

www.retirementvillages.govt.nz | 0800 268 269

Post your completed form to: Registrar of Retirement Villages, Private Bag 92061, Victoria Street West, Auckland 1142

Annual return and certificate of registered documents

Sections 13(2) and 16, Retirement Villages Act 2003

Name of village

Roundhay Retirement Village

Registration number

2173215

Part 1 — Retirement village details

1. Street address of village

105 Kowai Street
Nelson 7010

2. Address of registered office of village

This address must be a physical address in New Zealand and must not be a post office box or private bag address.

105 Kowai Street
Nelson 7010

3. Address for service of village

This address must be a physical address in New Zealand and must not be a post office box or private bag address.

105 Kowai Street
Nelson 7010

4. Postal address of village

105 Kowai Street
Nelson 7010

5. Email address for village

[REDACTED]

6. Telephone number for village

[REDACTED]

7. Fax number for village (optional)

Name of village

Registration number

Roundhay Retirement Village

2173215

Part 2 — Operator details

1. Name of operator

Where there is more than one operator continue on a separate sheet and attach all pages to this annual return.

MGT Holdings Limited

2. Company or other registration number (if any)

8196159

3. New Zealand Business Number (if any)

4. Nature of operator

For example — company, natural person

Company

5. Address of registered office of operator

This address must be a physical address in New Zealand and must not be a post office box or private bag address.

38 Chateau Drive
Christchurch 8053

6. Address for service of operator

This address must be a physical address in New Zealand and must not be a post office box or private bag address.

38 Chateau Drive
Christchurch 8053

7. Postal address of operator to which communications from the Registrar may be sent

38 Chateau Drive
Christchurch 8053

8. Email address of operator

9. Telephone number of operator:

10. Fax number of operator (optional)

Name of village

Roundhay Retirement Village

Registration number

2173215

Part 3 — Certificate of registered documents

MGT Holdings Limited

(Insert name of operator)

certify that

for: Roundhay Retirement Village

(Insert name of the retirement village)

- Each registered document is correct, current, and not likely to mislead or deceive any resident, intending resident, or the public.
- Documents to update the registered information are attached to the annual return form. (Form RV3 — Change of circumstances must be completed for material changes).

Signed:

M. S. Tucker

Name of signatory

Malcolm Tucker

Dated

1st Sept. 2022.

Part 4 — Checklist

To speed up registration, use this checklist to ensure you have included all of the information required.

Have you completed?

- Parts 1, 2 and 3 and have you signed the form (attach extra pages if applicable)

Have you attached?

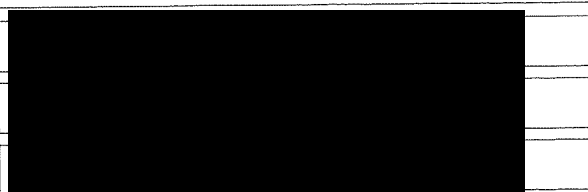
- A copy of the audited financial statements that comply with section 35B of the Retirement Villages Act 2003 (the Act) or, as referred to in section 35F of the Act, the audited financial statements that comply with subpart 3 of Part 7 of the Financial Markets Conduct Act 2013 or section 55 of the Financial Reporting Act 2013; and
- A copy of the audited financial statements which comply with section 35C of the Retirement Villages Act 2003 (where applicable); and
- The documents supporting any information on the register that has changed; and
- A copy of the statutory supervisor's certification addressed to the Registrar (where applicable).

Contact details of person completing this form

Name: Geoff Currie Lawyers

Address:

PO Box 21095
Christchurch



19 September 2022

The Registrar of Retirement Villages
c/o Companies Office
Ministry of Economic Development
Private Bag 92061
Victoria Street West
Auckland 1142

Report of Statutory Supervisor in respect of Roundhay Retirement Village ("Village")

We confirm that we act as statutory supervisor of the Village.

The terms of our appointment as statutory supervisor are recorded in a Deed of Supervision with the operator of the village being MGT Holdings Limited ("Operator"), dated 06 August 2021 and the Retirement Villages Act 2003 ("Act").

This report accompanies the Operator's 2022 annual return ("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 the Operator's audited financial statements for the year ended 31 March 2022. The financial statements of the Operator are the financial statements of the Village.
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:

1. We have at all times performed our duties and discharged our obligations as statutory supervisor of the Village. In particular, we have:
 - (a) provided and maintained a stakeholder facility for all resident moneys and this facility has been subject to external audit;
 - (b) monitored the financial position of the Village;
 - (c) reported to the residents on the performance of our duties and the exercise of our powers; and
 - (d) discharged all other duties imposed on us by the Act, the regulations made under the Act and the Deed of Supervision.
2. The Operator has complied with all covenants, in particular all financial obligations and reporting requirements, contained in the Deed of Supervision.

3. We have reviewed all scheduled reports from the Operator for the year ended 31 March 2022.
4. All occupation right agreements issued or terminated during the year ended 31 March 2022 were dealt with in accordance with the relevant provisions of the Act and Deed of Supervision.
5. We have not exercised any of the powers conferred on us as statutory supervisor of the Village pursuant to section 43 of the Act.

Our certification and report have been provided on the basis that, subject to the duties imposed on us as statutory supervisor of the Village by the Act, the regulations made under the Act and the Deed of Supervision, we have relied on the information, explanations and confirmations supplied to us by the Operator and the auditor of the Village and have not carried out an independent check of the same.

Yours faithfully
for **Covenant Trustee Services Limited:**

A handwritten signature in black ink that reads "Jan Signal". The signature is written in a cursive, flowing style.

Jan Signal
Relationship Manager

MGT Holdings Limited

Section One:
Audited Financial Statements

Section Two:
Unaudited Divisional Annual Financial Statements

MGT Holdings Limited

Annual Report For The 8 Months Ended 31 March 2022

MGT Holdings Limited

Annual Report Contents

For The 8 Months Ended 31 March 2022

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MGT Holdings Limited

Company Directory

As At 31 March 2022

Nature of Business	Retirement Village Operation	
Business Location	105-107 Kawai Street Nelson	
Directors	Malcolm George Tucker Giovanna Yvonne Tucker	
Accountants	Findex NZ Limited 72 Trafalgar Street Nelson	
Bankers	ANZ Bank	
IRD Number	134-289-201	
Tax Status	Standard Company	
Incorporation Number	8196159	
Shareholder	Malcolm George Tucker	1,000
	Total Ordinary Shares	<hr/> 1,000
Date of Incorporation	22 June 2021	
Statutory Supervisor	Covenant Trustee Services	

MGT Holdings Limited

Directors' Responsibility Statement

For The 8 Months Ending 31 March 2022

The Directors are responsible for the preparation, in accordance with New Zealand law and generally accepted accounting practice, financial statements which give a true and fair view of the financial position of MGT Holdings Limited as at 31 March 2022 and the results of its operations for the period ended on that date.

The Directors consider that the financial statements have been prepared using accounting policies appropriate to the Company's circumstances, consistently applied and supported by reasonable and prudent judgements and estimates.

The Directors believe that proper accounting records have been kept which enable, with reasonable accuracy, the determination of the financial position of the Company and facilitate compliance of the financial statements with the Financial Reporting Act 2013.

The Directors have responsibility for the maintenance of a system of internal controls designed to provide reasonable assurance as to the integrity and reliability of financial reporting. The Directors consider that adequate steps have been taken to safeguard the assets of the Company and to prevent and detect fraud and any other irregularities.

The Directors are pleased to present the financial statements of MGT Holdings Limited for the period ended 31 March 2022.

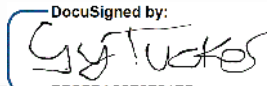
For and on behalf of The Directors:



Director



Date

DocuSigned by:

EFC7DA65E9751EB...

Director

09-Sep-2022

Date

MGT Holdings Limited

Statement of Comprehensive Income

For The 8 Months Ended 31 March 2022

	Notes	2022 (8 Months) \$
Income		
Rent Received - Development		42,922
Interest Received - Development		5
Interest Received - Body Corporate		23
Capital Gain/(Loss) on ORA Liability		(260,000)
Management Fees		4,833
Residents Fees		121,053
Reimbursement - Expenses		57
Amortisation of Occupation Rights Agreements		236,795
Fair Value Adjustment on Investment Properties		879,874
Total Income	1	1,025,562
Expenses		
Operating Expenses		
Advertising		255
Cleaning		1,839
Contractors		17,910
Light, Heat and Power		1,314
Management Fees		5,131
Repairs and Maintenance		6,084
Garden Maintenance		2,340
Rubbish Disposal		2,004
Security Expenses		396
Travelling Expenses		8,347
		45,620
Standing Charges		
Insurance		19,046
Interest - Development		19,478
Interest - Village		38,961
Rates		37,330
Rates - Water		4,957
		119,772

The attached Notes and Auditor's Report form an integral part of these financial statements.

MGT Holdings Limited

Statement of Comprehensive Income

For The 8 Months Ended 31 March 2022

	Notes	2022 (8 Months) \$
Administration Expenses		
Accountancy Fees		6,354
Administration Fees		28,898
Audit Fee		9,104
Bank Fees and Charges		144
Computer Expenses		219
Depreciation		11,066
Entertainment - Deductible		71
Entertainment - Non Deductible		82
General Expenses		584
Legal Fees		7,128
Licenses & Registrations		419
Petty Cash		440
Printing and Stationery		1,486
Statutory Supervisor		11,259
Valuation Fees		2,180
		<hr/> 79,434
Total Expenses		<hr/> 244,826
Net Operating Surplus/(Deficit) Before Taxation		<hr/> 780,736
Income Tax Expense		48,365
Deferred Income Tax		(3,301)
Total Taxation		<hr/> 45,064
Total Comprehensive Income		<hr/> 735,672

The attached Notes and Auditor's Report form an integral part of these financial statements.



MGT Holdings Limited

Statement of Changes in Equity

For The 8 Months Ended 31 March 2022

	Retained Earnings	Share Capital	Capital Reserve	Other Reserves	Total
	\$	\$	\$	\$	(8 Months) \$
2022					
Opening Equity	-	-	-	-	-
Net Surplus	735,672	-	-	-	735,672
Total Comprehensive Income for the Year	735,672	-	-	-	735,672
Issue of Issued Ordinary A Shares	-	100	-	-	100
Total Transactions with Owners	-	100	-	-	100
Closing Equity	735,672	100	-	-	735,772

The attached Notes and Auditor's Report form an integral part of these financial statements.



MGT Holdings Limited

Statement of Financial Position

As At 31 March 2022

	Notes	2022 \$
Current Assets		
Cash and Cash Equivalents	4	64,479
Accounts Receivable		769
GST Receivable		10,908
Prepayments - Body Corporate		36,822
Development Costs to Date		16,297
Total Current Assets		129,275
Non Current Assets		
Property, Plant and Equipment	5	8,457
Investment Property	19	9,600,000
Financial Instrument - Exit Fees	18	790,000
Intangibles	7	1,000
Deferred Tax Asset		3,301
Total Non Current Assets		10,402,758
Total Assets		10,532,033
Current Liabilities		
Accounts Payable - Development		10,278
Accrued Expenditure		11,788
Accounts Payable - Body Corporate		36,914
Income Tax Liability	2	48,357
Shareholder's Advance Accounts		1,149,465
Occupation Right Agreements - Total Refundable		4,038,718
Total Current Liabilities		5,295,521
Non Current Liabilities		
Bonds Held	8	740
Development Vendor Finance - Roundhay Management Services Ltd	8	1,499,851
Village Vendor Finance - Roundhay Management Services Ltd	8	3,000,150
Total Non Current Liabilities		4,500,740
Total Liabilities		9,796,261
Net Assets		735,772

The attached Notes and Auditor's Report form an integral part of these financial statements.

MGT Holdings Limited

Statement of Financial Position

As At 31 March 2022

	Notes	2022 \$
Shareholders Equity		
Share Capital	9	100
Retained Surplus		<u>735,672</u>
Total Shareholder's Equity		<u>735,772</u>


The Directors present the approved financial statements.

APPROVED

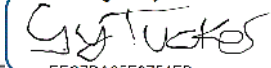
For and on behalf of the Board.



Director



Date

DocuSigned by:

EFC7DA65E9754EB...
Director

MGT Holdings Limited

Statement of Cashflows

For The 8 Months Ended 31 March 2022

	Notes	2022 (8 Months) \$
Cash was provided by (used for)		
Operating Activities		
Receipts from Customers		210,391
Net Movement in GST		(10,908)
Interest Received		28
Payments to Suppliers		(201,397)
Interest Paid		(52,500)
Taxation		(8)
Total Operating Activities		(54,394)
Investing Activities		
Proceeds from Sale of Intangibles		(1,000)
Investment Property		(5,513,395)
Development in Progress		(16,297)
Total Investing Activities		(5,530,692)
Financing Activities		
Proceeds from Issue of Shares		100
Funds Introduced		1,149,465
Vendor Finance		4,500,000
Total Financing Activities		5,649,565
Net Movement in Cash		64,479
Opening Cash Balance		-
Closing Cash Balance		64,479
Represented by:		
Cash Balances	4	64,479
Net Cash Balance		64,479

The attached Notes and Auditor's Report form an integral part of these financial statements.

MGT Holdings Limited

Statement of Accounting Policies

For The 8 Months Ended 31 March 2022

Reporting Entity

MGT Holdings Limited is a company incorporated in New Zealand and registered under the Companies Act 1993. Its principal service is the operation of a Retirement Village.

The ultimate controlling party of the company is Malcolm George Tucker, who owns 100% of the share capital of MGT Holdings Limited.

The financial statements for year ended 31 March 2022 were authorised for issue in accordance with a resolution of the directors on 9 September 2022.

The entity's owner does not have the power to amend these financial statements once issued.

Basis of Preparation

The financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand (NZ GAAP) under the new External Reporting Board (XRB) Accounting Standards Framework. The directors have elected for Tier 2 For-Profit Accounting Standards to apply on the basis that the Company complies with the Tier 2 criteria under paragraph 20 External Reporting Board Standard A1 (XRB A1) as it does not have public accountability and is not large as defined in XRB A1.

The Financial Statements comply with New Zealand equivalents to International Financial Reporting Standards Reduced Disclosure Regime (Tier 2) ("NZ IFRS RDR") and other applicable financial standards, as appropriate for profit-orientated entities. The Financial Statements have been prepared in accordance with the requirements of the Companies Act 1993 and the Financial Reporting Act 2013.

Revenue

Resident fees and rent received are recognised on an accrual basis.

Interest revenue is recognised on a time proportionate basis that takes into account the effective yield on the financial asset.

Exit Fees

Exit fees, payable when a resident vacates their unit, are calculated based on the greater of purchase price and sale price and the term of their ownership to a maximum of 5 – 25%. There are no costs incurred that are expected to be recoverable. Exit fees are recognised as Other Comprehensive Income. Fair value of the exit fees have been determined by an independent registered valuer on a discounted cash flow of the Occupational Right Agreement (ORA) units exit payments revenue that is likely to be achieved for the first rollover and thereafter the retentions as contained in the current village disclosure document. The date of valuation is 31 March 2022.

Occupation Right Agreements Amortisation

Occupation rights agreement revenue is recognised on a straight-line basis in the Statement of Comprehensive Income over the average expected occupancy of the residents.

Repairs and Maintenance

Repairs and maintenance have been written off in the Statement of Comprehensive Income as the expenses have occurred.

Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation.

MGT Holdings Limited

Statement of Accounting Policies

For The 8 Months Ended 31 March 2022

Depreciation

Depreciation is charged to the Statement of Comprehensive Income on a diminishing value basis over the estimated useful lives of each property, plant and equipment. Gains and losses on disposal of fixed assets will be recognised in the Statement of Comprehensive Income.

The method and rates applied are as follows:

Asset Class	Method	Rate
Land & Building - Development	Prime Cost	100.0%
Land & Building - Body Corporate	Prime Cost	100.0%
Plant & Equipment - Body Corporate	Prime Cost and Diminishing Value	10.0 - 100.0%
Furniture & Fittings - Development	Prime Cost and Diminishing Value	10.0 - 100.0%
Office Equipment - Development	Prime Cost	40.0 - 100.0%

Income Tax

Income tax expense comprises current and deferred tax. Income tax expense is recognised in 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 tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred income tax is provided in full, using the comprehensive balance sheet liability method, on temporary differences arising between 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 profit nor taxable profit.

Deferred income tax is provided using tax rates expected to apply in the period of settlement, based on tax rates enacted or substantively enacted at balance date. The carrying amount of deferred income 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.

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 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 companies 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.

Goods and Services Tax (GST)

All revenue and expense transactions are recorded net of GST. Where applicable, all assets and liabilities have been stated net of GST with the exception of receivables and payables which are stated inclusive of GST.

Investments

Investment properties are initially recorded at cost, then revalued on an annual basis in accordance with NZ IAS 40: Investment Properties and NZ IFRS 13: Fair Value Measurement, whereby the investment property is valued at fair value as determined by an independent registered valuer. Any gain or loss determined by these revaluations is taken directly to the Statement of Comprehensive Income.

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.

Investment Properties are not depreciated.

MGT Holdings Limited

Statement of Accounting Policies

For The 8 Months Ended 31 March 2022

Occupancy Right Agreements

Occupation Right Agreements confer on residents the right of occupancy of the retirement village for life, or until the resident terminates the agreement. Occupation Right Agreements are considered leases under NZ IFRS 16.

The Occupation Right Agreements in the Statement of Financial Position represent deposits paid by the residents. Of these deposits a portion is refundable (plus any unexpired portion of the non-refundable amount) when the resident leaves the complex and after the unit is re-occupied.

The non-refundable portion of the original payment is amortised to the Statement of Comprehensive Income in accordance with the Revenue policy so that the recorded liability at balance date reflects the total refundable portion of the contributions as estimated by the Directors and included in Current Liabilities.

Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right of control the use of an identified asset for a period of time in exchange for consideration. If the Company is a lessee, the Company recognises on the Balance Sheet the right-of-use asset and the corresponding lease liabilities, based on the present value of the lease payments. The right-of-use asset is depreciated on a diminishing value basis. The Company has determined that it currently does not hold any contracts that deem it to be a lessee. The Company acts as a lessor for Occupation Rights Agreements with village residents and also for the rental properties. The assets leased by the Company as lessor are disclosed as Investment Property and the lease income generated is shown as Amortisation. The lease term is determined to be the greater of the expected period of occupancy or the contractual right to revenue.

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.

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.

Borrowing Costs

Borrowing costs are expensed in the period in which they are incurred.

Cash and Cash Equivalents

Cash and Cash Equivalents include cash on hand, cash in banks and on demand deposits and includes all call borrowings such as bank overdrafts used by the company as part of its day-to-day cash management.

Trade and Other Payables

Trade and other payables are measured at amortised cost. This is equivalent to the face value of the payables, which is assumed to approximate their fair value. The amounts are unsecured.

MGT Holdings Limited

Statement of Accounting Policies

For The 8 Months Ended 31 March 2022

Financial Instruments

Financial instruments comprise balances with the Inland Revenue Department, payments in advance, related party advances and other financial liabilities. Non-derivative financial instruments are recognised at fair value plus any directly attributable transaction costs.

Financial assets and financial liabilities are recognised on 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.

Our Financial Instruments comprise of:

- Cash & Cash Equivalents
- Accounts Payable
- Interest Bearing Liabilities and Borrowings
- Exit Fees

Interest Bearing Liabilities 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.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

Shareholder Advances

Advances are recorded at fair value.

The shareholder advances are unsecured, interest free on credit balances and on overdrawn balances interest is charged at the FBT prescribed rate of interest. The advance is repayable on demand.

Revenue Received in Advance

Revenue received in advance represents those amounts by which the amortisation recognised over the average period of occupancy for the period to date, based on Directors' estimates, exceeds the recognition of the amortisation based on the contractual period.

Fair Value Estimation

The estimate 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.

Critical Estimates and Accounting

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will seldom equal the related actual results.

Fair Value of Investment Property

The effect of estimation on these Financial Statements is greatest in the revaluation of the investment property. The directors have obtained independent valuations carried out in compliance with the professional standards of the NZ Institute of Valuers by experienced valuers as detailed in Note 13. Nevertheless, any valuation carries a degree of uncertainty and the amounts may be large.

Fair Value of Exit Fees

The directors have obtained independent valuations carried out in compliance with the professional standards of the NZ Institute of Valuers by experienced valuers as detailed in Note 15. Nevertheless, any valuation carries a degree of uncertainty and the amounts may be large.

MGT Holdings Limited

Statement of Accounting Policies

For The 8 Months Ended 31 March 2022

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.

Significant Accounting Estimates and Assumptions

Amortisation of Occupation Right Agreements

Amortisation is recognised as revenue on a straight-line basis. This requires management to estimate the period of occupancy for the villas. The directors in conjunction with the valuer estimate that the average period of occupancy for Villas 9 years.

If actual occupancy periods differ significantly from the estimates, amortisation shown in the financial statements will be affected accordingly. However, this is unlikely to cause a material adjustment.

Cash Flows

Definitions of the terms used in the Statement of Cashflows:

"Cash" includes coins and notes, demand deposits and other highly liquid investments readily convertible into cash and includes at call borrowings such as bank overdrafts used by the company as part of its day to day cash management.

"Investing Activities" are those activities relating to the acquisition and disposal of property, plant & equipment and any other non-current assets.

"Financing Activities" are those activities relating to changes in the equity and debt capital structure of the company.

"Operating Activities" includes all transactions and other events that are not investing or financing activities.

The Statement of Cashflows has been prepared using the direct approach modified by netting certain items if required to give a meaningful disclosure.

New Accounting Standards and Interpretations Adopted

Adoption of new and revised Standards and Interpretations:

The Company adopted all mandatory new and amended standards and interpretations in the current year. None of the new and amended standards and interpretations had a material impact on the measurement of the Company's assets and liabilities.

New Accounting Standards and interpretations issued but 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.

Changes in Accounting Policies

The accounting policies adopted have been applied consistently throughout the 8 month period that they have been trading.

MGT Holdings Limited

Notes to the Financial Statements

For The 8 Months Ended 31 March 2022

2022
(8 Months)
\$

1 Operating Revenue

Rent Received - Development	42,922
Interest Received - Development	5
Interest Received - Body Corporate	23
Capital Gain/(Loss) on ORA Liability	(260,000)
Management Fees	4,833
Resident Fees (LTO fixed) - Development	(41,526)
Resident Fees (LTO fixed) - Residents	41,526
Residents Fees - Development	52,896
Residents Fees - Residents	68,157
Reimbursement - Expenses	57
Amortisation of Occupation Rights Agreements	236,795
Fair Value Adjustment on Investment Properties	879,874
Total Operating Revenue	1,025,562

MGT Holdings Limited

Notes to the Financial Statements

For The 8 Months Ended 31 March 2022

2022
(8 Months)
\$

2 Tax Reconciliation

Operating Deficit before tax	780,736
Adjustments for Timing Differences	
Closing Adjustments	
Audit Accrual Adjustment	5,850
Interest Accrual Adjustment	5,938
Timing Differences	<u>11,788</u>
Adjustments for Permanent Differences	
Non Deductible Expenditure	
Entertainment - Non Deductible	82
Non Assessable Income	
Capital Gain/(Loss) on ORA Liability	(260,000)
Movement in Fair Value of Investment Property	879,874
	<u>619,874</u>
Permanent Differences	<u>(619,792)</u>
Adjusted Net Deficit Before Tax	<u>172,732</u>
Taxable Income	<u>172,732</u>
Taxation Expense @ 28%	48,365
Resident Withholding Tax Paid	(8)
Income Tax Payable as per Tax Return	<u>48,357</u>
Income Tax Payable	<u>48,357</u>
The Tax Expense Comprises:	
Current Tax	48,365
Deferred tax	(3,301)
Tax Expense	<u>45,064</u>
Deferred Taxation Liability/(Asset)	
Movement For The Year	(3,301)
Closing Balance	<u>(3,301)</u>

The deferred income tax charge in the Statement of Comprehensive Income reflects the movements in deferred income tax through the profit and loss.

The amount of deferred income 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 a financial instrument measured

MGT Holdings Limited

Notes to the Financial Statements

For The 8 Months Ended 31 March 2022

2022
(8 Months)
\$

3 Imputation Credits

Balance At Beginning of Period	-
Plus	
Resident Withholding Tax Paid	8
Balance At End of Period	<u>8</u>

The closing balance represents imputation credits available to be attached to any future dividend distributions from the company's reserves, subject to certain shareholder continuity provisions. This account is not reflected in the company's financial statements.

4 Bank Balances

ANZ Business 01 Account	1,027
ANZ Business 00 Account	19,934
ANZ Tax Account	0
ANZ Residents Contribution Account	35,041
ANZ Flat/Medical Centre Rent Account	8,478
Total Bank Balances	<u>64,479</u>

MGT Holdings Limited

Notes to the Financial Statements

For The 8 Months Ended 31 March 2022

2022
(8 Months)
\$

5 Property, Plant and Equipment

Property, Plant and Equipment 2022	Cost	Depreciation Charged	Accumulated Depreciation	Net Book Value
	\$	\$	\$	\$
Land & Building - Development	287	287	287	-
Land & Building - Body Corporate	1,778	1,778	1,778	-
Plant & Equipment - Body Corporate	2,989	2,010	2,010	979
Furniture & Fittings - Development	10,019	4,817	4,817	5,202
Office Equipment - Development	4,450	2,174	2,174	2,276
	19,523	11,066	11,066	8,457

6 Depreciation

Land & Building - Development	287
Land & Building - Body Corporate	1,778
Plant & Equipment - Body Corporate	2,010
Furniture & Fittings - Development	4,817
Office Equipment - Development	2,174
Total Depreciation	11,066

7 Intangibles

Formation Expenses	1,000
Total Formation Costs	1,000
Total Intangible Assets	1,000

MGT Holdings Limited

Notes to the Financial Statements

For The 8 Months Ended 31 March 2022

2022
(8 Months)
\$

8 Borrowings

Bonds Held	740
Development Vendor Finance - Roundhay Management Services Ltd	1,499,850
Village Vendor Finance - Roundhay Management Services Ltd	3,000,150

Total Borrowings	4,500,740
-------------------------	------------------

Represented by:

Non Current Portion	4,500,740
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Total Borrowings	4,500,740
-------------------------	------------------

Covenant Trustee Services Limited holds an encumbrance over common property of "Roundhay Retirement Village" and the Residential Flat 105 Kawai Street, Nelson.

The common property to the complex forming the driveways and parking areas are in the ownership of the Bodies Corporate to the respective unit titles which provides the owners of all the units on the particular unit plan ownership and beneficial entitlement as tenants in common shares proportional to the ownership interest in their respective individual unit.

The community facilities being those parts of Roundhay Retirement Village principally comprising the community centre, the fountain and associated grounds are in the ownership of MGT Holdings Limited.

The security for the Vendor Finance Loan - Roundhay Management Services Limited is a registered mortgage over records of title of the Land, subsequent only to an encumbrance in favour of the Statutory Supervisor and a first ranking General Security Interest over the Purchaser and its assets. Malcolm George Tucker has also given a personal guarantee in relation to the vendor loan. The interest rate is 2% and the remaining term is 4 years, 4 months.

9 Capital

Issued and Paid in Capital

Issued Ordinary A Shares	100
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Total Issued and Paid in Capital	100
---	------------

The shares were issued at \$1 each and are fully paid up. The shares have no par value. All shares have equal voting rights and share equally in any surplus on winding up.

10 Shareholder's Investment in Company

Equity	717,834
Shareholder's Current Account	1,149,465

Total	1,867,299
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11 Capital Commitments

MGT Holdings Limited had no capital commitments at balance date.

12 Contingent Liabilities

MGT Holdings Limited had no known contingent liabilities at balance date.

MGT Holdings Limited

Notes to the Financial Statements

For The 8 Months Ended 31 March 2022

2022
(8 Months)
\$

13 Valuation

Name and Qualification of Valuer:

Colliers International Valuation (ChCh) Limited

S J STARK Registered Valuer BBUS (VAL), AAPI, MPINZ

W GLASSEY FNZIV Registered Valuer, Director FNZIV, AREINZ, FPINZ, MNZIM

Date of Valuation: 4 July 2022 (As at 31 March 2022)

The valuation was prepared by the above independent valuers in accordance with two financial standards applicable being:

NZIAS 40 in respect of the adjoining residential flat at 105 Kawai Street, the leased Medical Centre at 107 Kawai Street and the adjoining properties held for future village expansion and known as 113 and 115 Kawai Street. This adjoining property 113 Kawai Street is currently under residential tenancy.

Consistent with the village proprietors buy back intentions Unit 3, 8, 10, 11, 14-16, 19 & 20 are currently owned by the village and from rollover 2 and beyond the village proprietor will own all village units and therefore the value of the contractual rights of the termination fees applicable to the units and capital gains accruing to the proprietor (less costs) will align to NZIAS 40.

NZ IFRS 9 – the value of the contractual rights of the termination fees applicable to the units under individual resident ownership (up to Rollover 1 with the exception of Units 3, 8, 10, 11, 14-16, 19 & 20 for 2022 in accordance with the definition of “financial instruments”).

This financial standard is appropriate to record Roundhay Management Services Limited contractual retentions income value from the initial purchase of the resident owned units 1, 2, 4-7, 9, 12, 13, 17, 18, 21 & 22.

For rollover 2 and beyond this financial instrument ceases to apply and the value of the contractual rights aligns to NZIAS40 as noted above.

From 31 March 2016 there is an intention by Roundhay Management Services Limited to buy back each unit as they become available and then retain ownership of the unit and license under the latest form of ORA documentation. The village will commence buying back units post this date as and when they become available. It is likely to take some years before the village has complete ownership of village units. As a result the valuers have made changes to the cashflow model to account for the buyback of each unit at first rollover, full refurbishment of the units and then relicensing of the units. The village proprietor retains 50% of the capital gains.

Fair value of the retirement village units has been determined using a discounted cash flow analysis of the owner's interest in the retirement village units. This value has been grossed up by the occupational right liability to include the residents' interest in the Occupation Rights Agreement.

Colliers have reviewed market conditions in relation to the Covid-19 global pandemic impact upon value. With the level of uncertainty and unknown impacts decreasing, and markets becoming more used to operating under Covid-19 conditions, the specific adjustments made to discount rates and near-term growth rates for Covid-19 in prior year valuations have been critically analysed and adjusted when determining value as at 31 March 2022. Their view is that the longer-term economic impact of Covid-19 on the New Zealand aged care sector remains difficult to accurately predict, with only limited comparable transactions and market evidence since the outbreak to give guidance. They advise that because of these factors a higher degree of caution should be exercised when relying on valuations.

14 Valuation - Investment Properties - Basis

The valuation was prepared by the above independent valuers in accordance with NZ IFRS 13. Colliers International Valuation (ChCh) Limited is appropriately qualified and experienced in valuing retirement village properties in New Zealand.

Fair Values have been determined using direct market comparison.

Direct market comparison involves a comparison between the property and sales of similar properties in the surrounding area. In comparing the property with sales evidence, consideration has been given to factors impacting on sale price including:

- a. Land - location, area, shape, position, aspect, view, contour and standard of surrounding environment;
- b. Dwelling - age, construction, size, number of rooms, quality and street presentation;
- c. Site Development - landscaping, garaging and any additional features.

This has been based on recent sales within the locality of Nelson.

The valuation was supported by market evidence of sales of similar properties in the area. The valuation has been undertaken on the Medical Centre, the attached two bedroom residential townhouse located within the retirement village and the properties at 113 & 115 Kawai Street.

Fair value of the retirement village units has been determined using a discounted cash flow analysis of the owner's interest in the retirement village units. The major assumptions used in the discounted cash flow analysis are a discount rate of 16.75% compound annual growth rate of 3.24% per annum over the 40 year cashflow for all units and a deduction for expenses such as refurbishment allowances, marketing costs, legal expenses, management input allowance and capital expenditure. This growth reflects 0% growth in year 1, 1% year 2, 3% year 3 and then 3.5% growth from year 3 onwards. Existing contractual agreements with unit residents were reviewed and the valuation adjusted for variations to those agreements. The period of the discounted cash flow is 40 years. A 9 year average occupancy for future rollovers beyond the initial resale has been adopted. This value has been grossed up by the occupational right liability to include the residents' interest in the Occupation Rights Agreement.

15 Valuation - Financial Instruments - Exit Fees - Basis

The methodology employed in the valuation of the interest of Roundhay Management services Limited in Roundhay Retirement Village are assessments of market values for the individual villas derived from consideration of ORA transactions within the village and from competitor establishments. The above value represents the value of Roundhay Management Services Limited in the complex through the contractual arrangements in existing ORA documentation/deeds in respect of on-going village retention arrangements.

Fair value has been determined using a discounted cash flow basis. The major assumptions used in the discounted cash flow analysis are a discount rate of 16.75% compound annual growth rate of 3.24% per annum over the 40 year cashflow for all units and a deduction for expenses such as refurbishment allowances, marketing costs, legal expenses, management input allowance and capital expenditure. This growth reflects 0% growth in year 1, 1% year 2, 3% year 3 and then 3.5% growth from year 3 onwards. Existing contractual agreements with unit residents were reviewed and the valuation adjusted for variations to those agreements. The period of the discounted cash flow is 40 years. A 9 year average occupancy for future rollovers beyond the initial resale has been adopted.

16 Exceptional Operating Risks'

The company does not have any exceptional operating risks.

17 Significant Events After Balance Date

The company does not have any significant events after balance date.

MGT Holdings Limited

Notes to the Financial Statements

For The 8 Months Ended 31 March 2022

2022
(8 Months)
\$

18 Financial Instruments - Exit Fees

Fair Value	790,000
	<u>790,000</u>

19 Investment Property

	Freehold Land at Fair Value	Buildings at Fair Value	Total
Gross Carrying Amount			
Additions	3,005,724	5,714,402	8,720,126
Net Revaluations Increments/(Decrements)	759,276	120,598	879,874
Balance at 31 March 2022	<u>3,765,000</u>	<u>5,835,000</u>	<u>9,600,000</u>

INDEPENDENT AUDITOR'S REPORT

To the Directors of MGT Holdings Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of MGT Holdings Limited on Page 4 to Page 22, which comprise the statement of financial position as at 31 March 2022, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the period ended 31 March 2022, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements on Page 4 to Page 22 present fairly, in all material respects, the financial position of the company as at 31 March 2022, and its financial performance and its cash flows for the period then ended 31 March 2022 in accordance with New Zealand Equivalents to International Financial Reporting Framework Reduced Disclosure Regime.

This report is made solely to the directors, as a body. Our audit work has been undertaken so that we might state to the directors 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 directors, as a body, for our review procedures, for this report, or for the conclusion we have formed.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of MGT Holdings Limited in accordance with Professional and Ethical Standard 1 (Revised) *Code of Ethics for Assurance Practitioners* issued by the New Zealand Auditing and Assurance Standards Board and 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, MGT Holdings Limited.

Information Other than the Financial Statements and Auditor's Report

The Directors of MGT Holdings Limited are responsible for the Annual Report, which includes information other than the financial statements and audit report which we obtained prior to the date of this auditor's report.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and, if uncorrected, to take appropriate action to bring the matter to the attention of users for whom our auditor's report was prepared.

Directors' Responsibilities for the Financial Statements

The directors are responsible on behalf of MGT Holdings Limited for the preparation and fair presentation of the financial statements in accordance with New Zealand Equivalents to International Financial Reporting Framework Reduced Disclosure Regime, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible, on behalf of MGT Holdings Limited, for assessing its 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 or cease operations, or have no realistic alternative but to do so.

The directors are responsible for overseeing the 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, they could reasonably be expected to influence the economic 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 internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- 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 MGT Holdings Limited 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 MGT Holdings Limited 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.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

The engagement partner on the audit resulting in this independent auditor's report is Dawn Alexander.

PKF Goldsmith Fox Audit.

PKF Goldsmith Fox Audit Limited
Christchurch, New Zealand

9 September 2022

MGT Holdings Limited

Section Two: Unaudited Divisional Annual Financial Statements

The divisional financial statements have been prepared for management purposes only. They have not been audited and should not be relied upon for any other purpose. Roundhay Body Corporates comprise Body Corporates 19236 and 323474 and the residents own residential units 1, 2, 4-7, 9, 12, 13, 17, 18, 21 & 22 in the village. The Body Corporates are managed by MGT Holdings Ltd.

MGT Holdings Limited

Statement of Financial Performance

For The 8 Months Ended 31 March 2022

2022
(8 Months)
\$

Development

Income

Rent Received	42,922
Interest Received	5
Sundry Income	0
Capital Gain/(Loss) on ORA Liability	(260,000)
Management Fees	4,833
Resident Fees (LTO fixed)	(48,447)
Residents Fees	47,416
Amortisation of Occupation Rights Agreements	236,795
Fair Value Adjustment on Investment Properties	879,874
Total Income	903,398

Expenses

Operating Expenses

Advertising	255
Cleaning	160
Repairs and Maintenance	3,012
Travelling Expenses	8,347
	11,774

Standing Charges

Insurance	2,773
Interest - Development	19,478
Interest - Village	38,961
Rates	7,633
Rates - Water	469
	69,314

Administration Expenses

Accountancy Fees	3,177
Administration Fees	22,219
Bank Fees and Charges	61
Depreciation	7,278
Entertainment - Deductible	71
Entertainment - Non Deductible	82
General Expenses	359
Legal Fees	7,128
Petty Cash	440
Printing and Stationery	1,486
Statutory Supervisor	5,099
	47,400

Total Expenses

128,487

Net Operating Surplus/(Deficit)

774,911

MGT Holdings Limited

Statement of Financial Performance

For The Year Ended 31 March 2022

	2022 (12 Months) \$	2021 (12 Months) \$
Body Corporate		
Income		
Interest Received	27	7
Sundry Income	525	-
Resident Fees (LTO fixed)	83,052	72,683
Residents Fees	104,317	110,821
Reimbursement - Expenses	287	5,091
Total Income	188,208	188,601
Expenses		
Operating Expenses		
ACC Levies	(44)	58
Assets Under \$500 Write off	-	458
Cleaning	2,812	2,924
Computer Expenses	219	-
Light, Heat and Power	1,894	974
Management Fees	8,794	8,747
Repairs and Maintenance	6,109	5,929
Garden Maintenance	35,239	29,346
Rubbish Disposal	3,634	3,686
Security Expenses	629	814
Wages (Nurse) & Contractors	13,021	13,761
	72,308	66,696
Standing Charges		
Insurance	26,044	26,816
Interest	360	140
Rates	45,246	44,789
Rates - Water	4,821	3,379
	76,470	75,125
Administration Expenses		
Accountancy Fees	6,749	7,005
Audit Fee	6,209	6,164
Bank Fees and Charges	534	521
Depreciation	3,788	1,977
General Expenses	448	2,615
Licenses & Registrations	556	367
Statutory Supervisor	8,423	7,730
Valuation Fees	1,304	3,756
	28,011	30,133
Total Expenses	176,790	171,954
Net Operating Surplus	11,419	16,648

The divisional financial statements have been prepared for management purposes only. They have not been audited and should not be relied upon for any other purpose. Roundhay Body Corporates comprise Body Corporates 19236 and 323474 and the residents own residential units 1, 2, 4-7, 9, 12, 13, 17, 18, 21 & 22 in the village. The Body Corporates are managed by MGT Holdings Ltd

MGT Holdings Limited

Statement of Financial Performance

For The Year Ended 31 March 2022

	2022 Actual GST incl. \$	2022 Budget GST incl. \$
Body Corporate		
Income		
Interest Received	27	-
Sundry Income	525	-
Resident Fees (LTO fixed)	83,052	-
Residents Fees	119,964	203,016
Reimbursement - Expenses	287	-
Total Income	203,855	203,016
Expenses		
Operating Expenses		
ACC Levies	(47)	200
Cleaning	3,002	2,776
Computer Expenses	214	-
Light, Heat and Power	2,048	1,640
Management Fees	9,528	9,661
Repairs and Maintenance	6,623	8,000
Garden Maintenance	35,580	36,000
Rubbish Disposal	3,941	3,832
Security Expenses	682	641
Wages (Nurse) & Contractors	13,021	13,021
	74,591	75,772
Standing Charges		
Insurance	32,405	29,370
Interest	360	250
Rates	48,204	45,862
Rates - Water	5,190	5,961
	86,160	81,443
Administration Expenses		
Accountancy Fees	7,384	7,196
Audit Fee	6,728	6,627
Bank Fees and Charges	534	530
General Expenses	459	780
Licenses & Registrations	602	410
Long Term Maintenance	-	14,400
Statutory Supervisor	9,397	7,705
Valuation Fees	1,500	1,112
	26,604	38,760
Total Expenses	187,355	195,975
Net Operating Surplus	16,500	7,041

The divisional financial statements have been prepared for management purposes only. They have not been audited and should not be relied upon for any other purpose. Roundhay Body Corporates comprise Body Corporates 19236 and 323474 and the residents own residential units 1, 2, 4-7, 9, 12, 13, 17, 18, 21 & 22 in the village. The Body Corporates are managed by MGT Holdings Ltd

MGT Holdings Limited

Statement of Financial Performance

For The Year Ended 31 March 2022

	2022
	\$
Net Operating Surplus/(Deficit) - Development 8 Months	774,911
Net Operating Surplus Roundhay - Body Corporate	11,419
Net Operating Surplus/(Deficit) Before Taxation	786,330
Income Tax Expense	48,365
Deferred Income Tax	(3,301)
Total Taxation	45,064
Net Surplus	741,266

The divisional financial statements have been prepared for management purposes only. They have not been audited and should not be relied upon for any other purpose. Roundhay Body Corporates comprise Body Corporates 19236 and 323474 and the residents own residential units 1, 2, 4-7, 9, 12, 13, 17, 18, 21 & 22 in the village. The Body Corporates are managed by MGT Holdings Ltd

MGT Holdings Limited

Statement of Financial Position - Body Corporate

As At 31 March 2022

	2022	2021
	\$	\$
Current Assets		
Cash Balances	36,067	37,347
Accounts Receivable	769	-
GST Receivable	3,647	3,443
MGT Holdings Limited - Advance	5,508	-
Prepayments - Body Corporate	30,864	23,411
Total Current Assets	76,855	65,186
Non Current Assets		
Property, Plant and Equipment	979	3,813
Total Non Current Assets	979	3,813
Total Assets	77,834	68,999
Current Liabilities		
Accrued Expenditure	6,128	5,850
Accounts Payable - Body Corporate	36,914	39,776
MGT Holdings Limited - Advance	-	986
Total Current Liabilities	43,042	45,626
Total Liabilities	43,042	45,626
Net Assets	34,792	23,373
Shareholders Equity		
Retained Surplus	34,792	23,373
Total Shareholder's Equity	34,792	23,373

The divisional financial statements have been prepared for management purposes only. They have not been audited and should not be relied upon for any other purpose. Roundhay Body Corporates comprise Body Corporates 19236 and 323474 and the residents own residential units 1, 2, 4-7, 9, 12, 13, 17, 18, 21 & 22 in the village. The Body Corporates are managed by MGT Holdings Ltd

MGT Holdings Limited

Statement of Financial Position - Development

As At 31 March 2022

2022

\$

Current Assets

Cash Balances	28,412
GST Receivable	7,260
Prepayments - Body Corporate	5,959
Development Costs to Date	16,297

Total Current Assets 57,927

Non Current Assets

Property, Plant and Equipment	7,478
Investment Property	9,600,000
Financial Instrument - Exit Fees	790,000
Intangibles	1,000
Future Income Tax Benefit	3,301

Total Non Current Assets 10,401,779

Total Assets 10,459,706

Current Liabilities

Accounts Payable - Development	10,278
Accrued Expenditure	5,938
MGT Holdings Limited - Funds Payable to Body Corp	5,508
Body Corp - Net Assets/(Liabilities)	(34,792)
Income Tax Liability	48,357
Shareholder's Advance Accounts	1,149,465
Occupation Right Agreements - Total Refundable	4,038,718

Total Current Liabilities 5,223,473

Non Current Liabilities

Bonds Held	740
Development Vendor Finance - Roundhay Management Services Ltd	1,499,850
Village Vendor Finance - Roundhay Management Services Ltd	3,000,150

Total Non Current Liabilities 4,500,740

Total Liabilities 9,724,213

Net Assets 735,494

Shareholders Equity

Share Capital	100
Retained Surplus	735,394

Total Shareholder's Equity 735,494

The divisional financial statements have been prepared for management purposes only. They have not been audited and should not be relied upon for any other purpose. Roundhay Body Corporates comprise Body Corporates 19236 and 323474 and the residents own residential units 1, 2, 4-7, 9, 12, 13, 17, 18, 21 & 22 in the village. The Body Corporates are managed by MGT Holdings Ltd

MGT Holdings Limited

Schedule of Fixed Assets and Depreciation

As At 31 March 2022

		%	Opening			Gain/Loss					Closing
	Date	Private Use	Original Cost	Accum Depn	Opening WDV	Additions Disposals	on Disposal	Capital Profit	Rate	Depn	WDV
Land & Building - Development											
Fence	Aug 21		-	-	-	287	-	-	100.0% SL	287	-
Total Land & Building - Development			-	-	-	287	-	-		287	-
Land & Building - Body Corporate											
50% Share of Fence	Aug 21		-	-	-	914	-	-	100.0% SL	914	-
Letterboxes	Aug 21		-	-	-	865	-	-	100.0% SL	865	-
Total Land & Building - Body Corporate			-	-	-	1,778	-	-		1,778	-
Plant & Equipment - Body Corporate											
Office Chairs	Aug 21		-	-	-	285	-	-	100.0% SL	285	-
Office Couch	Aug 21		-	-	-	289	-	-	100.0% SL	289	-
Fire Alarm	Aug 21		-	-	-	1,049	-	-	10.0% DV	70	979
Security Lights - Summerhouse	Aug 21		-	-	-	271	-	-	100.0% SL	271	-
Chipper Vac CSV060	Aug 21		-	-	-	593	-	-	100.0% SL	593	-
Masport S19 Series Mower & Brushcutter	Aug 21		-	-	-	502	-	-	100.0% SL	502	-
Total Plant & Equipment - Body Corporate			-	-	-	2,989	-	-		2,010	979
Furniture & Fittings - Development											
Office Desk	Aug 21		-	-	-	223	-	-	100.0% SL	223	-
Hedge Trimmer	Aug 21		-	-	-	125	-	-	100.0% SL	125	-
Settee for Show Unit	Aug 21		-	-	-	647	-	-	100.0% SL	647	-
Furniture	Aug 21		-	-	-	2,078	-	-	16.0% DV	221	1,857
Fridge	Aug 21		-	-	-	962	-	-	100.0% SL	962	-
Apollo VHF Pager & EDAC 222 Dialler	Aug 21		-	-	-	484	-	-	100.0% SL	484	-
Paging Aerial Upgrade	Aug 21		-	-	-	422	-	-	100.0% SL	422	-
Signage	Aug 21		-	-	-	1,235	-	-	10.0% DV	82	1,153
Refrigerator	Aug 21		-	-	-	1,052	-	-	25.0% DV	175	877
Furniture for Show Villas	Aug 21		-	-	-	1,472	-	-	16.0% DV	157	1,315
Stihl Leaf Vacuum	Aug 21		-	-	-	244	-	-	100.0% SL	244	-
Water Pump	Aug 21		-	-	-	233	-	-	100.0% SL	233	-
Security Equipment	Aug 21		-	-	-	391	-	-	100.0% SL	391	-
Haier Dishwasher	Aug 21		-	-	-	253	-	-	100.0% SL	253	-
Office Rug	Aug 21		-	-	-	197	-	-	100.0% SL	197	-
Total Furniture & Fittings - Development			-	-	-	10,019	-	-		4,817	5,202
Office Equipment - Development											
Dell Inspiron 5000 Laptop	Aug 21		-	-	-	1,543	-	-	50.0% SL	514	1,029
Gloss White Desk	Aug 21		-	-	-	520	-	-	100.0% SL	520	-
Black Krest Highback Chair	Aug 21		-	-	-	687	-	-	100.0% SL	687	-
Website	Aug 21		-	-	-	1,700	-	-	40.0% SL	453	1,247
Total Office Equipment - Development			-	-	-	4,450	-	-		2,174	2,276
TOTAL FIXED ASSETS			-	-	-	19,523	-	-		11,066	8,457