

NGĀTI TE WHITI WHENUA TŌPU TRUST

Report on the Trust's Properties

to the

Annual General Meeting 13 December 2025

A. Details of the Trust's Properties

The Trust owns the following properties:

- 1 Bayly Road – Lots 1, Deposited Plan 18771 (also known as Moturoa 1, Moturoa 2 and Moturoa 4)
- 70 St Aubyn Street – Lot 1, Deposited Plan 17494
- 131 South Road – Legal Description – PT Sec & Grey District

B. Leases

The following leases are in place:

- 70 St Aubyn Street is leased to NPDC – the lease is due for renewal on 1 March 2031
- 131 South Road
 - Ministry of Education (the Kura) – the lease is due to expire on 30 November 2024
 - YMCA – leases the building known as Rangiatea and the land around it – the lease is due to expire on 30 June 2030
 - Te Kopae Tamariki Kohanga Reo – the lease is due to expire on 31 May 2025
 - Health New Zealand – the Oral Health Unit – the lease is due to expire on 14 December 2030
 - Drum Tech Ltd – leases the upstairs in the Trust's office building. The lease is due to expire on 12 September 2026
- 1 Bayly Road
 - Port Taranaki Ltd lease a portion of the land that faces Ocean View Parade – the carparks close to Hunting and Fishing – the lease is due to expire on 30 June 2028
 - Residential House – is currently vacant because a lot of work was required to bring it up to the Healthy Home standards

Please note that tenants can negotiate a renewal of their lease (subject to agreement by the landlord) prior to their lease expiring.

C. Opportunities

The Trustees regularly discuss the opportunities that may or may not exist for the land and buildings owned by the Trust. Any options are subject to the feasibility of the option and the costs involved in bringing the option to fruition.