |       | <b>4,222,565</b>  | <b>4,214,887</b>  |
| <b>Total Accumulated Funds</b>                          |       | <b>11,428,014</b> | <b>11,061,973</b> |

# Statement of Cash Flows

Ngāti Te Whiti Whenua Tōpu Trust

For the year ended 31 March 2025

Cash Basis

|                                                                    | NOTES    | 2025             | 2024             |
|--------------------------------------------------------------------|----------|------------------|------------------|
| <b>1. Statement of Cash Flows</b>                                  |          |                  |                  |
| <b>Cash Flows from Operating Activities</b>                        |          |                  |                  |
| <b>Cash received</b>                                               |          |                  |                  |
| Donations, koha, bequests and other general fundraising activities |          | 30               | -                |
| General grants                                                     |          | 49,250           | 40,600           |
| Gross sales from commercial activities                             |          | 508,454          | 429,056          |
| Interest, dividends and other investment receipts                  |          | 146,076          | 179,906          |
| Other cash received                                                |          | 15,600           | 15,600           |
| <b>Total receipts from operating activities</b>                    |          | <b>719,410</b>   | <b>665,162</b>   |
| <b>Cash payments</b>                                               |          |                  |                  |
| Payments related to public fundraising                             |          | (12,529)         | -                |
| Employee remuneration and other related payments                   |          | (136,355)        | (83,758)         |
| Payments related to commercial activities                          |          | (91,210)         | (78,347)         |
| Other payments related to service delivery                         |          | (50,720)         | (64,573)         |
| Other payments                                                     |          | (26,911)         | (35,501)         |
| <b>Total payments from operating activities</b>                    |          | <b>(317,725)</b> | <b>(262,179)</b> |
| <b>Total Cash Flows from Operating Activities</b>                  |          | <b>401,685</b>   | <b>402,983</b>   |
| <b>Cash Flows from Other Activities</b>                            |          |                  |                  |
| <b>Cash received</b>                                               |          |                  |                  |
| Sale of investments                                                |          | 2,630,710        | 380,166          |
| <b>Total receipts from other activities</b>                        |          | <b>2,630,710</b> | <b>380,166</b>   |
| <b>Cash was applied to</b>                                         |          |                  |                  |
| Payments to acquire property, plant and equipment                  |          | (440,948)        | (110,739)        |
| Payments to purchase investments                                   |          | (105,322)        | (500,000)        |
| <b>Total payments from other activities</b>                        |          | <b>(546,270)</b> | <b>(610,739)</b> |
| <b>Total Cash Flows from Other Activities</b>                      |          | <b>2,084,440</b> | <b>(230,573)</b> |
| <b>Net Increase/(Decrease) In Cash</b>                             |          | <b>2,486,125</b> | <b>172,410</b>   |
| <b>Cash balances</b>                                               |          |                  |                  |
| Opening cash                                                       |          | 283,588          | 111,178          |
| Net change in cash for period                                      |          | 2,486,124        | 172,410          |
| <b>Closing cash balance</b>                                        | <b>3</b> | <b>2,769,712</b> | <b>283,588</b>   |

# Statement of Accounting Policies

## Ngāti Te Whiti Whenua Tōpu Trust For the year ended 31 March 2025

### Basis of Preparation

The entity is permitted by law to apply the Tier 3 (NFP) Standard issued by the External Reporting Board (XRB) and has elected to do so. A NFP may apply the standard if it does not have public accountability and has total annual expenses less than or equal to \$5,000,000. All transactions in the Performance Report are reported using the accrual basis of accounting. The Performance Report is prepared under the assumption that the entity will continue to operate in the foreseeable future.

This is the Entity's first Performance Report presented in accordance with XRB's NFP Tier 3 Standards.

Upon transition to these Standards the entity has complied with the General Provisions set out in Appendix B (transitional arrangements) of the Tier 3 Framework and restated the comparative period figures.

### Presentation currency

The Performance Report is presented in New Zealand dollars (NZ\$) and all values are rounded to the nearest NZ\$.

### Goods and Services Tax (GST)

The entity is registered for GST. All amounts are stated exclusive of goods and services tax (GST) except for accounts payable and accounts receivable which are stated inclusive of GST.

### Income Tax

Ngāti Te Whiti Whenua Tōpu Trust is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

### Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances (including short term deposits) with original maturities of 90 days or less.

### Trade Receivables

Trade receivables are initially measured at the amount owed. When it is likely that the amount owed, or some portion, will not be collected, an impairment adjustment is recorded. Interest charged on overdue amounts are added to the individual debtor balance.

### Property, Plant and Equipment

Items of property, plant and equipment are initially recognised at cost. Historic cost includes items of expenditure directly attributable to the acquisition of assets and includes the cost of replacements that are eligible for capitalisation when these are incurred.

Items of property, plant and equipment are subsequently measured using the cost model (Cost less accumulated depreciation and impairment) except for land & buildings. Land & buildings (other than vested land) have been revalued using the ratings valuation dated 1 August 2022. Vested land has been recorded at the vested value by the Maori Land Court as at 01/09/2004. Cost includes expenditure that is directly attributable to the acquisition of the asset. Where an asset is donated to the entity, its cost is measured at its current value as at the date of acquisition.

All other repairs and maintenance expenditure is recognised in the Statement of Financial Performance as incurred.

Depreciation is calculated on a straight line or diminishing value basis over the estimated useful life of the asset. The following estimated depreciation rates have been used:

- Land 0% DV
- Buildings 2% SL
- Building fit out 6%-12%
- Furniture and fittings 10% - 13% DV
- Office equipment 16% - 50% DV

Depreciation methods, useful lives and residual values are reviewed at each reporting date and are adjusted if there is a change in the expected pattern of consumption of the future economic benefits or service potential embodied in the asset.

An item of property, plant and equipment or investment property is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Financial Performance in the year the asset is de-recognised.

The Trust has elected to adopt Tier 2 IPSAS 12 Property, Plant & Equipment for valuing land (other than vested land) and buildings.

### Intangible Assets

Externally acquired intangible assets that have finite useful lives are measured at cost less accumulated amortisation and accumulated impairment losses. Intangible assets are amortised on a straight-line basis in the Statement of Financial Performance over their estimated useful lives, from the date that they are available for use. The estimated useful lives for the current and comparative periods are as follows:

Website 5 years  
Land video 10 years

Amortisation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

### Investments

Investments are recorded when purchased and are recorded at cost, except for Centuria Funds Management and Craigs Investment Partners investments which are stated at market value. If it appears that the carrying amount of the investment will not be recovered, it shall be written down to the current market price. Any impairment expense is recorded in the Statement of Financial Performance.

## Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefit will flow to the Trust and revenue can be reliably measured. Revenue is measured at the fair value of the consideration received. The following specific recognition criteria must be met before revenue is recognised.

### Revenue from goods and services

Ngāti Te Whiti Whenua Topu Trust receives revenue from the lease of commercial and residential property. Revenue is recognised in the period the goods and services are provided. Lease or rental revenue is recorded on a straight line basis unless another systematic basis is representative of the user's benefit.

### Donations, fund raising, and other similar revenue

Grant revenue is recognised when the conditions attached to the grant has been complied with. Where the grant is deemed to be significant and there are unfulfilled expectations attached to the grant, the amount relating to the unfulfilled expectations is recognised as liability and release to income as the expectations are fulfilled.

### Fundraising revenue

Fundraising revenue is recorded when cash is received.

### Interest Received

Interest revenue is recognised as it accrues, using the effective interest method.

## Tier 2 PBE Accounting Standards Applied

The Trust has adopted PBE IPSAS 12 Property, Plant & Equipment for the recognition and measurement of Land and Buildings.

## Changes in Accounting Policies

There have been no changes in accounting policies. Policies have been applied on a consistent basis with those of the previous reporting period.

# Notes to the Performance Report

## Ngāti Te Whiti Whenua Tōpu Trust For the year ended 31 March 2025

|                                                                           | 2025    | 2024    |
|---------------------------------------------------------------------------|---------|---------|
| <b>1. Analysis of Revenue</b>                                             |         |         |
| <b>Donations, koha, bequests and other general fundraising activities</b> |         |         |
| Koha received                                                             | 30      | -       |
| Total Donations, koha, bequests and other general fundraising activities  | 30      | -       |
| <b>General grants</b>                                                     |         |         |
| Grant income - Lotteries Commission                                       | 26,520  | 16,000  |
| Grant income - New Plymouth District Council                              | 5,000   | 10,000  |
| Grant income - Oranga Mārae                                               | -       | 14,600  |
| Grant income - Toi Foundation                                             | 27,350  | -       |
| Total General grants                                                      | 58,870  | 40,600  |
| <b>Revenue from commercial activities</b>                                 |         |         |
| Lease income                                                              | 401,418 | 378,297 |
| Reimbursement of expenses - leased premises                               | 31,344  | 30,919  |
| Residential rental income                                                 | 21,840  | 19,840  |
| Total Revenue from commercial activities                                  | 454,602 | 429,056 |
| <b>Interest, dividends and other investment revenue</b>                   |         |         |
| Interest received                                                         | 124,295 | 168,925 |
| Investment income                                                         | 20,995  | 10,981  |
| Total Interest, dividends and other investment revenue                    | 145,290 | 179,906 |
| <b>Other revenue</b>                                                      |         |         |
| Sundry income                                                             | 15,600  | 15,600  |
| Total Other revenue                                                       | 15,600  | 15,600  |
|                                                                           | 2025    | 2024    |

## 2. Analysis of Expenses

|                                                         |         |        |
|---------------------------------------------------------|---------|--------|
| <b>Expenses related to fundraising</b>                  |         |        |
| Te Matatini expenses                                    | 12,529  | -      |
| Total Expenses related to fundraising                   | 12,529  | -      |
| <b>Employee remuneration and other related expenses</b> |         |        |
| Management services                                     | 126,551 | 71,558 |
| Trustee payments - non GST registered                   | 9,804   | 12,200 |
| Total Employee remuneration and other related expenses  | 136,355 | 83,758 |

2025

2024

**Expenses related to commercial activities**

|                                                        |               |               |
|--------------------------------------------------------|---------------|---------------|
| Accounting - compliance                                | 7,433         | 5,695         |
| Bank charges                                           | 16            | 16            |
| Communications plan and website                        | 12,265        | -             |
| Consulting expenses                                    | 877           | 890           |
| Courier & postage                                      | 243           | 243           |
| General office expenses                                | -             | 44            |
| Insurance                                              | 36,023        | 37,650        |
| Legal fees                                             | 4,038         | 1,591         |
| Marketing and branding                                 | -             | 409           |
| Portfolio Fees                                         | 7,008         | -             |
| Power                                                  | -             | 4,160         |
| Rates                                                  | 5,547         | 5,793         |
| Repairs and maintenance                                | 7,163         | 14,850        |
| Rubbish & cleaning                                     | 67            | 64            |
| Stationery and printing                                | 346           | 523           |
| Subscriptions                                          | 1,393         | 996           |
| Valuation expenses                                     | 1,500         | 5,422         |
| <b>Total Expenses related to commercial activities</b> | <b>83,917</b> | <b>78,347</b> |

**Other expenses related to service delivery**

|                                                         |               |               |
|---------------------------------------------------------|---------------|---------------|
| AGM expenses                                            | 9,121         | 4,362         |
| Education grants                                        | 3,000         | -             |
| Oranga Marae grant expenditure                          | -             | 14,888        |
| Rangiatea expenses                                      | 20,319        | 17,768        |
| Telecommunications                                      | 1,654         | 1,188         |
| Trustee election expenses                               | -             | 8,051         |
| Wananga                                                 | 16,626        | 18,316        |
| <b>Total Other expenses related to service delivery</b> | <b>50,720</b> | <b>64,573</b> |

**Other expenses**

|                                   |               |               |
|-----------------------------------|---------------|---------------|
| Amortisation of intangible assets | 401           | 401           |
| Audit fees                        | 2,975         | 5,775         |
| Depreciation                      | 29,133        | 29,325        |
| <b>Total Other expenses</b>       | <b>32,508</b> | <b>35,501</b> |

**Wananga Held 6-7 April 2024 – Te Pumaomao Nation Building**

|                                                   |                 |
|---------------------------------------------------|-----------------|
| Air travel for some attendees (road north closed) | \$1,384         |
| Catering                                          | \$1,470         |
| Takawai and Chris Murphy - Presenters             | \$6,800         |
| Administration costs – Management fees            | \$680           |
| <i>Total costs</i>                                | <i>\$10,334</i> |
| less Grant from Lotteries                         | \$10,020        |
| <i>Difference funded by the Trust</i>             | <i>\$314</i>    |

**Wananga Held 16 March 2025 – Te Pumaomao Nation Building Follow Up**

|                                        |                |
|----------------------------------------|----------------|
| Catering                               | \$457          |
| Takawai and Chris Murphy - Presenters  | \$4,500        |
| Travel reimbursements                  | \$200          |
| Administration costs - Management fees | \$1,344        |
| <i>Total costs</i>                     | <i>\$6,500</i> |
| less Grant from Lotteries              | \$6,500        |
| <i>Difference funded by the Trust</i>  | <i>\$0</i>     |

**Wananga for Trustees Held with Leo Watson 18 August 2024 Governance Training**

|                                               |                |
|-----------------------------------------------|----------------|
| Novotel - Accommodation for Leo and room hire | \$557          |
| Reimbursement Leo Watson travel costs         | \$1,257        |
| <i>Total costs</i>                            | <i>\$1,815</i> |

**Toi Foundation Grant - Communications Strategy, Marketing and Website for Ngāmotu Marae**

|                                                     |                 |
|-----------------------------------------------------|-----------------|
| Te Matatini costs - Marketing and Merchandise costs | \$12,529        |
| Communication plan, Marketing material, Website     | \$12,265        |
| Administration - Management fees                    | \$2,556         |
| <i>Total costs</i>                                  | <i>\$27,350</i> |
| less Grant from Toi Foundation                      | \$27,350        |
| <i>Difference funded by the Trust</i>               | <i>\$0</i>      |

|                                            | 2025             | 2024           |
|--------------------------------------------|------------------|----------------|
| <b>3. Analysis of Assets</b>               |                  |                |
| <b>Cash and short-term deposits</b>        |                  |                |
| Friends of Ngamotu Marae                   | 2,525,198        | 21,373         |
| Premier Cheque (Income)                    | 244,514          | 262,214        |
| <b>Total Cash and short-term deposits</b>  | <b>2,769,712</b> | <b>283,588</b> |
| <b>Debtors and prepayments</b>             |                  |                |
| Accounts receivable                        | 96,162           | 138,944        |
| GST                                        | 2,547            | -              |
| Sundry Accounts receivable                 | 2,795            | 6,878          |
| <b>Total Debtors and prepayments</b>       | <b>101,503</b>   | <b>145,822</b> |
| <b>Other non-current assets</b>            |                  |                |
| Intangible assets                          | 692              | 1,092          |
| Marae development costs - work in progress | 1,388,011        | 947,703        |
| <b>Total Other non-current assets</b>      | <b>1,388,703</b> | <b>948,795</b> |

Intangible assets are stated at cost less accumulated amortisation over the useful life of the assets. The current year amortisation for the website is \$304 (2024: \$304); and current year amortisation for the land video is \$97 (2024: \$97). The website will be fully amortised in the 2026 financial year and the land video will be fully amortised in the 2031 financial year.

|                                             | 2025             | 2024             |
|---------------------------------------------|------------------|------------------|
| <b>4. Analysis of Liabilities</b>           |                  |                  |
| <b>Creditors and accrued expenses</b>       |                  |                  |
| Accounts payable                            | 16,644           | 20,588           |
| GST                                         | -                | 21,390           |
| Income in Advance                           | 58,395           | 52,586           |
| Sundry accounts payable                     | 22,156           | 23,543           |
| <b>Total Creditors and accrued expenses</b> | <b>97,196</b>    | <b>118,107</b>   |
| <b>Deferred revenue</b>                     |                  |                  |
| Grants received in advance with conditions  | 2,038,661        | 2,048,281        |
| <b>Total Deferred revenue</b>               | <b>2,038,661</b> | <b>2,048,281</b> |

|                                         | 2025             | 2024             |
|-----------------------------------------|------------------|------------------|
| <b>5. Property, Plant and Equipment</b> |                  |                  |
| <b>Land</b>                             |                  |                  |
| Opening Balance                         | 4,434,000        | 3,137,000        |
| Land revaluation                        | -                | 1,297,000        |
| <b>Total Land</b>                       | <b>4,434,000</b> | <b>4,434,000</b> |
| <b>Vested Land</b>                      |                  |                  |
| Opening Balance                         | 2,940,000        | 2,940,000        |
| <b>Total Vested Land</b>                | <b>2,940,000</b> | <b>2,940,000</b> |

|                                            | 2025             | 2024             |
|--------------------------------------------|------------------|------------------|
| <b>Buildings</b>                           |                  |                  |
| Opening Balance                            | 1,137,313        | 1,008,314        |
| Purchases / (sales)                        | -                | 97,562           |
| Depreciation                               | (27,629)         | (27,755)         |
| Revaluation                                | -                | 59,192           |
| <b>Total Buildings</b>                     | <b>1,109,685</b> | <b>1,137,313</b> |
| <b>Furniture and Fittings</b>              |                  |                  |
| Opening Balance                            | 4,763            | 5,345            |
| Depreciation                               | (518)            | (582)            |
| <b>Total Furniture and Fittings</b>        | <b>4,246</b>     | <b>4,763</b>     |
| <b>Office Equipment</b>                    |                  |                  |
| Opening Balance                            | 4,657            | 2,440            |
| Purchases / (sales)                        | -                | 3,205            |
| Depreciation                               | (987)            | (988)            |
| <b>Total Office Equipment</b>              | <b>3,670</b>     | <b>4,657</b>     |
| <b>Total Property, Plant and Equipment</b> | <b>8,491,601</b> | <b>8,520,734</b> |

Land and buildings was restated to valuation in accordance with the valuation report dated 1 August 2022 provided by Quotable Value in 2024. The current revaluation surplus on revalued land and buildings is \$4,221,245 (2024: \$4,221,245).

The entity has committed to and contracted for no future capital expenditure (2024: nil) which has not been accounted for in the financial statements.

|                                         | 2025           | 2024             |
|-----------------------------------------|----------------|------------------|
| <b>6. Investments</b>                   |                |                  |
| <b>Current</b>                          |                |                  |
| <b>TSB Bank investment</b>              |                |                  |
| Opening Balance                         | 2,778,008      | 3,158,361        |
| Purchases / (Sales)                     | (2,536,610)    | (380,353)        |
| <b>Total TSB Bank investment</b>        | <b>241,398</b> | <b>2,778,008</b> |
| <b>Total Current</b>                    | <b>241,398</b> | <b>2,778,008</b> |
| <b>Non current</b>                      |                |                  |
| <b>Craigs Investment Partners</b>       |                |                  |
| Opening Balance                         | 506,363        | -                |
| Purchases / (Sales)                     | 11,862         | 504,953          |
| Revaluation                             | 8,318          | 1,410            |
| <b>Total Craigs Investment Partners</b> | <b>526,543</b> | <b>506,363</b>   |
| <b>Centuria Funds Management</b>        |                |                  |
| Purchases / (sales)                     | 48,720         | 50,000           |
| Revaluation                             | (4,308)        | (4,948)          |
| <b>Total Centuria Funds Management</b>  | <b>44,412</b>  | <b>45,052</b>    |
| <b>Total Non current</b>                | <b>570,955</b> | <b>551,415</b>   |
| <b>Total Investments</b>                | <b>812,353</b> | <b>3,329,423</b> |

2025

2024

Craigs Investment portfolio has been restated to valuation in accordance with the valuation dated 31 March 2025 by Craigs Investment Partners. The current revaluation surplus on revalued shares is \$8,318 (2024: -\$1,410). Centuria Funds Management property investment has been restated to valuation in accordance with the valuation dated 31 March 2025 by Centuria Funds Management. The current revaluation deficit is -\$640 (2024: -\$4,948)

2025

2024

## 7. Accumulated Funds

### Accumulated surpluses or (deficits)

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| Opening Balance                           | 6,847,086 | 6,444,102 |
| Current year earnings                     | 358,363   | 402,984   |
| Total Accumulated surpluses or (deficits) | 7,205,449 | 6,847,086 |

### Revaluation reserves

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| Opening Balance                                   | 4,214,887 | 2,865,053 |
| Property, plant and equipment revaluation reserve | -         | 1,356,192 |
| Investment revaluation reserves                   | 7,678     | (6,358)   |
| Total Revaluation reserves                        | 4,222,565 | 4,214,887 |

### Total Accumulated Funds

|            |            |
|------------|------------|
| 11,428,014 | 11,061,973 |
|------------|------------|

2025

2024

## 8. Breakdown of Reserves

### Reserves

|                                |           |           |
|--------------------------------|-----------|-----------|
| Building revaluation reserve   | 870,390   | 870,390   |
| Land revaluation reserve       | 3,350,855 | 3,350,855 |
| Investment revaluation reserve | 1,320     | (6,358)   |
| Total Reserves                 | 4,222,565 | 4,214,887 |

The Building revaluation reserve and Land revaluation reserve have arisen from revaluing the land and buildings at South Road to the latest QV valuation dated 1 August 2022 in the 2024 financial year.

## 9. Commitments

Refer to Note 11 for commitments as at 31 March 2025 (2024: nil).

## 10. Contingent Liabilities and Guarantees

There are no contingent liabilities or guarantees as at 31 March 2025 (2024: nil).

|                                                                                                                    | 2025      | 2024      |
|--------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <b>11. Deferred Revenue: Unused Significant Donations, Grants, Bequests and Pledges with Expectations over Use</b> |           |           |
| Toi Foundation grant for the building of Ngāmotu Marae, Plan B                                                     | 2,000,000 | 2,000,000 |
| Lotteries grant for Te Pumaomao Nation Building Wananga - April 2024                                               | -         | 10,020    |
| Toi Foundation grant for Communications Strategy, Website & Billboard - new marae build                            | 10,911    | 38,261    |
| Lotteries Heritage and Environment for daylighting of Wai Tapu Stream                                              | 23,750    | -         |
| Oranga Marae funding for Marae Development Plan                                                                    | 4,000     | -         |
| Total Deferred Revenue: Unused Significant Donations, Grants, Bequests and Pledges with Expectations over Use      | 2,038,661 | 2,048,281 |

As at 31 March 2025 Toi Foundation had approved of their \$2m grant being used for the building of Ngāmotu Marae, Plan B. The Trustees are waiting on the outcome of grant application to the Regional Infrastructure Fund who have advised that work is not to start before a decision on the grant application is made.

|                                       | 2025    | 2024   |
|---------------------------------------|---------|--------|
| <b>12. Related Party Transactions</b> |         |        |
| <b>Payables</b>                       |         |        |
| Pauline Lockett - management fee      | 12,312  | 4,399  |
| Total Payables                        | 12,312  | 4,399  |
| <b>Purchases</b>                      |         |        |
| Pauline Lockett - management fee      | 126,031 | 67,159 |
| Total Purchases                       | 126,031 | 67,159 |

## 13. Events After the Balance Date

There were no events that have occurred after the balance date that would have a material impact on the Performance Report (2024: nil).

## 14. Ability to Continue Operating

The entity will continue to operate for the foreseeable future.

## **INDEPENDENT AUDITORS REPORT**

To the Trustees of Ngāti Te Whiti Whenua Tōpu Trust

### **Report on the Audit of the Financial Statements**

#### **Opinion**

We have audited the financial statements of Ngāti Te Whiti Whenua Tōpu Trust (the Trust) on pages 6 to 18, which comprise the statement of financial position as at 31 March 2025, and the statement of financial performance and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Trust as at 31 March 2025, and its financial performance and its cash flows for the year then ended in accordance with Public Benefit Entity Simple Format Reporting Standard – Accrual (Not-For-Profit).

#### **Basis for Opinion**

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

Other than in our capacity as auditor we have no relationship with, or interests in, the Trust.

#### **Other information**

The Trustees is responsible on behalf of the Trust for the other information. The other information comprises the Entity Information and Statement of Service Performance but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If based, on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Trustees' Responsibilities for the Financial Statements**

The Trustees are responsible on behalf of the Incorporation for the preparation and fair presentation of the financial statements in accordance with Public Benefit Entity Simple Format Reporting Standard – Accrual (Not-For-Profit), and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

### **Auditors Responsibilities for the Audit of the Financial Statements**

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

A further description of the auditors responsibilities for the audit of the financial statements is located at the External Reporting Board's website at:

<http://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/audit-report-8/>



**Sarah Jenkins**  
**Silks Audit Chartered Accountants Ltd**  
**Whanganui, New Zealand**

**Date: 6 November 2025**