



3 October 2025

Registrar of Retirement Villages
C/- Companies Office
Northern Business Centre
Private Bag 92061
Victoria Street West
Auckland 1142

Report of Statutory Supervisor in respect of the retirement village known as Amberley Country Estate (the Village) for the year ended 31 March 2025

We are statutory supervisor for the Village pursuant to the Retirement Villages Act 2003 (**Act**) and in accordance with a Deed of Supervision dated 10 November 2022 between Anchorage Trustee Services Limited (**Anchorage**) and Amberley General Partner Limited as general partner of Amberley Limited Partnership (**Operator**).

Amberley Country Estate is a new village being built in Amberley.

This report accompanies the Operator's 2025 annual return and has been prepared by us in accordance with sections 13(3)(c) and 42(c) of the Act, for the period the subject of the annual return only.

In terms of section 13(3)(c) of the Act, we certify that:

1. the Operator has supplied to us a copy of their audited financial statements for the year ended 31 March 2025, being statements that, in our opinion, comply with the Financial Reporting Act 2013; and
2. The information contained in the annual return is, to the best of our knowledge and belief, accurate.

In terms of section 42(c) of the Act, we report as follows:

We have performed our duties and discharged our obligations as statutory supervisor of the Village and we have:

1. provided a stakeholder facility in a separately identified trust account for deposits and progress payments paid by intending residents;
2. monitored the financial position of the Village for the period;
3. have reported to the residents on the performance of our duties; and
4. discharged all other duties imposed on us by the Act, the regulations made under the Act and the Deed of Supervision.

We have reviewed all scheduled reports from the Operator for the year ended 31 March 2025. The Operator has complied with all reporting requirements contained in the Deed of Supervision.

The unqualified audited report noted an emphasis of matter paragraph that material uncertainty exists casting significant doubt on the Partnership's going concern.

All occupation right agreements issued or terminated during the year ended 31 March 2025 were dealt with in accordance with the relevant provisions of the Act and Deed of Supervision.



ANCHORAGE

ANCHORAGE TRUSTEE SERVICES LTD

We have not exercised any of the powers conferred on us as statutory supervisor of the Village pursuant to section 43 of the Act.

This report has been prepared and is provided on the basis that we have relied on the information, supplied to us by the Operator and the auditor of the Village and we have not carried out an independent check of the same.

A handwritten signature in blue ink, appearing to be 'BM', located below the main text.

Bridget McCormick
General Manager