

Financial Statements

Chandys Group Limited T/A Amberley Rest Home & Retirement Studios

For the year ended 31 March 2025

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Company Directory

Chandys Group Limited T/A Amberley Rest Home & Retirement Studios For the year ended 31 March 2025

IRD Number

136-164-482

Issued Capital

2 Shares

Registered Office

88 Hodgsons Road, Rd 2, Loburn, 7472, NZ

Directors

Jacob Chandy
Chris Chandy

Company Number

8742086

NZ Business Number

9429051323240

Auditors

PKF Goldsmith Fox Audit Limited

Bankers

Bank of New Zealand Limited

Date of Formation

10 May 2023

Nature of Business

Retirement Village Ownership

Accountants

Rodgers & Co Ltd
6E Pope Street, Addington, Christchurch 8011
Telephone (03) 343 3068

Location of Business

Amberley

Solicitors

Lane Neave

Statutory Supervisor

Covenant Trustee Services Limited

Shareholders

Jacob Chandy	1 Share
Chris Chandy	1 Share

Directors' Report

Chandys Group Limited T/A Amberley Rest Home & Retirement Studios For the year ended 31 March 2025

The Directors have pleasure in presenting the Directors' Report, together with the Company's Financial Statements for the year ended 31 March 2025.

The Shareholders of the Company have exercised their right under Section 211 (3) of the Companies Act 1993 and unanimously agreed that this Annual Report need not comply with any of paragraphs (a) and (e) - (j) of Section 211 (1) of the Act.

As per Section 211 of the Act we disclose the following information:

Principal Activity

Retirement Village Operation

Company Affairs

The results of the year and the state of the Company's affairs are considered satisfactory.

No guarantees were given for debts incurred by a Director, no indemnity was given to, or insurance given for, any Directors or employees of the Company, and no loans were made by the Company to any Director during the year.

Auditors

PKF Goldsmith Fox Audit Limited have been appointed the Company's auditors and it is proposed that they continue in office in accordance with Section 207T of the Companies Act 1993.

For an on behalf of the Board



Jacob Chandy

Date: 22 August 2025



Chris Chandy

Date: 22 August 2025

Statement of Comprehensive Income

Chandys Group Limited T/A Amberley Rest Home & Retirement Studios For the year ended 31 March 2025

	NOTES	2025
Revenue		
Studio Fees Received - Care Fee		34,290
Rest Home Fees		26,562
Village Contributions		661
Total Revenue from providing services		61,514
Other Income		
Interest Received		21
Sundry Income		908
Fair Value Movement of Investment Properties		1,120,659
Total Other Income		1,121,588
Total Income		1,183,102
Operating Expenses		
Employee Entitlements		26,026
Other Operating Expenses	4	41,782
Depreciation		5,416
Total Operating Expenses		73,224
Finance Expenses		
Interest		20,927
Total Finance Expenses		20,927
Other Expenses		
Goodwill Impairment		296,000
Total Other Expenses		296,000
Total Expenses		390,151
Profit/(Loss) Before Taxation		792,951
Taxation		
Income Tax	5	(8,368)
Total Comprehensive Income		801,319

Note: This Statement is to be read in conjunction with the Notes to the Financial Statements and the Audit Report.

Statement of Changes in Equity

Chandys Group Limited T/A Amberley Rest Home & Retirement Studios For the year ended 31 March 2025

	NOTES	2025
Equity		
Equity at Start of Period		
Share Capital	14	-
Total Equity at Start of Period		-
Comprehensive Income		
Profit for the Year	15	801,319
Total Comprehensive Income		801,319
Equity at the End of the Period		801,319
Represented by:		
Share Capital	14	-
Retained Earnings	15	801,319
Total Equity		801,319

Note: This Statement is to be read in conjunction with the Notes to the Financial Statements and the Audit Report.

Balance Sheet

Chandys Group Limited T/A Amberley Rest Home & Retirement Studios As at 31 March 2025

NOTES 31 MAR 2025

Assets

Current Assets

Cash & Cash Equivalents		80,407
GST Refund Due		11,536
Tax Refund Due		5
Trade & Other Receivables		73,454
Total Current Assets		165,402

Non-Current Assets

Property, Plant & Equipment	8	695,641
Investment Properties	9	2,665,659
Deferred Tax	6	8,368
Total Non-Current Assets		3,369,668

Total Assets 3,535,070

Liabilities

Current Liabilities

Trade & Other Payables		40,738
Current Loans	10	19,459
Employee costs payable		16,439
Shareholders' Current Accounts	11	524,107
Occupation Right Agreements		1,228,705
Revenue Received in Advance		16,954
Total Current Liabilities		1,846,402

Non-Current Liabilities

Loans	10	887,350
Total Non-Current Liabilities		887,350

Total Liabilities 2,733,752

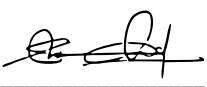
Net Assets/(Liabilities) 801,319

Represented By:

Equity

Retained Earnings	15	801,319
Total Equity		801,319

The Financial Statements have been prepared for and signed on behalf of the Board:

Jacob Chandy  Chris Chandy 
 Date 22 August 2025

Note: This Statement is to be read in conjunction with the Notes to the Financial Statements and the Audit Report.

Statement of Cash Flows

Chandys Group Limited T/A Amberley Rest Home & Retirement Studios For the year ended 31 March 2025

2025

Cash Flows from Operating Activities

Cash was provided from:

Receipts from Residents	18,284
Interest Received	21
Receipts from Occupation Right Agreements	81,900
Total	100,205

Cash was applied to:

Taxation Paid	5
GST Paid	13,809
Payments to Suppliers and Employees	43,631
Interest Paid	17,216
Total	74,660

Net cash inflow/(outflow) from operating activities **25,544**

Cash Flows from Investing Activities

Cash was applied to:

Acquisition of Property, Plant and Equipment	701,057
Acquisition of Investment Property	378,995
Acquisition of Intangibles	296,000
Total	1,376,052

Net cash inflow/(outflow) from investing activities **(1,376,052)**

Cash Flows from Financing Activities

Cash was provided from:

Loan Advances	909,239
Shareholder Advances	524,607
Total	1,433,846

Cash was applied to:

Loan Repayments	2,431
Shareholder Drawings	500
Total	2,931

Net Cash inflow/(outflow) from financing activities **1,430,915**

Net Increase/(Decrease) in Cash Held **80,407**

Cash Balances

Cash and cash equivalents at end of period	80,407
Net change in cash for period	80,407

Note: This Statement is to be read in conjunction with the Notes to the Financial Statements and the Audit Report.

Notes to the Financial Statements

Chandys Group Limited T/A Amberley Rest Home & Retirement Studios For the year ended 31 March 2025

1. Reporting Entity

Chandys Group Limited (the “Company”) owns and operates a Retirement Village Ownership in Amberley, New Zealand. The Company is incorporated and domiciled in New Zealand and is registered under the Companies Act 1993.

The Financial Statements for the year ended 31 March 2025 were authorised for issue by the directors on 22 August 2025. The entity’s owner does not have the power to amend these financial statements once issued.

2. Basis of Preparation

Statement of Compliance

For the purposes of complying with generally accepted accounting practice in New Zealand (“NZ GAAP”), the company is a for-profit entity. These Financial Statements comply with NZ GAAP, New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime (“NZ IFRS RDR”) and the requirements of the Companies Act 1993 and the Financial Reporting Act 2013. The company is eligible to report in accordance with NZ IFRS RDR because it does not have public accountability and is not a large for-profit public sector entity.

Going Concern

The Financial Statements have been prepared on a going concern basis, which contemplates continuity of normal business activities and the realisation of assets and the settlement of liabilities in the ordinary course of business.

Functional and Presentation Currency

The Financial Statements are presented in New Zealand dollars (NZD), which is the Company’s functional currency. All amounts are rounded to the nearest dollar.

Measurement Basis

The Financial Statements have been prepared under the historical cost convention, except for investment property and certain financial instruments which are valued at fair value.

The preparation of Financial Statements in conformity with NZ IFRS RDR requires the use of certain critical accounting judgements, estimates and assumptions. The areas involving a higher degree of judgement and areas where assumptions and estimates are significant to the Financial Statements are detailed under Note 3.2.

3. Material Accounting Policy Information

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concept of relevance and reliability, there by ensuring that the substance of the underlying transactions or other events is reported.

The following specific accounting policies which materially affect the measurement of these Financial Statements have been applied:

3.1.a Revenue

Studio Fees and Rest Home Fees are recognised on an accruals basis.

Village Contribution income has been recognised in the Statement of Comprehensive Income on a straight line basis over the expected period of occupancy. This requires an estimate of the period of occupancy. These estimates are based on information supplied by the directors in conjunction with the independent valuers, using their knowledge of the industry (see Note 9).

3.1.b Interest Expenses

Interest expense comprises interest payable on borrowings and is calculated using the effective interest rate method.

3.1.c Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses, if any.

3.1.d Depreciation

Depreciation was provided for in the Statement of Comprehensive Income on a diminishing value basis over the estimated useful life of each asset in line with the recommended rates of the Inland Revenue Department. The principal rates in use were:

Furniture and Fittings	8% - 50%
Motor Vehicles	30%

3.1.e Investment Properties

Investment properties include land and buildings relating to the retirement village and care facility operations intended to be held long term to earn rental income and for capital appreciation. For details see Note 9.

Investment properties are initially recorded at cost and subsequently measured annually at fair value as determined by the directors, having taken into consideration the valuation conducted by an independent registered valuer. As required by NZ IAS 40 – Investment Property, in order to ensure that assets and liabilities are not double counted, the fair value is adjusted for assets and liabilities already recognised in the Balance Sheet which are also reflected in the discounted cash flow model.

Gains or losses arising from changes in the fair values of investment properties are included in the Statement of Comprehensive Income in the year in which they arise.

Where an investment property is disposed of, the surplus or deficit recognised in the Statement of Comprehensive Income is the difference between the net sales price and carrying value of the property.

No depreciation is provided for on investment properties. For tax purposes depreciation is claimed and a deferred tax liability is recognised.

Income from investment property is accounted for as described in accounting policy 3.1.a.

3.1.f Intangible Assets

Goodwill, representing the excess of the cost of acquisition over the fair value of the identifiable assets, liabilities and contingent liabilities acquired, is recognised as an asset and is not amortised. It is tested for impairment annually and whenever this is an indication that the goodwill may be impaired. Any impairment is recognised immediately in the Statement of Comprehensive Income and is not subsequently reversed.

3.1.g Impairment

Impairment –non-financial assets

Assets other than investment properties and deferred tax assets are reviewed at each balance date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

If the estimated recoverable amount of an asset is less than its carrying amount, the asset is written down to its estimated recoverable amount and an impairment loss is recognised in the Statement of Comprehensive Income unless the asset is carried at fair value, in which case the impairment loss is treated as a revaluation decrease.

Any reversal of the impairment loss is recognised as income immediately unless the asset is carried at fair value in which case it would be treated as a revaluation increase.

The Directors have chosen to impair the full balance of Goodwill in the first year of trading.

Impairment – financial assets

A financial asset is assessed at each reporting date to determine whether there is any objective evidence that it is impaired. A financial asset is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flows of that asset.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of estimated future cash flows. An impairment loss in respect of an available-for-sale financial asset is calculated by reference to its fair value.

All impairment losses are recognised in the Statement of Comprehensive Income. An impairment loss is reversed if the reversal can be related objectively to an event occurring after the impairment loss was recognised. This reversal is recognised in the Statement of Comprehensive Income.

3.1.h Financial Instruments

Financial assets and financial liabilities are recognised in the Balance Sheet when the Company becomes party to the contractual provisions of the instrument. Financial assets are derecognised if the Company's contractual rights to the cash flows from the financial assets expire or if the Company transfers the financial asset to another party without retaining control or substantially all risks and rewards of the asset. Financial liabilities are derecognised if the Company's obligations specified in the contract expire, are discharged or are cancelled.

The estimated fair values of the Company's financial assets and liabilities are considered to be materially the same as their carrying amounts as disclosed in the Balance Sheet.

The Company's financial instruments comprise:

Cash and Cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash. This includes all call borrowings such as bank overdrafts used as part of the day-to-day cash management.

Trade and other receivables

Trade receivables are held to collect contractual cash flows. Trade receivables are measured at amortised cost, less any impairment. This is equivalent to fair value, being the receivable face (or nominal) value, less appropriate allowances for estimated irrecoverable amounts. The allowance recognised is the lifetime expected credit losses based on an assessment of each individual debtor. It is estimated based on the Company's historical credit loss experience and general economic conditions. Expected credit loss represents the expected credit losses that will result from all possible default events over the expected life of the debtor. Trade receivables are written off when there is no realistic chance of recovery. All impairment losses are recognised in the Statement of Comprehensive Income. An impairment loss is reversed if the reversal can be related objectively to an event occurring after the impairment loss was recognised. This reversal is recognised in the Statement of Comprehensive Income.

Impairment provisions for receivables from related parties and loans to related parties are recognised based on a forward looking expected credit loss model. The methodology used to determine the amount of the provision is based on whether there has been a significant increase in credit risk since initial recognition of the financial asset. For those where the credit risk has not increased significantly since initial recognition of the financial asset, twelve month expected credit losses along with gross interest income are recognised. For those for which credit risk has increased significantly, lifetime expected credit losses along with the gross interest income are recognised. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

Trade and other payables

Trade and other payables are measured at amortised cost. This is equivalent to the face (or nominal) value of the payables, which is assumed to approximate their fair value. The amounts are unsecured and are usually paid within 30 days of recognition.

Interest bearing loans and borrowings

All loans and borrowings are initially recognised at cost, being the fair value of the consideration received plus directly attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. Gains or losses are recognised in the Statement of Comprehensive Income when liabilities are derecognised as well as through the amortisation process.

Occupation Right Agreements

Occupation Right Agreements confer the right of occupancy of the retirement village unit to the resident and are considered leases under NZ IFRS 16. There is no change to the recognition or measurement of Occupation Right Agreements and the associated Village Contribution income.

The Occupation Right Agreements in the Balance Sheet represent the capital repayment due to the residents. Village contributions have been amortised in accordance with the individual contract so that the recorded liability at balance date reflects the total refundable portion of the contributions. See Note 3.2 and Note 13.

Amounts payable under Occupation Right Agreements are non-interest bearing and are payable when an Occupation Right Agreement is terminated and there has been settlement of a new agreement for the same retirement village unit and the proceeds from the new settlement have been received.

Fair value estimation

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement, or for disclosure purposes.

The face (or nominal) value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values.

3.1.i Revenue Received in Advance

Revenue received in advance represents those amounts by which the Village Contributions recognised over the contractual period exceed the recognition of Village Contributions based on the anticipated period of occupancy (see note 3.2).

3.1.j Income Tax

The income tax expense recognised for the year includes both the current year provision and the income tax effects of timing differences, being deferred income tax. Income tax is recognised in the Statement of Comprehensive Income except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current year provision is the expected tax payable on the taxable profit for the year based on tax rates enacted at balance date. Current tax for the year and prior periods is recognised as a liability or asset in the Balance Sheet to the extent that it is not yet paid or refunded.

Deferred tax is provided, using the liability method, providing for temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the Financial Statements as per NZ IAS 12. The deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction that at the time of the transaction affects neither accounting nor taxable profit. Deferred income tax is provided for using tax rates expected to apply in the period of settlement, based on tax rates enacted or substantively enacted at balance date.

The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities. In determining the expected manner of realisation of an investment property measured at fair value a rebuttable presumption exists that its carrying amount will be recovered through sale.

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

3.1.k Goods and Services Tax

The Financial Statements have been prepared on a GST exclusive basis, except where a claim for recovery of the GST is not allowed by the Inland Revenue Department. In these cases and in respect of receivables and payables, the amounts are shown inclusive of GST.

3.1.l Comparative Figures

There are no comparative figures as this is the initial Set of Financial Statements of the Company. The Company started trading on the 14 March 2025.

3.2 Critical Accounting Estimates and Judgements

The preparation of Financial Statements requires management to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from direct sources. These are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

The estimates and assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

In particular, information about areas of estimation uncertainty and critical judgements in applying accounting policies that have most significant impact on the amounts recognised in the Financial Statements are as follows:

Goodwill

The entity tests annually, or more frequently if events or changes in circumstances indicate impairment, whether goodwill has suffered any impairment, in accordance with the accounting policy.

Fair Value of Investment Property

The fair value of investment properties has been determined by an independent valuer, who has the appropriate recognised professional qualifications and recent experience in the location and category of the property being valued. Given that a range of assumptions are used in determining the fair value of the investment property the subjectivity of these assumptions to changes could have significant impact on the profit and fair value (Refer to Note 9 for key assumptions made).

Village Contribution Revenue Recognition

Village Contributions are recognised as revenue on a straight-line basis. This requires management to estimate the period of occupancy for Studios.

The directors in conjunction with the valuer estimate that the average period of occupancy for Studio is 3 years, based on historical results and experience.

If actual occupancy periods differ significantly from the estimates, Village Contributions shown in the Financial Statements will be affected accordingly. However this is unlikely to cause a material adjustment.

Deferred tax

Deferred tax assets and liabilities have been offset in accordance with NZ IAS 12 Income Taxes. Deferred tax assets are recognised for deductible temporary differences to the extent that management considers that it is probable that future taxable profits will be available to utilise those temporary differences. Deferred tax has been calculated on the assumption that there will be no change in tax law or circumstances of the Company that will result in tax losses not being available to the Company in the future. More information concerning this issue can be obtained from Note 6 to the Financial Statements.

Changes in Accounting Policies

All policies adopted are consistent throughout the period.

3.3.a New accounting standards and interpretations issued by not yet adopted

At the date of authorisation of these Financial Statements, there are no new standards, amendments or interpretations that have been issued and which are not yet effective that are expected to have a material impact on the amounts recognised or disclosed in the financial statements.

2025

4. Other Expenses

Audit Fees	6,000
Accountancy Fees	5,500
Bank Charges	6
Certification Costs	9,863
Cleaning & Laundry	52
Insurance	1,133
Kitchen Supplies	606
Legal Expenses	4,605
Licences & Registrations	261
Loan Fees	7,446
Rates	558
Repairs & Maintenance	104
Statutory Supervisor	5,500
Subscriptions	21
Travel Local	125
Total Other Expenses	41,782

2025

5. Income Tax

Net Operating Profit/(Loss) Before Tax	792,951
Add/(Less) Non Taxable Timing Differences	
Impairment of Goodwill	296,000
Net Employee Leave Accrued Adjustment	1,821
NZ IFRS Village Contribution Adjustment	16,954
Fair Value Movement of Investment Properties	(1,120,659)
Depreciation for Income Tax Purposes	(167)
Net Surplus/(Deficit) for Taxation	(13,101)
Current Year Provision at 28%	-
Deferred Tax	
Deferred Income Tax Expense (Note 6)	(8,368)
Total Income Tax Expense/(Benefit)	(8,368)

6. Deferred Tax

2025	Investment Property \$	Impact of Revenue in Advance \$	Impact of Tax Losses \$	2025 Deferred Tax Liability (Asset) \$
At 1 April 2024	-	-	-	-
Charge for the Year	47	(4,747)	(3,668)	(8,368)
At 2025	47	(4,747)	(3,668)	(8,368)

The tax charge in Statement of Comprehensive Income reflects the movements in deferred tax through the profit and loss for the investment property, revenue in advance and tax loss movements.

2025

7. Imputation Credit Account

Opening Balance	-
Resident Withholding Tax Paid	5
Closing Balance	5

8. Property, Plant & Equipment

2025 Property, Plant and Equipment	Property \$	Furniture & Fittings \$	Motor Vehicles \$	Total \$
Gross carrying amount				
Balance at 1 April 2024	-	-	-	-
Additions	555,000	55,598	90,459	701,057
Disposals at cost	-	-	-	-
Balance at 31 March 2025	555,000	55,598	90,459	701,057
Accumulated Depreciation				
Balance at 1 April 2024	-	-	-	-
Current year Depreciation	-	893	4,523	5,416
Depreciation on Disposals	-	-	-	-
Balance at 31 March 2025	555,000	54,705	85,936	695,641

9. Investment Properties

At Fair Value	Total \$
Balance at 1 April 2024	-
Additions/(Disposals)	1,545,000
Net revaluation movement for the year	1,120,659
Balance at 31 March 2025	2,665,659

The revaluation of Land and Buildings is as follows:

Date of Valuation:	15 May 2025 (As at 31 March 2025)
Operators' Interest from Independent Valuation	1,420,000
Occupational Right Agreements Liability	1,228,705
Revenue Received in Advance	16,954
Total Investment Property at Fair Value	2,665,659
Name and Qualification of Valuer:	CVAS (CHC) Limited (trading as Colliers) Samantha Stark Registered Valuer - BBUS PROP (VAL), MPINZ Lauren Thomas Registered Valuer - BLPM

Basis of Valuation:

The valuation was prepared by the above independent valuers in accordance with NZ IAS 40 Investment Properties and NZ IFRS 13 Fair Value Measurement. Colliers is appropriately qualified and experienced in valuing retirement village properties in New Zealand.

The methodologies employed in the valuation of Amberley Rest Home and Retirement Studios are market based assessments of rental and return s in respect of the care facility are fully supported by market sales evidence. The individual ORA values for the serviced units also reflect market values derived from consideration of individual ORA transactions within the village and from competitor establishments.

Fair values have been determined using a two-step approach. The value of the care facility complex is determined based on income capitalisation of the market rent adopting a 8% yield.

The Apartments, Studios and Villas are valued using the discounted cash flow approach. The major assumptions used in the discounted cash flow analysis are a discount rate of 18.0%, compounded annual growth rate of 3.80% in unit values which range from 1% to 4% per annum over the term of the cash flow, and a deduction for expenses such as refurbishment costs, marketing and capital expenditure. Occupation Right Agreement contracts were reviewed and the valuation adjusted for residents' share, if any, of any capital gains when determining the market value to the proprietor. Other assumptions used by the valuer include the average age of entry of residents and average occupancy periods of units. The period of the discounted cash flow is 25 years. Principal assumptions are unchanged from the prior year.

The above inputs calculate the proprietor's interest in Chandys Group Limited which is then adjusted to take into account the residents' Occupation Right Agreement liability as recorded in the Balance Sheet to determine the overall land and improvement value.

10. Bank Loans

Bank of New Zealand Limited

Business First Term Loan

At Balance Date \$906,808 was outstanding of which \$19,459 balance is due within the next twelve months.

Closing Balance:	\$187,500
Maturity date:	14 March 2028
Repayments:	Interest only repayments
Interest Rate:	9.24%

Customised Average Rate Loan

Closing Balance:	\$657,500
Maturity date:	14 March 2028
Repayments:	Interest only repayments
Interest Rate:	8.31%

Car Loan

Closing Balance:	\$61,808
Maturity date:	21 February 2028
Repayments:	Principal and Interest Monthly Payments of \$2,007
Interest Rate:	8.72%

There were no defaults on either principal or interest for any loan undertaken with any party during the current financial year.

Security:

Perfected Security interest in 2020 LAND ROVER DEFENDER registration number CH4NDI

Guarantee for the amount of \$63,391.00, plus interest and costs in terms of the Banks standard guarantee form from Chandy, Jacob.

Guarantee for the amount of \$63,391.00, plus interest and costs in terms of the Banks standard guarantee form from Chandy, Chris.

A first ranking General Security Agreement giving us a Security Interest in all present and after acquired property of Chandys Group Limited.

First Registered first ranking Mortgage over the property at 1 Hilton Drive, Amberley, 7410 by Chandys Group Limited.

First Registered first ranking Mortgage over the property at 88 Hodgsons Road, Loburn by Vellopra Family Trust

First Registered first ranking Mortgage over the property at 2/471 Worcester Street, Linwood, Christchurch by Vellopra Family Trust

An unlimited guarantee from Chris Chandy and Jacob Chandy as trustees of Vellopra Family Trust in favour of Chandys Group Limited

Security Sharing and Priority Deed (SSPD): Fully executed security sharing and priority deed between Chandys Group Limited, Bank of New Zealand and Covenant Trustee Services Limited (or nominee).

2025

11. Shareholders' Current Accounts

Jacob & Chris Chandy	524,107
Total Shareholders' Current Accounts	524,107

The advance is interest free, unsecured and repayable at a notice of six months.

12. Related Party Transactions

(12.1) Guarantees

Guarantees from related parties were provided on bank borrowings. See Note 10.

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

2025

13. Occupation Right Agreements

Occupation Right Agreements	1,228,705
Less Resident Loans	-
Net Liability to Residents	1,228,705

The Occupation Right Agreements Liability is classified as current as the Company does not have an unconditional right to defer settlement. Settlement occurs when both a terminating event has occurred and there has been a subsequent resale of the license. In many cases this is may be more than 12 months.

Security:

Residents make interest free advances under their Occupation Right Agreements ("Occupancy Advances") to the retirement village in exchange for the right of occupancy to retirement village units. Under the terms of the Occupancy Agreement, an encumbrance is recorded over the land title by the statutory supervisor to secure the Company's obligation to the occupation license holders. The encumbrance ranks first ahead of any bank securities.

2025

14. Share Capital

2 Ordinary Shares	-
Total Share Capital	-

The shares have no par value. All shares have equal voting rights and share equally in any dividends and surplus on winding up.

2025

15. Retained Earnings

Opening Balance of Retained Earnings	-
Add: Total Comprehensive Income	801,319
Closing Retained Earnings	801,319

16. Dividends

There were no dividends paid or declared by the Company during the year ending 31 March 2025.

17. Capital Commitments

As at 31 March 2025 the Company has \$Nil capital commitments.

18. Contingent Liabilities

As at 31 March 2025 there are no known contingent liabilities.

19. Significant Events after Balance Date

There have not been any significant events since balance date to affect the results shown in these statements.



INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Chandys Group Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Chandys Group Limited (the 'Company'), which comprise the balance sheet as at 31 March 2025, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 March 2025, and its financial performance, and its cash flows for the year then ended in accordance with the New Zealand Equivalents of the International Financial Reporting Framework Reduced Disclosure Regime ('NZ IFRS RDR').

This report is made solely to the shareholders, as a body. Our audit work has been undertaken so that we might state to the shareholders those matters which we are required to state to them in the 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 Company and its shareholders, as a body for our audit procedures, for this report, or for the opinion we have formed.

Basis for Opinion

We conducted our audit of the financial statements in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company 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 Company.

Directors' Responsibilities for the Financial Statements

The directors are responsible on behalf of the Company for the preparation and fair presentation of the financial statements in accordance with NZ IFRS RDR, and for such internal control as the directors determine is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company'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 directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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



aggregate or collectively, they could reasonably be expected to influence the decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (NZ), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the use of the going concern basis of accounting by the directors and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

PKF Goldsmith Fox Audit

PKF Goldsmith Fox Audit Limited

Christchurch, New Zealand

22 August 2025