Trust Tairāwhiti
Regional Wellbeing
He Tohu Ora

# Trust Tairāwhiti
# Consolidated Financial Statements

For the year ended 31 March 2026

The trustees are pleased to present the consolidated financial statements of Trust Tairāwhiti for the year ended 31 March 2026.

For and on behalf of the Board of Trustees.

**Te Pūoho Kātene**
Trustee,
Acting Chair

**Ron Aitken**
Trustee,
Chair of Audit and Risk Committee

**14 July 2026**

Deloitte.

# Independent Auditor's Report

**To the Trustees of Trust Tairāwhiti**

**Opinion**

We have audited the consolidated performance report of Trust Tairāwhiti (the 'Entity') and its subsidiaries ('the Group'), which comprise the consolidated financial statements on pages F-8 to F-51, and the consolidated statement of service performance on pages F-5 to F-7. The complete set of consolidated financial statements comprise the consolidated statement of financial position as at 31 March 2026, and the consolidated statement of comprehensive revenue and expense, consolidated statement of changes in net assets/equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated performance report presents fairly, in all material respects:

- the consolidated financial position of the Group as at 31 March 2026, and its consolidated financial performance and cash flows for the year then ended; and
- the consolidated service performance for the year ended 31 March 2026 in that the service performance information is appropriate and meaningful and in accordance with the Group's measurement bases or evaluation methods

in accordance with Public Benefit Entity Standards ('PBE Standards') issued by the New Zealand Accounting Standards Board.

**Basis for opinion**

We conducted our audit of the consolidated financial statements in accordance with International Standards on Auditing ('ISAs'), and the audit of the consolidated service performance information in accordance with the ISAs (NZ) and New Zealand Auditing Standard 1 (Revised) *The Audit of Service Performance Information* ('NZ AS 1'). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Performance Report* section of our report.

We are independent of the Group in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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 entity or any of its subsidiaries.

**Other information**

The Trustees responsible on behalf of the Group for the other information. The other information comprises Governance, Employee remuneration disclosures and Distributions approved and paid during the year. This information accompanies the consolidated performance report and the audit report.

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

Our responsibility is to read the other information, and consider whether it is materially inconsistent with the consolidated performance report or our knowledge obtained in the audit or otherwise appears to be materially misstated. If so, we are required to report that fact. We have nothing to report in this regard.

Deloitte.

**Trustees responsibilities for the consolidated performance report**

The Trustees responsible on behalf of the Group for:

- the preparation and fair presentation of the consolidated performance report in accordance with PBE Standards;
- the selection of elements/aspects of service performance, performance measures and/or descriptions and measurement bases or evaluation methods that present service performance information that is appropriate and meaningful in accordance with PBE Standards;
- the preparation and fair presentation of service of service performance information in accordance with the Group's measurement bases or evaluation methods, in accordance with PBE Standards;
- the overall presentation, structure and content of the service performance information in accordance with PBE Standards; and
- such internal control as the Trustees determine is necessary to enable the preparation of a consolidated performance report that is free from material misstatement, whether due to fraud or error.

In preparing the consolidated performance report, the Trustees are responsible on behalf of the Group for assessing the Group'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 Group or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the consolidated performance report**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole is 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) and NZ AS 1 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 this consolidated performance report.

A further description of our responsibilities for the audit of the consolidated performance report is located on at the External Reporting Board's website at:

https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-13-1/

This description forms part of our auditor's report.

**Restriction on use**

This report is made solely to the Trustees, as a body, in accordance with Section 16 of the Trust Deed. Our audit has been undertaken so that we might state to the Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Deloitte Limited

**Wellington, New Zealand**
**14 July 2026**

This audit report relates to the consolidated performance report of Trust Tairāwhiti (the 'Entity') and its subsidiaries (the 'Group') for the year ended 31 March 2026 included on the Entity's website. The Trustees are responsible for the maintenance and integrity of the Entity's website. We have not been engaged to report on the integrity of the Entity's website. We accept no responsibility for any changes that may have occurred to the consolidated performance report since they were initially presented on the website. The audit report refers only to the consolidated performance report named above. It does not provide an opinion on any other information which may have been hyperlinked to/from these consolidated performance report. If readers of this report are concerned with the inherent risks arising from electronic data communication, they should refer to the published hard copy of the audited consolidated performance report and related audit report dated 14 July 2026 to confirm the information included in the audited consolidated performance report presented on this website.

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# Consolidated Statement of Service Performance

**FOR THE YEAR ENDED 31 MARCH 2026**

### Who we are

Trust Tairāwhiti is the regional community Trust, with a strategic focus on community initiatives, economic development and providing for future generations in Tairawhiti.

Under the Trust Deed, Trust Tairāwhiti has two principal purposes:

1. Preserve capital for future generations, and
2. Provide for beneficiaries, the people of Tairāwhiti.

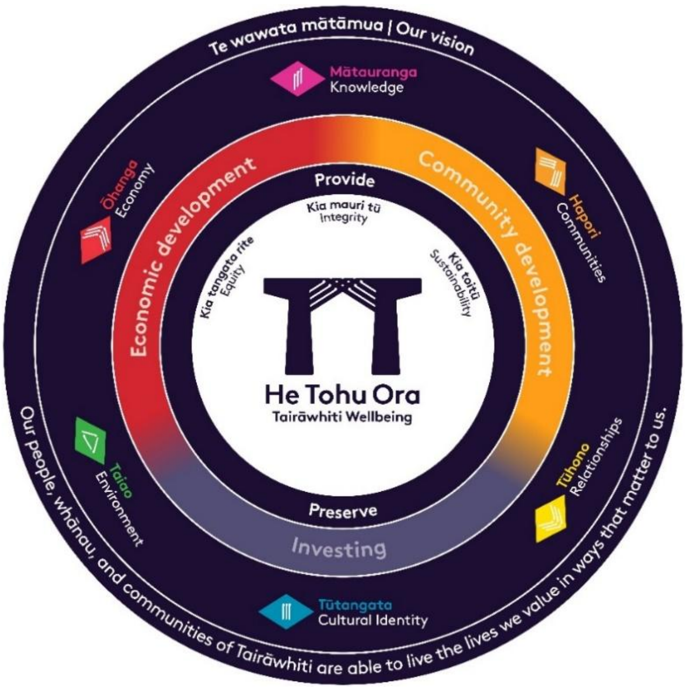
### Our vision

"Our people, whanau, and communities of Tairāwhiti are able to live the lives we value in ways that matter to us".

The Trust's strategic direction is shaped by its long-term vision, expressed through the kaupapa of:

- Te Mana – Shared Pride
- Te Ihi – Shared Prosperity
- Te Wehi – Shared Opportunity

These values are embedded within the He Rangitapu He Tohu Ora wellbeing framework, which guides all investments, grantmaking, and operational decisions.




### How we work

The performance measures are categorized into the three ways we work – investing, delivering, and enabling others.

- **Investing**: Prudent investment management to deliver financial returns and community impact.
- **Delivering:** Delivering targeted regional initiatives in business support, tourism, and wellbeing
- **Enabling:** Empowering communities and organisations through funding support

# Consolidated Statement of Service Performance

**FOR THE YEAR ENDED 31 MARCH 2026**

**Outputs and measures**

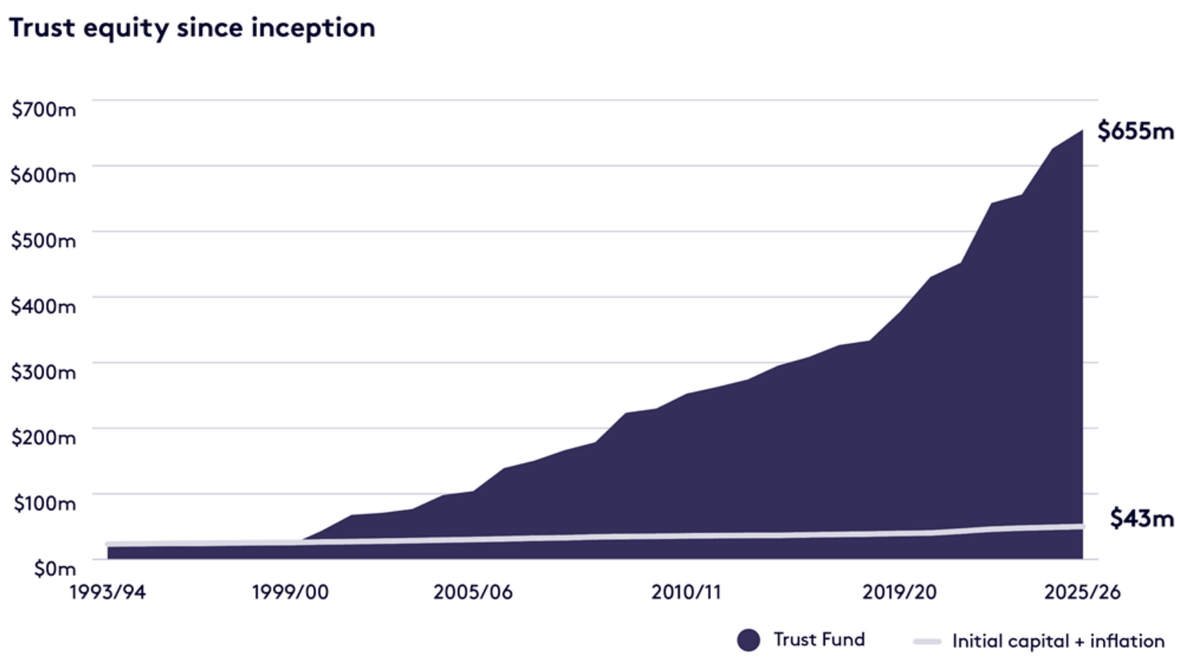
Actual performance is measured against set targets.

### Investing: Stewardship of the Trust Fund

Output: Management of the investment portfolio; regional investment initiatives.

Preserving the value of the Trust Fund ensures that future generations will benefit from the Trust's assets. Trustees review the capital of the Trust Fund and assess whether in their view the capital has been preserved (note 28 Trust Group Equity).

| Measures | 2026 Actual | 2026 Target | 2025 Actual |
|---|---|---|---|
| The capital of the Trust Fund has been preserved in line with inflation | Achieved | Trust capital preserved | Achieved |




### Delivering: Operational functions, programs, and tourism and regional promotion

Output: Business development, workforce initiatives, tourism promotion.

Trust Tairāwhiti provides a range of services to support businesses to grow, innovate, and build capability.

Its core offering is the Regional Business Partner (RBP) Programme, which Trust Tairāwhiti delivers under contract to the Ministry of Business, Innovation and Employment (MBIE). The programme involves meeting with businesses to undertake a discovery (needs assessment), developing tailored action plans that identify opportunities for improvement, and facilitating access to funding for training delivered by approved third-party providers.

## Consolidated Statement of Service Performance

**FOR THE YEAR ENDED 31 MARCH 2026**

As part of the RBP Programme, the team also provides innovation services, helping businesses identify and apply for appropriate research and development (R&D) funding and connect with New Zealand's wider research and innovation ecosystem.

In addition, Trust Tairāwhiti delivers workshops that address common business capability needs and connects businesses with the broader business support network available across New Zealand.

| Measures | 2026 Actual | 2026 Target | 2025 Actual |
|---|---|---|---|
| Number of businesses accessing support through Trust Tairāwhiti | 214 | 200 | 216 |

### Enabling others. Funding for community and economic development

Outputs: Community grants, feasibility support, event funding, facility development.

The Trust empowers local communities and sectors through funding and capability support aligned with wellbeing goals

| Measure | 2026 Actual | 2026 Target | 2025 Actual |
|---|---|---|---|
| Total amount distributed | $8.80 million | $9 million | $9.96 million |

The Trust continued its commitment to supporting local initiatives and investing in the shared spaces that bring people together and help our communities thrive.

During the year 136 applications were assessed (2025: 141), resulting in 94 organisations receiving support (2025: 112).

The slight underspend against the target was primarily due to delays in the commencement and delivery of several planned projects, resulting in expenditure being deferred to the next financial year.

A complete list of distributions approved and paid in the financial year ending 31 March 2026 can be found in the Other Information section.

# Consolidated Statement of Comprehensive Revenue and Expense

**FOR THE YEAR ENDED 31 MARCH 2026**

| | Notes | 2026 $'000 | 2025 $'000 |
|---|---|---|---|
| Revenue from exchange transactions | 1 | 60,971 | 57,485 |
| Revenue from non-exchange transactions | 1 | 658 | 1,627 |
| **Total revenue** | | **61,629** | **59,112** |
| Operating expenditure | 2 | (7,209) | (6,744) |
| Administrative expenses | 2 | (13,346) | (11,655) |
| Personnel expenses | 2, 27 | (13,585) | (14,913) |
| Depreciation and amortisation | 2 | (13,037) | (14,132) |
| Asset impairments and restructuring costs | 2 | - | (6,067) |
| Net finance (expense) / income | 2 | (30) | (1,871) |
| **Total expenses** | | **(47,207)** | **(55,382)** |
| **Operating surplus** | | **14,422** | **3,730** |
| Non-operating income /(expense) | 3 | 49 | 4,023 |
| Share of surplus of joint ventures | 14 | 5,286 | 3,098 |
| Share of loss of associates | 15 | (1,373) | (36) |
| Impairment of investment in associate | 15 | (1,647) | - |
| **Surplus/(deficit) from continuing operations** | | **16,737** | **10,815** |
| Discontinued operation and sale - Eastland Generation | 4 | - | 50,177 |
| Income tax expense | 5 | (3,789) | (3,044) |
| **Net surplus after tax** | | **12,948** | **57,948** |
| **Distributions for the benefit of beneficiaries** | | | |
| Distributions and grants | 6 | (8,799) | (9,958) |
| Tax effect of distributions | | - | 95 |
| **Net surplus after tax and distributions** | | **4,149** | **48,085** |
| **Surplus attributable as:** | | | |
| Equity holders of the parent | | 4,149 | 48,076 |
| Non-controlling interest | | - | 9 |
| | | **4,149** | **48,085** |
| **Other comprehensive revenue and expense:** | | | |
| ***Items that will not reclassify subsequently to profit or loss:*** | | | |
| Revaluation of property, plant and equipment | | (575) | (79) |
| Tax on revaluation of property, plant and equipment | | 87 | 24 |
| Revaluation of other investments | | 5,130 | (3,517) |
| Reserve transfer on sale of subsidiary | | - | 13,325 |
| ***Items that will reclassify subsequently to profit or loss:*** | | | |
| Revaluation of cash flow hedges | | (408) | 3,368 |
| Tax on revaluation of cashflow hedges | | 114 | (943) |
| Movements in joint venture other comprehensive income | 14 | 20,866 | 9,905 |
| **Total other comprehensive revenue and expense** | | **25,214** | **22,083** |
| **Total comprehensive revenue for the period** | | **29,363** | **70,168** |
| **Total comprehensive revenue:** | | | |
| Equity holders of the parent | | 29,363 | 70,159 |
| Non-controlling interest | | - | 9 |
| | | **29,363** | **70,168** |

These financial statements should be read in conjunction with notes and accounting policies on pages F-14 to F-51

## Consolidated Statement of Financial Position

**AS AT 31 MARCH 2026**

| | Notes | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|---|
| **ASSETS** | | | |
| **Current assets** | | | |
| Cash and cash equivalents | 7 | 43,821 | 66,597 |
| Exchange trade and other receivables | 8 | 7,904 | 8,296 |
| Non exchange other receivables | 8 | 1,699 | 2,083 |
| Other investments and receivables | 12 | 2,258 | 2,453 |
| Inventory | | 30 | 59 |
| Income tax receivable | | 5,283 | 9,943 |
| Derivative financial instruments | 16, 17, 18 | 105 | - |
| **Total current assets** | | **61,100** | **89,431** |
| | | | |
| **Non-current assets** | | | |
| Property, plant and equipment | 9 | 359,496 | 371,236 |
| Intangible assets | 10 | 7,498 | 1,325 |
| Investment properties | 11 | 32,901 | 34,945 |
| Other investments and receivables | 12 | 121,522 | 106,093 |
| Investment in joint ventures | 14 | 194,353 | 119,068 |
| Investment in associates | 15 | 494 | 514 |
| Lease receivable | | 127 | 131 |
| Derivative financial instruments | 16, 17, 18 | 1,990 | 2,503 |
| Deferred tax | 5 | 5,922 | 5,710 |
| **Total non-current assets** | | **724,303** | **641,525** |
| **TOTAL ASSETS** | | **785,403** | **730,956** |
| | | | |
| **LIABILITIES** | | | |
| **Current liabilities** | | | |
| Payables and accruals | 20 | 15,454 | 24,137 |
| Employee entitlements | 27 | 1,412 | 1,489 |
| **Total current liabilities** | | **16,866** | **25,626** |
| | | | |
| **Non-current liabilities** | | | |
| Payables and accruals | 20 | 3,918 | - |
| Deferred tax | 5 | 36,846 | 37,002 |
| Loans | 22 | 72,493 | 42,413 |
| **Total non-current liabilities** | | **113,257** | **79,415** |
| **TOTAL LIABILITIES** | | **130,123** | **105,041** |
| **NET ASSETS** | | **655,280** | **625,915** |
| | | | |
| **EQUITY** | | | |
| Trust capital | | 20,000 | 20,000 |
| Retained earnings | | 449,702 | 443,860 |
| Reserves | | 154,807 | 152,150 |
| Share of JV OCI | | 30,771 | 9,905 |
| **TOTAL EQUITY** | | **655,280** | **625,915** |

These financial statements should be read in conjunction with notes and accounting policies on pages F-14 to F-51

# Consolidated Statement of Changes in Net Assets/Equity

**FOR THE YEAR ENDED 31 MARCH 2026**

| | 2026 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **Trust capital $'000** | **Hedge reserve $'000** | **Asset revaluation reserve $'000** | **Investment revaluation reserve $'000** | **Share of JV OCI $'000** | **Retained earnings $'000** | **Non-controlling interest $'000** | **Total equity $'000** |
| **Balance at beginning of period - 1 April 2025** | **20,000** | **1,905** | **138,892** | **11,353** | **9,905** | **443,860** | **-** | **625,915** |
| Surplus for the year | - | - | - | - | - | 4,149 | - | 4,149 |
| Other comprehensive income: | | | | | | | | |
| Net change in fair value of cash flow hedges | - | (408) | - | - | - | - | - | (408) |
| Net movement in share of associate OCI | - | - | - | - | 20,866 | - | - | 20,866 |
| Revaluation of property, plant and equipment | - | - | (575) | - | - | - | - | (575) |
| Revaluation of Investments | - | - | - | 5,130 | - | - | - | 5,130 |
| Transfer of realised gains on disposal of investments | - | - | - | (2,737) | - | 2,737 | - | - |
| Reclassification to Asset Revaluation Reserve | - | - | 1,225 | - | - | (1,225) | - | - |
| Derecognition of asset revaluation | - | - | (179) | - | - | 179 | - | - |
| Income tax relating to components of other comprehensive income | - | 114 | 87 | - | - | - | - | 201 |
| **Total comprehensive income** | **-** | **(294)** | **558** | **2,393** | **20,866** | **5,840** | **-** | **29,363** |
| Joint venture distributions | - | - | - | - | - | 2 | - | 2 |
| **Total transactions with owners** | **-** | **-** | **-** | **-** | **-** | **2** | **-** | **2** |
| **Balance at end of period - 31 March 2026** | **20,000** | **1,611** | **139,450** | **13,746** | **30,771** | **449,702** | **-** | **655,280** |

These financial statements should be read in conjunction with notes and accounting policies on pages F-14 to F-51

# Consolidated Statement of Changes in Net Assets/Equity

**FOR THE YEAR ENDED 31 MARCH 2026**

| | 2025 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Trust capital | Hedge reserve | Asset revaluation reserve | Investment revaluation reserve | Share of JV OCI | Retained earnings | Non-controlling interest | Total equity |
| | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 |
| **Balance at beginning of period - 1 April 2024** | **20,000** | **(26,658)** | **191,494** | **14,870** | **-** | **351,369** | **4,651** | **555,726** |
| Surplus for the year | - | - | - | - | - | 48,076 | 9 | 48,085 |
| Other comprehensive income: | | | | | | | | |
| Net change in fair value of cash flow hedges | - | 3,368 | - | - | - | - | - | 3,368 |
| Net movement in share of associate OCI | - | - | - | - | 9,905 | - | - | 9,905 |
| Revaluation of property, plant and equipment | - | - | (86) | - | - | 7 | - | (79) |
| Revaluation of Investments | - | - | - | (3,517) | - | - | - | (3,517) |
| Reserve transfer on sale of subsidiary | - | 26,138 | - | - | - | (8,132) | (4,681) | 13,325 |
| De-recognition of asset revaluation | - | - | (52,540) | - | - | 52,540 | - | - |
| Income tax relating to components of other comprehensive income | - | (943) | 24 | - | - | - | - | (919) |
| **Total comprehensive income** | **-** | **28,563** | **(52,602)** | **(3,517)** | **9,905** | **92,491** | **(4,672)** | **70,168** |
| **Transactions with owners** | | | | | | | | |
| Movement in non-controlling interest | - | - | - | - | - | - | 21 | 21 |
| **Total transactions with owners** | **-** | **-** | **-** | **-** | **-** | **-** | **21** | **21** |
| **Balance at end of period - 31 March 2025** | **20,000** | **1,905** | **138,892** | **11,353** | **9,905** | **443,860** | **-** | **625,915** |

# Consolidated Statement of Cash Flows

**FOR THE YEAR ENDED 31 MARCH 2026**

| | 2026 | 2025 |
|---|---|---|
| **Cash flows from operating activities:** | **$'000** | **$'000** |
| Cash provided from: | | |
| Receipts from customers | 50,731 | 57,845 |
| Dividends received | 2,273 | 1,273 |
| Interest received | 3,018 | 5,470 |
| Other income | 1,159 | 5,357 |
| Income tax received | 722 | 2,885 |
| | 57,903 | 72,830 |
| Cash applied to: | | |
| Payments to suppliers and employees | (34,465) | (42,137) |
| Interest paid | (1,320) | (4,948) |
| | (35,785) | (47,085) |
| **Net cash flows from operating activities** | **22,118** | **25,745** |
| **Cash flows from investing activities:** | | |
| Cash provided from: | | |
| Proceeds from cancellation of interest rate swaps | - | 574 |
| Distribution from joint venture | 850 | 200 |
| Proceeds from sale of investments | 13,400 | 5,732 |
| Proceeds from sale of Eastland Generation | - | 175,234 |
| Proceeds from sale of Northland Debarking assets | 8,035 | - |
| Proceeds from sale of investment property | - | 1,100 |
| Proceeds from sale of property, plant and equipment | 107 | 54 |
| Proceeds from repayment of investments | 86 | - |
| Proceeds from government grant | 911 | - |
| | 23,389 | 182,894 |
| Cash applied to: | | |
| Purchase of property, plant and equipment | (11,877) | (11,009) |
| Purchase of investments | (25,903) | (79,330) |
| Purchase of intangibles | (5) | (152) |
| Purchase of investment property | (15) | (164) |
| | (37,800) | (90,655) |
| **Net cash flows used in investing activities** | **(14,411)** | **92,239** |
| **Cash flows from financing activities:** | | |
| Cash provided from: | | |
| Proceeds from bank borrowings | - | 20,000 |
| Proceeds from Generation loan repayment | - | 100,000 |
| | - | 120,000 |
| Cash applied to: | | |
| Distributions for beneficiaries (net of tax) | (10,483) | (5,691) |
| Repayment of bank borrowings | (20,000) | (236,927) |
| Repayment of NZGIF loan | - | (4,300) |
| | (30,483) | (246,918) |
| **Net cash flows from financing activities** | **(30,483)** | **(126,918)** |
| **Net cash flows from operations** | **(22,776)** | **(8,934)** |
| **Net (decrease)/increase in cash and cash equivalents** | **(22,776)** | **(8,934)** |
| Cash and cash equivalents at beginning of period | 66,597 | 76,907 |
| Net cash and cash equivalents - Discontinued operations | - | (1,376) |
| **Cash and cash equivalents at end of period** | **43,821** | **66,597** |

These financial statements should be read in conjunction with notes and accounting policies on pages F-14 to F-51

## Consolidated Statement of Cash Flows

**FOR THE YEAR ENDED 31 MARCH 2026**

### Reconciliation of the profit for the Period with Net Cash from Operating Activities

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| **Net surplus after tax** | **12,948** | **57,948** |
| **Adjustments for:** | | |
| Depreciation and amortisation | 13,037 | 14,132 |
| Deferred tax expense | (167) | (968) |
| Impairment losses | 4 | 9 |
| Gain in cancellation of interest rate swaps | - | (574) |
| Loss on sale of property, plant and equipment | 137 | 127 |
| Income from joint venture and associates | (3,913) | (3,134) |
| Impairment of investment in associate | 1,647 | - |
| Impairment of investments | 332 | - |
| Change in fair value of investment property | 128 | 181 |
| Loss /(Gain) on sale of investment property | 1,931 | (300) |
| Restoration provision interest | - | 11 |
| Interest capitalised to fixed assets | - | (190) |
| Interest capitalised to borrowings | 80 | - |
| Amortisation lease receivables | - | 14 |
| Asset impairments | - | 3,054 |
| Prior period tax adjustments | - | (225) |
| Gain on sale of Northland Debarker assets | (4,020) | - |
| GST on government grant | (118) | - |
| RWT from joint venture | 18 | - |
| Discontinued operations | - | (48,946) |
| Discontinued tax adjustment | - | 4,563 |
| | 9,096 | (32,246) |
| **Movement in working capital:** | | |
| (Increase) / decrease in trade and other receivables | (226) | 548 |
| Decrease / (increase) in inventory | 29 | (28) |
| (Decrease) in employee entitlements | (77) | (2,896) |
| Decrease in income tax receivable | 4,660 | 4,285 |
| (Decrease) in payables and accruals | (4,312) | (1,866) |
| | 74 | 43 |
| **Net cash from operating activities** | **22,118** | **25,745** |

Ⓟ **Statement of Cash Flows**

The following terms are used in the Statement of Cash Flows:

- Cash and cash equivalents include cash on hand, in banks and investments in money market instruments, net of outstanding bank overdrafts.
- Operating activities are the principal revenue producing activities of the Trust Group and other activities that are not investing or financing activities.
- Investing activities are the acquisition and disposal of long-term assets and other investments not including cash equivalents.
- Financing activities are those that result in change in the size and composition of the contributed equity and borrowings of the entity.

These financial statements should be read in conjunction with notes and accounting policies on pages F-14 to F-51

# Consolidated Notes to the Financial Statements

FOR THE YEAR ENDED 31 MARCH 2026

## Our financial statements

### a) General information

Trust Tairāwhiti ("the Trust") was established on 7 May 1993, pursuant to the Energy Companies (Eastland Energy Limited) Vesting Order 1993 upon the vesting in the Trust of the equity and debt securities issued by Eastland Energy Limited. The Trust changed its name to Eastland Community Trust on 6 December 2004 and then, to Trust Tairāwhiti in September 2019. The Trust is governed by the Trust Deed including variations made by Deed Polls. The Trust has a termination date of 80 years from the date of execution of the Trust Deed, unless an earlier date is appointed by Deed by trustees.

The consolidated financial statements are for the economic entity comprising Trust Tairāwhiti, Eastland Network Charitable Trust (note 23 Controlled Entity), and subsidiary companies, associates and joint ventures ("the Trust Group").

The Trust Group's primary activities include the operation of Gisborne's port and airport, the ownership of strategically located investment properties, and investment portfolios.

The Trust Group's financial statements have been prepared in accordance with the requirements of the Financial Reporting Act 2013, which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). For the purpose of financial reporting, the Trust is a Public Benefit Entity (PBE), therefore it complies with Tier 1 PBE Standards, and other applicable Financial Reporting Standards, as appropriate for public benefit entities.

The financial statements of the Trust Group are for the year ended 31 March 2026 and were authorised for issue by the trustees on 14 July 2026.

### b) Basis of preparation

The financial statements are prepared on a going concern basis using the historical cost basis except for the following:

- derivative financial instruments, investment properties, and listed investments are measured at fair value
- land and buildings, and logistics assets are measured at revalued amounts

These financial statements are presented in New Zealand dollars ($), which is the Trust Group's functional currency, and have been rounded to the nearest thousand unless otherwise stated.

Transactions in foreign currencies are translated to the respective functional currencies of the Trust Group's entities at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in foreign currency at the beginning of the period, adjusted for effective interest and payments during the period.

The amortised cost in foreign currencies that are measured at fair value is retranslated to the functional currency at the exchange rate at the date that the fair value was determined. Foreign currency differences arising on retranslation are recognised in the Statement of Comprehensive Revenue and Expense.

The Statement of Comprehensive Revenue and Expense has been prepared so that all components are stated exclusive of GST where appropriate. All items in the Statement of Financial Position are stated net of GST, except for receivables and payables, which include GST.

**c) Use of estimates and judgments**

The preparation of financial statements requires management to make judgments that have a significant impact on the amounts recognized, and to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. Estimates and associated assumptions are based on historical experience and other factors that are considered relevant.

Estimates and underlying assumptions are reviewed on an on-going basis. Actual results may differ from these estimates. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected. Outcomes in the next financial period may be different to the assumptions made. It is impracticable to quantify the impact should assumptions be materially different to actual outcomes, which may result in material adjustments to the carrying amounts of property, plant and equipment and financial instruments reported in these financial statements.

Information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies are designated by an Ⓔ symbol within the following notes:

- Note 9 Property plant and equipment (estimates and judgement)
- Note 11 Investment Property (estimates and judgement)
- Note 16 Financial assets and liabilities (estimates).

**d) Material accounting policies**

Accounting policies are disclosed within each of the applicable notes to these financial statements and are designated by a Ⓟ symbol. The principal accounting policies have been applied consistently to all periods.

**Significant transactions and events in the financial year**

The following significant transactions and events affected the financial performance and position of the Trust Group during the year.

**e) Subsidiary name change**

On 24 September 2025, Eastland Group Limited changed its name to Tairāwhiti Investments Limited. The name change reflects the Group's transition to an investment-focused operating model following the sale of Eastland Network Limited in 2023 and the disposal of a 50% interest in Eastland Generation Limited in 2024. As part of this strategic repositioning, Tairāwhiti Investments Limited now operates as an investment company responsible for managing the key investments held on behalf of its parent entity, Trust Tairāwhiti.

**f) Eastland Generation capital call**

On 31 December 2025 Tairāwhiti Investments provided $50 million capital to Eastland Generation Limited, increasing the shareholding to 50,000,000 shares (2025: 40,000,000 shares). Refer to Investment in Joint Ventures (note 14).

**g) Bank facility**

On 15 December 2025, the existing banking facilities (note 22) were repaid, and the outstanding loan balances of $20 million were settled in full.
A new long-term banking facility of $75 million was secured with ASB and an initial drawdown of $50 million was made on 31 December 2025.

### h) Sale of Northland Debarking Limited assets

On 18 July 2025, the directors of Eastland Port Limited entered into an agreement to sell the assets of Northland Debarking Limited. The sale was completed on 31 July 2025.

### i) Transfer of property to Ngāti Oneone

On 14 August 2025 Trust Tairāwhiti and Ngāti Oneone entered into Te Huarahi a Statement of Intent (Kawenata) between the two parties. Tairāwhiti Investments Limited (formerly Eastland Group Limited) acknowledged the Kawenata and its desired outcomes and agreed to take actions as assigned to it in the Kawenata. As a result six properties on Hirini Street owned by Eastland Investment Properties Limited and Eastland Port Limited were transferred to Ngāti Oneone for $1. The sale and purchase was signed on 24 October 2025 resulting in a loss on disposal of $1.9 million (see note 2)

### j) Network tax dispute

In 2021 Tairāwhiti Investments (formerly Eastland Group) obtained a private binding ruling relating to depreciation of assets owned by Eastland Network Limited (discontinued), held as part of the Tairāwhiti Investments (formerly Eastland Group) consolidated tax group.

In March 2024 Inland Revenue (IRD) provided clarification on the application of the binding ruling and the Group recognised a $5 million receivable. In 2025 the IRD requested further information and final resolution was obtained in March 2026. We are working with IRD as to how the amount owing will be recovered.

### k) Standards not yet effective

- The following amendments and standards, are effective for annual reporting periods beginning on or after 1 January 2026. The Trust Group does not expect the adoption of these amendments to have a significant impact on its financial statements.
- *PBE IFRS 17 Insurance Contracts*. This standard establishes principles for the recognition, measurement, presentation and disclosure of insurance contracts within the scope of the standard. The Trust Group does not issue insurance contracts that fall within the scope of PBE IFRS 17 and, accordingly, does not expect the adoption of this standard to have a material impact on its financial statements.
- *2024 Omnibus Amendments to PBE Standards*. The amendments to PBE IPSAS 1 *Presentation of Financial Reports* clarify the principles for classifying liabilities as current or non-current. In particular, the amendments clarify that only conditions existing at the reporting date are considered when assessing whether an entity has a right to defer settlement of a liability.

### l) Reclassification of comparative information

During the year Trust Tairāwhiti amended the comparative Statement of Financial Performance to align presentation and classification with the current year. The reclassification has no impact on net assets, equity, total comprehensive income or cashflows.

## Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

### 1 Revenue

| | 2026 | 2025 |
|---|---|---|
| **Revenue from exchange transactions** | **$'000** | **$'000** |
| **Revenue from rendering services** | | |
| Logistics revenue | 44,900 | 43,376 |
| Economic development and tourism services | 2,145 | 2,195 |
| Management fees | 1,038 | 815 |
| **Total revenue from rendering services** | **48,083** | **46,386** |
| **Other exchange transaction revenue** | | |
| Rental income | 4,223 | 4,626 |
| Interest income from investments | 1,788 | 4,560 |
| Dividends received from investments | 2,273 | 1,273 |
| Other income | 584 | 640 |
| Gain on disposal of Northland Debarking assets | 4,020 | - |
| **Total other exchange transaction revenue** | **12,888** | **11,099** |
| **Total revenue from exchange transactions** | **60,971** | **57,485** |
| **Revenue from non-exchange transactions** | | |
| Other income | 658 | 1,562 |
| Grants and distributions received | - | 65 |
| **Total revenue from non-exchange transactions** | **658** | **1,627** |
| **Total revenue** | **61,629** | **59,112** |

Ⓟ **Revenue**

Revenue is measured based on the consideration to which the Trust Group expects to be entitled in a contract with a customer and excludes amounts collected on behalf of third parties. Revenue is recognised when all performance obligations have been satisfied by transfer of goods or services to the customer and for the consideration that is probably to be collected.

***i. Logistics revenue***

Revenue from the sales of logistics services is recognised in the Statement of Comprehensive Revenue and Expense in the accounting period in which the services are rendered, by reference to completion of the specific transfer of goods or service.

***ii. Rental income***

Rental income is recognised in the Statement of Comprehensive Revenue and Expense on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

***iii. Dividends received***

Dividends received are recognised when the right to receive payments is established. Dividends received from pre-acquisition net surpluses are deducted from the cost of the investment.

***iv. Investment income***

Investment income comprises income on funds invested. Interest income is recognised as it accrues, using the effective interest method.

***v. Other income exchange transactions***

Other forms of revenue outside of those detailed in this policy that are not material as an individual transaction and approximate value have been given in return for that revenue.

***vi. Non-exchange income***

Non exchange income comprises of income received from another party without directly giving approximate value in return.

## 2 Expenditure

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| **Operating expenses** | | |
| Logistics expenses | 4,521 | 4,458 |
| Economic development and tourism services | 2,688 | 2,286 |
| **Total operating expenses** | **7,209** | **6,744** |
| | | |
| **Administrative expenses** | **13,346** | **11,655** |
| Includes specific expenses: | | |
| Bad debt write-offs on trade and other receivables | 4 | 9 |
| Direct operating expenditure arising on investment properties that generated rental income | 1,032 | 1,179 |
| Decrease in fair value of investment property | 128 | 181 |
| Loss on disposal of investment property | 1,931 | - |
| Loss on disposal of property, plant and equipment | 137 | 127 |
| Auditor's remuneration to Deloitte comprises: | | |
| audit of group and subsidiaries financial statements | 338 | 312 |
| reasonableness assurance relating to Generation completion statement | - | 20 |
| | | |
| **Personnel expenses** | | |
| Wages and salaries | 12,940 | 13,879 |
| Contributions to defined contribution plans | 645 | 1,034 |
| **Total personnel expenses** | **13,585** | **14,913** |
| | | |
| **Depreciation and amortisation** | | |
| Amortisation | 729 | 444 |
| Depreciation of property, plant and equipment | 12,308 | 13,688 |
| **Total depreciation and amortisation** | **13,037** | **14,132** |
| | | |
| **Asset impairments and restructuring costs** | | |
| Restructuring costs | - | 3,013 |
| Asset impairments | - | 3,054 |
| **Total asset impairments and restructuring costs** | **-** | **6,067** |

## Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| **Finance expense / (income)** | | |
| Interest income | (1,263) | - |
| Interest expense | 1,293 | 2,445 |
| Gain from cancellation of interest rate swaps | - | (574) |
| **Net finance expense / (income)** | **30** | **2,445** |
| | | |
| **Total expenses** | **47,207** | **55,382** |

### 3 Non-operating income and expenses

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| Impairment losses recovered | 17 | 16 |
| (Loss)/gain on sale of property, plant and equipment | 25 | (48) |
| Gain on sale of investments | 7 | 4,055 |
| **Total non-operating income /(expenses)** | **49** | **4,023** |

## 4 Generation - Discontinued operations

| | 2025<br>$'000 |
|---|---|
| **Revenue** | |
| Electricity generation revenue | 4,507 |
| Other income | 26 |
| **Expenses** | |
| Operating expenditure | (1,731) |
| Administrative expenses | (536) |
| **Earnings before interest and tax (EBIT)** | **2,266** |
| Net finance income / (expense) | 3 |
| Income tax expense/benefit | (1,038) |
| **Profit from discontinued operations** | **1,231** |
| Gain on sale of generation business | 54,111 |
| Costs to sell | (5,165) |
| **Total profit from discontinued operations** | **50,177** |
| | |
| **Attributable to:** | |
| Equity holders of the parent | 50,168 |
| Non-controlling interest (discontinued) | 9 |
| | **50,177** |
| | |
| **Book value of assets sold / held for sale** | |
| Property, plant and equipment | 341,859 |
| Intangible assets | 16,216 |
| Right of use assets | 4,316 |
| Lease receivable | 5,444 |
| Other current assets | 33,042 |
| **Total assets** | **400,877** |
| Lease liabilities | 4,941 |
| Derivative financial instruments | 36,303 |
| Deferred taxation | 24,951 |
| Loans | 112,633 |
| Other current liabilities | 12,387 |
| **Total liabilities** | **191,215** |
| | |
| **Net assets disposed / held for sale** | **209,662** |
| | |
| Consideration received | 180,399 |
| Investment in joint venture - Generation | 104,831 |
| Reclassification of cash flow hedge reserve | (26,138) |
| Adjustment for non-controlling interest | 4,681 |
| **Net gain on disposal** | **54,111** |

| | |
|---|---|
| **Cashflow from discontinued operations** | |
| Net cash flows from operating activities | 334 |
| Net cash flows used in investing activities | (5,010) |
| Net cash flows from financing activities | 5,018 |
| **Net increase in cash and cash equivalents** | **342** |
| Cash and cash equivalents at the beginning of the period | 271 |
| **Cash and cash equivalents at end of period** | **613** |

On 30 April 2024 Tairāwhiti Investments Limited sold 50% interest in Eastland Generation Limited to Obayashi Clean Energy NZ Limited, a wholly owned subsidiary of Obayashi Corporation.

On 1 July 2023, Tairāwhiti Investments Limited recognised the assets and liabilities of Eastland Generation Group (Generation) as held-for-sale, following management and shareholders' approval to sell Generation.

The sale transaction was completed on 30 April 2024, at which time Generation was derecognised as a subsidiary and recognised as an Investment in Joint Venture (note 14).

## 5 Taxation

| | **2026 $'000** | **2025 $'000** |
|---|---|---|
| **Income tax** | | |
| **Current tax (benefit)/expense** | | |
| Current period | 4,847 | 3,438 |
| Adjustment for prior periods | (891) | 1,652 |
| **Total current tax expense** | **3,956** | **5,090** |
| | | |
| **Deferred tax expense** | | |
| Temporary differences for the year | (107) | (503) |
| Adjustment for prior periods | (60) | (1,543) |
| **Total deferred tax** | **(167)** | **(2,046)** |
| **Total income tax expense** | **3,789** | **3,044** |

A reconciliation of income tax expense to the statutory income tax rate, is as follows:

| | | |
|---|---|---|
| **Accounting profit before income tax** | **16,737** | **10,815** |
| | | |
| At the statutory income tax rate of 33% | 5,524 | 4,218 |
| Group eliminations | 829 | 1,472 |
| Adjustments in respect of current income tax of previous years | (951) | 110 |
| Allocated to beneficiaries | (1,606) | (2,970) |
| Non-deductible expenses | 2,864 | 1,649 |
| Non-assessable income | (2,871) | (1,435) |
| **Income tax expense** | **3,789** | **3,044** |

The Trust tax rate is 33% and subsidiary companies tax rates are 28%. The Trust Group statutory rate is calculated at 33% with differences in subsidiary tax calculations eliminated.

### Deferred tax assets and liabilities

| 2026 | Property, plant and equipment $'000 | Provisions and accruals $'000 | Investment property $'000 | Hedge reserve $'000 | Other $'000 | Total $'000 |
|---|---|---|---|---|---|---|
| **Balance at beginning of the period** | **(36,242)** | **554** | **(459)** | **(817)** | **5,672** | **(31,292)** |
| Amounts recognised in the statement of comprehensive revenue and expense: | | | | | | |
| Relating to the current period | (14) | (28) | (75) | - | 224 | **107** |
| Prior period adjustments recognised in the current period | 48 | 81 | - | - | (69) | **60** |
| Amounts recognised directly in other comprehensive income | 87 | - | - | 114 | - | **201** |
| **Net deferred tax liabilities** | **(36,121)** | **607** | **(534)** | **(703)** | **5,827** | **(30,924)** |

| 2025 | Property, plant and equipment $'000 | Provisions and accruals $'000 | Investment property $'000 | Hedge reserve $'000 | Other $'000 | Total $'000 |
|---|---|---|---|---|---|---|
| **Balance at beginning of the period** | **(37,562)** | **208** | **(310)** | **(1,745)** | **5,120** | **(34,289)** |
| Amounts recognised in the statement of comprehensive revenue and expense: | | | | | | |
| Relating to the current period | 106 | 123 | (149) | - | 423 | **503** |
| Prior period adjustments recognised in the current period | 1,190 | 223 | - | - | 129 | **1,542** |
| Amounts recognised directly in other comprehensive income | 24 | - | - | 928 | - | **952** |
| **Net deferred tax liabilities** | **(36,242)** | **554** | **(459)** | **(817)** | **5,672** | **(31,292)** |

#### Group deferred tax

Deferred tax is recognised using the balance sheet method which provides for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised.

Deferred tax assets of $5.92 million and deferred tax liabilities of $36.85 million are presented separately in the consolidated statement of financial position, as the balances arise in different entities within the Group and are not offset.

Certain subsidiary entities have tax losses carried forward. These total $20.2 million and will be used in the ordinary course of business or through subvention payments with other subsidiaries.

## 6 Beneficiary distributions

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| Distributions and grants | 8,799 | 9,958 |
| **Total distributions and grants** | **8,799** | **9,958** |

Ⓟ **Distribution policy**

Distributions are allocated to beneficiaries, or for the benefit of beneficiaries, from current year's income. These are recorded through comprehensive revenue and expenses and recognised as a payable liability when distributions are approved by Trustees.

## 7 Cash and cash equivalents

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| Current accounts | 32,875 | 36,227 |
| Call deposits | - | 10,000 |
| Call accounts | 10,946 | 20,370 |
| **Total cash and cash equivalents** | **43,821** | **66,597** |

## 8 Receivables

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| **Exchange trade and other receivables** | | |
| Trade receivables | 6,169 | 6,057 |
| Other receivables | 1,735 | 2,239 |
| **Total trade and other receivables** | **7,904** | **8,296** |
| | | |
| **Non exchange other receivables** | | |
| Impact investments | 1,699 | 2,083 |
| **Total non exchange other receivables** | **1,699** | **2,083** |

Trade receivables are stated net of expected credit loss of $2,063 (2025: $15,353). The Group has recognised a loss allowance of 100% against all receivables over three months past due because historical experience has indicated that these receivables are generally not recoverable. As detailed in note 19, the group assesses credit risk and recognises credit losses on recognition of a receivable and when a loss is probable. No expected credit losses have been recognised on related party receivables. There has been no change in the estimation techniques or significant assumptions during the current reporting period.

# Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

## 9 Property, plant and equipment

**2026**

| | Land and buildings | Electricity generation equipment | Other assets at cost | Wharves walls and surfaces | Floating plant | Other plant and equipment | Work in progress | Total |
|---|---|---|---|---|---|---|---|---|
| | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 |
| As at 1 April 2025, Cost or fair value | 79,117 | - | 23,807 | 232,619 | 16,952 | 64,779 | 11,835 | 429,109 |
| Additions | 1,976 | - | 2,715 | 6,712 | - | 1,890 | 434 | 13,727 |
| Disposals | (3) | - | (1,073) | (56) | - | (6,767) | (1,362) | (9,261) |
| Revaluation | (261) | - | - | (420) | - | (20) | - | (701) |
| Transfers to Intangibles | - | - | - | - | - | - | (6,897) | (6,897) |
| **As at 31 March 2026, Cost or fair value** | **80,829** | **-** | **25,449** | **238,855** | **16,952** | **59,882** | **4,010** | **425,977** |
| As at 1 April 2025 accumulated depreciation | 1,726 | - | 14,494 | 21,897 | 2,955 | 16,802 | - | 57,874 |
| Depreciation charge for the year | 1,206 | - | 927 | 5,447 | 735 | 3,993 | - | 12,308 |
| Disposals | (1) | - | (728) | (56) | - | (2,787) | - | (3,572) |
| Revaluation | - | - | - | (113) | - | (15) | - | (128) |
| **As at 31 March 2026, accumulated depreciation** | **2,931** | **-** | **14,693** | **27,175** | **3,690** | **17,993** | **-** | **66,482** |
| **As at 31 March 2026, net of accumulated depreciation** | **77,898** | **-** | **10,756** | **211,680** | **13,262** | **41,889** | **4,010** | **359,496** |

**2025**

| | Land and buildings | Electricity generation equipment | Other assets at cost | Wharves walls and surfaces | Floating plant | Other plant and equipment | Work in progress | Total |
|---|---|---|---|---|---|---|---|---|
| | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 |
| As at 1 April 2024, Cost or fair value | 79,048 | 496 | 23,694 | 231,969 | 16,939 | 60,887 | 13,357 | 426,390 |
| Additions | 81 | - | 155 | 873 | 14 | 4,455 | (1,486) | 4,092 |
| Disposals | (11) | - | (42) | (190) | (1) | (1,052) | (36) | (1,331) |
| Revaluation | (1) | - | - | (33) | - | (7) | - | (41) |
| Transfers | - | (496) | - | - | - | 496 | - | - |
| **As at 31 March 2025, Cost or fair value** | **79,117** | **-** | **23,807** | **232,619** | **16,952** | **64,779** | **11,835** | **429,109** |
| As at 1 April 2024, accumulated depreciation | 529 | (351) | 12,498 | 16,525 | 2,223 | 13,590 | - | 45,014 |
| Depreciation charge for the year | 1,198 | - | 2,006 | 5,406 | 733 | 4,345 | - | 13,688 |
| Disposals | - | - | (10) | (1) | (1) | (774) | - | (786) |
| Revaluation | (1) | - | - | (33) | - | (8) | - | (42) |
| Transfers | - | 351 | - | - | - | (351) | - | - |
| **As at 31 March 2025, accumulated depreciation** | **1,726** | **-** | **14,494** | **21,897** | **2,955** | **16,802** | **-** | 57,874 |
| **As at 31 March 2025, net of accumulated depreciation** | **77,391** | **-** | **9,313** | **210,722** | **13,997** | **47,977** | **11,835** | **371,236** |

Other assets at cost include airport assets, other land, leasehold improvements, and operational sawmill land and buildings. These assets are not revalued. For presentation purposes these separate asset classes have been combined.

In the year to 31 March 2026 no interest has been capitalised (2025: $153,340). The weighted average capitalisation rate on funds borrowed was 0% (2025: 5.05%).

Ⓟ Land and buildings, and wharves, walls and surfaces are recognised at cost and are subsequently stated at revalued amounts, less any subsequent accumulated depreciation and impairment losses. Valuations are performed with sufficient regularity to ensure that the carrying amount of these items does not materially differ from that which would be determined using fair value at the date of the financial statements. Assumptions are reviewed annually to ensure that fair value is fairly stated for these assets.

Wharves, walls and surfaces, revaluations are carried out on a cyclical basis not exceeding five years, by independent valuers. Revaluations of land and buildings are carried out on a cyclical basis not exceeding three years.

Any movement on revaluation is reflected through equity reserves for that class of asset unless there is insufficient reserve in which case that would flow through to the Statement of Comprehensive Revenue and Expense

All other plant and equipment and assets at cost are valued at historical cost.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items or components of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognised in non – operating income and expenses. When revalued assets are sold, the amounts included in the equity reserve are transferred to retained earnings and recognised through other comprehensive income.

Government Grants received for the construction or purchase of an asset are deducted from the asset value recognised.

Ⓔ ***i. Classification of expenditure in relation to property, plant and equipment***

On initial recognition of items of property, plant and equipment, judgments must be made about whether costs incurred relate to bringing the items to working condition for their intended use, and therefore are appropriate for capitalisation as part of the cost of the item, or whether they should be expensed as incurred. As required by PBE IPSAS 17, Property, Plant and Equipment, judgment must be exercised to assess the amount of overhead costs which can be reasonably directly attributed to the construction or acquisition of items of property, plant and equipment. For example, employee costs arising directly from such activities are capitalised within the initial cost of property, plant and equipment. Thereafter, judgment is also required to assess whether subsequent expenditure increases the future economic benefits to be obtained from that asset and is therefore also appropriate for capitalisation or whether such expenditure should be treated as maintenance and expensed.

Expenditure incurred on the construction or development of assets is capitalised as work in progress within property, plant and equipment when it is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating as intended by management, and where future economic benefits are considered probable and costs can be reliably measured. Where projects comprise both tangible and intangible components, expenditure is assessed and classified at the time it is incurred in accordance with the recognition criteria for PBE IPSAS 17 Property, Plant and Equipment and PBE IPSAS 31 Intangible Assets. All costs are recorded as work in progress within property, plant and equipment until the project is complete. Upon completion of the construction or development of the asset, balances held in work in progress are transferred to the appropriate asset classes within property, plant and equipment and intangible assets, at which point depreciation or amortisation commences when the assets are available for use.

***ii. Valuation and impairment of property, plant and equipment***

Management must also consider whether any indicators of impairment have occurred which might require impairment testing of the current carrying values of property, plant and equipment. Assessing whether individual assets or a grouping of related assets (which generate cash flows co-dependently) are impaired may involve estimating the future cash flows that those assets are expected to generate. This will in turn involve assumptions, including rates of expected revenue growth or decline, expected future margins and the selection of an appropriate discount rate (Weighted average cost of capital – WACC) for discounting future cash flows. The standard assumptions across all valuations are inflation of 2% and a tax rate of 28%.

**Revaluations**

***i. Land and buildings***

Port land and buildings were revalued on 31 March 2024 (total fair value of $56.5 million) by an independent valuer; CBRE Property Valuations. The method of valuation was market-based for non-specialised land assets.  The values ranged from $40m2 - $465m2 in the port location and 30m2 - $116m2 for rural storage sites.  For other buildings a comparison was made of contract income to capitalised market yield rates.  The range was from $215m2 - $3978m2.  The per square metre rates were affected by building size and locational factors.  The net book value at 31 March 2026 was $52.6 million. The net book value of port land and buildings, which includes the current book value of $1.8 million of port related land and buildings revalued as part of the infrastructure valuation in **ii** below, is $54.4 million. (2025: $55.4 million).

Eastland Development Fund Limited Commerce Place property, held for economic development, was valued in March 2024 (total fair value of $5.3 million) by an independent valuer; Lewis Wright Valuation and Consultancy Limited. The approaches used were the Income Approach, consisting of the Discounted Cash Flow and the capitalisation of the market rental methods, based on the properties' highest and best use and the Market Approach, which comprises a direct comparison with comparable sales based on the properties' highest and best use.

Prime SPV Limited Dunstan Road property, excluding the operating sawmill land and buildings, held for economic development, was valued on 31 March 2024 (total fair value of $13.9 million) by an independent valuer; CBRE Property Valuations. The approaches used were the Income Approach, consisting of the Discounted Cash Flow and the capitalisation of the market rental methods, based on the properties' highest and best use and the Market Approach, which comprises a direct comparison with comparable sales based on the properties' highest and best use.

These asset classes are combined for presentation purposes.

***ii. Wharves, walls and surfaces***

The port wharves, walls and surfaces, land and buildings were revalued on 31 March 2026 (total fair value $270.4 million) by independent valuers, WSP New Zealand Limited. The indicative values were within the acceptable range and asset carrying values were not adjusted. The net book value of port wharves, walls and surfaces at 31 March 2026 was $211.7 million (2025: $210.7 million). The method of valuation was optimised depreciated replacement cost (“ODRC”) which was supported by a discounted cash flow valuation. The key assumptions for these valuations were:

ODRC:

- Unit rates for specific asset types using best available data.
- Capitalisation allowances for on-costs aligned with discounted cashflow valuation.
- Asset lives and residual values reassessed.

Discounted cash flow:

- Revenues were based on management's best estimate of cargo volumes (predominantly logs) over the years to 2046 with these estimates supported in the case of log exports by external reports and customer forecasts of likely log volumes.
- Port charges for all log cargos increase from 1 April 2027 to support the capital expenditure programme.
- Capital expenditures include both maintenance and growth capital expenditure to support the estimated volumes.
- The post-tax discount rate (WACC) of 8.0% was used.
- The terminal value was estimated using the ODRC asset values as at 31 March 2046 as a capitalised earnings approach was not used.

The following table identifies the key assumptions that have the most impact on the valuation and the effect a change in the assumption would have on fair value.

| **Valuation technique** | **Fair value measurement sensitivity to significant unobservable input** | **Valuations affected by input change** |
|---|---|---|
| ***Optimised Depreciated replacement cost*** | | |
| Cost of construction | An estimated 1% change in construction costs would result in a material change in the fair value. | Wharves, Walls and surfaces |
| ***Market capitalisation*** | | |
| Gross market rent | An estimated 10% change in rent received would result in a material change in the fair value. | Land & Buildings |
| Market capitalisation rate | An estimated 1% change in market capitalisation rate would result in a material change in the fair value. | Land & Buildings |
| ***Direct sales comparison*** | | |
| Rate per square metre | An estimated 10% change in rate per square metre would result in a material change in the fair value. | Land & Buildings |

Ⓟ Depreciation is recognised in the Statement of Comprehensive Revenue and Expense on a straight-line basis considering the estimated useful life of each part of an item of property, plant and equipment and its residual value. Land is not depreciated.

The estimated useful lives for significant classes of assets for the current and comparative periods are as follows:

| | |
|---|---|
| Buildings | 40-50 years |
| Other assets at cost: | |
| Airport assets and other improvements | 5-50 years |
| Sawmill land and buildings | 5-50 years |
| Other plant and equipment: | |
| Plant and equipment | 3-20 years |
| Motor vehicles | 5-10 years |
| Sawmill plant and equipment | 4-50 years |
| Wharves, walls and surfaces | 3-100 years |
| Floating plant | 2-25 years |

Depreciation methods, useful lives and residual values are reassessed at the reporting date.

### 10 Intangible assets

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| Goodwill | 710 | 710 |
| Software | - | 410 |
| Resource consents | 6,654 | - |
| Other | 134 | 205 |
| **Total** | **7,498** | **1,325** |
| Non-current | 7,498 | 1,325 |
| | **7,498** | **1,325** |

The intangible asset groups listed above are amortised over their estimated useful lives. However, goodwill associated with the weighbridge and Inner Harbour Marina is not amortised; instead, it is reviewed annually for impairment.

Resource consents were transferred from property, plant and equipment work in progress to intangible assets in the current year, a total transfer of $6.9 million. They have incurred $243,280 of amortisation during the current financial year.

The amortisation charge relating to software and other intangible assets for the year was $729,438 (2025: $444,059).

## 11 Investment properties

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| **Opening balance at 1 April** | 34,945 | 35,762 |
| Additions | 15 | 165 |
| Disposals | (1,931) | (800) |
| Fair value adjustment | (128) | (182) |
| **Closing balance at 31 March** | **32,901** | **34,945** |

Investment properties include parcels of land and buildings strategically located at Eastland Port, Inner Harbour, Gisborne Airport and various other locations in Gisborne.

They are measured at fair value, based on an annual valuation by an independent valuer; CBRE. These valuations were completed on 31 March 2026. The valuations comply with approved/accepted valuation standards.

The fair value is based on a discounted cashflow model using expected market rentals for the highest and best use of the property. An analysis of current property sales is also assessed in determining the value. The investment property that has been revalued is categorised as level 3 in the fair value hierarchy. There have been no transfers between levels and no change to valuation techniques in the current year.

Any change in fair value is recognised in the Statement of Comprehensive Revenue and Expense within non-operating income and expenses and disclosed separately in the financial statements.

The following table presents the valuation techniques used in measuring fair values categorized with level 3 of the fair value hierarchy, together with key unobservable inputs used and the inter-relationship between those inputs and fair value.

| **Item and valuation approach** | **Key unobservable inputs** | **Relationship of unobservable inputs to fair value** |
|---|---|---|
| Investment property | Discount rate: 6.50% - 10.50% | An increase in discount rate would decrease the fair value |
| | Terminal yield: 6.75% - 10.00% | An increase in terminal yield would decrease the fair value |
| | Capitalisation rate: 6.25% - 9.50% | An increase in capitalisation rate would decrease the fair value |
| | Expected vacancy rate: 2.00% - 8.00% | An increase in expected vacancy rate would decrease the fair value |
| | Rental growth rate: 2.00% | An increase in rental growth rate would increase the fair value |

Ⓟ Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at fair value with any change recognised in the Statement of Comprehensive Revenue and Expense within administrative expenses or other income and disclosed separately in the financial statements.

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

When the use of a property changes from owner-occupied to investment property, the property is revalued to fair value and reclassified as investment property. Any gain arising on revaluation is recognised directly in equity. Any loss is recognised immediately in the Statement of Comprehensive Revenue and Expense

## 12 Other Investments and receivables

**Determination of fair value**

The fair value of financial assets measured at fair value is based on quoted market prices or broker quotations provided by the Trust Group's investment adviser at the reporting date.

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| Fixed interest instruments | 43,469 | 41,836 |
| Equities and property | 80,311 | 66,710 |
| **Total other investments and receivables** | **123,780** | **108,546** |
| Split between: | | |
| Current asset | 2,258 | 2,453 |
| Non-current asset | 121,522 | 106,093 |
| **Total other investments and receivables** | **123,780** | **108,546** |

Investments into fixed interest financial instruments, equities and property are made through an investment manager. The investment and administration activities of the portfolios are managed by Craigs Investment Partners (the Manager).

The Manager is responsible for the ongoing review and rebalancing of the portfolio to ensure compliance with the Trust’s investment policy and risk parameters.

Portfolio allocation and risk exposures are reviewed regularly, and the Manager provides detailed performance and compliance reports to the trustees.

# Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

## 13 Investment in subsidiaries

Trust Tairāwhiti is the 100% owner of Tairāwhiti Investments Limited, which is governed by an independent Board of Directors. Tairāwhiti Investments is a profit-oriented entity whose primary business include the operation of Gisborne's port and airport, investment in Eastland Generation and Eastland Debarking joint venture and the ownership of strategically located investment property. Tairāwhiti Investments Limited along with its subsidiaries, noted below, are all incorporated in New Zealand.

| Subsidiary | Parent | Business | Ownership Interest | |
|---|---|---|---|---|
| | | | 2026 | 2025 |
| Eastland Port Limited | Tairāwhiti Investments Limited | Port services | 100% | 100% |
| Eastland Infrastructure Limited | Tairāwhiti Investments Limited | Holding company | 100% | 100% |
| Eastland Investment Properties Limited | Tairāwhiti Investments Limited | Investment property | 100% | 100% |
| Gisborne Airport Limited | Tairāwhiti Investments Limited | Airport services | 100% | 100% |
| Eastland Port Debarking Limited | Eastland Port Limited | Debarker services | 100% | 100% |
| Northland Debarking Limited | Eastland Port Debarking Limited | Debarker services | 100% | 100% |
| Inner Harbour Marina Limited | Eastland Investment Properties Limited | Harbour services | 100% | 100% |

Trust Tairāwhiti is committed to supporting new investment initiatives outside Tairāwhiti Investments Limited where the projects are aligned to delivering employment outcomes within the He Tohu Ora Wellbeing Framework. These investments are held in the following 100% owned subsidiaries, which are incorporated in New Zealand.

| Subsidiary | Parent | Business | Ownership Interest | |
|---|---|---|---|---|
| | | | 2026 | 2025 |
| Eastland Development Fund Limited | Trust Tairāwhiti | Economic development investment company | 100% | 100% |
| Prime SPV Limited | Trust Tairāwhiti | Economic development investment company | 100% | 100% |
| Trust Tairāwhiti Limited | Trust Tairāwhiti | Economic development operations | 100% | 100% |

There are no restrictions in place on the ability of subsidiaries to transfer funds to their parent in the form of cash dividends or to repay loans or advances.

# Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

## 14 Investment in joint ventures

Details of investment in joint ventures at the end of the reporting period are as follows:

| Name of Joint Venture | Principal activity | Place of Incorporation | Proportion of ownership interest and voting rights held by the Group | |
|---|---|---|---|---|
| | | | **2026** | **2025** |
| Eastland Generation Limited | Electricity generation | New Zealand | 50% | 50% |
| Eastland Debarking Limited | Debarking and anti-sap treatment of export logs | New Zealand | 50% | 50% |

The Group accounts for its interest in joint ventures using the equity method. The summarised financial information in respect of the Group's interest in the joint ventures based on their financial statements prepared in accordance with NZ PBE IPSAS 36 is set out below.

**Eastland Generation**

Eastland Generation became a joint venture on 30 April 2024 following the sale by Tairāwhiti Investments (formerly Eastland Group) of 50% investment. The share of profit of the joint venture reflects the 11 months from 30 April 2024 to 31 March 2025. Prior to the sale on 30 April 2024 Eastland Generation was a 100% owned subsidiary and treated as discontinued operations held for sale (note 4).

Eastland Generation's main activities are to develop, own and operate renewable energy assets within the New Zealand electricity market. The portfolio includes three geothermal power plants in the Bay of Plenty, as well as hydro and solar power plants in the Tairāwhiti region. A fourth geothermal power plant is under construction in the Bay of Plenty, with a pipeline of future development. These operations are undertaken by a number of subsidiaries with ownership from 85% to 100%.  The minority shareholders' investments are recognised by Eastland Generation as non-controlling interests in the Statement of Changes in Equity.

Eastland Generation is exposed to various risks in the course of business. These include electricity price risk through the sale of electricity on the wholesale electricity market, floating interest rate exposures on loans and borrowings, and foreign exchange risk through contracts for construction and delivery of assets denominated in US dollars and Euro. These risks are managed in accordance with the electricity price risk management policy and the treasury management policy. The financial instruments used to hedge these risks are designated as cashflow hedges and recognised in the statement of revenue and expenses or as a project cost at the same time as the underlying revenue or expense is recognised.

Eastland Generation revalues it electricity generation equipment on a periodic basis, with the last revaluation completed on 31 March 2025. All other asset categories are not revalued and are held at cost less depreciation. Eastland Generation management reassessed the valuation and underlying assumptions at 31 March 2026 which resulted in no material difference from the independent valuation at 31 March 2025.

As at 31 March 2026 Eastland Generation had total capital commitments payable within the next 12 months of $0.3 million (2025: $13.3 million).

As at 31 March 2026 Eastland Generation had total contingent liabilities of $0.8 million (2025: $0.8 million).

## Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

On 31 December 2025 Tairāwhiti Investments provided $50 million capital to Eastland Generation Limited, increasing the shareholding to 50,000,000 shares (2025: 40,000,000 shares).

Work in progress includes current expenditure for projects in progress, including TOPP2 and Taheke, and capital works in progress at operating stations.

At 31 March 2026, work in progress included $208.5 million in respect of TOPP2 which remained 'in progress' as the station was not considered to be available for use in the manner intended by management. This conclusion that the station was not yet available for use as intended by management involved significant management judgement.

In April 2024, Eastland Generation and the Proprietors of Taheke 8C & Adjoining Blocks Incorporation (Taheke 8C) entered into discussions to settle the project development agreement. This work is in progress and the recoverable amounts are expected to be consistent with the carrying values as at 31 March 2026 and 31 March 2025.

## Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

| **Eastland Generation Limited - material joint venture<br>12 months ending 31 March 2026<br>(Comparative 11 months ending 31 March 2025)** | **2026<br>$'000** | **2025<br>$'000** |
|---|---|---|
| **Revenue** | **66,524** | **54,660** |
| Other administrative expenses | (8,226) | (8,790) |
| Depreciation | (17,181) | (13,591) |
| Total Administrative expenses | (25,407) | (22,381) |
| Operating expenses | (23,957) | (19,208) |
| **Expenses** | **(49,364)** | **(41,589)** |
| Interest expense | (5,100) | (8,343) |
| Other finance expenses | (289) | 3,393 |
| Total finance expense | (5,389) | (4,950) |
| Income tax | (3,440) | (2,415) |
| **Profit for the period (continuing operations)** | **8,331** | **5,706** |
| Other comprehensive income for the period (continuing operations) | 41,733 | 19,810 |
| **Total comprehensive income for the period (continuing operations)** | **50,064** | **25,516** |
| Group's share of: | | |
| Profit from continuing operations | 4,166 | 2,497 |
| **Share of profit of joint venture** | **4,166** | **2,497** |
| Other comprehensive income | 20,866 | 9,905 |
| **Share of total comprehensive income of joint venture** | **25,032** | **12,402** |
| | | |
| Cash and cash equivalents | 15,458 | 2,784 |
| Prepayments | 8,891 | 11,755 |
| Other current assets | 13,172 | 14,220 |
| **Current assets** | **37,521** | **28,759** |
| **Non-current assets** | **639,297** | **440,611** |
| Tax payable | 626 | 922 |
| Other current liabilities | 14,887 | 35,747 |
| **Current liabilities** | **15,513** | **36,669** |
| Deferred tax liabilities | 52,316 | 33,405 |
| Long-term borrowing | 208,960 | 123,433 |
| Other non-current liabilities | 15,211 | 41,399 |
| **Non-current liabilities** | **276,487** | **198,237** |
| **Net assets of the joint venture** | **384,818** | **234,464** |
| | | |
| Proportion of the Group's ownership interest in the joint venture | 50% | 50% |
| **Carrying amount of the Group's interest in Eastland Generation** | **192,264** | **117,232** |

**Other joint venture**

The other 50 % share of Eastland Debarking joint venture is held by East Coast Forests Limited.

The summarised financial information in respect of the Trust Group's interest in Eastland Debarking joint venture is set out below:

| **Eastland Debarking Joint Venture** | **2026 $'000** | **2025 $'000** |
|---|---|---|
| Trust Group's share of: | | |
| Profit from continuing operations | 1,120 | 601 |
| **Share of profit of joint venture** | **1,120** | **601** |
| Net assets of the joint venture | 4,177 | 3,671 |
| Proportion of the Group's ownership interest in the joint venture | 50% | 50% |
| **Carrying amount of the Group's interest in Eastland Debarking** | **2,089** | **1,836** |

| **Total joint ventures** | **2026 $'000** | **2025 $'000** |
|---|---|---|
| Eastland Generation Limited | 4,166 | 2,497 |
| Eastland Debarking Limited | 1,120 | 601 |
| **Share of profit of joint ventures** | **5,286** | **3,098** |
| Eastland Generation Limited | 192,264 | 117,232 |
| Eastland Debarking Limited | 2,089 | 1,836 |
| **Carrying amount of the Group's interest in joint ventures** | **194,353** | **119,068** |

## 15 Investment in associates

Details of the investments at the end of the reporting period are as follows:

| **Investment** | **Principal activity** | **Ownership interest 2026** | **Ownership interest 2025** |
|---|---|---|---|
| WET Gisborne Limited (WGL) | Wood engineering processing | 20.16% | 15.65% |
| Porou Miere Limited | Honey extraction facility | 20% | 20% |

The Trust Group accounts for its interest in associates using the equity method of consolidation. Under this method, interest in the associate is initially recognised at cost and adjusted subsequently to account for the Group's share of the surplus or deficit of the investment.

Porou Miere Limited is a honey extraction facility in Te Araroa and the company is incorporated in New Zealand.

WET Gisborne Ltd (WGL) is a wood processing business, part of the wood cluster investments. The company is incorporated in New Zealand

During the year, Trust Tairāwhiti reassessed the nature of its interest in WGL and concluded that it no longer has joint control over the entity. Accordingly, the investment has been reclassified from a joint venture to an associate and continues to be accounted for using the equity method. The reclassification had no impact on the Group's surplus or net assets.

The summarised financial information in respect of the investments is set out below:

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| Share of: | | |
| (Loss) from continuing operations - Porou Miere | (20) | (36) |
| (Loss) from continuing operations - WET Gisborne Ltd | (1,353) | - |
| Other comprehensive income | - | - |
| **Share of (loss) in associate** | **(1,373)** | **(36)** |

Reconciliation of the interest in the associates recognised in the consolidated financial statements:

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| Opening balance | 514 | 550 |
| Additional investment in WET Gisborne Ltd | 3,000 | - |
| Share of (loss) in Porou Miere at 20% | (20) | (36) |
| Share of (loss) in WET Gisborne Ltd at 20.16% | (1,353) | - |
| Impairment of investment in WET Gisborne Ltd | (1,647) | - |
| **Carrying amount of the Group's investment in associates** | **494** | **514** |
| Made up of: | | |
| Carrying amount - Porou Miere | 494 | 514 |
| Carrying amount - WET Gisborne Ltd | - | - |

During the year, the Group reassessed the recoverable amount of its investment in WET Gisborne Ltd and recognised a full impairment of the remaining carrying value following recognition of its share of losses.

# Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

## 16 Financial assets and liabilities

This note discloses the Trust Group's financial assets and liabilities, including how they are valued and managed.

The financial assets and liabilities are presented below:

| | | 2026 | | | | |
|---|---|---|---|---|---|---|
| | **Notes** | **Cash and cash equivalents** | **Fair value through other comprehensive income** | **Assets measured at amortised cost** | **Liabilities at amortised cost** | **Fair value** |
| | | **$'000** | **$'000** | **$'000** | **$'000** | **$'000** |
| **Financial assets** | | | | | | |
| Cash and cash equivalents | | 43,821 | - | - | - | 43,821 |
| Trade and other receivables | 8 | - | - | 6,169 | - | 6,169 |
| Non exchange other receivables | 8 | - | - | 1,699 | - | 1,699 |
| Derivative financial instruments | | - | 2,095 | - | - | 2,095 |
| Other investments and receivables | 12 | - | 123,780 | - | - | 123,780 |
| **Total financial assets** | | **43,821** | **125,875** | **7,868** | **-** | **177,564** |
| **Financial liabilities** | | | | | | |
| Payables and accruals | 20 | - | - | - | (15,454) | (15,454) |
| Employee entitlements | 27 | - | - | - | (1,412) | (1,412) |
| Loans | 22 | - | - | - | (72,493) | (72,493) |
| **Total financial liabilities** | | **-** | **-** | **-** | **(89,359)** | **(89,359)** |
| **Total net financial assets/(liabilities)** | | **43,821** | **125,875** | **7,868** | **(89,359)** | **88,205** |

| | Notes | Cash and cash equivalents | Fair value through other comprehensive income | Assets measured at amortised cost | Liabilities at amortised cost | Fair value |
|---|---|---|---|---|---|---|
| | | 2025 | | | | |
| | | $'000 | $'000 | $'000 | $'000 | $'000 |
| **Financial assets** | | | | | | |
| Cash and cash equivalents | | 66,597 | - | - | - | 66,597 |
| Trade and other receivables | 8 | - | - | 8,296 | - | 8,296 |
| Non exchange other receivables | 8 | - | - | 2,083 | - | 2,083 |
| Derivative financial instruments | | - | 2,503 | - | - | 2,503 |
| Other investments and receivables | 12 | - | 108,546 | - | - | 108,546 |
| **Total financial assets** | | **66,597** | **111,049** | **10,379** | **-** | **188,025** |
| **Financial liabilities** | | | | | | |
| Payables and accruals | 20 | - | - | - | (24,137) | (24,137) |
| Employee entitlements | 27 | - | - | - | (1,489) | (1,489) |
| Loans | 22 | - | - | - | (42,413) | (42,413) |
| **Total financial liabilities** | | **-** | **-** | **-** | **(68,039)** | **(68,039)** |
| **Total net financial assets/(liabilities)** | | **66,597** | **111,049** | **10,379** | **(68,039)** | **119,986** |

### Ⓔ *Valuation of financial assets and liabilities*

The following methods and assumptions were used to estimate the carrying amount and fair value of each asset class of financial instrument carried at fair value. Where financial instruments are measured at fair value they have been classified at the following levels.

Level 1: Quoted prices (unadjusted) in active markets for assets or liabilities; or

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (prices) or indirectly (derived from prices); or

Level 3: Inputs for the asset and liability that are not based on observable market data (unobservable inputs).

Derivative financial instruments used by Tairāwhiti Investments include interest rate swaps and foreign currency forward contracts. These are based on Level 2 fair value methodologies and were calculated using valuation models applying observable market data such as forward rates and contract rates, discounted at a rate that reflects the credit risk of various counterparties.

| Instrument | Level 1 | Level 2 | Level 3 | Total |
|---|---|---|---|---|
| **Equities** | | | | |
| New Zealand | 13,956,014 | | | **13,956,014** |
| Australian | 12,434,685 | | | **12,434,685** |
| International | | | | |
| Ordinary shares | 27,895,423 | | | **27,895,423** |
| Unit funds | | 11,984,231 | 10,683,821 | **22,668,052** |
| **Property** | 3,147,744 | | | **3,147,744** |
| **Fixed Interest** | | | | |
| New Zealand | | 23,649,405 | | **23,649,405** |
| International | | 20,028,510, | | **20,028,510** |
| **Total** | **57,433,866** | **55,662,146** | **10,683,821** | **123,779,833** |

## 17 Price risk

### Interest rate risk

Interest rate risk arises in relation to the borrowings held by Tairāwhiti Investments Limited. Tairawhiti Investments' borrowings predominantly have floating interest rates. Interest rate exposure is actively managed in accordance with the company's treasury management policy and it is reviewed regularly by the Board. In this respect, at least 40% of interest costs in the current year must be fixed using interest rate swaps, forward rate agreements, options and other derivative instruments. The main objectives are to minimise the overall cost of debt, control variations in the interest expense of the loans and to match the interest rate risk profile of debt with the expected return from investments. The treasury management policy sets parameters for managing the interest rate risk profile.

Tairawhiti Investments has elected to apply cash-flow hedging to all of its interest rate swaps, a notional value of $50 million (2025: $50 million) with terms or maturity dates between 6 and 64 months, interest on a floating rate swapped to fixed interest is between 0.525% to 2.9495% (2025: 0.525% to 2.9495%). The last cash-flow hedge swap matures on 31 July 2031.

The interest rate swaps that have been designated as cash-flow hedges affect profit or loss at the same time as the underlying interest expense is recognised on the related borrowings. The hedge relationships are expected to be highly effective over the life of the swaps. All current hedges are effective.

| | **2026** | | **2025** | |
|---|---|---|---|---|
| | **Average contract rate %** | **Notional amount $'000** | **Average contract rate %** | **Notional amount $'000** |
| Interest rate swaps (floating to fixed) | | | | |
| Maturing in less than 1 year | 0.53 | 10,000 | - | - |
| Maturing between 1 and 2 years | 0.82 | 10,000 | - | - |
| Maturing between 2 and 5 years | - | - | 0.62 | 20,000 |
| Maturing after 5 years | 2.67 | 30,000 | 2.67 | 30,000 |
| | **Weighted average contract rate** | | **Weighted average contract rate** | |
| **Total notional interest rate swaps** | 1.87 | **50,000** | 1.85 | **50,000** |

## Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

**Foreign currency risk**

Tairāwhiti Investments is exposed to foreign exchange risk through contracts for construction and delivery of assets denominated in Euros. Foreign exchange risk is primarily managed through derivative forward contracts. The treasury management policy requires that all foreign currency commitments exceeding $100k equivalent, are hedged to NZD at the time of making the commitment.

Tairāwhiti Investments elected to apply cash-flow hedging to all of its derivative forward contracts, a notional value totalling EUR 0.2 million with terms and maturity dates falling within the reporting year and exchange rate of 0.5132 EUR.

The derivative forward contracts designated as cash-flow hedges affect the project cost at the same time as the underlying expense is recognised on the related contracts. The hedge relationships are expected to be highly effective over the lives of the swaps.

Ⓔ ***Hedge accounting and sensitivity analysis***

The sensitivity analysis has been determined based on the exposure to interest rates and foreign exchange rates for both derivatives and non-derivative instruments at balance date. It is assumed that the amount of the liability at balance date was outstanding for the whole year. A one percent increase or decrease is used for interest rates and these changes represent management's current assessment of the reasonably possible change over a year.

Interest rate swaps hedging the floating rate debt are hedge accounted and treated as cash flow hedges and hence any changes in interest rates would have no material impact on profits as changes in the fair value of these swaps are taken through other comprehensive income where the hedge is an effective hedge. The fair value of these interest rate swaps is a $1.1 million gain (2025: $1.0 million gain). A fall of 1% in interest rates would result in a loss in other comprehensive income of $0.5 million (2025: $0.3 million) whereas an increase of 1% in interest rates would result in a gain in other comprehensive income of $0.5 million (2025: $0.3 million).

Forward starting interest rate swaps hedging the forecasted floating rate debt are also hedge accounted and are recognised as cash flow hedges and hence any changes in interest rates would have no material impact on profit as changes in the fair value of these swaps are recognised through other comprehensive income where the hedge is effective. The fair value of these interest rate swaps is $1.0 million (2025: $1.5 million). A reduction of 1% in interest rates would result in a loss in other comprehensive income of $0.9 million (2025: $1.4 million) whereas an increase of 1% in interest rates would result in a gain in other comprehensive income of $0.8 million (2025: $1.3 million).

The following is a reconciliation of derivative balances and their movements.

### Hedging derivatives

| | 2026 | | | 2025 | | |
|---|---|---|---|---|---|---|
| | Interest rate swaps | Foreign currency forwards | Total | Interest rate swaps | Foreign currency forwards | Total |
| | $'000 | $'000 | $'000 | $'000 | $'000 | $'000 |
| **Opening balance** | **2,503** | **-** | **2,503** | **4,456** | **1,359** | **5,815** |
| Recognised in the Financial Statement of Revenue and Expense | | | | | | **-** |
| Interest (income) / expense of contract settlements | (532) | - | **(532)** | (1,035) | - | **(1,035)** |
| Gain from cancellation of interest rate swaps | - | - | **-** | (574) | - | **(574)** |
| Foreign currency contracts | - | 345 | **345** | - | 4,159 | **4,159** |
| Change in fair value recognised in other comprehensive income | 124 | (345) | **(221)** | (344) | (5,518) | **(5,862)** |
| **Closing balance** | **2,095** | **-** | **2,095** | **2,503** | **-** | **2,503** |
| **Hedge reserve balances - Statement of Changes in Equity** | **1,611** | **-** | **1,611** | **1,905** | **-** | **1,905** |

| | 2026 | | 2025 | |
|---|---|---|---|---|
| | Assets | Liabilities | Assets | Liabilities |
| | $'000 | $'000 | $'000 | $'000 |
| **Derivatives summary** | | | | |
| Interest rate swaps | 2,095 | - | 2,503 | - |
| | **2,095** | **-** | **2,503** | **-** |
| Current | 105 | - | - | - |
| Non-current | 1,990 | - | 2,503 | - |
| **Total derivative financial instruments** | **2,095** | **-** | **2,503** | **-** |

## Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

### 18 Liquidity risk

The risk that the Trust Group will not be able to meet its financial obligations as they fall due is described as liquidity risk. The approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to reputation.

The Trust Group has sufficient funding and banking facilities available to meet its liquidity requirements.

| | | 2026 | | | | | |
|---|---|---|---|---|---|---|---|
| | Notes | <6 months $'000 | 6 -12 months $'000 | 1-3 years $'000 | 3-5 years $'000 | >5 years $'000 | Total $'000 |
| **Financial assets** | | | | | | | |
| Cash and cash equivalents | 7 | 43,821 | - | - | - | - | 43,821 |
| Trade and other receivables | 8 | 6,169 | - | - | - | - | 6,169 |
| Non exchange other receivables | 8 | - | - | - | - | 1,699 | 1,699 |
| Derivative financial instruments | | 105 | - | 252 | - | 1,738 | 2,095 |
| Other investments and receivables | 12 | 2,258 | - | 4,946 | 10,390 | 106,186 | 123,780 |
| **Total financial assets** | | **52,353** | **-** | **5,198** | **10,390** | **109,623** | **177,564** |
| **Financial liabilities** | | | | | | | |
| Payables and accruals | 20 | (15,454) | - | - | - | - | (15,454) |
| Employee entitlements | 27 | (1,412) | - | - | - | - | (1,412) |
| Derivative financial instruments | | - | - | - | - | - | - |
| Loans | 22 | - | - | (50,000) | - | (22,493) | (72,493) |
| **Total financial liabilities** | | **(16,866)** | **-** | **(50,000)** | **-** | **(22,493)** | **(89,359)** |
| **Liquidity gap** | | **35,487** | **-** | **(44,802)** | **10,390** | **87,130** | **88,205** |

| | | 2025 | | | | | |
|---|---|---|---|---|---|---|---|
| | Notes | <6 months $'000 | 6 -12 months $'000 | 1-3 years $'000 | 3-5 years $'000 | >5 years $'000 | Total $'000 |
| **Financial assets** | | | | | | | |
| Cash and cash equivalents | 7 | 66,597 | - | - | - | - | 66,597 |
| Trade and other receivables | 8 | 8,296 | - | - | - | - | 8,296 |
| Non exchange other receivables | 8 | - | - | - | - | 2,083 | 2,083 |
| Derivative financial instruments | | - | - | 1,011 | - | 1,492 | 2,503 |
| Other investments and receivables | 12 | 486 | 4,050 | 3,922 | 10,386 | 89,702 | 108,546 |
| **Total financial assets** | | **75,379** | **4,050** | **4,933** | **10,386** | **93,277** | **188,025** |
| **Financial liabilities** | | | | | | | |
| Payables and accruals | 20 | (24,137) | - | - | - | - | (24,137) |
| Employee entitlements | 27 | (1,489) | - | - | - | - | (1,489) |
| Loans | 22 | - | - | (20,000) | - | (22,413) | (42,413) |
| **Total financial liabilities** | | **(25,626)** | **-** | **(20,000)** | **-** | **(22,413)** | **(68,039)** |
| **Liquidity gap** | | **49,753** | **4,050** | **(15,067)** | **10,386** | **70,864** | **119,986** |

## 19 Credit risk

Business transactions are largely with large wholesale intermediaries or agents representing a number of exporting clients. Sales transactions are typically settled intra-month resulting in relatively low receivable balances. Our businesses incur credit risk in the following ways:

- Ports – Export agents and logistics companies represent customers who ship product through Eastland Port using a variety of port services. These agents generally settle transactions intra-month while settling sale proceeds with their customers. Historically there have been no defaults by these agents.

- Airport landing charges paid by Air New Zealand represent 50% of Gisborne Airport's revenue. These landing charges are typically settled on the 20th of the month.

Credit risk and expected credit losses are assessed on recognition of revenue. The credit risk of a debtor is assumed to have increased significantly since initial recognition if the contractual obligations are over 90 days past due. Assessments are made on increases in credit risk through consideration of changes in a debtor's industry or adverse changes in the debtor's environment that result in significant decreases in the debtor's ability to meet its obligations. Where there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. placed in liquidation or has entered into bankruptcy proceedings, the debt will be impaired and recognised as a bad debt in the Statement of Comprehensive Revenue and Expense. As at 31 March, three customer accounts exceeded 10% of the total trade receivables balance.

Credit risk exposure in relation to the subsidiaries is not considered to be significant, and no specific risk management policies have been put in place in relation to inter-group balances.

There are no financial assets that have been pledged as collateral for liabilities or contingent liabilities.

Expected credit losses are recognised in trade and other receivables that are believed to be irrecoverable. The expected credit loss at 31 March 2026 was $2,063 (2025: $15,353). Actual bad debts written off in the Statement of Comprehensive Revenue and Expense were $76,152 (2025: $724) and there was no adjustment to the specific expected credit loss.

## 20 Payables and accruals

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| **Exchange payables and accruals** | | |
| Trade payables | 2,133 | 2,826 |
| Sawmill operator income in advance | 3,918 | 4,520 |
| Non-trade payables and accrued expenses | 4,049 | 3,974 |
| Interest payable | - | (1) |
| GST payable | 374 | 485 |
| **Total exchange payables and accruals** | **10,474** | **11,804** |
| **Non-exchange payables and accruals** | | |
| Distribution and grants payable | 8,898 | 12,333 |
| **Total non-exchange payables and accruals** | **8,898** | **12,333** |
| **Total payables and accruals** | **19,372** | **24,137** |
| Split between | | |
| Current payables and accruals | 15,454 | 24,137 |
| Non-current payables and accruals | 3,918 | - |
| | **19,372** | **24,137** |

Trade and other payables generally have terms of 30 days and are interest free. The carrying amount of trade and other payables approximates fair value because the amounts due will be settled within 12 months and are interest free.

Sawmill operator income in advance relates to income received for an operator management fee which is to be used for sawmill upgrades and the net payable for sawmill operations. The balance of $3.92 million is classified as non-current payables and accruals.

## 21 Operating leases

**Operating leases receivable**

The Trust Group has leased certain investment properties (Note 11) and some other land and buildings, under operating leases. These are recognised under rental income in the Statement of Comprehensive Revenue and Expense. The future minimum lease payments receivable under non-cancellable leases are as follows:

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| Less than one year | 4,200 | 4,028 |
| Between one and five years | 6,611 | 4,311 |
| More than five years | 1,025 | 1,116 |
| **Total operating leases receivable** | **11,836** | **9,455** |

**Operating leases payable**

The Trust Group leases land and buildings in Gisborne.

| | 2026 $'000 | 2025 $'000 |
|---|---|---|
| Less than one year | 197 | 386 |
| Between one and five years | 192 | 1,279 |
| More than five years | 2,720 | 2,876 |
| **Total operating leases payable** | **3,109** | **4,541** |

## 22 Loans

Borrowings are held by Tairāwhiti Investments Limited and Prime SPV Limited.

Tairāwhiti Investments' loans and borrowings were repayable within the next three years as per the contractual terms.

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| **Total borrowings through:** | | |
| Tairāwhiti Investments Limited | 50,000 | 20,000 |
| Prime SPV Limited | 22,493 | 22,413 |
| **Total borrowings** | **72,493** | **42,413** |

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| **Bank borrowings through Tairāwhiti Investments:** | | |
| Current liabilities | - | - |
| Non-current liabilities | 50,000 | 20,000 |
| **Total bank borrowings** | **50,000** | **20,000** |

| **Original Maturity Profile** | Drawn<br>$'000 | Undrawn<br>$'000 |
|---|---|---|
| **As at 31 March 2026** | | |
| ASB facility - maturing 15 December 2028 | 50,000 | 25,000 |
| | **50,000** | **25,000** |
| **As at 31 March 2025** | | |
| ANZ facility - maturing 30 April 2027 | 20,000 | 40,000 |
| | **20,000** | **40,000** |

Tairāwhiti Investments Limited has arranged bank funding from ASB Bank Limited on behalf of Tairāwhiti Investments and its subsidiaries. As at 31 March 2026 there were total bank facilities of NZD $75 million (2025: $60 million) which is secured by mortgages over properties owned by subsidiaries Gisborne Airport Limited, Eastland Port Limited and Eastland Investment Properties Limited. The borrowings are in the name of Tairāwhiti Investments Limited and Eastland Port Limited (the borrowers). The additional guaranteeing subsidiaries of the Tairāwhiti Investments debt held by the borrowers are as follows:

Eastland Infrastructure Limited

Inner Harbour Marina Limited

Gisborne Airport Limited

Eastland Port Debarking Limited

Eastland Investment Properties Limited

These borrowings are rolled over at 90-day intervals spread throughout the year. The interest rate on these borrowings is the BKBM rate at the rollover date plus a margin of 1.45% (2025: 0.93%). As at 31 March

2026, the BKBM rate on borrowings is 2.59% (2025: 5.275% to 3.975%). The facility has an expiry date of 15 December 2028 ($75.0 million).

The facility agreement incorporates a covenant requiring Tairāwhiti Investments to meet the following ratios biannually. Failure to comply with this covenant renders the loan payable on demand.

- Gearing ratio – less than 35%
- Interest cover ratio – no less than 2.5 times
- Gross leverage ratio – less than 4.0 times

As at 31 March 2026, Tairāwhiti Investments has assessed its position and confirmed that the covenant requirement has been fulfilled. During the period, the Group drew down bank borrowings of $50 million which were applied directly to fund a capital call for Eastland Generation. These funds did not pass through the Group's cash accounts.

| **Borrowings through Prime SPV Limited:** | **2026 $'000** | **2025 $'000** |
|---|---|---|
| **Provincial Growth Fund Loans** (through Crown Regional Holdings Limited) | | |
| Sawmill update project stage 1 - maturing 17 December 2030 | 12,243 | 12,243 |
| Sawmill update project stage 2 -maturing 16 March 2035 | 4,899 | 4,899 |
| Woodcluster Heat Plant Project - maturing 26 November 2030 | 5,351 | 5,271 |
| | **22,493** | **22,413** |

Prime SPV Limited has arranged provincial growth funding from Crown Regional Holdings Limited (CRHL) for the sawmill upgrades and wood cluster heat plant. These loans are secured over Prime SPV Limited's assets and undertakings. The loans are fully drawn at year end.

Interest for the sawmill upgrade stage 1 and stage 2 loans are charged at 1.23% and 4.9%, and interest on the heat plant is charged at 1.5%. As per contractual terms, interest on the heat plant loan is capitalised to the loan.

There are no contractual repayments due in the next twelve months.

### 23 Controlled Entity

Eastland Network Charitable Trust is a Charitable Trust established by the Trust Deed dated 19 April 2002 and was incorporated under the Charitable Trust Act 1957 on 4 December 2002. On 30 June 2008 it became registered as a charity. The purpose of the Trust is to support charitable purposes for which the trustees of Trust Tairāwhiti could apply income. The trustees of Eastland Network Charitable Trust are the same as Trust Tairāwhiti.

Eastland Network Charitable Trust receives distributions from Trust Tairāwhiti and distributes these onto charitable applicants. Distributions received during the year totaled $7.6 million (2025: $8.2 million).

## 24 Related parties

**Wholly owned subsidiaries (note 13)**

Tairāwhiti Investments Limited, Eastland Development Fund Limited, Prime SPV Limited and Trust Tairāwhiti Limited are wholly owned by Trust Tairāwhiti.

During the year, Trust Tairāwhiti entered into transactions with its wholly owned subsidiaries including management and service fee charges, rental income and expenses, dividend distributions, and intercompany funding arrangements giving rise to receivables and payables. All related party balances and transactions are eliminated on consolidation.

**Joint ventures (note 14)**

Eastland Generation and Eastland Debarking are joint ventures of the Trust Group.

A management fee was received from Eastland Generation for provision of IT services of $844,667 (2025: $678,059).

A management fee was received by Eastland Port Limited from Eastland Debarking JV for provision of management services of $175,783 (2025: $133,794).

Rental income was received by Gisborne Airport Limited from Eastland Generation Limited for land leased for Te Ihi o te Ra solar farm of $29,734 (2025: $45,140).

On 31 December 2025 Tairāwhiti Investments provided $50 million capital to Eastland Generation Limited, increasing the shareholding to 50,000,000 shares (2025: 40,000,000 shares). See note 14.

Tairāwhiti Investments (formerly Eastland Group), along with Obayashi Corporation (jointly the parties) provided parent company guarantees to Ormat and Ngati Tuwharetoa Geothermal Assets covering Eastland Generation's obligations to each party in relation to the TOPP2 geothermal power station development project. Fees received from Eastland Generation for the Guarantees are $59k (2025: $58k). The guarantees were cancelled on 8 January 2026, upon Eastland Generation's purchase of the TOPP2 geothermal power station.

**Associates (note 15)**

WET Gisborne Limited (WGL) is an associate of the Trust Group.
Prime SPV leases land, buildings and equipment to WGL. The lease amount during the year totaled $254,000 (2025: $504,000). At 31 March, Prime SPV had a trade receivable from WGL of $50,278 (2025: $562,403). The amount was due within 30 days.
In May 2025 Eastland Development Fund provided $3 million capital to WGL, increasing the shareholding to 10,198,000 shares (2025: 7,198,000).

**Other transactions**
Trustees and management may transact with the Trust Group in the ordinary course of business.

# Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

## 25 Governance information

Trustee fees are paid by Trust Tairāwhiti and approved by Gisborne District Council. Total fees paid excluding GST were $371,737 (2025: $359,767).

| **Current Trustees** | **Notes** | **Fees ($)** |
|---|---|---|
| D Battin | Board chair | 86,000 |
| R Aitken | Audit and Risk Committee | 51,750 |
| W Williams | People and Culture Committee | 51,750 |
| R Stoltz | | 45,000 |
| N Sutherland | | 45,000 |
| D Jex-Blake | | 45,000 |
| TP Katene | Appointed 1 July 2025<br>Deputy Chair from 11 February 2026 | 34,875 |
| **Former Trustees** | | |
| J Clarke | Retired 30 June 2025 | 12,362 |
| **Total Trustee fees** | | **371,737** |

### Tairāwhiti Investments Directors

Directors appointed to Tairāwhiti Investments Limited (formerly Eastland Group Limited), appoint the directors to the boards of Eastland Port Limited (as of 1 July 2024) and Eastland Generation Limited (as of 1 May 2024).

The directors of Eastland Port Limited are also directors of Gisborne Airport Limited, Eastland Investment Properties Limited and Eastland Infrastructure Limited and fees are paid by Eastland Port Limited as directors of all four companies.

Total fees paid for parent and subsidiary directors were $565,797 (2025: $624,332).

## Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

| | Board Fees $ | Committee fees $ | Other board fees $ | Total 2026 $ | Total 2025 $ | Notes |
|---|---|---|---|---|---|---|
| **Current Directors** | | | | | | |
| P Silk | 137,331 | - | - | 137,331 | - | Appointed 1 May 2025 Board Chair |
| M Harker | 50,633 | 10,000 | - | 60,633 | - | Appointed 1 May 2025 Chair of group Audit Committee |
| G Reedy | 50,633 | - | - | 50,633 | - | Appointed 1 May 2025 |
| H Bell | - | 15,000 | 60,000 | 75,000 | 75,647 | Eastland Port director |
| W Harvey | - | - | 90,000 | 90,000 | 85,597 | Eastland Port director |
| A Lovatt | - | - | 60,000 | 60,000 | 45,000 | Eastland Port director |
| B Stevens | - | 7,200 | 60,000 | 67,200 | 49,200 | Eastland Port director |
| **Former Directors** | | | | | | |
| D Birch | 25,000 | - | - | 25,000 | 93,947 | Retired 30 June 2024 |
| M Mahuika | - | - | - | - | 135,900 | Retired 31 March 2025 Eastland Generation director |
| J Quinn | - | - | - | - | 56,097 | Retired 31 March 2025 |
| J Nichols | - | - | - | - | 66,097 | Retired 30 June 2024 Eastland generation director |
| C Kinser | - | - | - | - | 16,847 | Retired 30 June 2024 |
| **Total** | **263,597** | **32,200** | **270,000** | **565,797** | **624,332** | |

### 26 Management compensation

Key management compensation comprises of the Trust's Chief Executive, Chief Financial Officer, and General Managers. It also includes the Chief Executive, Chief Financial Officer and the members of the senior leadership team of Eastland Port Limited as well as the Chief Strategy and Investment Office (CSIO) and Chief Financial Officer of Tairāwhiti Investments Limited. The CSIO role is outsourced to Trigpoint Partners.

The prior year reflects key management compensation for the former Tairāwhiti Investments (formerly Eastland Group) senior leadership team including Group Chief Executive, Group Financial Officer and the Sector Chief Executives, including Eastland Generation Limited prior to settlement (refer to note 4 for further information on the discontinued operation). During the prior year final payments of the long-term incentive plan were made to members of this team.

Tairāwhiti Investments (formerly Eastland Group) operated a long-term incentive plan, which remunerated the senior leadership team over a five-year period, based on the financial performance of the Group. This plan was paid out and terminated in the prior year.

During the year, key management personnel consisted of 10 full-time equivalent (FTE) positions (2025: 9 FTEs).

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| Short-term employee benefits | 3,125 | 2,735 |
| Kiwisaver and other contributions | 168 | 491 |
| Termination benefits | - | 2,032 |
| Long term benefits | - | 3,142 |
| Payments to third party providers | 200 | - |
| **Total key management compensation** | **3,493** | **8,400** |

## 27 Employee entitlements

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| **Provisions for:** | | |
| Annual leave | 1,130 | 1,321 |
| Other benefits | 282 | 168 |
| **Total employee entitlements** | **1,412** | **1,489** |
| | | |
| **Expenses recognised in profit or loss:** | | |
| Wages and salaries | 12,940 | 13,879 |
| Contributions to defined contribution plans | 645 | 1,034 |
| **Total personnel expenses** | **13,585** | **14,913** |

## Consolidated Notes to the Financial Statements (continued)

FOR THE YEAR ENDED 31 MARCH 2026

### 28 Trust Group Equity

The Trust was established in part to preserve the value of the capital of the trust fund having regard to the effect of inflation and profits and losses from time to time. Each year, Trustees determine the notional amount preserved as capital for the residual beneficiary (Gisborne District Council) on behalf of the community and that available for distribution to income beneficiaries.

Trustees continue to work with Gisborne District Council on the review of the income and capital allocation and the peer review that was done. Trustees have assessed the current year based on their agreed methodology which results in the following notional apportionment of the Trust Fund.

| | 2026<br>$'000 | 2025<br>$'000 |
|---|---|---|
| **Preserved income to benefit beneficiaries** | | |
| Opening balance | 279,180 | 278,748 |
| Apportioned to income fund | 28,393 | 432 |
| **Preserved for the future benefit of income beneficiaries** | **307,573** | **279,180** |
| | | |
| **Capital preservation** | | |
| Opening balance | 346,735 | 272,327 |
| Apportioned to capital fund | 972 | 74,408 |
| **Amount of capital preserved** | **347,707** | **346,735** |
| | - | |
| **Total equity** | **655,280** | **625,915** |

### 29 Commitments and contingencies

As at 31 March 2026, the Trust Group had capital commitments payable within the next 12 months of $0.7 million (2025: $1.2 million).

### 30 Subsequent events

Trust Tairāwhiti is unaware of any significant events between the preparation and authorisation of these financial statements as at 14 July 2026.

## Other Information

The information presented in this section does not form part of the audited financial statements and has not been subject to audit or review by the independent auditor. It is provided for additional information purposes only.

### Governance

All trustees are shareholders in Tairāwhiti Investments Limited, Prime SPV Limited, Eastland Development Fund Limited and Trust Tairāwhiti Limited; as well as directors in Prime SPV Ltd and Trust Tairāwhiti Ltd. In addition to these, trustees have notified the following interests at 31 March 2026:

| | |
|---|---|
| Mr David Battin | Trustee, Tairāwhiti Whenua Charitable Trust<br>Director, Mangatu Investments Limited<br>Chief Executive Officer, Mangatu Blocks Incorporation<br>Trustee, Hauani Maori Land Tust<br>Chief Financial Officer, Integrated Foods Limited |
| Mr Te Pūoho Katene | Chief Executive Officer, Tapuwae Roa<br>Trustee, Te Rūnanga o Toa Rangatira Limited<br>Investment Committee Member, Te Pae Ki Te Rangi Impact Fund<br>Director, Awatea Consulting Limited<br>Chair of Investment Committee, Māhutonga Commissioning Agency<br>Board Chair, Māhutonga Commissioning Agency<br>Member of Audit, Risk and Investment Committee, Te Te Rūnanga o Toa Rangatira Limited<br>Trustee, Tāiki E! Charitable Trust<br>Steering Committee member, Future Food Aotearoa<br>Kaihautū, Tāmanuhiri Tūtū Poroporo Trust, Beth Tupara-Katene (wife) |
| Mr Dan Jex-Blake | Director, Mangapoike Limited<br>Director, Mangapoike Horticulture Limited<br>Trustee, Mangapoike Family Trust<br>Director/Shareholder, Waione Estates Limited |
| Ms Rehette Stoltz | Director, Deon Stoltz Medical Services<br>Te Whatu Ora (husband employee)<br>Trustee, HLT Trust<br>Mayor, Gisborne District Council |

## Governance *(continued)*

| | |
|---|---|
| Dr. Warren Williams | Chair, Tonui Collab<br>Council member, Te Whare Wānanga o Awanuiārangi governing body<br>Founder/Director, Digital Taniwha Ltd<br>Shareholder Waiapu Investments Ltd (Rua Bioscience)<br>Chief Executive, Katoa Connect Trust<br>Director, Research Education Advanced Network NZ<br>Chair, Netsafe<br>Chair, Digital Identity Services Framework Trust - Māori Advisory Group |
| Mr Ronald Aitken | Director, Leaderbrand South Island Ltd<br>Director, Oakwood (Canterbury) Properties Ltd<br>Director & Shareholder, Aitken & Associates Ltd<br>Trust Tairāwhiti (daughter is an employee) |
| Ms Nicola Sutherland | Chief Executive, Electricity Engineers' Association (EEA)<br>Treasurer, Transpower (family member is employee)<br>Trustee, Infrastructure Education & Training Charitable Trust |

# Other Information

## Employee remuneration disclosure ($100,000 and above)

During the year the following number of employees received remuneration of at least $100,000.

The figures relating to 2025 include the final long-term incentive payments to a number of Tairāwhiti Investments (formerly Eastland Group) employees, as well as termination and restructuring payments arising from the operational restructuring following the sale of Eastland Generation.

| | 2026 | 2025 |
|---|---|---|
| 100,000 - 109,999 | 8 | 5 |
| 110,000 - 119,999 | 4 | 7 |
| 120,000 - 129,999 | 8 | 9 |
| 130,000 - 139,999 | 2 | 3 |
| 140,000 - 149,999 | 7 | 7 |
| 150,000 - 159,999 | 3 | 3 |
| 160,000 - 169,999 | 2 | - |
| 170,000 - 179,999 | 3 | 1 |
| 180,000 - 189,999 | 4 | 5 |
| 190,000 - 199,999 | - | 2 |
| 200,000 - 209,999 | 1 | - |
| 220,000 - 229,999 | - | 2 |
| 230,000 - 239,999 | - | 1 |
| 240,000 - 249,999 | 2 | - |
| 250,000 - 259,999 | - | 2 |
| 260,000 - 269,999 | - | 1 |
| 280,000 - 289,999 | 1 | - |
| 290,000 - 299,999 | 1 | - |
| 300,000 - 309,999 | 1 | 2 |
| 310,000 - 319,999 | - | 1 |
| 320,000 - 329,999 | 2 | - |
| 330,000 - 339,999 | 1 | 1 |
| 340,000 - 349,999 | - | 1 |
| 360,000 - 369,999 | - | 1 |
| 370,000 - 379,999 | 1 | - |
| 390,000 - 399,999 | 1 | - |
| 570,000 - 579,999 | - | 1 |
| 730,000 - 739,999 | 1 | - |
| 1,350,000 - 1,359,999 | - | 1 |
| 1,710,000 - 1,719,999 | - | 1 |
| 3,400,000 – 3409,999 | - | 1 |

# Other Information

## Distributions approved and paid during the year

| To Eastland Network Charitable Trust (charitable purpose) | Funded $ | Paid $ |
|---|---|---|
| Auckland District Kidney Society Inc | 10,000 | 10,000 |
| Braemar Dancing Club Gisborne | 5,000 | 5,000 |
| Citizens Advice Bureau Gisborne Inc | 4,000 | 4,000 |
| East Coast Museum of Technology | 15,000 | 15,000 |
| Eastwood Hill Trust | 100,000 | 100,000 |
| Education Partnership and Innovation Trust | 45,000 | - |
| Enterprise Aquatic Swim Team Inc | 250,000 | - |
| Gisborne Boys High School Board of Trustees | 15,000 | 15,000 |
| Gisborne International Music Competition Charitable Trust | 23,500 | 23,500 |
| Gisborne Riding for Disabled Inc | 10,000 | 10,000 |
| Gisborne Volunteer Coastguard Assn Inc | 33,000 | 33,000 |
| Hatea a Rangi (Tokomaru Bay) School | 11,500 | - |
| Hinemaurea Marae Ki Wharekahika | 3,000 | 3,000 |
| Ilminster Intermediate | 120,000 | - |
| Junior Community Sports Foundation | 12,808 | 12,808 |
| Lytton High School | 13,000 | 13,000 |
| Manaaki Matakāoa Charitable Trust | 20,000 | 20,000 |
| Manaaki Tāngata \| Victim Support | 15,000 | 15,000 |
| Mātai Medical Research Institute | 30,000 | 30,000 |
| Mates of Tairāwhiti | 15,000 | 15,000 |
| MV Takitimu Charitable Trust | 21,356 | 21,356 |
| Ngātapa Sheep Dog Trial Club | 9,694 | 9,694 |
| Ngāti Porou Oranga | 75,000 | 75,000 |
| Ngāti Porou Surf Life Saving | 15,000 | 15,000 |
| Nona Te Ao | 205,000 | 105,000 |
| Outward Bound Trust of NZ | 10,000 | 10,000 |
| People First NZ Inc | 10,000 | 10,000 |
| Poverty Bay Agricultural & Pastoral Assn | 15,000 | 15,000 |
| Poverty Bay kayak Club | 66,000 | 66,000 |
| Poverty Bay Rugby Football Union Inc | 1,173,859 | - |
| RaNgātira Marae | 122,000 | - |
| Raparapaririki Charitable Trust | 6,647 | 6,647 |
| Rongowhakaata Iwi Trust | 3,000 | 3,000 |
| School Start First Impressions | 4,347 | 4,347 |
| Slash for Cash | 203,680 | 203,680 |
| St Marys Memorial Church Trustees | 15,000 | - |
| Supergrans Tairāwhiti Trust | 172,640 | 172,640 |
| Swim for Life Tairāwhiti | 30,000 | 30,000 |
| Tairāwhiti Adventure Trust | 75,000 | - |
| Tairāwhiti Community Law Trust | 5,000 | 5,000 |
| Tairāwhiti Cultural Festival and Events | 3,000 | 3,000 |
| Tairāwhiti Environment Centre | 59,144 | 59,144 |
| Tairāwhiti Multicultural Council | 50,000 | 50,000 |
| Tairāwhiti Museum | 75,486 | 75,486 |
| Tairāwhiti Technology Trust | 50,000 | 50,000 |
| Tawhiti Māori Womens Welfare League | 25,000 | 25,000 |
| Te Aitanga a Hauiti Centre of Excellence Trust | 365,000 | 365,000 |
| Te Aitanga a Mahaki Trust | 165,000 | 165,000 |
| Te Aroha Kanarahi trust | 15,000 | 15,000 |
| Te Hā Ora The Asthma and Respiratory Foundation Charitable Trust | 15,000 | 15,000 |
| Te Kura a Wao Charitable trust | 57,849 | 57,849 |
| ***To Eastland Network Charitable Trust (continues on next page)*** | | |

# Other Information

| To Eastland Network Charitable Trust | Funded | Paid |
|---|---|---|
| ***Continued from previous page*** | ***$*** | ***$*** |
| Te Kura Kaupapa Māori o Te Waiu o Ngāti Porou | 15,000 | 15,000 |
| Te Kura Poutama Charitable Trust | 5,000 | 5,000 |
| Te Poho o Rawiri Marae (Ngāti Oneone) | 595,000 | 595,000 |
| Te Rūnanga o Turanganui a Kiwa | 15,000 | 15,000 |
| Te Rūnanga o Tūranganui a Kiwa | 25,000 | 25,000 |
| Te Rūnanganui o Ngāti Porou | 15,000 | 15,000 |
| Te Wharau School | 10,000 | 10,000 |
| The Haven Senior Citizens Assn Inc | 25,230 | 25,230 |
| The Nest Collective NZ Charitable Trust | 15,000 | 15,000 |
| The Stroke Foundation of NZ | 15,000 | 15,000 |
| Tiniroto School | 2,500 | 2,500 |
| Toi Māori - Māori Arts NZ | 10,000 | 10,000 |
| Tokomaru Bay United Rugby club | 10,000 | 10,000 |
| Tongan Methodist Church | 9,930 | 9,930 |
| Touch NZ | 65,000 | - |
| Turanga Health | 147,000 | 147,000 |
| Turanganui School Māori Culture Festival | 18,000 | 18,000 |
| Uawa Horse Sports Club Inc | 14,000 | 14,000 |
| Wellbeing Economy Alliance Aotearoa | 30,000 | 30,000 |
| Whakarua Park Trust Board | 2,534,163 | 72,744 |
| Whangara School | 15,000 | 15,000 |
| Whiti Ora | 95,000 | - |
| **Total distributions through Eastland Network Charitable Trust** | **7,555,333** | **3,021,555** |

| Distributions to others | Funded | Paid |
|---|---|---|
| | **$** | **$** |
| Albatros Adventure Marathons | 15,000 | 15,000 |
| Brightr Ltd | 50,000 | 50,000 |
| Eastern Institute of Technology | 60,000 | 25,000 |
| First Light Wine & Food Festival Gisborne | 15,000 | 15,000 |
| Gisborne City Vintage Railway Inc. | 30,000 | 30,000 |
| Gisborne District Council | 30,000 | 30,000 |
| Grit Motorsport Ltd | 65,000 | 65,000 |
| GroCo (2017) Ltd | 15,000 | 15,000 |
| Harry Barker Sports Facilities Trust | 258,000 | - |
| Hinetamatea Marae | 40,242 | 40,242 |
| Mio Energy Ltd | 25,000 | 25,000 |
| Ngata Memorial College | 5,855 | 5,855 |
| NZ Offshore Powerboat Assn (NZOPA) | 3,000 | 3,000 |
| Rāngai Ltd | 50,000 | - |
| Rua Bioscience Ltd | 50,000 | 50,000 |
| Surfing NZ Inc | 10,000 | 10,000 |
| Taharora Marae | 10,315 | 10,315 |
| Tairāwhiti Pacific Leadership Group | 1,222 | 1,222 |
| The Classic Chardonnay Group | 15,000 | 15,000 |
| TRONPnui / Gisborne District Council | 500,000 | - |
| Working Late Ltd T/A The Longline Classic | 15,000 | 15,000 |
| Reversal of unutilised grant commitments | (19,485) | - |
| **Total distributions to others** | **1,244,149** | **420,634** |
| **Total distributed this year** | **8,799,482** | **3,442,189** |

## Other Information

| Payment of prior years' distributions | Paid $ |
|---|---|
| Brightr Ltd | 14,619 |
| Dunblane Rest Home | 4,910 |
| Eastland Helicopter Rescue Trust | 350,000 |
| Evolution Theatre Company Trust | 8,000 |
| Facilities project management | 92,137 |
| Gisborne Boys High School Board of Trustees | 30,000 |
| Mareikura Waka Ama | 1,169,357 |
| Motu Trails Charitable Trust | 30,000 |
| Ngata Memorial College | 10,000 |
| Ronald McDonald House | 11,429 |
| School pool heating and resilience project | 277,571 |
| Smash NZ Ltd | 8,640 |
| Te Kuri Walkway - MS & VA Miller | 3,000 |
| Te Poho o Rawiri Marae | 1,405,000 |
| Te Tairāwhiti Arts Festival Trust | 400,000 |
| Victoria Sport & Recreational Hub | 4,678,831 |
| Weetbix Tryathlon Foundation | 50,000 |
| Whakarua Park Trust Board | 234,208 |
| Women's Native Tree Trust | 19,600 |
| **Total payments of prior year's distributions** | **8,797,302** |
| **Total payments made this year** | **12,239,491** |